

Bernards Twp.

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	41 Countryside Drive	OneFloor	1	1.0	13	\$269,000	\$269,000	\$275,000	102.23%	\$251,700	1.09
2	2502 Privet Way	TwEndUn	1	1.1	70	\$409,900	\$399,900	\$395,000	98.77%	\$418,200	0.94
3	136 Woodward Lane	OneFloor	2	2.0	16	\$399,999	\$399,999	\$400,000	100.00%	\$365,100	1.10
4	153 Woodward Lane	OneFloor	2	2.0	20	\$399,900	\$399,900	\$415,000	103.78%	\$374,400	1.11
5	227 Potomac Drive	OneFloor	2	1.0	19	\$395,000	\$395,000	\$425,000	107.59%	\$356,400	1.19
6	162 Alexandria Way	TwIntUn	2	2.0	49	\$479,000	\$479,000	\$479,000	100.00%	\$390,100	1.23
7	117 Countryside Drive	TwIntUn	2	2.1	30	\$519,000	\$516,000	\$520,000	100.78%	\$481,000	1.08
8	14 Village Drive	TwEndUn	2	2.1	49	\$525,000	\$525,000	\$535,000	101.90%	\$515,700	1.04
9	11 Village Drive	TwEndUn	2	2.1	35	\$525,000	\$525,000	\$550,000	104.76%	\$527,900	1.04
10	48 Village Drive	TwEndUn	2	2.1	11	\$529,000	\$529,000	\$551,500	104.25%	\$519,800	1.06
11	69 Village Drive	TwIntUn	3	2.1	49	\$559,000	\$559,000	\$565,000	101.07%	\$519,600	1.09
12	380 Penns Way	TwIntUn	3	2.1	11	\$549,000	\$549,000	\$608,000	110.75%	\$460,500	1.32
13	5 Archgate Road	SplitLev	5	2.1	82	\$810,000	\$810,000	\$800,000	98.77%	\$698,800	1.14
14	183 Riverside Drive	SplitLev	4	2.1	16	\$759,000	\$759,000	\$835,000	110.01%	\$759,000	1.10
15	268 Stonehouse Road	SplitLev	3	2.0	18	\$837,500	\$837,500	\$865,000	103.28%	\$664,100	1.30
16	12 Hudson Drive	TwIntUn	4	2.1	27	\$875,000	\$875,000	\$900,000	102.86%	\$832,800	1.08
17	173 Somerville Road	Colonial	4	2.1	21	\$999,900	\$999,900	\$980,000	98.01%	\$781,000	1.25
18	35 Hansom Road	Colonial	4	2.1	77	\$1,075,000	\$1,075,000	\$999,900	93.01%	\$932,800	1.07
19	11 Post Terrace	Colonial	4	2.1	19	\$899,000	\$899,000	\$1,075,000	119.58%	\$900,300	1.19
20	51 Carlisle Road	Colonial	4	3.1	29	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$1,047,000	1.03
21	37 Compton Court	Colonial	4	3.0	9	\$989,900	\$989,900	\$1,085,000	109.61%	\$957,100	1.13
22	77 Stonehouse Road	Colonial	5	3.1	19	\$1,099,000	\$1,099,000	\$1,099,000	100.00%	Renovated	
23	28 Liberty Ridge Road	Colonial	5	3.1	44	\$1,150,000	\$1,150,000	\$1,100,000	95.65%	\$1,079,200	1.02
24	5 Lafayette Lane	Colonial	4	2.2	10	\$970,000	\$970,000	\$1,100,000	113.40%	\$935,100	1.18
25	521 Mine Brook Road	Colonial	4	3.1	19	\$1,049,000	\$1,049,000	\$1,128,000	107.53%	\$747,100	1.51
26	23 Juniper Way	Ranch	3	2.1	9	\$995,000	\$995,000	\$1,175,000	118.09%	\$872,100	1.35
27	83 Alder Lane	Colonial	4	3.1	19	\$1,180,000	\$1,180,000	\$1,220,000	103.39%	\$1,127,000	1.08
28	11 Carteret Trail	Colonial	5	2.1	13	\$1,199,000	\$1,199,000	\$1,350,000	112.59%	\$1,149,300	1.17
29	330 Grist Mill Drive	Colonial	4	2.1	9	\$1,250,000	\$1,250,000	\$1,410,000	112.80%	\$1,043,500	1.35
30	18 Fawn Lane	Colonial	4	3.1	16	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$1,321,700	1.10

