

Bernards Twp.

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	150 Woodward Lane	OneFloor	2	2.0	67	\$399,999	\$375,000	\$375,000	100.00%	\$360,800	1.04
2	121 Woodward Lane	OneFloor	2	2.0	33	\$425,000	\$425,000	\$441,000	103.76%	\$399,600	1.10
3	2301 Privet Way	TwndEndUn	2	2.1	57	\$499,900	\$499,900	\$477,000	95.42%	\$427,100	1.12
4	2902 Hemlock Place	MultiFlr	2	1.1	17	\$465,000	\$465,000	\$485,000	104.30%	\$420,700	1.15
5	130 Smithfield Court	OneFloor	2	2.0	20	\$499,000	\$499,000	\$495,000	99.20%	\$453,600	1.09
6	2501 Privet Way	MultiFlr	2	2.1	9	\$479,000	\$479,000	\$515,000	107.52%	\$433,100	1.19
7	278 Penns Way	TwndIntUn	2	2.1	16	\$510,000	\$510,000	\$525,000	102.94%	\$512,900	1.02
8	2 Countryside Drive	TwndEndUn	2	2.1	16	\$549,000	\$549,000	\$590,000	107.47%	\$494,300	1.19
9	276 Penns Way	TwndIntUn	3	2.1	11	\$559,900	\$559,900	\$592,276	105.78%	\$553,300	1.07
10	9 Knox Court	TwndIntUn	2	2.1	25	\$639,000	\$619,000	\$605,000	97.74%	\$577,500	1.05
11	5 Tysley Street	Tudor	3	1.0	14	\$649,000	\$649,000	\$625,000	96.30%	\$496,800	1.26
12	20 Hopkinson Court	TwndIntUn	2	2.1	13	\$689,900	\$689,900	\$719,000	104.22%	\$688,500	1.04
13	3 Carswell Court	TwndIntUn	2	2.1	9	\$699,000	\$699,000	\$775,000	110.87%	\$635,800	1.22
14	492 King George Road	Ranch	3	2.0	19	\$799,000	\$799,000	\$810,000	101.38%	\$678,500	1.19
15	9 Lexington Road	SplitLev	4	2.0	46	\$900,000	\$875,000	\$875,000	100.00%	\$747,500	1.17
16	10 Raleigh Court	TwndEndUn	3	2.1	9	\$849,900	\$849,900	\$875,000	102.95%	\$762,400	1.15
17	69 W Oak Street	CapeCod	4	2.0	8	\$847,000	\$847,000	\$975,000	115.11%	\$689,500	1.41
18	48 Walnut Circle	Colonial	4	2.2	26	\$925,000	\$925,000	\$1,200,000	129.73%	\$1,261,300	0.95
19	80 Juniper Way	Ranch	3	2.1	9	\$999,999	\$999,999	\$1,289,000	128.90%	\$958,400	1.34
20	59 Ramapo Drive	Colonial	4	2.1	14	\$1,359,000	\$1,359,000	\$1,425,000	104.86%	\$1,331,500	1.07

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21	57 Linden Drive	Colonial	5	3.1	59	\$1,595,000	\$1,525,000	\$1,475,000	96.72%	\$1,442,600	1.02
22	30 Autumn Drive	Colonial	4	3.1	15	\$1,315,000	\$1,315,000	\$1,525,000	115.97%	\$1,250,200	1.22
23	29 Birch Drive	Colonial	4	3.0	18	\$1,587,000	\$1,587,000	\$1,617,000	101.89%	\$1,354,500	1.19
24	14 N Stone Hedge Drive	Colonial	4	3.1	21	\$1,425,000	\$1,425,000	\$1,635,000	114.74%	\$1,619,800	1.01
25	120 Woods End Drive	Colonial	4	2.1	10	\$1,795,000	\$1,795,000	\$1,920,000	106.96%	\$1,538,600	1.25
26	22 Monroe Place	Custom	5	5.0	16	\$1,999,999	\$1,999,999	\$2,125,000	106.25%	New	
27	22 High Hill Court	Colonial	6	6.1	28	\$2,749,000	\$2,749,000	\$2,825,000	102.76%	\$2,403,100	1.18
AVERAGE					22	\$970,726	\$965,541	\$1,029,269	106.06%		1.14

"Active" Listings in Bernards Twp

Number of Units: 47
Average List Price: \$1,020,537
Average Days on Market: 39

"Under Contract" Listings in Bernards Twp

Number of Units: 34
Average List Price: \$978,115
Average Days on Market: 35

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	25	33	20	23	23	22					25
List Price	\$944,363	\$897,767	\$861,660	\$955,094	\$1,080,227	\$902,830	\$1,111,233	\$965,541					\$990,705
Sales Price	\$953,436	\$913,060	\$911,340	\$954,083	\$1,131,163	\$957,523	\$1,152,261	\$1,029,269					\$1,030,617
SP:LP%	101.44%	99.71%	102.66%	101.13%	104.72%	105.59%	104.15%	106.06%					103.80%
SP to AV	1.15	1.16	1.20	1.11	1.16	1.17	1.16	1.14					1.16
# Units Sold	16	15	10	18	34	30	36	27					186
3 Mo Rate of Ab	0.86	1.24	2.68	1.96	2.19	1.54	1.44	1.45					1.67
Active Listings	15	19	31	40	46	37	47	47					35
Under Contracts	19	20	34	50	49	57	41	34					38

