

Bernards Twp.

December 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Assessment | SP:AV |
|---------|----------------------|----------|--------|-------|-----|------------------|-------------|-------------|-----------|-------------|-------|
| 1 | 55 Potomac Drive | OneFloor | 1 | 1.0 | 16 | \$335,000 | \$335,000 | \$343,000 | 102.39% | \$285,900 | 1.20 |
| 2 | 71 Alexandria Way | OneFloor | 1 | 1.0 | 69 | \$360,000 | \$360,000 | \$350,000 | 97.22% | \$327,200 | 1.07 |
| 3 | 185 Jamestown Road | OneFloor | 2 | 1.0 | 21 | \$379,900 | \$379,900 | \$375,000 | 98.71% | \$365,300 | 1.03 |
| 4 | 176 Potomac Drive | OneFloor | 2 | 1.0 | 18 | \$399,000 | \$399,000 | \$415,000 | 104.01% | \$328,700 | 1.26 |
| 5 | 41 Smithfield Court | TwnIntUn | 2 | 1.0 | 7 | \$355,000 | \$355,000 | \$420,000 | 118.31% | \$343,500 | 1.22 |
| 6 | 242 Alexandria Way | OneFloor | 2 | 2.0 | 31 | \$450,000 | \$450,000 | \$460,000 | 102.22% | \$407,000 | 1.13 |
| 7 | 22 Woodward Lane | TwnIntUn | 2 | 2.1 | 30 | \$455,000 | \$455,000 | \$465,000 | 102.20% | \$407,300 | 1.14 |
| 8 | 14 Woodward Lane | TwnIntUn | 2 | 2.1 | 14 | \$529,000 | \$529,000 | \$529,000 | 100.00% | \$484,200 | 1.09 |
| 9 | 7 Chestnut Court | Contemp | 2 | 2.1 | 26 | \$589,000 | \$589,000 | \$586,000 | 99.49% | \$501,100 | 1.17 |
| 10 | 280 Alexandria Way | HalfDupl | 3 | 2.1 | 18 | \$719,900 | \$719,900 | \$720,000 | 100.01% | \$616,500 | 1.17 |
| 11 | 23 Hampton Court | HalfDupl | 3 | 3.1 | 31 | \$799,000 | \$799,000 | \$770,000 | 96.37% | \$684,800 | 1.12 |
| 12 | 488 King George Road | CapeCod | 4 | 2.0 | 5 | \$688,000 | \$688,000 | \$788,000 | 114.53% | \$539,200 | 1.46 |
| 13 | 4 Hansom Road | Colonial | 5 | 2.1 | 18 | \$1,049,500 | \$1,049,500 | \$1,060,000 | 101.00% | \$975,600 | 1.09 |
| 14 | 19 Juniper Way | Colonial | 4 | 2.1 | 8 | \$999,000 | \$999,000 | \$1,111,111 | 111.22% | \$999,000 | 1.11 |
| 15 | 12 Tamarisk Court | Custom | 4 | 4.1 | 19 | \$1,699,000 | \$1,699,000 | \$1,863,000 | 109.65% | \$1,429,500 | 1.30 |
| 16 | 27 Parkwood Lane | Custom | 5 | 5.1 | 29 | \$2,199,000 | \$2,199,000 | \$1,950,000 | 88.68% | \$1,744,900 | 1.12 |
| 17 | 19 Emily Road | Colonial | 4 | 4.2 | 91 | \$2,650,000 | \$2,375,000 | \$2,200,000 | 92.63% | \$1,830,100 | 1.20 |
| AVERAGE | | | | | | 27 | \$862,076 | \$845,900 | \$847,359 | 102.27% | 1.17 |

