

# Bernard's Twp.

## June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	15 Countryside Drive	OneFloor	1	1.0	10	\$249,000	\$249,000	\$262,890	105.58%	\$208,800	1.26
2	313 Potomac Drive	OneFloor	2	2.0	18	\$305,000	\$305,000	\$305,000	100.00%	\$303,800	1.00
3	119 Alexandria Way	OneFloor	2	2.0	8	\$299,000	\$299,000	\$320,000	107.02%	\$274,300	1.17
4	253 Potomac Drive	OneFloor	2	1.0	15	\$315,000	\$315,000	\$340,000	107.94%	\$270,200	1.26
5	232 Potomac Drive	OneFloor	2	1.0	13	\$318,000	\$318,000	\$340,500	107.08%	\$301,300	1.13
6	110 Jamestown Road	OneFloor	2	2.0	16	\$335,000	\$335,000	\$345,000	102.99%	\$273,800	1.26
7	463 Penns Way	TwnIntUn	2	2.1	0	\$365,000	\$365,000	\$360,000	98.63%	\$327,100	1.10
8	66 Baldwin Court	OneFloor	2	2.0	8	\$315,000	\$315,000	\$360,000	114.29%	\$283,500	1.27
9	254 Penns Way	TwnEndUn	2	2.1	14	\$359,000	\$359,000	\$375,000	104.46%	\$325,000	1.15
10	3 Baldwin Court	TwnIntUn	2	2.1	8	\$379,000	\$379,000	\$406,000	107.12%	\$298,900	1.36
11	84 Countryside Drive	TwnEndUn	2	2.1	48	\$399,900	\$399,900	\$450,000	112.53%	\$346,000	1.30
12	20 Valley View Drive	TwnEndUn	2	2.1	14	\$480,000	\$480,000	\$473,000	98.54%	\$371,700	1.27
13	43 Newell Drive	Bi-Level	5	1.1	42	\$525,000	\$525,000	\$480,000	91.43%	\$482,400	1.00
14	100 Village Drive	TwnIntUn	3	2.1	14	\$450,000	\$450,000	\$500,000	111.11%	\$405,500	1.23
15	42 Concord Lane	SplitLev	4	2.1	45	\$655,000	\$625,000	\$625,000	100.00%	\$524,900	1.19
16	39 Musket Drive	TwnIntUn	3	2.1	13	\$639,900	\$639,900	\$650,000	101.58%	\$491,100	1.32
17	252 Lyons Road	Colonial	3	3.1	7	\$689,000	\$689,000	\$704,000	102.18%	\$582,600	1.21
18	70 Dorchester Drive	TwnEndUn	3	2.1	17	\$659,900	\$659,900	\$736,500	111.61%	\$570,500	1.29
19	23 Lee Place	Colonial	3	2.2	13	\$700,000	\$700,000	\$770,000	110.00%	\$574,500	1.34
20	227 Patriot Hill Drive	TwnIntUn	3	2.1	12	\$699,999	\$699,999	\$783,786	111.97%	\$590,000	1.33

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	4 Sherwood Drive	SplitLev	4	2.1	17	\$699,000	\$699,000	\$792,500	113.38%	\$650,100	1.22
22	61 Queen Anne Drive	SplitLev	4	2.1	11	\$699,000	\$699,000	\$800,000	114.45%	\$698,700	1.14
23	15 Georgetown Court	TwnEndUn	3	2.1	20	\$769,999	\$769,999	\$825,000	107.14%	\$752,400	1.10
24	28 Gerard Avenue	Bi-Level	4	2.1	15	\$839,000	\$839,000	\$845,000	100.72%	\$581,300	1.45
25	6 Hansom Road	Colonial	4	3.1	14	\$835,000	\$835,000	\$890,001	106.59%	\$740,500	1.20
26	26 Compton Court	Contemp	4	2.1	50	\$855,000	\$855,000	\$925,000	108.19%	\$772,800	1.20
27	71 Annin Road	Colonial	4	2.1	15	\$899,000	\$899,000	\$930,000	103.45%	\$773,600	1.20
28	14 Wedgewood Drive	Colonial	4	2.1	9	\$950,000	\$950,000	\$940,000	98.95%	\$489,800	1.92
29	135 Spencer Road	Custom	4	2.1	9	\$845,000	\$845,000	\$945,000	111.83%	\$742,900	1.27
30	26 Madisonville Road	Colonial	4	2.2	28	\$899,000	\$899,000	\$950,023	105.68%	\$556,200	1.71
31	133 Riverside Drive	Custom	4	2.1	10	\$929,000	\$929,000	\$989,000	106.46%	\$752,000	1.32
32	2 Tartan Drive	Colonial	4	2.2	15	\$899,000	\$899,000	\$995,000	110.68%	\$827,700	1.20
33	15 Summit Drive	Colonial	4	2.1	20	\$898,000	\$898,000	\$999,000	111.25%	\$856,900	1.17
34	40 Canter Drive	Colonial	4	3.0	20	\$1,099,000	\$1,099,000	\$1,150,000	104.64%	\$754,700	1.52
35	1 Joanna Court	Colonial	4	3.1	13	\$1,049,000	\$1,049,000	\$1,155,000	110.10%	\$823,300	1.40
36	27 Chimney Ash Farm Road	Colonial	5	3.1	10	\$1,090,000	\$1,090,000	\$1,200,000	110.09%	\$921,200	1.30
37	17 Allegheny Drive	Colonial	5	3.1	19	\$1,225,000	\$1,225,000	\$1,225,000	100.00%	\$1,010,700	1.21
38	33 Wellington Drive	Colonial	5	4.1	16	\$1,250,000	\$1,250,000	\$1,305,000	104.40%	\$1,092,100	1.19
39	35 Governor Drive	Colonial	5	3.1	8	\$1,275,000	\$1,279,000	\$1,330,000	103.99%	\$1,184,000	1.12
40	17 E Ash Street	CapeCod	5	3.1	8	\$1,279,000	\$1,279,000	\$1,350,000	105.55%	\$1,012,300	1.33

