

Bernards Twp.

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	272 Potomac Drive	OneFloor	1	1.0	91	\$319,900	\$309,900	\$309,900	100.00%	\$270,900	1.14
2	49 Alexandria Way	OneFloor	2	1.0	23	\$405,000	\$405,000	\$403,500	99.63%	\$347,200	1.16
3	171 Jamestown Road	OneFloor	2	2.0	8	\$409,900	\$409,900	\$410,000	100.02%	\$387,400	1.06
4	7 Potomac Drive	OneFloor	2	1.0	5	\$409,800	\$409,800	\$415,000	101.27%	\$372,700	1.11
5	20 Alexandria Way	OneFloor	2	2.0	13	\$419,000	\$419,000	\$420,000	100.24%	\$390,100	1.08
6	62 Smithfield Court	OneFloor	2	2.0	15	\$489,000	\$489,000	\$495,000	101.23%	\$419,500	1.18
7	247 Lyons Road	Bi-Level	4	3.0	53	\$929,000	\$929,000	\$920,000	99.03%	\$669,100	1.37
8	173 W Oak Street	Custom	6	3.0	15	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	Renovated	
9	45 Butternut Lane	Colonial	5	4.2	20	\$2,095,000	\$2,095,000	\$2,140,000	102.15%	\$1,809,100	1.18
10	105 Annin Road	Colonial	5	3.2	9	\$1,950,000	\$1,950,000	\$2,400,000	123.08%	\$1,612,600	1.49
AVERAGE					25	\$862,660	\$861,660	\$911,340	102.66%		1.20

"Active" Listings in Bernards Twp

Number of Units: 31
 Average List Price: \$1,2448,055
 Average Days on Market: 36

"Under Contract" Listings in Bernards Twp

Number of Units: 34
 Average List Price: \$902,047
 Average Days on Market: 29

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										31
List Price	\$944,363	\$897,767	\$861,660										\$907,144
Sales Price	\$953,436	\$913,060	\$911,340										\$928,397
SP:LP%	101.44%	99.71%	102.66%										101.11%
SP to AV	1.15	1.16	1.20										1.17
# Units Sold	16	15	10										41
3 Mo Rate of Ab	0.86	1.24	2.68										1.59
Active Listings	15	19	31										22
Under Contracts	19	20	34										24

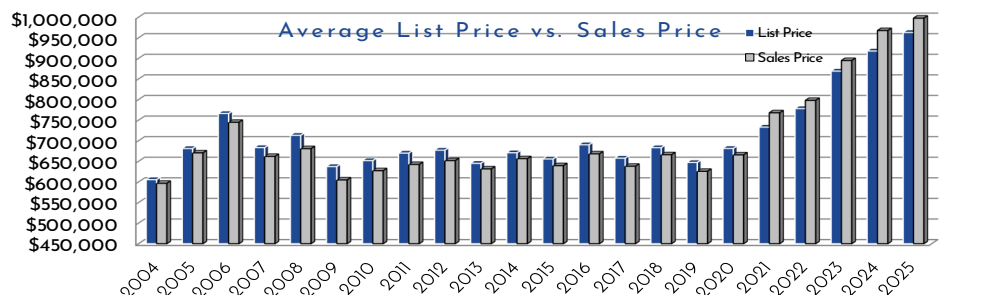
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	34	31	-8.03%
Sales Price	\$786,338	\$928,397	18.07%
LP:SP	105.06%	101.11%	-3.76%
SP:AV	1.25	1.166	-6.93%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	36	41	13.89%
Rate of Ab 3 Mo	1.44	1.59	10.39%
Actives	23	22	-4.41%
Under Contracts	28	24	-14.12%

Bernards Township Yearly Market Trends



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

Bernards Township Yearly Market Trends