"Active" Listings in Bernards Twp

Number of Units: 22
 Average List Price: \$947,579
 Average Days on Market: 56

"Under Contract" Listings in Bernards Twp

Number of Units: 24
 Average List Price: \$928,354
 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 | 18 | 21 | 22 | 18 | 24 | 28 | 28 | 39 | 27 | 25 |
| List Price | \$690,320 | \$979,767 | \$666,725 | \$742,704 | \$1,036,775 | \$1,052,989 | \$1,083,309 | \$1,137,751 | \$930,948 | \$882,219 | \$985,991 | \$845,900 | \$962,878 |
| Sales Price | \$730,433 | \$974,295 | \$715,250 | \$773,292 | \$1,113,596 | \$1,078,996 | \$1,130,665 | \$1,191,180 | \$954,545 | \$894,404 | \$997,169 | \$847,359 | \$997,673 |
| SP:LP% | 105.38% | 100.23% | 108.28% | 105.13% | 107.36% | 104.33% | 104.40% | 104.59% | 103.14% | 102.10% | 101.41% | 102.27% | 104.20% |
| SP to AV | 1.26 | 1.18 | 1.30 | 1.23 | 1.23 | 1.21 | 1.18 | 1.17 | 1.15 | 1.13 | 1.16 | 1.17 | 1.19 |
| # Units Sold | 15 | 9 | 12 | 26 | 28 | 35 | 39 | 43 | 21 | 26 | 23 | 17 | 294 |
| 3 Mo Rate of Ab | 0.77 | 1.53 | 2.03 | 2.78 | 1.92 | 1.32 | 1.05 | 0.88 | 0.89 | 1.00 | 1.22 | 1.02 | 1.37 |
| Active Listings | 16 | 27 | 25 | 42 | 38 | 37 | 34 | 33 | 29 | 28 | 27 | 22 | 30 |
| Under Contracts | 20 | 27 | 38 | 44 | 63 | 62 | 51 | 28 | 35 | 34 | 27 | 24 | 38 |

Flashback! YTD 2024 vs YTD 2025

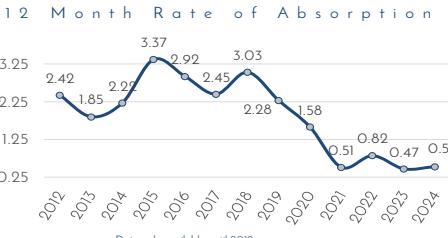
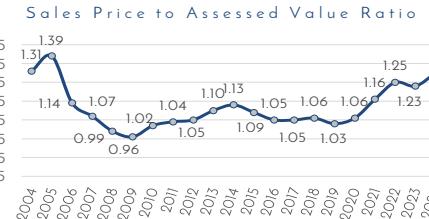
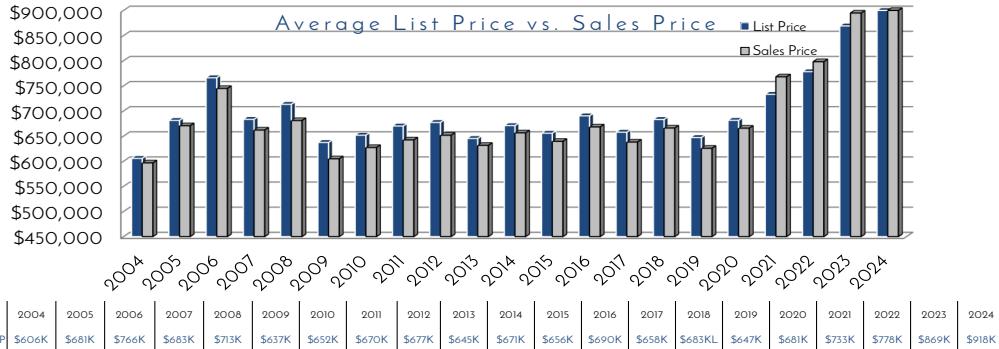
| YTD | 2024 | 2025 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 20 | 25 | 24.63% |
| Sales Price | \$967,610 | \$997,673 | 3.11% |
| LP:SP | 106.56% | 104.20% | -2.22% |
| SP:AV | 1.30 | 1.191 | -8.24% |

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 354 | 294 | -16.95% |
| Rate of Ab 3 Mo | 1.21 | 1.37 | 12.71% |
| Actives | 26 | 30 | 16.61% |
| Under Contracts | 46 | 38 | -17.34% |

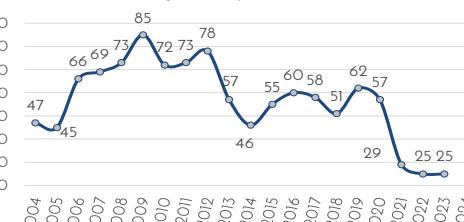
Bernards Township Yearly Market Trends



Bernards Township Yearly Market Trends



Average Days on Market



Number of Units Sold