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
41	15 Butternut Lane	Colonial	5	4.1	83	\$1,399,900	\$1,399,900	\$1,365,000	97.51%	\$1,235,100	1.11
42	48 Deer Ridge Road	Custom	3	4.1	11	\$1,150,000	\$1,150,000	\$1,365,000	118.70%	\$905,900	1.51
43	17 Manchester Drive	Colonial	4	3.1	18	\$1,275,000	\$1,275,000	\$1,400,000	109.80%	\$902,600	1.55
44	55 Independence Drive	Colonial	5	4.1	30	\$1,425,000	\$1,425,000	\$1,475,000	103.51%	\$1,188,400	1.24
45	265 Mount Prospect Road	Colonial	5	3.1	16	\$1,495,000	\$1,495,000	\$1,510,000	101.00%	\$1,086,300	1.39
46	1 Deer Ridge Road	Colonial	5	4.1	18	\$1,539,000	\$1,539,000	\$1,550,000	100.71%	\$1,073,200	1.44
47	103 Childs Road	Custom	4	3.1	14	\$1,450,000	\$1,450,000	\$1,595,000	110.00%	\$1,213,700	1.31
48	12 Brentwood Court	Colonial	4	6.3	186	\$1,745,000	\$1,745,000	\$1,690,000	96.85%	\$1,438,700	1.17
49	32 Primrose Lane	Colonial	4	3.1	15	\$1,525,000	\$1,525,000	\$1,715,000	112.46%	\$1,280,700	1.34
50	116 Darren Drive	Colonial	5	5.2	16	\$1,875,000	\$1,875,000	\$1,875,000	100.00%	\$1,464,000	1.28
51	134 S Alward Avenue	Colonial	4	4.1	17	\$1,799,000	\$1,799,000	\$1,927,000	107.12%	\$1,458,100	1.32
52	80 Annin Road	Colonial	5	4.2	69	\$1,850,000	\$1,850,000	\$1,980,000	107.03%	\$1,353,200	1.46
AVERAGE					22	\$902,858	\$902,358	\$953,350	105.93%		1.28

### "Active" Listings in Bernards Twp

Number of Units: 52  
Average List Price: \$967,779  
Average Days on Market: 41

### "Under Contract" Listings in Bernards Twp

Number of Units: 88  
Average List Price: \$948,095  
Average Days on Market: 28

# 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							27
List Price	\$701,590	\$787,103	\$595,223	\$746,277	\$763,403	\$902,358							\$767,737
Sales Price	\$708,200	\$804,117	\$626,277	\$771,083	\$790,213	\$953,350							\$797,126
SP:LP%	100.94%	101.48%	106.08%	104.43%	104.05%	105.93%							104.16%
SP to AV	1.23	1.18	1.25	1.29	1.28	1.28							1.26
# Units Sold	30	19	26	35	34	52							196
3 Mo Rate of Ab	0.65	1.04	0.96	1.77	1.58	1.47							1.25
Active Listings	20	34	20	43	53	52							37
Under Contracts	33	46	81	72	93	88							69

