

Bernards Twp.

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	333 Potomac Drive	OneFloor	1	1.0	9	\$285,000	\$285,000	\$295,000	103.51%	\$266,600	1.11
2	140 Countryside Drive	OneFloor	1	1.0	19	\$299,900	\$299,900	\$320,000	106.70%	\$244,100	1.31
3	203 Jamestown Road	OneFloor	1	1.0	13	\$308,000	\$308,000	\$355,000	115.26%	\$264,800	1.34
4	140 Woodward Lane	OneFloor	2	2.0	28	\$375,000	\$375,000	\$380,000	101.33%	\$360,900	1.05
5	22 Baldwin Court	OneFloor	2	2.0	15	\$369,000	\$369,000	\$390,000	105.69%	\$351,600	1.11
6	14 Smithfield Court	OneFloor	1	1.0	12	\$365,000	\$365,000	\$395,000	108.22%	\$353,900	1.12
7	117 Alexandria Way	OneFloor	1	1.0	16	\$389,000	\$389,000	\$400,000	102.83%	\$303,600	1.32
8	31 Baldwin Court	OneFloor	2	2.0	15	\$399,000	\$399,000	\$420,000	105.26%	\$358,600	1.17
9	284 Potomac Drive	OneFloor	2	1.0	15	\$399,000	\$399,000	\$426,000	106.77%	\$338,100	1.26
10	76 Jamestown Road	OneFloor	2	2.0	17	\$429,000	\$429,000	\$440,000	102.56%	\$346,600	1.27
11	408 Penns Way	MultiFlr	2	2.1	18	\$499,900	\$499,900	\$517,500	103.52%	\$476,200	1.09
12	63 Aspen Drive	TwndEndUn	2	2.0	18	\$539,000	\$539,000	\$555,555	103.07%	\$426,300	1.30
13	13 Clark Court	TwndIntUn	2	2.1	19	\$675,000	\$675,000	\$677,000	100.30%	\$604,900	1.12
14	21 Hillside Terrace	Colonial	2	1.1	0	\$785,000	\$785,000	\$763,000	97.20%	\$502,600	1.52
15	19 Musket Drive	TwndIntUn	3	2.1	25	\$779,000	\$779,000	\$803,000	103.08%	\$688,500	1.17
16	128 Sunset Lane	Colonial	3	4.0	12	\$825,000	\$825,000	\$875,000	106.06%	\$686,100	1.28
17	54 Dexter Drive N	TwndEndUn	3	3.1	19	\$799,900	\$799,900	\$880,000	110.01%	\$655,400	1.34
18	26 Hillside Terrace	Colonial	4	2.1	11	\$899,000	\$899,000	\$950,000	105.67%	\$882,000	1.08
19	18 Van Dorn Road	Colonial	4	2.1	11	\$925,000	\$925,000	\$980,000	105.95%	\$1,018,400	0.96
20	34 Keats Road	Custom	4	3.0	11	\$899,000	\$899,000	\$995,000	110.68%	\$862,600	1.15
21	20 Manchester Drive	Bi-Level	4	3.0	19	\$985,000	\$985,000	\$1,036,033	105.18%	\$857,300	1.21
22	11 N Voorhees Drive	Colonial	4	3.0	18	\$1,129,000	\$1,089,000	\$1,094,445	100.50%	\$990,100	1.11
23	2 Princeton Court	TwndEndUn	3	3.1	11	\$999,000	\$999,000	\$1,100,000	110.11%	\$886,600	1.24
24	18 Hadley Court	TwndEndUn	4	3.1	17	\$1,049,900	\$1,049,900	\$1,100,000	104.77%	\$982,200	1.12
25	107 Victoria Drive	Colonial	5	3.1	16	\$1,099,000	\$1,099,000	\$1,240,000	112.83%	\$1,122,200	1.10

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26	28 Benedict Crest	TwnIntUn	3	3.1	9	\$1,298,000	\$1,298,000	\$1,311,000	101.00%	\$1,008,600	1.30
27	32 Briar Lane	Colonial	5	4.1	96	\$1,699,000	\$1,599,000	\$1,485,000	92.87%	\$1,160,700	1.28
28	11 Atlas Road	Colonial	4	3.0	1	\$1,400,000	\$1,400,000	\$1,498,000	107.00%	\$1,168,100	1.28
29	57 Sentinel Drive	Colonial	5	5.1	8	\$1,499,000	\$1,499,000	\$1,657,000	110.54%	\$1,300,000	1.27
30	14 Pheasant Run Drive	Colonial	4	3.1	11	\$1,525,000	\$1,525,000	\$1,750,000	114.75%	\$1,257,600	1.39
31	15 Riverside Drive	Colonial	4	4.2	18	\$1,799,000	\$1,799,000	\$1,851,000	102.89%	\$1,475,400	1.25
32	58 High Meadow Lane	Colonial	5	5.0	24	\$2,375,000	\$2,375,000	\$2,375,328	100.01%	\$2,051,200	1.16
33	71 Van Holten Road	Colonial	5	5.1	155	\$2,899,000	\$2,899,000	\$2,500,000	86.24%	\$2,285,800	1.09
34	108 Emily Road	Colonial	5	4.2	15	\$2,495,000	\$2,495,000	\$2,550,000	102.20%	\$1,741,100	1.46
35	72 Wisteria Way	Colonial	6	7.2	48	\$3,500,000	\$3,500,000	\$3,400,000	97.14%	\$2,895,800	1.17
AVERAGE					22	\$1,056,989	\$1,052,989	\$1,078,996	104.33%		1.21