Flashback! YTD 2025 vs YTD 2026

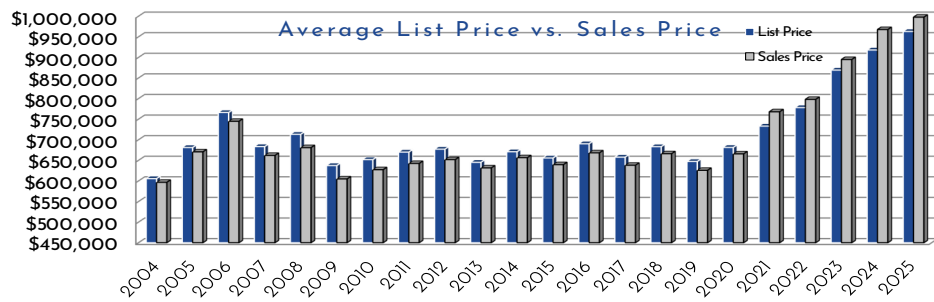
YTD	2025	2026	% Change
DOM	23	25	8.24%
Sales Price	\$1,027,420	\$1,030,617	0.31%
LP:SP	105.04%	103.80%	-1.18%
SP:AV	1.21	1.155	-4.40%

Prominent
Properties

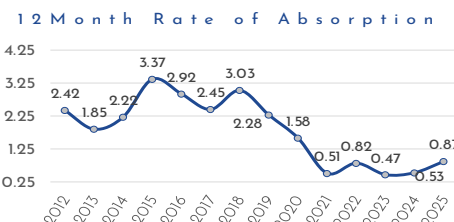
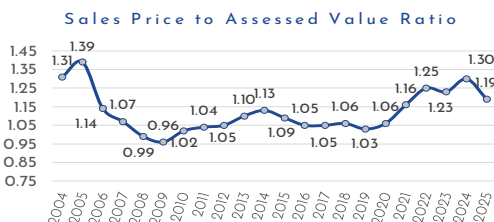
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INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	207	186	-10.14%
Rate of Ab 3 Mo	1.54	1.67	8.79%
Actives	32	35	11.90%
Under Contracts	42	38	-8.71%

Bernards Township Yearly Market Trends



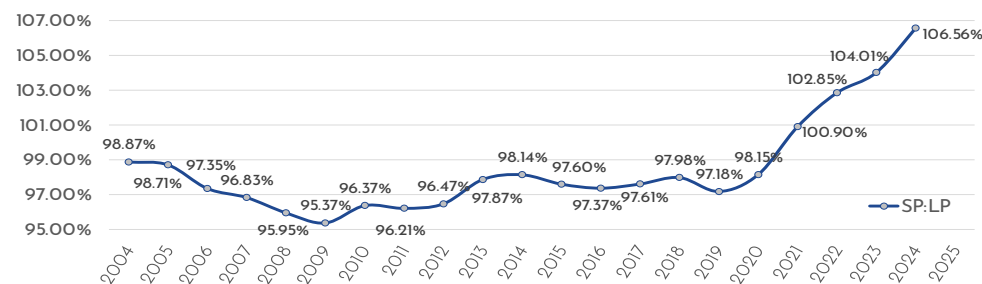
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$606K	\$681K	\$766K	\$683K	\$713K	\$637K	\$652K	\$670K	\$677K	\$645K	\$671K	\$656K	\$690K	\$658K	\$683K	\$647K	\$681K	\$733K	\$778K	\$869K	\$918K	\$963K
SP	\$597K	\$671K	\$745K	\$662K	\$681K	\$605K	\$627K	\$642K	\$651K	\$632K	\$656K	\$640K	\$668K	\$638K	\$667K	\$626K	\$666K	\$738K	\$798K	\$894K	\$968K	\$998K



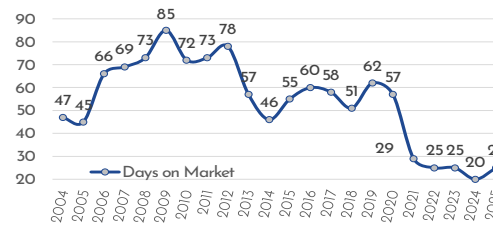
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Bernards Township Yearly Market Trends

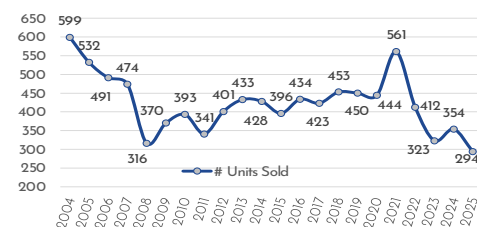
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.