

# Bernards Twp.

## November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	155 Jamestown Road	OneFloor	1	1.0	8	\$325,000	\$325,000	\$325,000	100.00%	\$304,700	1.07
2	40 Commonwealth Drive	TwnIntUn	2	2.0	86	\$445,000	\$399,900	\$405,000	101.28%	\$386,300	1.05
3	188 Jamestown Road	OneFloor	2	2.0	40	\$439,900	\$439,900	\$420,000	95.48%	\$396,800	1.06
4	2704 Hemlock Place	MultiFlr	3	2.1	15	\$525,000	\$525,000	\$505,000	96.19%	\$429,500	1.18
5	417 Penns Way	TwnEndUn	2	2.1	163	\$525,000	\$510,000	\$510,000	100.00%	\$425,200	1.20
6	148 Firethorne Trail	TwnEndUn	2	2.1	21	\$535,000	\$535,000	\$565,000	105.61%	\$491,200	1.15
7	21 Dexter Drive N	TwnIntUn	2	2.1	85	\$769,000	\$725,000	\$725,000	100.00%	\$652,900	1.11
8	68 Conkling Street	Colonial	4	2.1	79	\$899,000	\$899,000	\$860,000	95.66%	\$846,800	1.02
9	48 Dexter Drive N	TwnIntUn	3	3.1	99	\$875,000	\$845,000	\$875,000	103.55%	\$724,000	1.21
10	254 Patriot Hill Drive	TwnIntUn	3	2.1	23	\$875,000	\$875,000	\$900,000	102.86%	\$814,300	1.11
11	17 Sun Road	RanchExp	3	2.0	13	\$873,000	\$873,000	\$950,000	108.82%	\$667,900	1.42
12	50 Cherry Lane	CapeCod	4	3.0	15	\$850,000	\$850,000	\$960,000	112.94%	\$848,900	1.13
13	73 Conkling Street	Colonial	4	2.1	14	\$895,000	\$895,000	\$995,000	111.17%	\$766,300	1.30
14	28 Franklin Drive	Colonial	4	2.1	15	\$1,079,000	\$1,079,000	\$1,100,000	101.95%	\$906,600	1.21
15	79 Culberson Road	RanchExp	5	3.1	43	\$1,425,000	\$1,329,000	\$1,200,000	90.29%	\$1,254,600	0.96
16	163 Smoke Rise Road	Colonial	4	3.1	17	\$1,179,000	\$1,179,000	\$1,201,111	101.88%	\$1,005,000	1.20
17	37 Riverside Drive	Bi-Level	4	3.1	11	\$1,129,000	\$1,129,000	\$1,213,765	107.51%	\$909,500	1.33
18	28 Everson Place	Custom	5	3.1	84	\$1,350,000	\$1,350,000	\$1,250,000	92.59%	\$1,110,900	1.13
19	110 Juniper Way	Colonial	5	2.1	12	\$1,185,000	\$1,185,000	\$1,250,000	105.49%	\$1,095,400	1.14
20	12 Manchester Drive	Colonial	5	2.1	8	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$1,135,100	1.10
21	45 Spencer Road	Colonial	4	3.1	12	\$1,295,000	\$1,295,000	\$1,300,000	100.39%	\$1,178,400	1.10
22	18 Beacon Crest Drive	Colonial	4	4.0	20	\$1,785,000	\$1,785,000	\$1,725,000	96.64%	\$1,440,400	1.20
23	39 Van Holten Road	Colonial	4	5.1	8	\$2,400,000	\$2,400,000	\$2,450,000	102.08%	\$1,891,700	1.30
AVERAGE					39	\$995,996	\$985,991	\$997,169	101.41%		1.16

### *"Active"* Listings in Bernards Twp

Number of Units: 27  
Average List Price: \$933,689  
Average Days on Market: 43

### *"Under Contract"* Listings in Bernards Twp

Number of Units: 27  
Average List Price: \$1,091,456  
Average Days on Market: 22

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		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		\$970,057
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		\$1,006,898
SP:LP%	105.38%	100.23%	108.28%	105.13%	107.36%	104.33%	104.40%	104.59%	103.14%	102.10%	101.41%		104.32%
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		1.19
# Units Sold	15	9	12	26	28	35	39	43	21	26	23		277
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		1.40
Active Listings	16	27	25	42	38	37	34	33	29	28	27		31
Under Contracts	20	27	38	44	63	62	51	28	35	34	27		39

Flashback! YTD 2024 vs YTD 2025

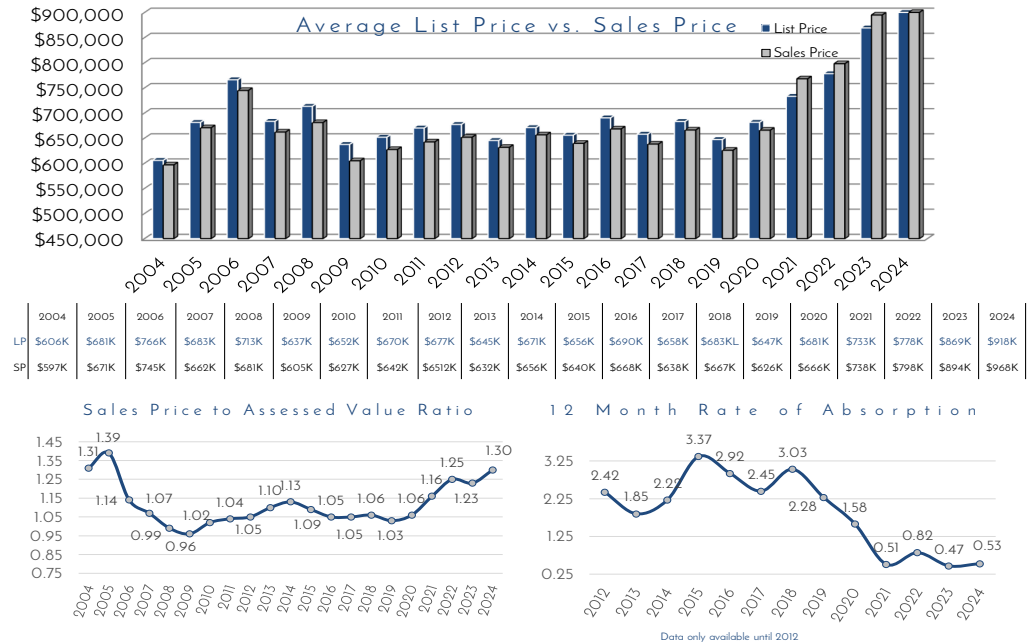
YTD	2024	2025	% Change
DOM	21	25	22.68%
Sales Price	\$970,565	\$1,006,898	3.74%
LP:SP	106.72%	104.32%	-2.26%
SP:AV	1.30	1.192	-8.60%

Prominent Properties

Sotheby's  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	325	277	-14.77%
Rate of Ab 3 Mo	1.11	1.40	26.04%
Actives	27	31	14.68%
Under Contracts	48	39	-18.13%

Bernards Township Yearly Market Trends



Bernards Township Yearly Market Trends