## Flashback! YTD 2021 vs YTD 2022

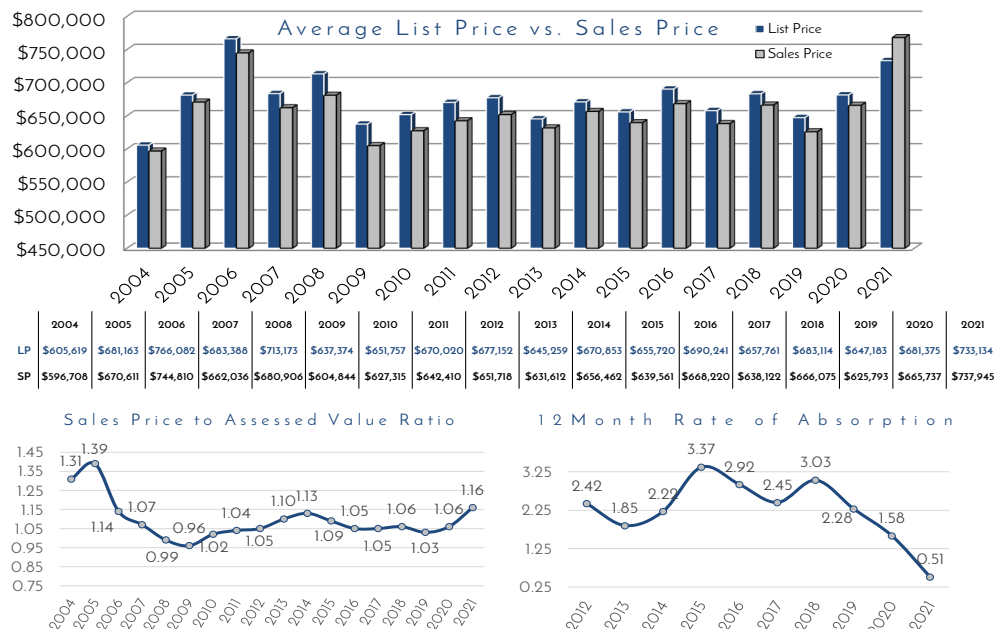
YTD	2021	2022	% Change
DOM	36	27	-26.04%
Sales Price	\$720,504	\$797,126	10.63%
LP:SP	100.37%	104.16%	3.78%
SP:AV	1.15	1.26	10.21%

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

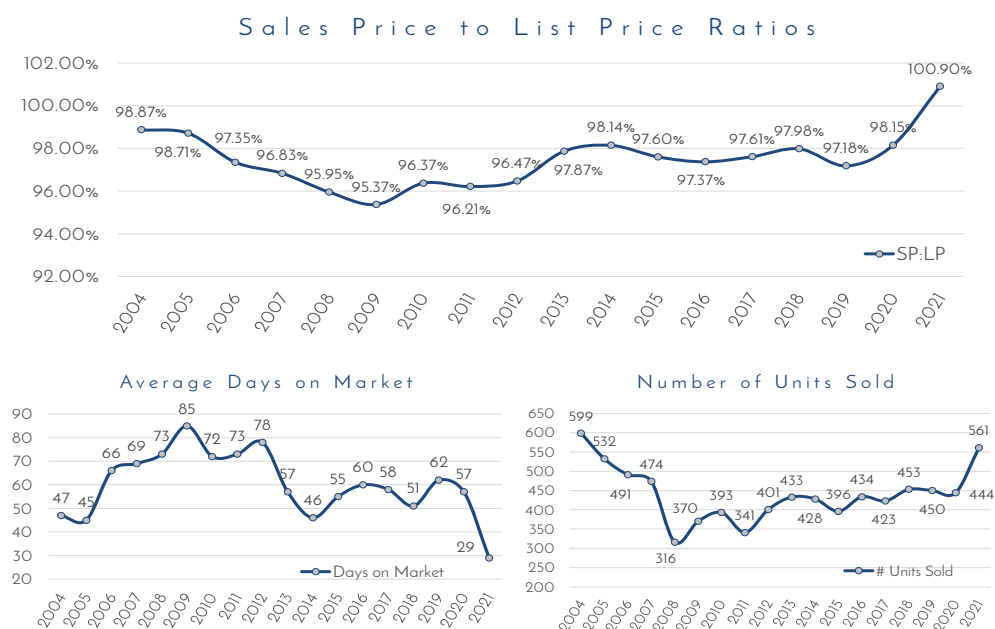
YTD	2021	2022	% Change
# Units Sold	245	196	-20.00%
Rate of Ab 3 Mo	1.76	1.47	-16.48%
Actives	83	52	-37.35%
Under Contracts	121	88	-27.27%

## Bernard's Township Yearly Market Trends



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

## Bernard's Township Yearly Market Trends



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Not intended to solicit a property already listed.