

Bernard's Twp.

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	135 Jamestown Road	OneFloor	1	1.0	92	\$239,000	\$239,000	\$245,000	102.51%	\$207,100	1.18
2	268 Potomac Drive	OneFloor	1	1.0	13	\$234,900	\$234,900	\$250,000	106.43%	\$193,000	1.30
3	228 Alexandria Way	OneFloor	1	1.0	15	\$275,000	\$275,000	\$285,000	103.64%	\$237,700	1.20
4	201 Alexandria Way	OneFloor	1	1.0	15	\$260,000	\$260,000	\$290,000	111.54%	\$238,300	1.22
5	240 Alexandria Way	OneFloor	2	2.0	13	\$330,000	\$330,000	\$330,000	100.00%	\$279,600	1.18
6	23 Springvalley Boulevard	OneFloor	2	2.0	16	\$335,000	\$335,000	\$335,000	100.00%	\$304,600	1.10
7	10 Alexandria Way	OneFloor	2	2.0	29	\$360,000	\$355,000	\$338,000	95.21%	\$306,800	1.10
8	338 Potomac Drive	OneFloor	2	1.0	22	\$329,000	\$329,000	\$350,000	106.38%	\$288,000	1.22
9	221 Potomac Drive	OneFloor	2	2.0	7	\$358,000	\$358,000	\$360,000	100.56%	\$294,900	1.22
10	139 Alexandria Way	OneFloor	2	1.0	11	\$325,000	\$325,000	\$362,000	111.38%	\$264,600	1.37
11	21 Potomac Drive	OneFloor	2	2.0	10	\$359,000	\$359,000	\$365,000	101.67%	\$307,500	1.19
12	7 Baldwin Court	TwnIntUn	2	2.1	34	\$400,000	\$400,000	\$380,000	95.00%	\$371,500	1.02
13	177 Locust Lane	TwnEndUn	2	2.1	80	\$429,000	\$399,000	\$385,000	96.49%	\$420,100	0.92
14	277 Penns Way	TwnIntUn	3	2.1	9	\$399,000	\$399,000	\$425,000	106.52%	\$367,000	1.16
15	281 Crabtree Ctourt	TwnEndUn	2	2.1	48	\$455,000	\$455,000	\$445,000	97.80%	\$403,300	1.10
16	48 Countryside Drive	TwnEndUn	2	2.1	6	\$399,000	\$399,000	\$466,000	116.79%	\$335,200	1.39
17	183 Arbor Circle	TwnEndUn	2	3.0	35	\$500,000	\$500,000	\$475,000	95.00%	\$416,800	1.14
18	20 Village Drive	TwnIntUn	3	2.1	14	\$470,000	\$470,000	\$535,000	113.83%	\$424,500	1.26
19	85 Spencer Road	Ranch	3	1.1	17	\$559,000	\$559,000	\$550,000	98.39%	\$522,900	1.05
20	6 Castle Way	Ranch	3	2.0	13	\$699,900	\$699,900	\$610,000	87.16%	\$587,200	1.04
21	16 Raleigh Court	TwnIntUn	3	2.1	12	\$589,000	\$589,000	\$615,000	104.41%	\$487,800	1.26
22	145 Arbor Circle	Duplex	3	2.1	13	\$550,000	\$550,000	\$620,000	112.73%	\$499,300	1.24
23	5 Plymouth Court	HalfDupl	3	2.1	18	\$589,000	\$589,000	\$631,000	107.13%	\$520,500	1.21
24	1 Dorchester Drive	TwnEndUn	3	2.1	8	\$599,900	\$599,900	\$665,000	110.85%	\$491,700	1.35
25	26 Fairbanks Lane	TwnIntUn	2	3.1	56	\$659,000	\$675,000	\$675,000	100.00%	\$572,800	1.18

