

Bernard's Twp.

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	189 English Place	OneFloor	2	1.0	25	\$212,000	\$212,000	\$212,000	100.00%	\$191,000	1.11
2	71 Commonwealth Drive	OneFloor	1	1.0	15	\$270,000	\$270,000	\$275,000	101.85%	\$230,000	1.20
3	78 Potomac Drive	OneFloor	1	1.0	8	\$275,000	\$275,000	\$282,000	102.55%	\$255,500	1.10
4	312 Penns Way	OneFloor	2	2.0	63	\$350,000	\$315,000	\$315,000	100.00%	\$282,200	1.12
5	10 Smithfield Court	OneFloor	2	2.0	18	\$319,000	\$319,000	\$319,000	100.00%	\$269,000	1.19
6	37 Alexandria Way	OneFloor	2	1.0	16	\$329,000	\$329,000	\$320,000	97.26%	\$258,300	1.24
7	49 Baldwin Court	OneFloor	2	2.0	8	\$329,000	\$329,000	\$335,000	101.82%	\$273,800	1.22
8	120 Annin Road	Colonial	2	1.0	21	\$459,900	\$459,900	\$450,000	97.85%	\$506,900	0.89
9	418 Penns Way	TwnEndUn	3	2.1	8	\$409,900	\$409,900	\$450,000	109.78%	\$397,600	1.13
10	318 Alexandria Way	HalfDupl	3	2.1	44	\$560,000	\$560,000	\$560,000	100.00%	\$505,600	1.11
11	76 Commonwealth Drive	HalfDupl	3	2.1	11	\$575,000	\$575,000	\$592,000	102.96%	\$523,400	1.13
12	18 Cannon Court	TwnIntUn	4	2.1	23	\$685,000	\$685,000	\$711,000	103.80%	\$587,800	1.21
13	21 Newell Drive	Colonial	5	3.1	22	\$749,000	\$749,000	\$762,000	101.74%	\$709,000	1.07
14	30 N Brook Avenue	Bi-Level	5	4.0	35	\$849,000	\$819,000	\$837,500	102.26%	\$749,800	1.12
15	43 Hansom Road	Colonial	5	2.1	53	\$895,000	\$875,000	\$875,000	100.00%	\$809,300	1.08
16	4 Dickinson Road	TwnIntUn	3	3.1	40	\$899,000	\$899,000	\$895,000	99.56%	\$771,900	1.16
17	34 Canter Drive	Colonial	4	2.1	10	\$899,000	\$899,000	\$915,000	101.78%	\$771,500	1.19
18	15 Decker Street	Colonial	4	2.1	13	\$949,000	\$949,000	\$955,000	100.63%	\$832,200	1.15
19	100 Linden Drive	Contemp	5	3.1	108	\$1,250,000	\$1,149,000	\$1,100,000	95.74%	\$862,400	1.28
20	38 Fairview Drive South	Colonial	6	3.1	17	\$1,099,000	\$1,099,000	\$1,110,500	101.05%	\$862,000	1.29
21	15 Queenberry Way	Colonial	5	3.1	30	\$1,195,000	\$1,195,000	\$1,150,000	96.23%	\$978,900	1.17
22	25 Stone Ridge Lane	Colonial	4	2.1	19	\$1,350,000	\$1,350,000	\$1,320,000	97.78%	\$1,100,400	1.20
23	22 Launcelot Lane	Colonial	4	4.1	11	\$1,479,000	\$1,479,000	\$1,579,000	106.76%	\$1,102,900	1.43
AVERAGE					27	\$712,470	\$704,383	\$709,565	100.93%		1.16

"Active" Listings in Bernards Twp

Number of Units: 50
Average List Price: \$1,020,210
Average Days on Market: 53

"Under Contract" Listings in Bernards Twp

Number of Units: 48
Average List Price: \$772,806
Average Days on Market: 41

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	29	27			25
List Price	\$701,590	\$787,103	\$595,223	\$746,277	\$763,403	\$902,358	\$872,244	\$806,335	\$854,074	\$704,383			\$793,542
Sales Price	\$708,200	\$804,117	\$626,277	\$771,083	\$790,213	\$953,350	\$895,459	\$824,246	\$855,970	\$709,565			\$816,449
SP:LP%	100.94%	101.48%	106.08%	104.43%	104.05%	105.93%	103.62%	101.86%	100.67%	100.93%			103.26%
SP to AV	1.23	1.18	1.25	1.29	1.28	1.28	1.25	1.20	1.21	1.16			1.24
# Units Sold	30	19	26	35	34	52	59	46	31	23			355
3 Mo Rate of Ab	0.65	1.04	0.96	1.77	1.58	1.47	1.31	0.90	1.47	1.38			1.25
Active Listings	20	34	20	43	53	52	57	42	60	50			43
Under Contracts	33	46	81	72	93	88	59	60	44	48			62

