

# Bernard's Twp.

## August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	59 Commonwealth Drive	OneFloor	1	1.0	21	\$260,000	\$260,000	\$255,000	98.08%	\$229,100	1.11
2	306 Potomac Drive	TwnEndUn	1	1.0	10	\$280,000	\$280,000	\$292,000	104.29%	\$259,500	1.13
3	17 Alexandria Way	TwnEndUn	2	1.0	9	\$299,900	\$299,900	\$299,900	100.00%	\$262,000	1.14
4	88 Jamestown Road	OneFloor	2	1.0	39	\$305,000	\$305,000	\$305,000	100.00%	\$266,800	1.14
5	129 Alexandria Way	OneFloor	2	2.0	32	\$347,500	\$347,500	\$330,000	94.96%	\$303,600	1.09
6	101 Potomac Drive	FirstFlr	2	1.0	26	\$329,000	\$329,000	\$340,000	103.34%	\$286,500	1.19
7	446 Penns Way	TwnIntUn	2	2.1	30	\$350,000	\$350,000	\$361,000	103.14%	\$324,100	1.11
8	260 English Place	TwnEndUn	3	2.1	43	\$399,900	\$399,900	\$370,000	92.52%	\$367,500	1.01
9	85 Woodward Lane	TwnIntUn	2	2.1	0	\$370,000	\$370,000	\$370,000	100.00%	\$350,600	1.06
10	201 W Oak Street	CapeCod	3	1.1	41	\$499,000	\$499,000	\$485,000	97.19%	\$421,000	1.15
11	37 Newell Drive	Bi-Level	4	1.2	44	\$549,900	\$524,800	\$510,000	97.18%	\$465,300	1.10
12	50 Dorchester Drive	TwnIntUn	3	2.1	43	\$499,999	\$499,999	\$510,000	102.00%	\$470,300	1.08
13	93 Aspen Drive	TwnEndUn	3	3.0	11	\$500,000	\$500,000	\$515,000	103.00%	\$407,600	1.26
14	49 Newell Drive	Bi-Level	4	2.0	44	\$570,000	\$560,000	\$560,000	100.00%	\$492,300	1.14
15	42 Cross Road	SplitLev	5	2.1	19	\$599,000	\$599,000	\$635,000	106.01%	\$490,400	1.29
16	71 Dorchester Drive	TwnIntUn	4	2.1	14	\$650,000	\$650,000	\$660,000	101.54%	\$572,800	1.15
17	35 Concord Lane	Colonial	4	2.1	12	\$599,999	\$599,999	\$665,000	110.83%	\$575,900	1.15
18	18 Dayton Street	Colonial	3	2.1	15	\$700,000	\$700,000	\$670,000	95.71%	\$612,600	1.09
19	11 Dexter Drive N	TwnIntUn	2	3.1	9	\$635,000	\$635,000	\$685,000	107.87%	\$601,800	1.14
20	102 Patriot Hill Drive	TwnIntUn	3	2.1	61	\$705,000	\$705,000	\$730,000	103.55%	\$614,100	1.19