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
26	38 Church Street	CapeCod	3	2.0	27	\$695,000	\$679,000	\$679,000	100.00%	\$415,400	1.63
27	37 Lurline Drive	Ranch	4	2.0	13	\$659,900	\$659,900	\$685,000	103.80%	\$571,600	1.20
28	128 Constitution Way	TwnIntUn	3	2.1	9	\$685,000	\$685,000	\$722,000	105.40%	\$560,300	1.29
29	311 Lyons Road	Colonial	4	2.1	24	\$750,000	\$750,000	\$730,000	97.33%	\$673,700	1.08
30	314 Alexandria Way	Colonial	3	2.1	9	\$699,000	\$699,000	\$735,000	105.15%	\$576,100	1.28
31	17 Patriot Hill Drive	TwnIntUn	3	2.1	14	\$705,000	\$705,000	\$764,800	108.48%	\$643,800	1.19
32	38 Huntington Road	Colonial	3	2.1	17	\$725,000	\$725,000	\$810,000	111.72%	\$658,200	1.23
33	48 Goltra Drive	Ranch	3	2.1	8	\$815,000	\$815,000	\$815,000	100.00%	\$693,400	1.18
34	500 Mount Airy Road	Custom	4	3.0	19	\$799,000	\$799,000	\$835,786	104.60%	\$620,000	1.35
35	74 Hartley Lane	Colonial	4	3.1	30	\$829,999	\$829,999	\$845,000	101.81%	\$681,200	1.24
36	70 E Lewis Street	SplitLev	4	2.1	17	\$759,900	\$759,900	\$865,000	113.83%	\$654,300	1.32
37	30 Fairview Drive East	CapeCod	4	2.1	15	\$818,900	\$818,900	\$876,000	106.97%	\$649,700	1.35
38	35 Liberty Ridge Road	Colonial	4	3.1	12	\$825,000	\$825,000	\$900,000	109.09%	\$752,500	1.20
39	24 Georgetown Court	TwnEndUn	3	3.1	29	\$899,000	\$889,000	\$920,000	103.49%	\$787,400	1.17
40	36 Hickory Drive	Contemp	4	3.1	14	\$899,000	\$899,000	\$950,000	105.67%	\$767,800	1.24
41	24 Woodstone Road	Colonial	4	3.0	22	\$925,000	\$925,000	\$950,000	102.70%	\$786,900	1.21
42	26 Liberty Ridge Road	Colonial	4	3.1	14	\$879,000	\$879,000	\$999,999	113.77%	\$785,500	1.27
43	16 Lenape Court	Colonial	4	3.1	23	\$1,099,000	\$1,099,000	\$1,130,000	102.82%	\$932,000	1.21
44	26 Stockmar Drive	Custom	4	2.1	20	\$1,075,000	\$1,075,000	\$1,182,500	110.00%	\$873,000	1.35
45	10 Blackburn Road	Colonial	5	3.1	35	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$1,036,800	1.21
46	140 Linden Drive	Colonial	5	3.0	10	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	\$908,300	1.38
47	3474 Valley Road	Colonial	4	4.1	18	\$1,128,000	\$1,128,000	\$1,275,000	113.03%	\$961,300	1.33
48	47 Sentinel Drive	Colonial	4	3.1	15	\$1,189,000	\$1,189,000	\$1,290,000	108.49%	\$938,100	1.38
49	10 Somerville Road	RanchExp	3	4.1	12	\$1,299,000	\$1,299,000	\$1,300,000	100.08%	\$704,800	1.84
50	43 Keystone Court	Colonial	5	3.1	45	\$1,595,000	\$1,525,000	\$1,425,000	93.44%	\$1,283,600	1.11

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Properties

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51	76 S Stone Hedge Drive	Colonial	5	4.1	10	\$1,495,000	\$1,495,000	\$1,615,000	108.03%	\$1,261,800	1.28
52	100 Old Stage Coach Road	Colonial	5	4.2	37	\$1,849,000	\$1,849,000	\$1,750,000	94.65%	\$1,382,400	1.27
53	56 Van Holten Road	Custom	6	6.0	22	\$1,800,000	\$1,800,000	\$1,875,000	104.17%	\$1,442,900	1.30
54	205 S Finley Avenue	Custom	5	8.2	17	\$1,849,000	\$1,849,000	\$1,900,000	102.76%	\$1,511,100	1.26
55	110 Lake Road	Custom	5	5.1	36	\$1,950,000	\$1,950,000	\$1,915,000	98.21%	\$1,423,400	1.35
56	8 Wolf Lane	Colonial	5	5.1	16	\$1,799,999	\$1,799,999	\$1,961,000	108.94%	\$1,409,900	1.39
57	22 Lyons Place	Colonial	5	5.1	23	\$2,100,000	\$2,100,000	\$2,110,000	100.48%	\$1,668,700	1.26
58	5 Deer Ridge Road	Colonial	6	6.1	22	\$2,134,000	\$2,134,000	\$2,134,000	100.00%	\$1,701,300	1.25
59	6 Pine Valley Court	Colonial	6	6.2	71	\$2,695,000	\$2,695,000	\$2,400,000	89.05%	\$1,676,800	1.43
AVERAGE					23	\$874,193	\$872,244	\$895,459	103.62%		1.25

"Active" Listings in Bernards Twp

Number of Units: 57
 Average List Price: \$1,054,681
 Average Days on Market: 35

"Under Contract" Listings in Bernards Twp

Number of Units: 59
 Average List Price: \$913,251
 Average Days on Market: 33

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						26
List Price	\$701,590	\$787,103	\$595,223	\$746,277	\$763,403	\$902,358	\$872,244						\$791,917
Sales Price	\$708,200	\$804,117	\$626,277	\$771,083	\$790,213	\$953,350	\$895,459						\$819,878
SP:LP%	100.94%	101.48%	106.08%	104.43%	104.05%	105.93%	103.62%						104.03%
SP to AV	1.23	1.18	1.25	1.29	1.28	1.28	1.25						1.26
# Units Sold	30	19	26	35	34	52	59						255
3 Mo Rate of Ab	0.65	1.04	0.96	1.77	1.58	1.47	1.31						1.25
Active Listings	20	34	20	43	53	52	57						40
Under Contracts	33	46	81	72	93	88	59						67

