

Bernards Twp.

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	164 Potomac Drive	OneFloor	1	1.0	12	\$339,000	\$339,000	\$366,000	107.96%	\$258,700	1.41
2	221 Irving Place	OneFloor	2	2.0	7	\$389,000	\$389,000	\$431,000	110.80%	\$337,500	1.28
3	82 Alexandria Way	OneFloor	2	2.0	9	\$419,900	\$419,900	\$485,000	115.50%	\$380,800	1.27
4	10 Valley View Drive	TwnEndUn	2	2.1	13	\$500,000	\$500,000	\$565,000	113.00%	\$457,300	1.24
5	334 English Place	TwnEndUn	3	2.1	11	\$510,000	\$510,000	\$565,000	110.78%	\$415,700	1.36
6	471 Penns Way	TwnIntUn	3	2.1	9	\$525,000	\$525,000	\$598,000	113.90%	\$439,200	1.36
7	3 Fairbanks Lane	TwnEndUn	2	2.1	54	\$695,000	\$695,000	\$695,000	100.00%	\$552,100	1.26
8	14 Prescott Court	TwnIntUn	3	2.1	303	\$765,000	\$729,000	\$700,000	96.02%	\$583,900	1.20
9	29 Roberts Circle	TwnIntUn	3	2.1	20	\$699,900	\$699,900	\$735,000	105.02%	\$552,500	1.33
10	312 Grist Mill Drive	Colonial	4	2.1	9	\$895,000	\$895,000	\$1,025,000	114.53%	\$739,200	1.39
11	25 Liberty Ridge Road	Colonial	4	3.1	19	\$999,900	\$999,900	\$1,118,000	111.81%	\$879,200	1.27
12	45 Pond Hill Road	Custom	5	5.1	119	\$1,449,000	\$1,299,000	\$1,300,000	100.08%	\$1,083,600	1.20
AVERAGE					49	\$682,225	\$666,725	\$715,250	108.28%		1.30

"Active" Listings in Bernards Twp

Number of Units: 25
Average List Price: \$1,064,548
Average Days on Market: 34

"Under Contract" Listings in Bernards Twp

Number of Units: 38
Average List Price: \$996,087
Average Days on Market: 24

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										34
List Price	\$690,320	\$979,767	\$666,725										\$754,817
Sales Price	\$730,433	\$974,295	\$715,250										\$786,338
SP:LP%	105.38%	100.23%	108.28%										105.06%
SP to AV	1.26	1.18	1.30										1.25
# Units Sold	15	9	12										36
3 Mo Rate of Ab	0.77	1.53	2.03										1.44
Active Listings	16	27	25										23
Under Contracts	20	27	38										28

Flashback! YTD 2024 vs YTD 2025

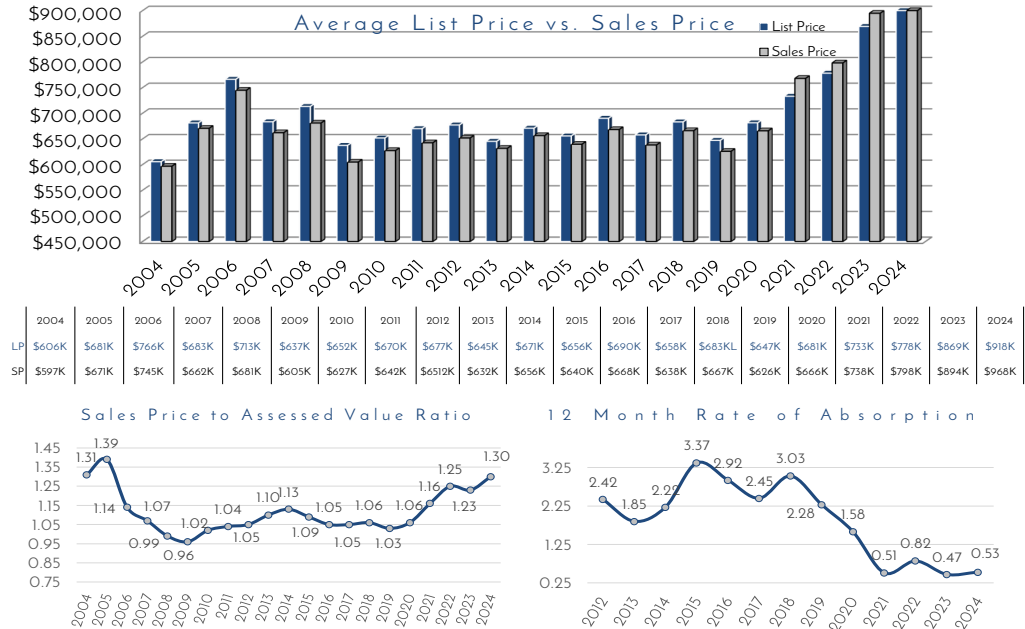
YTD	2024	2025	% Change
DOM	20	34	71.56%
Sales Price	\$826,972	\$786,338	-4.91%
LP:SP	105.30%	105.06%	-0.23%
SP:AV	1.247	1.253	0.46%

Prominent Properties

Sotheby's INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	44	36	-18.18%
Rate of Ab 3 Mo	1.15	1.44	25.51%
Actives	18	23	25.93%
Under Contracts	32	28	-11.46%

Bernards Township Yearly Market Trends



Bernards Township Yearly Market Trends