Prominent  
Properties

Sotheby's  
INTERNATIONAL REALTY

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	21 Patriot Hill Drive	TwnEndUn	3	2.1	19	\$749,900	\$749,900	\$740,000	98.68%	\$652,400	1.13
22	70 Patriot Hill Drive	TwnIntUn	4	2.1	9	\$699,000	\$699,000	\$743,000	106.29%	\$633,300	1.17
23	21 Georgetown Court	TwnEndUn	3	2.1	15	\$775,000	\$775,000	\$775,000	100.00%	\$710,400	1.09
24	4 Goltra Drive	Custom	5	3.1	36	\$825,000	\$825,000	\$810,000	98.18%	\$609,800	1.33
25	60 Kensington Road	RanchExp	4	3.0	22	\$899,000	\$850,000	\$850,000	100.00%	\$735,500	1.16
26	72 Goltra Drive	Bi-Level	4	2.1	9	\$828,500	\$828,500	\$875,000	105.61%	\$685,900	1.28
27	70 Lurline Drive	SplitLev	4	2.1	26	\$850,000	\$850,000	\$880,000	103.53%	\$650,400	1.35
28	19 Hansom Road	Colonial	5	3.1	26	\$890,000	\$890,000	\$891,000	100.11%	\$791,900	1.13
29	8 Austin Drive	TwnIntUn	3	3.1	24	\$880,000	\$880,000	\$931,990	105.91%	\$742,900	1.25
30	26 Regent Circle	Custom	4	3.1	30	\$1,049,000	\$999,000	\$950,000	95.10%	\$861,100	1.10
31	41 Ellis Drive	RanchRas	5	3.1	8	\$974,000	\$974,000	\$950,000	97.54%	\$776,800	1.22
32	42 Hansom Road	Colonial	3	3.1	15	\$888,000	\$888,000	\$958,000	107.88%	\$790,700	1.21
33	11 Frederick Court	Colonial	4	2.2	13	\$940,000	\$940,000	\$977,000	103.94%	\$840,900	1.16
34	23 Dickinson Road	TwnEndUn	4	3.1	16	\$959,900	\$959,900	\$980,000	102.09%	\$820,800	1.19
35	185 Old Army Road	Colonial	4	2.2	19	\$999,000	\$999,000	\$999,000	100.00%	\$851,700	1.17
36	6 Springfield Lane	TwnEndUn	5	3.1	9	\$1,050,000	\$1,050,000	\$999,999	95.24%	\$952,700	1.05
37	48 Carlisle Road	Colonial	5	3.1	36	\$1,100,000	\$1,100,000	\$1,060,000	96.36%	\$817,400	1.30
38	10 Carriage Way	Colonial	5	3.1	21	\$1,149,000	\$1,149,000	\$1,175,000	102.26%	\$1,016,900	1.16
39	63 Hickory Drive	Contemp	4	3.1	9	\$1,149,000	\$1,149,000	\$1,175,432	102.30%	\$892,300	1.32
40	28 Ash Street	CapeCod	5	3.2	7	\$1,288,000	\$1,288,000	\$1,255,000	97.44%	\$759,400	1.65

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41	21 Palmerston Place	Colonial	5	3.1	8	\$1,085,000	\$1,085,000	\$1,302,000	120.00%	\$1,008,200	1.29
42	367 Grist Mill Drive	Colonial	4	2.2	9	\$1,175,000	\$1,175,000	\$1,325,000	112.77%	\$915,100	1.45
43	21 Wellington Drive	Colonial	4	4.1	17	\$1,385,000	\$1,385,000	\$1,370,000	98.92%	\$1,171,300	1.17
44	15 Carriage Way	Colonial	5	4.1	14	\$1,299,000	\$1,299,000	\$1,450,000	111.62%	\$1,121,700	1.29
45	35 Launcelot Lane	Colonial	6	3.1	3	\$1,595,000	\$1,595,000	\$1,595,000	100.00%	\$1,097,800	1.45
46	34 Baltusrol Way	Colonial	7	5.1	6	\$2,295,000	\$2,295,000	\$2,350,000	102.40%	\$1,472,000	1.60
AVERAGE					21	\$809,250	\$806,335	\$824,246	101.86%		1.20

### "Active" Listings in Bernards Twp

Number of Units: 42  
 Average List Price: \$1,061,824  
 Average Days on Market: 55

### "Under Contract" Listings in Bernards Twp

Number of Units: 60  
 Average List Price: \$882,452  
 Average Days on Market: 37

# Bernards Twp 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	37	40	25	23	22	22	23	21					25
List Price	\$701,590	\$787,103	\$595,223	\$746,277	\$763,403	\$902,358	\$872,244	\$806,335					\$794,120
Sales Price	\$708,200	\$804,117	\$626,277	\$771,083	\$790,213	\$953,350	\$895,459	\$824,246					\$820,545
SP:LP%	100.94%	101.48%	106.08%	104.43%	104.05%	105.93%	103.62%	101.86%					103.70%
SP to AV	1.23	1.18	1.25	1.29	1.28	1.28	1.25	1.20					1.25
# Units Sold	30	19	26	35	34	52	59	46					301
3 Mo Rate of Ab	0.65	1.04	0.96	1.77	1.58	1.47	1.31	0.90					1.21
Active Listings	20	34	20	43	53	52	57	42					40
Under Contracts	33	46	81	72	93	88	59	60					67