Flashback! YTD 2021 vs YTD 2022

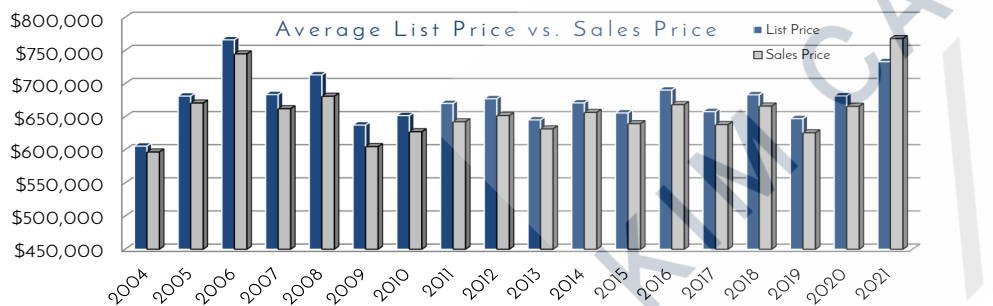
YTD	2021	2022	% Change
DOM	30	25	-14.65%
Sales Price	\$747,932	\$816,449	9.16%
LP:SP	100.91%	103.26%	2.33%
SP:AV	1.16	1.24	6.76%

Prominent
Properties

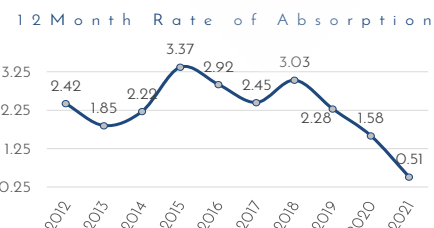
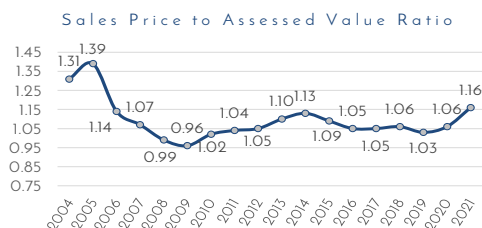
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INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	489	355	-27.40%
Rate of Ab 3 Mo	1.05	1.38	31.43%
Actives	51	50	-1.96%
Under Contracts	55	48	-12.73%

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

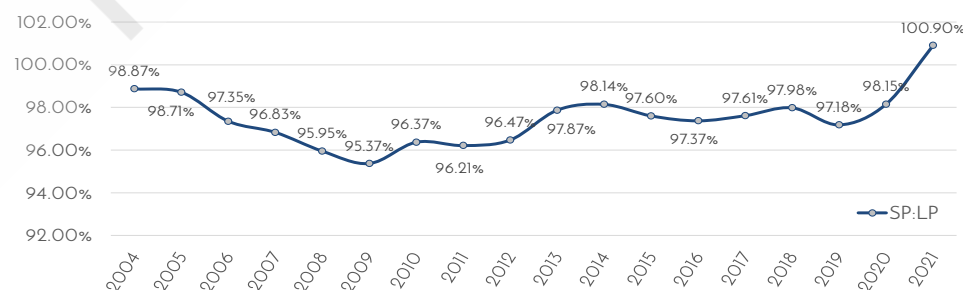


Data only available until 2012

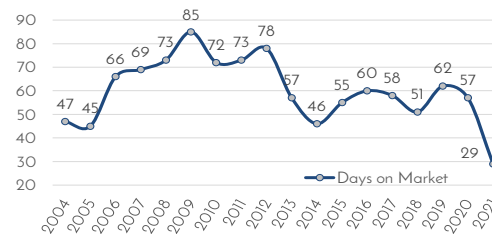
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Bernard's Township Yearly Market Trends

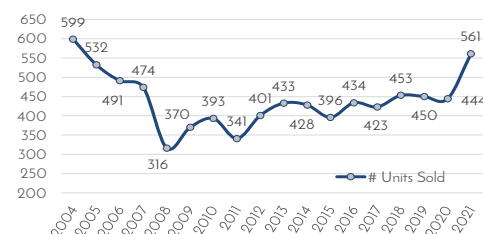
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.