

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	26 Countryside Drive	OneFloor	1	1.0	14	\$325,000	\$325,000	\$340,000	104.62%	\$293,300	1.16
2	296 Penns Way	TwnEndUn	2	2.1	16	\$489,000	\$489,000	\$501,000	102.45%	\$438,700	1.14
3	156 Woodward Lane	TwnIntUn	3	2.1	4	\$500,000	\$500,000	\$550,000	110.00%	\$474,300	1.16
4	5 Prescott Court	TwnIntUn	2	2.1	27	\$599,000	\$599,000	\$590,000	98.50%	\$557,700	1.06
5	80 Aspen Drive	TwnEndUn	3	3.0	72	\$599,000	\$599,000	\$650,000	108.51%	\$500,500	1.30
6	10 Constitution Way	TwnIntUn	2	2.1	16	\$705,000	\$705,000	\$705,000	100.00%	\$656,400	1.07
7	520 Lyons Road	Tudor	4	2.0	9	\$649,000	\$649,000	\$727,000	112.02%	\$484,500	1.50
8	81 Constitution Way	TwnEndUn	2	2.1	37	\$749,000	\$749,000	\$780,000	104.14%	\$652,100	1.20
9	24 Briar Lane	Ranch	3	2.0	15	\$699,000	\$699,000	\$800,000	114.45%	\$760,700	1.05
10	459 Lyons Road	Bi-Level	5	3.0	10	\$859,000	\$859,000	\$840,000	97.79%	\$673,300	1.25
11	26 Dayton Street	Colonial	4	2.1	18	\$849,000	\$849,000	\$842,500	99.23%	\$890,800	0.95
12	19 Patriot Hill Drive	TwnIntUn	3	2.1	13	\$855,000	\$855,000	\$870,000	101.75%	\$795,100	1.09
13	20 Ellis Drive	Ranch	3	2.0	11	\$849,900	\$849,900	\$901,000	106.01%	\$733,800	1.23
14	9 Hadley Court	TwnEndUn	4	3.1	30	\$1,058,000	\$1,058,000	\$999,999	94.52%	\$1,083,100	0.92
15	162 N Maple Avenue	Colonial	4	3.1	32	\$1,150,000	\$1,150,000	\$1,120,000	97.39%	\$930,800	1.20
16	62 Dyckman Place	Colonial	4	2.1	29	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	\$1,076,300	1.16
17	34 Watchung Drive	Colonial	4	2.1	90	\$1,439,900	\$1,388,000	\$1,335,051	96.19%	\$1,225,000	1.09
18	225 Old Army Road	Colonial	4	3.1	84	\$1,465,000	\$1,320,000	\$1,346,200	101.98%	\$1,136,800	1.18
19	30 Cooper Lane	Colonial	4	3.0	28	\$1,540,000	\$1,540,000	\$1,597,705	103.75%	\$1,403,000	1.14
20	76 Culberson Road	Custom	5	4.1	21	\$1,599,000	\$1,599,000	\$1,600,000	100.06%	\$1,475,500	1.08
21	48 Addison Drive	Colonial	5	3.1	17	\$1,569,000	\$1,569,000	\$1,700,000	108.35%	\$1,388,200	1.22
AVERAGE					28	\$940,324	\$930,948	\$954,545	103.14%		1.15

"Active" Listings in Bernards Twp

Number of Units: 29
Average List Price: \$1,268,203
Average Days on Market: 41

"Under Contract" Listings in Bernards Twp

Number of Units: 35
Average List Price: \$923,992
Average Days on Market: 37

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				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				\$978,466
Sales Price	\$730,433	\$974,295	\$715,250	\$773,292	\$1,113,596	\$1,078,996	\$1,130,665	\$1,191,180	\$954,545				\$1,020,708
SP:LP%	105.38%	100.23%	108.28%	105.13%	107.36%	104.33%	104.40%	104.59%	103.14%				104.86%
SP to AV	1.26	1.18	1.30	1.23	1.23	1.21	1.18	1.17	1.15				1.20
# Units Sold	15	9	12	26	28	35	39	43	21				228
3 Mo Rate of Ab	0.77	1.53	2.03	2.78	1.92	1.32	1.05	0.88	0.89				1.46
Active Listings	16	27	25	42	38	37	34	33	29				31
Under Contracts	20	27	38	44	63	62	51	28	35				41

