

Bernards Twp.

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1 Potomac Drive	OneFloor	1	1.0	8	\$325,000	\$325,000	\$310,000	95.38%	\$295,000	1.05
2	344 Potomac Drive	OneFloor	1	1.0	42	\$355,000	\$339,900	\$334,900	98.53%	\$296,000	1.13
3	13 Potomac Drive	OneFloor	1	1.0	39	\$359,900	\$349,900	\$340,000	97.17%	\$296,000	1.15
4	138 Potomac Drive	OneFloor	1	1.0	58	\$399,900	\$379,900	\$370,000	97.39%	\$321,900	1.15
5	121 Jamestown Road	OneFloor	2	2.0	13	\$419,900	\$419,900	\$410,000	97.64%	\$382,100	1.07
6	2405 Privet Way	MultiFlr	2	2.0	15	\$449,000	\$449,000	\$450,000	100.22%	\$418,600	1.08
7	267 English Place	TwEndUn	2	2.1	90	\$495,000	\$469,900	\$480,000	102.15%	\$433,900	1.11
8	67 Woodward Lane	TwIntUn	2	2.1	59	\$495,000	\$495,000	\$492,000	99.39%	\$481,500	1.02
9	227 Arrowood Way	TwIntUn	2	2.1	103	\$518,000	\$538,000	\$530,000	98.51%	\$481,500	1.10
10	436 Mount Airy Road	CapeCod	3	2.0	42	\$800,000	\$800,000	\$790,000	98.75%	\$631,400	1.25
11	15 Dexter Drive N	Ranch	2	3.0	15	\$850,000	\$850,000	\$900,000	105.88%	\$689,700	1.30
12	41 Dickinson Road	TwEndUn	4	4.1	12	\$1,350,000	\$1,350,000	\$1,325,000	98.15%	\$1,096,200	1.21
13	117 W Oak Street	Custom	6	4.0	27	\$1,375,000	\$1,375,000	\$1,365,000	99.27%	Renovated	
14	10 Nancy Lane	Custom	6	4.1	51	\$1,825,000	\$1,825,000	\$1,799,000	98.58%	Renovated	
15	174 Liberty Corner Road	Custom	5	6.2	12	\$3,500,000	\$3,500,000	\$3,800,000	108.57%	\$2,575,700	1.48
AVERAGE					39	\$901,113	\$897,767	\$913,060	99.71%		1.16

"Active" Listings in Bernards Twp

Number of Units: 19
 Average List Price: \$1,062,055
 Average Days on Market: 62

"Under Contract" Listings in Bernards Twp

Number of Units: 20
 Average List Price: \$909,675
 Average Days on Market: 28

Bernards Twp 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	39											33
List Price	\$944,363	\$897,767											\$921,816
Sales Price	\$953,436	\$913,060											\$933,899
SP:LP%	101.44%	99.71%											100.60%
SP to AV	1.15	1.16											1.16
# Units Sold	16	15											31
3 Mo Rate of Ab	0.86	1.24											1.05
Active Listings	15	19											17
Under Contracts	19	20											20

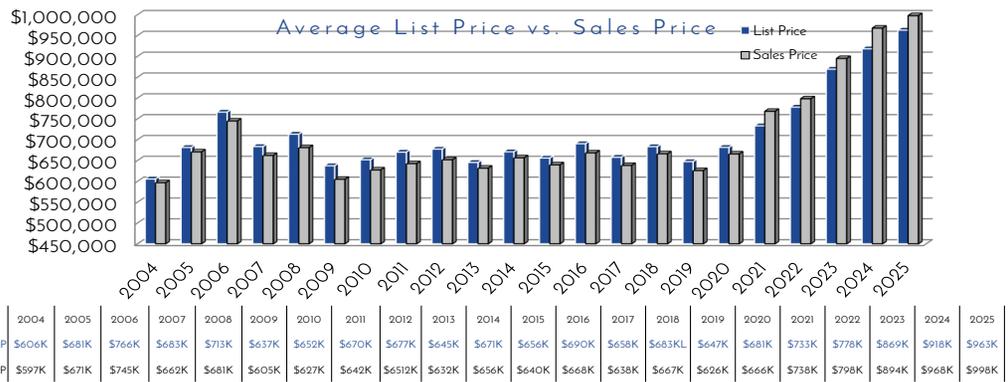
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	27	33	24.79%
Sales Price	\$821,881	\$933,899	13.63%
LP:SP	103.45%	100.60%	-2.75%
SP:AV	1.23	1.155	-6.00%

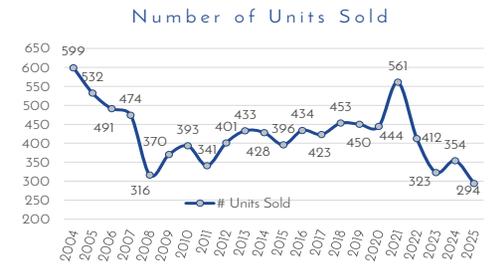
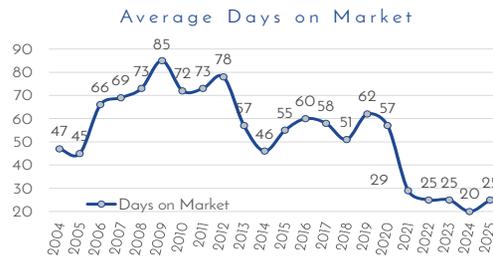
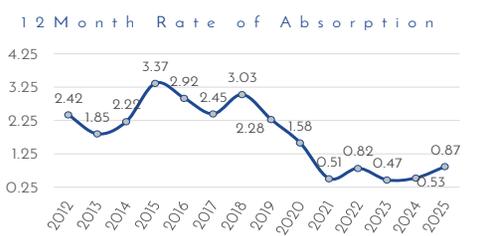
Prominent Properties
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YTD	2025	2026	% Change
# Units Sold	24	31	29.17%
Rate of Ab 3 Mo	1.15	1.05	-8.70%
Actives	22	17	-20.93%
Under Contracts	24	20	-17.02%

Bernards Township Yearly Market Trends



Bernards Township Yearly Market Trends



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

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Not intended to solicit a property already listed.