

Bernards Twp.

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	95 Jamestown Road	OneFloor	1	1.0	27	\$335,000	\$310,000	\$300,000	96.77%	\$274,400	1.09
2	21 Alexandria Way	OneFloor	1	1.0	11	\$325,000	\$325,000	\$325,000	100.00%	\$302,200	1.08
3	2305 Privet Way	MultiFlr	1	1.1	41	\$400,000	\$400,000	\$405,000	101.25%	\$410,200	0.99
4	138 Alexandria Way	OneFloor	2	2.0	27	\$439,900	\$439,900	\$423,000	96.16%	\$390,100	1.08
5	103 Potomac Drive	OneFloor	2	1.0	15	\$400,000	\$400,000	\$450,000	112.50%	\$345,200	1.30
6	48 Commonwealth Drive	OneFloor	2	2.0	8	\$439,900	\$439,900	\$457,500	104.00%	\$432,000	1.06
7	22 Dayton Street	Colonial	3	2.0	1	\$669,000	\$669,000	\$669,000	100.00%	\$572,100	1.17
8	151 Madisonville Road	Colonial	3	2.1	104	\$749,000	\$749,000	\$728,000	97.20%	\$615,200	1.18
9	32 Mayflower Drive	TwnIntUn	3	2.1	16	\$839,000	\$839,000	\$845,500	100.77%	\$762,900	1.11
10	6 Dogwood Way	FixrUppr	4	2.1	17	\$849,000	\$849,000	\$925,000	108.95%	\$640,500	1.44
11	92 Whitenack Road	Custom	4	2.1	11	\$925,000	\$925,000	\$944,971	102.16%	\$815,600	1.16
12	14 Hadley Court	TwnEndUn	3	2.1	31	\$950,000	\$950,000	\$950,000	100.00%	\$816,600	1.16
13	23 Hansom Road	Colonial	5	3.1	53	\$1,079,000	\$995,000	\$1,035,000	104.02%	\$1,031,600	1.00
14	12 Hansom Road	Colonial	5	2.1	36	\$1,079,000	\$1,079,000	\$1,075,000	99.63%	\$982,300	1.09
15	35 Primrose Lane	Colonial	5	5.1	24	\$2,945,000	\$2,945,000	\$2,772,000	94.13%	Renovated	
16	234 Liberty Corner Road	Colonial	5	5.2	22	\$2,795,000	\$2,795,000	\$2,950,000	105.55%	\$2,224,900	1.33
AVERAGE					28	\$951,175	\$944,363	\$953,436	101.44%		1.15

"Active" Listings in Bernards Twp

Number of Units: 15
 Average List Price: \$1,111,203
 Average Days on Market: 79

"Under Contract" Listings in Bernards Twp

Number of Units: 19
 Average List Price: \$885,653
 Average Days on Market: 37

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												28
List Price	\$944,363												\$944,363
Sales Price	\$953,436												\$953,436
SP:LP%	101.44%												101.44%
SP to AV	1.15												1.15
# Units Sold	16												16
3 Mo Rate of Ab	0.86												0.86
Active Listings	15												15
Under Contracts	19												19

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	28	29.67%
Sales Price	\$730,433	\$953,436	30.53%
LP:SP	105.38%	101.44%	-3.74%
SP:AV	1.26	1.150	-8.75%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	15	16	6.67%
Rate of Ab 3 Mo	0.77	0.86	11.69%
Actives	16	15	-6.25%
Under Contracts	20	19	-5.00%

Bernards Township Yearly Market Trends



Bernards Township Yearly Market Trends