"Active" Listings in Bernards Twp

Number of Units: 37
Average List Price: \$1,135,092
Average Days on Market: 31

"Under Contract" Listings in Bernards Twp

Number of Units: 62
Average List Price: \$1,152,490
Average Days on Market: 19

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							24
List Price	\$690,320	\$979,767	\$666,725	\$742,704	\$1,036,775	\$1,052,989							\$898,944
Sales Price	\$730,433	\$974,295	\$715,250	\$773,292	\$1,113,596	\$1,078,996							\$938,874
SP:LP%	105.38%	100.23%	108.28%	105.13%	107.36%	104.33%							105.39%
SP to AV	1.26	1.18	1.30	1.23	1.23	1.21							1.23
# Units Sold	15	9	12	26	28	35							125
3 Mo Rate of Ab	0.77	1.53	2.03	2.78	1.92	1.32							1.73
Active Listings	16	27	25	42	38	37							31
Under Contracts	20	27	38	44	63	62							42

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	19	24	29.95%
Sales Price	\$927,221	\$938,874	1.26%
LP:SP	107.36%	105.39%	-1.84%
SP:AV	1.31	1.231	-5.85%

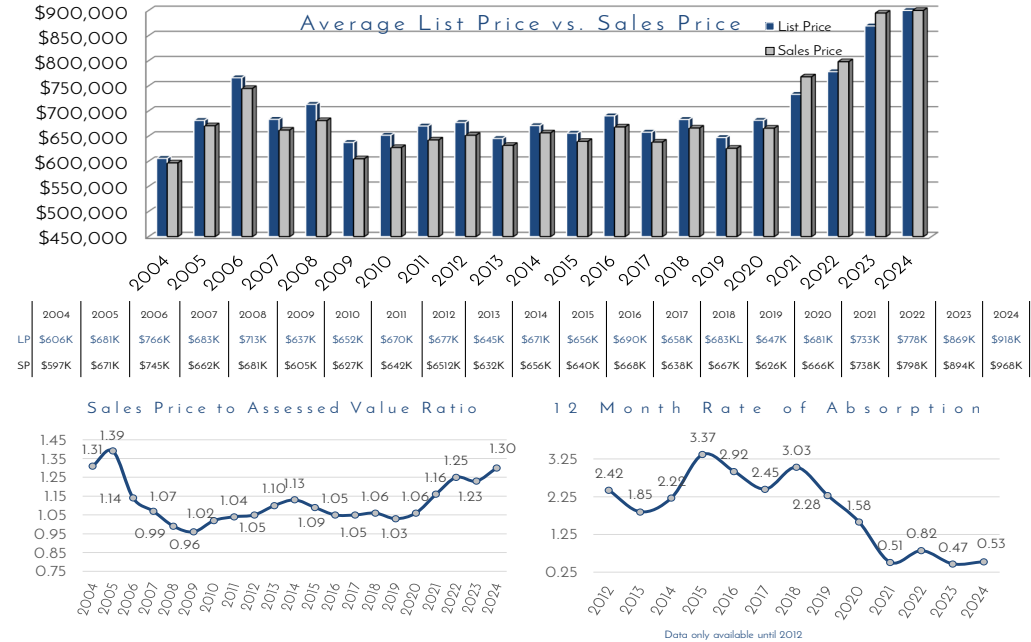
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	141	125	-11.35%
Rate of Ab 3 Mo	1.35	1.73	28.25%
Actives	25	31	22.52%
Under Contracts	49	42	-13.31%

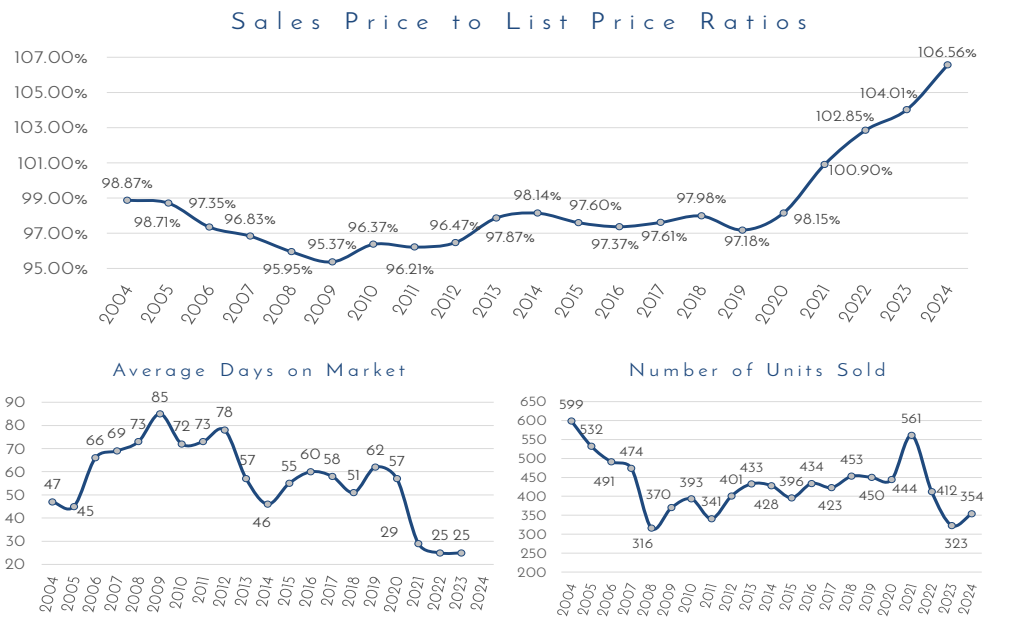
Bernards Township Yearly Market Trends



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Bernards Township Yearly Market Trends



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Not intended to solicit a property already listed.