

Bernards Twp.

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	112 Smithfield Court	OneFloor	2	2.0	25	\$399,000	\$399,000	\$415,000	104.01%	\$379,800	1.09
2	48 Jamestown Road	OneFloor	2	2.0	27	\$399,999	\$399,999	\$415,000	103.75%	\$406,000	1.02
3	197 Potomac Drive	OneFloor	2	1.0	10	\$395,000	\$395,000	\$420,000	106.33%	\$349,400	1.20
4	140 Alexandria Way	OneFloor	2	2.0	15	\$399,500	\$399,500	\$430,000	107.63%	\$415,000	1.04
5	85 Smithfield Court	OneFloor	2	1.0	8	\$389,000	\$389,000	\$435,000	111.83%	\$397,300	1.09
6	66 Jamestown Road	OneFloor	2	2.0	14	\$425,000	\$425,000	\$455,000	107.06%	\$426,400	1.07
7	2705 Hemlock Place	MultiFlr	2	1.1	12	\$459,900	\$459,900	\$485,000	105.46%	\$379,400	1.28
8	87 Sycamore Court	TwnIntUn	2	2.1	21	\$539,950	\$539,950	\$517,500	95.84%	\$460,600	1.12
9	137 Village Drive	TwnEndUn	2	2.1	26	\$539,000	\$539,000	\$539,000	100.00%	\$446,500	1.21
10	24 Glen Avenue	SplitLev	3	1.0	7	\$549,000	\$549,000	\$580,000	105.65%	\$451,600	1.28
11	3 Knox Court	TwnIntUn	2	2.1	7	\$639,000	\$639,000	\$639,000	100.00%	\$499,500	1.28
12	54 Aspen Drive	TwnEndUn	2	3.0	42	\$619,000	\$595,000	\$640,000	107.56%	\$524,000	1.22
13	30 Mayflower Drive	TwnIntUn	2	2.1	20	\$729,900	\$729,900	\$715,030	97.96%	\$632,100	1.13
14	2 Wedgewood Drive	Colonial	4	2.1	38	\$869,900	\$839,900	\$850,000	101.20%	\$822,800	1.03
15	15 Clark Court	TwnEndUn	3	2.1	10	\$825,000	\$825,000	\$872,000	105.70%	\$620,300	1.41
16	10 Bradford Lane	HalfDupl	3	3.1	11	\$799,000	\$799,000	\$875,000	109.51%	\$656,800	1.33
17	3 Merchant Court	TwnIntUn	3	2.2	18	\$899,000	\$899,000	\$899,000	100.00%	\$852,200	1.05
18	49 Queen Anne Drive	SplitLev	5	3.1	20	\$849,000	\$849,000	\$903,000	106.36%	\$824,600	1.10
19	136 Patriot Hill Drive	TwnIntUn	3	3.1	19	\$845,000	\$845,000	\$910,000	107.69%	\$858,600	1.06
20	7 W Craig Street	Colonial	3	2.11	9	\$999,999	\$999,999	\$999,999	100.00%	\$924,300	1.08
21	7 Georgetown Court	TwnEndUn	3	2.1	12	\$999,000	\$999,000	\$1,071,000	107.21%	\$993,100	1.08
22	12 Hansom Road	Colonial	5	2.1	65	\$1,098,000	\$1,074,900	\$1,074,900	100.00%	\$807,700	1.33
23	2 Austin Drive	TwnEndUn	5	3.1	14	\$1,150,000	\$1,150,000	\$1,220,000	106.09%	\$1,063,400	1.15
24	65 Berkeley Circle	Colonial	4	2.1	12	\$1,165,000	\$1,165,000	\$1,250,000	107.30%	\$1,009,300	1.24
25	11 Surrey Lane	Colonial	5	3.1	26	\$1,199,999	\$1,199,999	\$1,250,000	104.17%	\$1,169,900	1.07