Flashback! YTD 2024 vs YTD 2025

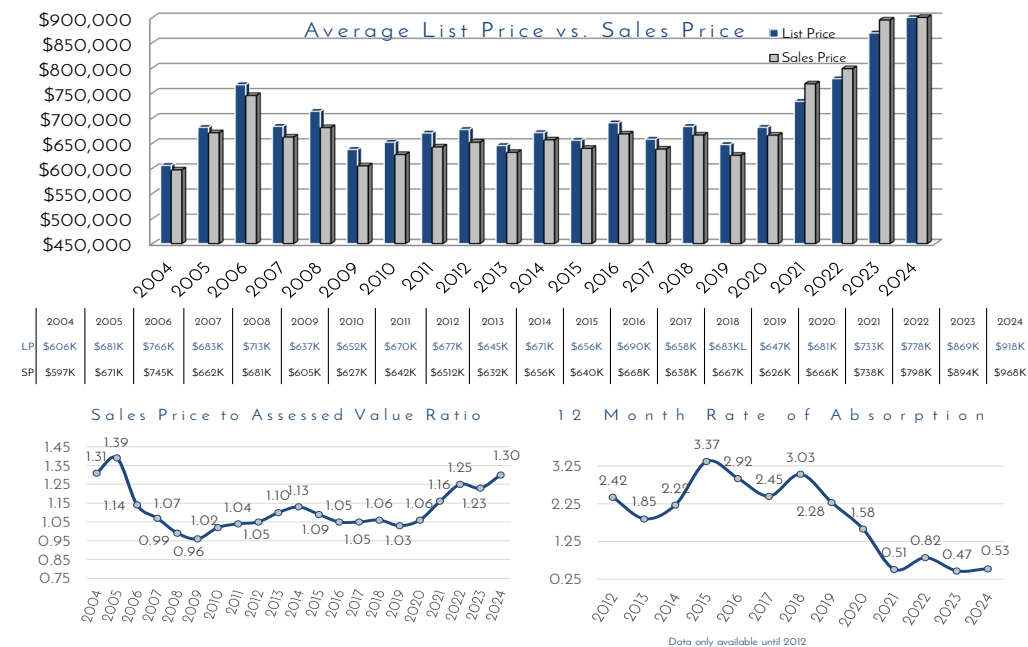
YTD	2024	2025	% Change
DOM	19	24	26.89%
Sales Price	\$954,630	\$1,020,708	6.92%
LP:SP	107.43%	104.86%	-2.39%
SP:AV	1.32	1.203	-8.96%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

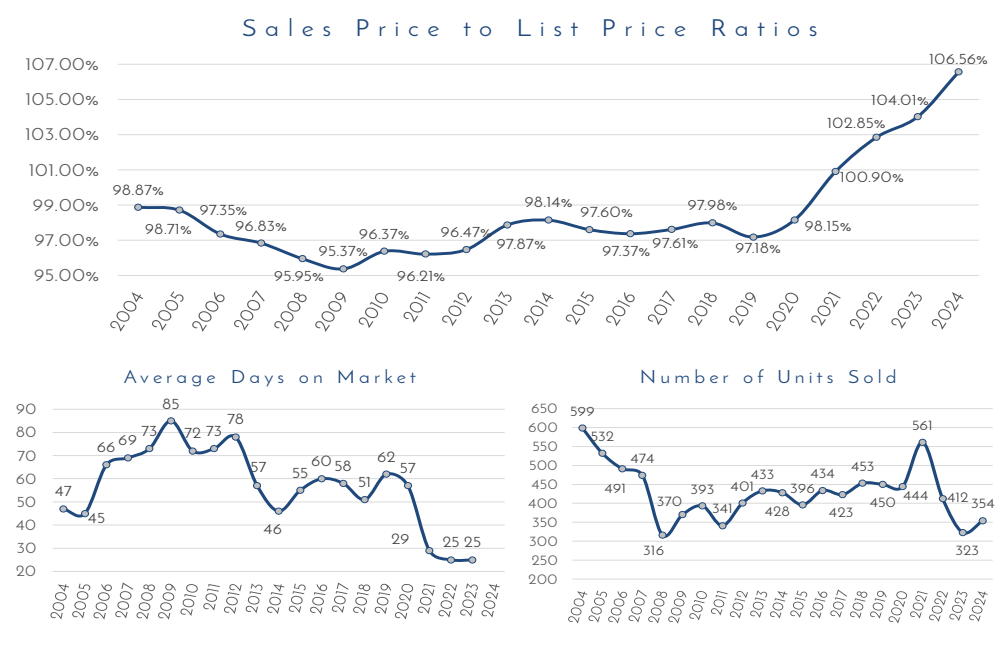
YTD	2024	2025	% Change
# Units Sold	271	228	-15.87%
Rate of Ab 3 Mo	1.18	1.46	24.01%
Actives	27	31	16.12%
Under Contracts	50	41	-18.04%

Bernards Township Yearly Market Trends



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.