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
31	102 Independence Drive	Colonial	4	5.1	40	\$1,599,950	\$1,599,950	\$1,526,000	95.38%	\$1,447,300	1.05
32	211 Woods End Drive	Colonial	4	2.1	19	\$1,395,000	\$1,395,000	\$1,550,000	111.11%	\$1,279,100	1.21
33	8 Culberson Road	Colonial	5	4.1	15	\$1,459,000	\$1,459,000	\$1,563,500	107.16%	\$1,366,900	1.14
34	32 Launcelot Lane	Colonial	6	4.0	13	\$1,550,000	\$1,550,000	\$1,615,825	104.25%	\$1,294,000	1.25
35	146 Linden Drive	Colonial	5	4.0	17	\$1,599,000	\$1,599,000	\$1,700,000	106.32%	\$1,420,600	1.20
36	58 Haas Road	Custom	4	3.2	9	\$1,599,000	\$1,599,000	\$1,720,000	107.57%	\$1,397,000	1.23
37	75 Keystone Court	Colonial	5	6.1	19	\$1,900,000	\$1,900,000	\$1,900,000	100.00%	\$1,903,400	1.00
38	15 Hilltop Road	Custom	5	4.1	13	\$1,899,000	\$1,899,000	\$1,975,000	104.00%	\$1,549,700	1.27
39	10 Wolf Lane	Colonial	5	5.1	9	\$1,885,000	\$1,885,000	\$2,070,000	109.81%	\$1,735,600	1.19
40	52 Independence Drive	Colonial	5	4.1	12	\$2,089,000	\$2,089,000	\$2,260,000	108.19%	\$1,815,700	1.24
41	4 Belmont Court	Custom	4	5.1	14	\$2,250,000	\$2,250,000	\$2,300,000	102.22%	\$1,722,600	1.34
42	20 Squire Court	Colonial	6	5.1	23	\$2,295,000	\$2,295,000	\$2,400,000	104.58%	\$1,746,600	1.37
43	6 Tall Timber Lane	Custom	6	6.1	21	\$3,195,250	\$3,195,250	\$3,275,000	102.50%	\$2,581,500	1.27
AVERAGE					24	\$1,138,053	\$1,137,751	\$1,191,180	104.59%		1.17

"Active" Listings in Bernards Twp

Number of Units: 33
Average List Price: \$1,132,479
Average Days on Market: 43

"Under Contract" Listings in Bernards Twp

Number of Units: 28
Average List Price: \$1,036,243
Average Days on Market: 30

Bernards Twp 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	35	49	18	21	22	18	24					23
List Price	\$690,320	\$979,767	\$666,725	\$742,704	\$1,036,775	\$1,052,989	\$1,083,309	\$1,137,751					\$983,287
Sales Price	\$730,433	\$974,295	\$715,250	\$773,292	\$1,113,596	\$1,078,996	\$1,130,665	\$1,191,180					\$1,027,420
SP:LP%	105.38%	100.23%	108.28%	105.13%	107.36%	104.33%	104.40%	104.59%					105.04%
SP to AV	1.26	1.18	1.30	1.23	1.23	1.21	1.18	1.17					1.21
# Units Sold	15	9	12	26	28	35	39	43					207
3 Mo Rate of Ab	0.77	1.53	2.03	2.78	1.92	1.32	1.05	0.88					1.54
Active Listings	16	27	25	42	38	37	34	33					32
Under Contracts	20	27	38	44	63	62	51	28					42

Flashback! YTD 2024 vs YTD 2025

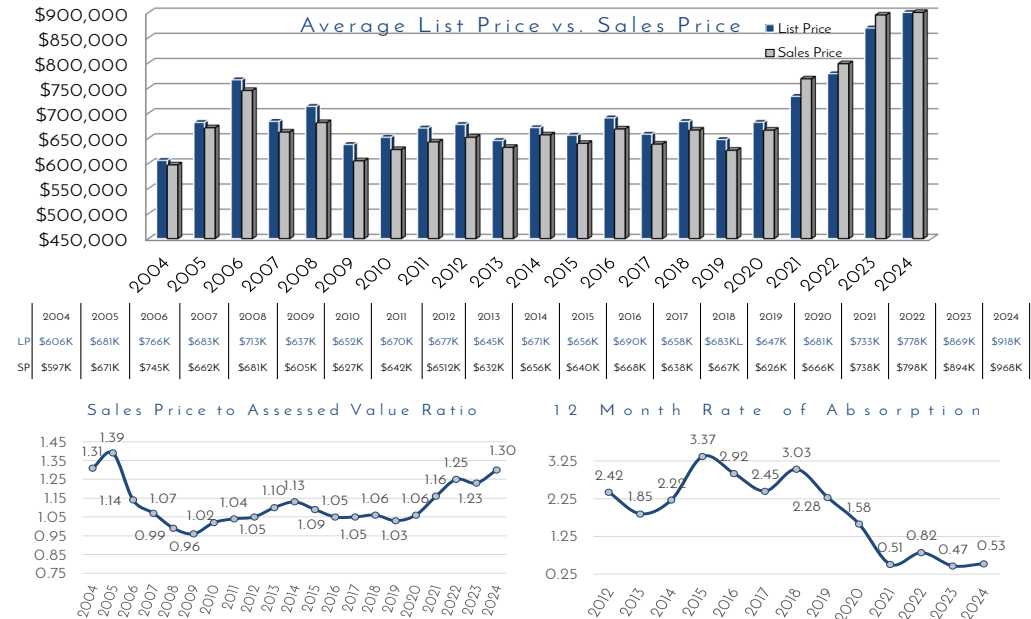
YTD	2024	2025	% Change
DOM	19	23	24.42%
Sales Price	\$954,630	\$1,027,420	7.62%
LP:SP	107.43%	105.04%	-2.23%
SP:AV	1.32	1.208	-8.55%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	238	207	-13.03%
Rate of Ab 3 Mo	1.23	1.54	25.31%
Actives	27	32	16.13%
Under Contracts	51	42	-17.98%

Bernards Township Yearly Market Trends



Bernards Township Yearly Market Trends

