

Bernards Twp.

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3601 Balsam Way	TwnIntUn	1	1.0	152	\$99,000	\$99,000	\$97,000	97.98%	\$116,200	0.83
2	241 Potomac Dr	OneFloor	1	1.0	4	\$329,000	\$329,000	\$339,000	103.04%	\$274,900	1.23
3	68 Alexandria Way	OneFloor	1	1.0	49	\$369,000	\$349,000	\$349,000	100.00%	\$312,500	1.12
4	147 Potomac Drive	OneFloor	1	1.0	26	\$365,000	\$365,000	\$365,000	100.00%	\$294,700	1.24
5	147 Alexandria Way	OneFloor	2	1.0	14	\$385,000	\$385,000	\$385,000	100.00%	\$344,700	1.12
6	116 Jamestown Road B17	OneFloor	2	2.0	35	\$399,900	\$399,900	\$420,000	105.03%	\$445,500	0.94
7	243 Penns Way	TwnIntUn	2	2.1	15	\$349,000	\$349,000	\$420,000	120.34%	\$483,400	0.87
8	155 Irving Place	TwnEndUn	2	2.0	14	\$424,900	\$424,900	\$440,000	103.55%	\$364,300	1.21
9	70 Baldwin Court	OneFloor	2	2.0	7	\$425,000	\$425,000	\$450,000	105.88%	\$358,900	1.25
10	155 Woodward Lane	TwnEndUn	3	2.1	34	\$549,000	\$549,000	\$531,000	96.72%	\$489,000	1.09
11	47 Woodward Lane	TwnIntUn	2	2.1	8	\$499,000	\$499,000	\$537,500	107.72%	\$454,600	1.18
12	78 Commonwealth Drive	HalfDupl	3	2.1	56	\$699,900	\$664,900	\$645,000	97.01%	\$579,200	1.11
13	92 Commonwealth Drive	HalfDupl	3	2.1	19	\$675,000	\$675,000	\$675,000	100.00%	\$596,700	1.13
14	16 Raleigh Court	TwnIntUn	3	2.1	16	\$729,000	\$729,000	\$748,000	102.61%	\$674,100	1.11
15	26 Bradford Lane	TwnIntUn	3	3.1	14	\$850,000	\$850,000	\$830,000	97.65%	\$695,000	1.19
16	50 Somerville Road	Custom	3	3.1	20	\$879,000	\$879,000	\$910,000	103.53%	\$723,100	1.26
17	53 Alder Lane	Colonial	4	2.1	29	\$925,000	\$925,000	\$993,000	107.35%	\$876,600	1.13
18	12 Hadley Court	TwnIntUn	3	3.1	8	\$1,085,000	\$1,085,000	\$1,085,000	100.00%	\$948,400	1.14
19	16 Whitetail Lane	Colonial	5	3.1	34	\$1,295,000	\$1,295,000	\$1,262,000	97.45%	\$1,164,800	1.08
20	14 N Maple Avenue	Colonial	4	4.1	22	\$1,295,000	\$1,295,000	\$1,265,000	97.68%	\$1,232,900	1.03

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21	4 Tuxford Terrace	Colonial	4	2.1	9	\$1,295,000	\$1,295,000	\$1,400,000	108.11%	\$1,121,200	1.25
22	88 Queen Anne Drive	Custom	5	4.1	16	\$1,472,000	\$1,472,000	\$1,575,000	107.00%	\$1,424,600	1.11
23	78 River Farm Lane	Custom	3	2.2	1	\$1,600,000	\$1,600,000	\$1,585,000	99.06%	\$1,614,200	0.98
24	211 Spencer Road	Colonial	6	5.1	69	\$2,100,000	\$1,950,000	\$1,860,000	95.38%	New	
25	147 Liberty Corner Road	Custom	5	4.1	16	\$1,950,000	\$1,950,000	\$1,888,000	96.82%	\$1,491,300	1.27
26	96 Darren Drive	Custom	5	6.1	32	\$2,049,000	\$2,099,000	\$2,200,000	104.81%	\$1,649,000	1.33
AVERAGE					28	\$888,181	\$882,219	\$894,404	102.10%		1.13

"Active" Listings in Bernards Twp

Number of Units: 28
Average List Price: \$1,178,889
Average Days on Market: 32

"Under Contract" Listings in Bernards Twp

Number of Units: 34
Average List Price: \$1,061,285
Average Days on Market: 36

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	28	28			24
List Price	\$690,320	\$979,767	\$666,725	\$742,704	\$1,036,775	\$1,052,989	\$1,083,309	\$1,137,751	\$930,948	\$882,219			\$968,614
Sales Price	\$730,433	\$974,295	\$715,250	\$773,292	\$1,113,596	\$1,078,996	\$1,130,665	\$1,191,180	\$954,545	\$894,404			\$1,007,779
SP:LP%	105.38%	100.23%	108.28%	105.13%	107.36%	104.33%	104.40%	104.59%	103.14%	102.10%			104.58%
SP to AV	1.26	1.18	1.30	1.23	1.23	1.21	1.18	1.17	1.15	1.13			1.20
# Units Sold	15	9	12	26	28	35	39	43	21	26			254
3 Mo Rate of Ab	0.77	1.53	2.03	2.78	1.92	1.32	1.05	0.88	0.89	1.00			1.42
Active Listings	16	27	25	42	38	37	34	33	29	28			31
Under Contracts	20	27	38	44	63	62	51	28	35	34			40