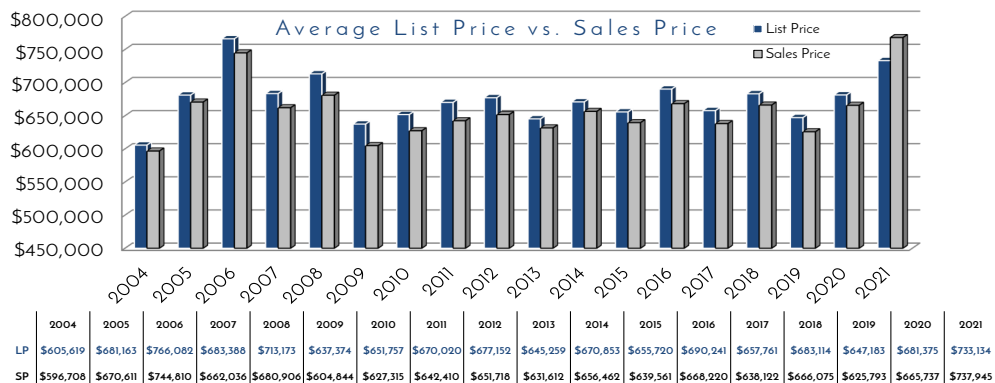
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	26	-19.09%
Sales Price	\$745,860	\$819,878	9.92%
LP:SP	100.69%	104.03%	3.33%
SP:AV	1.16	1.26	8.93%

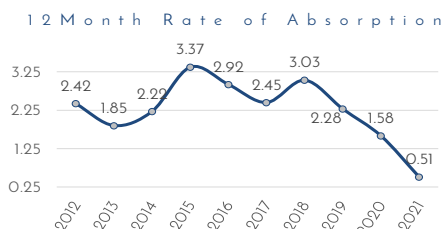
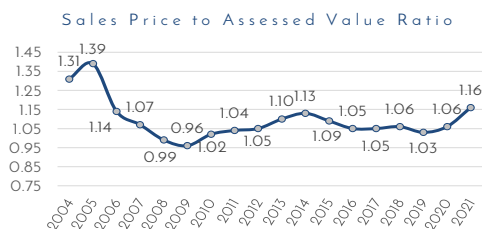
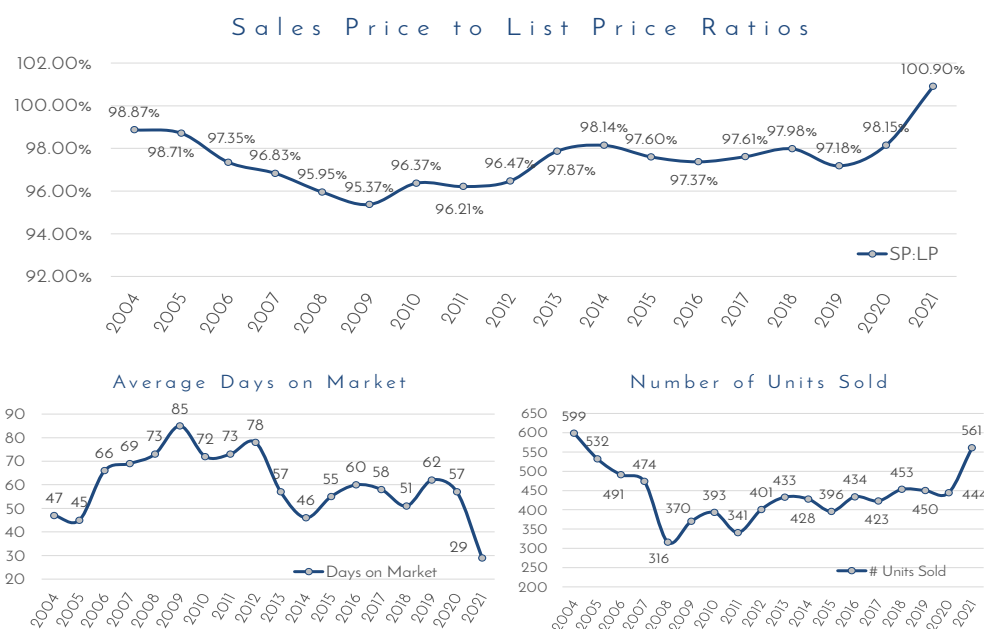
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	310	255	-17.74%
Rate of Ab 3 Mo	1.29	1.31	1.55%
Actives	75	57	-24.00%
Under Contracts	106	59	-44.34%

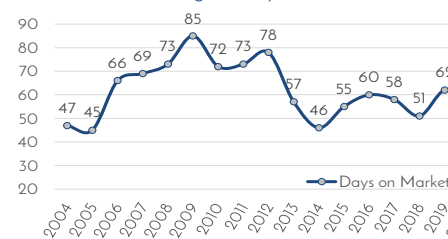
Bernard's Township Yearly Market Trends



Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold