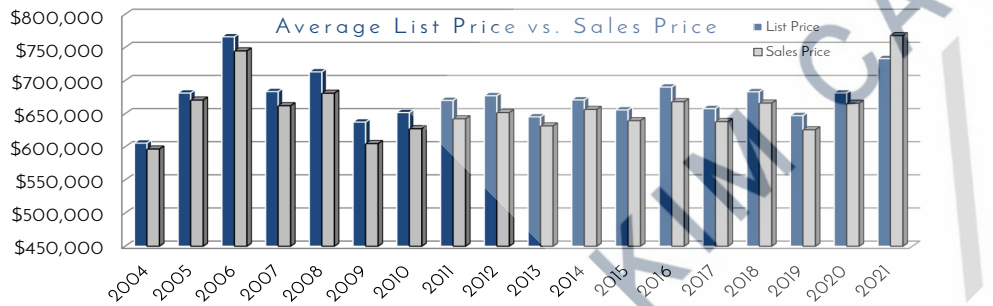
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	30	25	-16.28%
Sales Price	\$755,030	\$820,545	8.68%
LP:SP	100.89%	103.70%	2.79%
SP:AV	1.16	1.25	7.38%

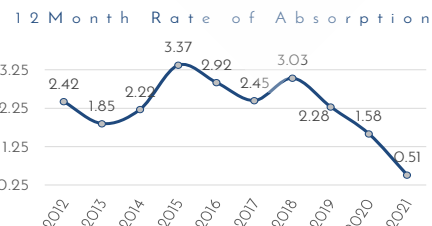
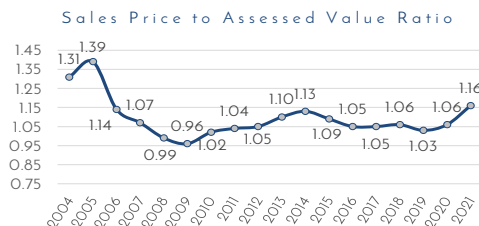
Prominent  
Properties  
  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	387	301	-22.22%
Rate of Ab 3 Mo	0.85	0.90	5.88%
Actives	51	42	-17.65%
Under Contracts	84	60	-28.57%

## Bernard's Township Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$605,619	\$681,163	\$766,082	\$683,388	\$713,173	\$637,374	\$651,757	\$670,020	\$677,152	\$645,259	\$670,853	\$655,720	\$690,241	\$657,761	\$683,114	\$647,183	\$681,375	\$733,134
SP	\$596,708	\$670,611	\$744,810	\$662,036	\$680,906	\$604,844	\$627,315	\$642,410	\$651,718	\$631,612	\$656,462	\$639,561	\$668,220	\$638,122	\$666,075	\$625,793	\$665,737	\$737,945

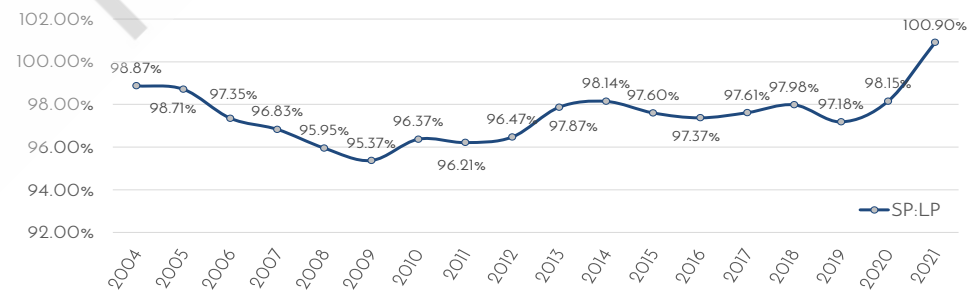


Data only available until 2012

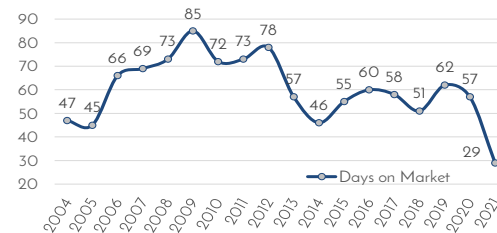
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Bernard's Township Yearly Market Trends

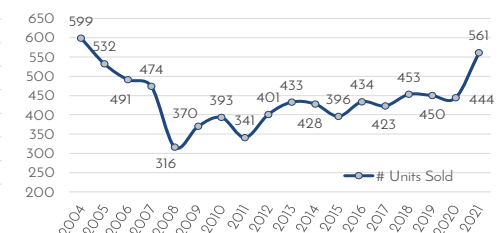
### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold



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Not intended to solicit a property already listed.