Flashback! YTD 2024 vs YTD 2025

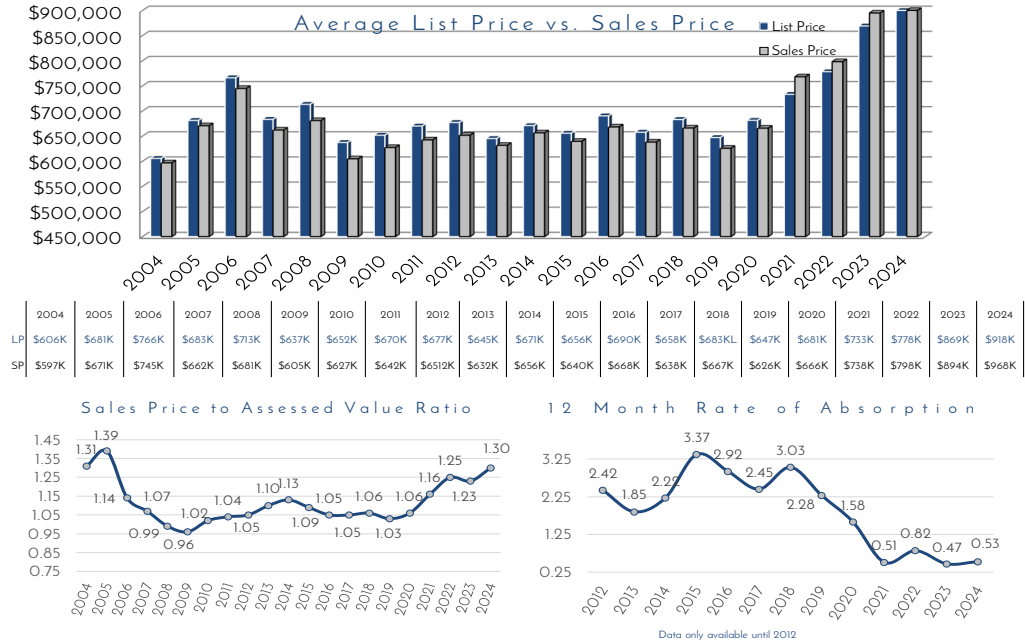
YTD	2024	2025	% Change
DOM	20	24	19.60%
Sales Price	\$968,004	\$1,007,779	4.11%
LP:SP	106.62%	104.58%	-1.92%
SP:AV	1.31	1.196	-8.68%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

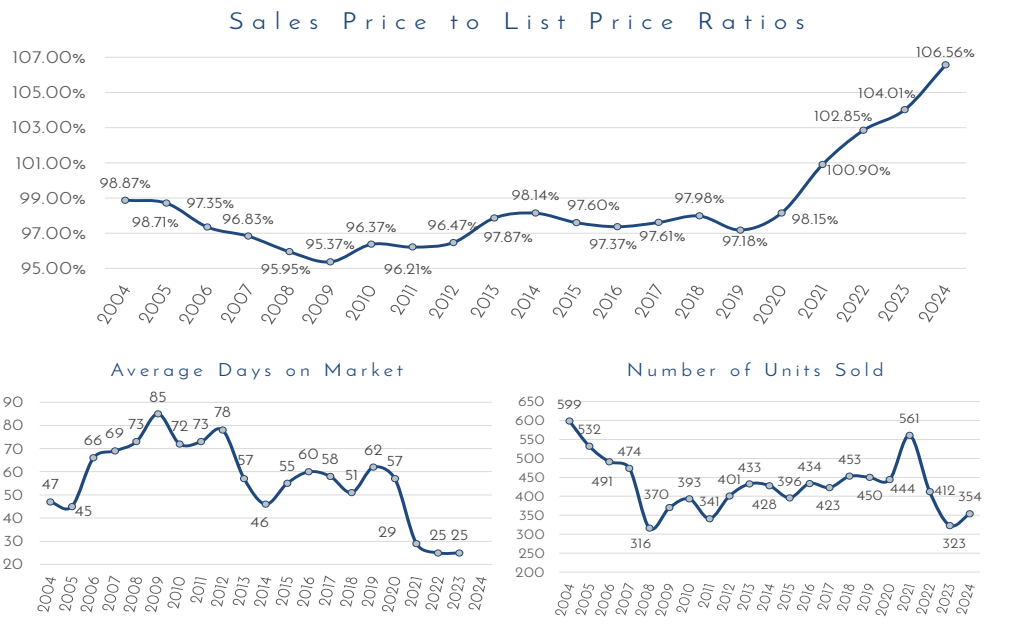
YTD	2024	2025	% Change
# Units Sold	303	254	-16.17%
Rate of Ab 3 Mo	1.14	1.42	23.97%
Actives	27	31	13.60%
Under Contracts	49	40	-17.45%

Bernards Township Yearly Market Trends



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

Bernards Township Yearly Market Trends



Not intended to solicit a property already listed.