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26	88 Vanderveer Drive	Colonial	4	3.1	17	\$1,375,000	\$1,375,000	\$1,400,088	101.82%	\$1,258,000	1.11
27	73 Winding Lane	Custom	4	4.1	17	\$1,350,000	\$1,375,000	\$1,460,405	106.21%	\$1,247,700	1.17
28	41 Granville Way	Colonial	5	2.2	23	\$1,375,000	\$1,375,000	\$1,500,000	109.09%	\$1,206,000	1.24
29	36 Bellegrove Court	Colonial	5	3.0	10	\$1,395,000	\$1,395,000	\$1,505,000	107.89%	\$1,172,400	1.28
30	45 Tuxford Terrace	Colonial	4	2.1	10	\$1,395,000	\$1,395,000	\$1,550,000	111.11%	\$1,287,000	1.20
31	82 Queen Anne Drive	Colonial	5	3.1	20	\$1,675,000	\$1,675,000	\$1,580,000	94.33%	\$1,560,200	1.01
32	92 Bullion Road	Colonial	5	3.1	8	\$1,595,000	\$1,595,000	\$1,625,000	101.88%	\$1,359,200	1.20
33	30 Clairvaux Court	Colonial	4	4.1	26	\$1,799,000	\$1,695,000	\$1,700,000	100.29%	\$1,201,000	1.42
34	71 Wexford Way	Colonial	4	2.2	1	\$1,750,000	\$1,750,000	\$1,750,000	100.00%	\$1,381,600	1.27
35	51 Keystone Court	Colonial	6	6.1	35	\$1,899,000	\$1,899,000	\$1,849,000	97.37%	\$1,708,500	1.08
36	28 Talmadge Lane	Colonial	5	4.2	15	\$1,869,000	\$1,869,000	\$2,101,000	112.41%	\$1,910,900	1.10
37	121 Culberson Road	Custom	6	6.2	10	\$2,199,000	\$2,199,000	\$2,325,000	105.73%	\$2,017,700	1.15
38	104 Canterbury Way	Colonial	4	5.1	10	\$2,198,000	\$2,198,000	\$2,400,000	109.19%	\$1,850,700	1.30
39	81 Butternut Lane	Colonial	6	5.2	14	\$2,349,000	\$2,349,000	\$2,490,000	106.00%	\$1,695,600	1.47
AVERAGE					18	\$1,087,311	\$1,083,309	\$1,130,665	104.40%		1.18

"Active" Listings in Bernards Twp

Number of Units: 34
Average List Price: \$1,188,906
Average Days on Market: 39

"Under Contract" Listings in Bernards Twp

Number of Units: 51
Average List Price: \$1,074,222
Average Days on Market: 26

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						23
List Price	\$690,320	\$979,767	\$666,725	\$742,704	\$1,036,775	\$1,052,989	\$1,083,309						\$942,787
Sales Price	\$730,433	\$974,295	\$715,250	\$773,292	\$1,113,596	\$1,078,996	\$1,130,665						\$984,483
SP:LP%	105.38%	100.23%	108.28%	105.13%	107.36%	104.33%	104.40%						105.15%
SP to AV	1.26	1.18	1.30	1.23	1.23	1.21	1.18						1.22
# Units Sold	15	9	12	26	28	35	39						164
3 Mo Rate of Ab	0.77	1.53	2.03	2.78	1.92	1.32	1.05						1.63
Active Listings	16	27	25	42	38	37	34						31
Under Contracts	20	27	38	44	63	62	51						44

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	19	23	23.10%
Sales Price	\$925,860	\$984,483	6.33%
LP:SP	107.42%	105.15%	-2.11%
SP:AV	1.32	1.218	-7.75%

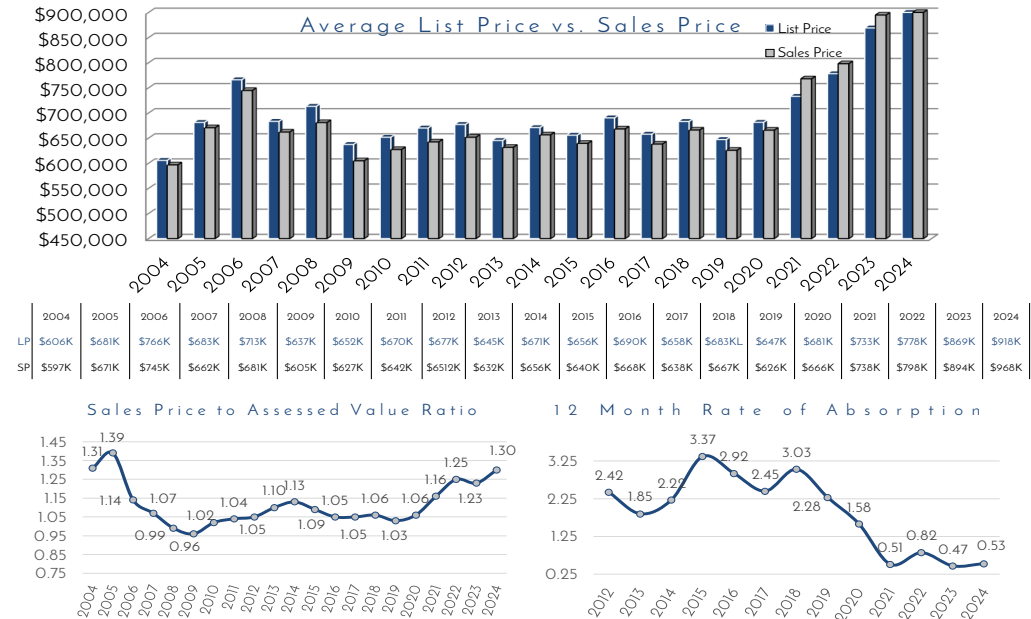
Prominent
Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	187	164	-12.30%
Rate of Ab 3 Mo	1.32	1.63	23.11%
Actives	28	31	12.89%
Under Contracts	51	44	-14.57%

Bernards Township Yearly Market Trends



Bernards Township Yearly Market Trends

