

Bernard's Twp.

September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	14 Countryside Drive	OneFloor	1	1.0	13	\$249,000	\$249,000	\$249,000	100.00%	\$213,800	1.16
2	321 Potomac Drive	OneFloor	2	1.0	56	\$329,000	\$315,000	\$315,000	100.00%	\$276,000	1.14
3	44 Jamestown Road	OneFloor	2	2.0	15	\$350,000	\$350,000	\$344,000	98.29%	\$327,400	1.05
4	195 Jamestown Road	OneFloor	2	2.0	49	\$375,000	\$350,000	\$350,000	100.00%	\$286,700	1.22
5	122 Jamestown Road	OneFloor	2	2.0	29	\$359,900	\$359,900	\$350,000	97.25%	\$291,000	1.20
6	2701 Hemlock Place	TwnEndUn	2	2.1	41	\$399,000	\$379,900	\$385,000	101.34%	\$316,500	1.22
7	459 Penns Way	TwnIntUn	3	2.1	16	\$395,000	\$395,000	\$428,000	108.35%	\$372,800	1.15
8	9 Carswell Court	TwnIntUn	3	2.1	9	\$499,900	\$499,900	\$480,000	96.02%	\$461,000	1.04
9	20 Prescott Court	MultiFlr	2	2.1	48	\$509,000	\$509,000	\$496,000	97.45%	\$429,200	1.16
10	33 Cannon Court	TwnEndUn	3	2.1	14	\$609,000	\$609,000	\$635,000	104.27%	\$524,400	1.21
11	32 Ash Street	CapeCod	3	1.1	15	\$688,000	\$688,000	\$640,000	93.02%	\$434,500	1.47
12	27 Fairbanks Lane	TwnEndUn	2	2.1	8	\$649,000	\$649,000	\$700,000	107.86%	\$585,600	1.20
13	59 Patriot Hill Drive	TwnIntUn	3	2.1	21	\$715,000	\$715,000	\$741,000	103.64%	\$607,300	1.22
14	243 Patriot Hill Drive	TwnEndUn	3	2.1	21	\$739,000	\$739,000	\$763,800	103.36%	\$644,400	1.19
15	114 Goltra Drive	Colonial	4	2.1	37	\$850,000	\$850,000	\$850,000	100.00%	\$689,600	1.23
16	56 Canter Drive	RanchRas	5	3.1	7	\$799,900	\$799,900	\$880,000	110.01%	\$723,600	1.22
17	38 Hardscrabble Road	Colonial	5	2.2	50	\$979,000	\$925,000	\$925,000	100.00%	\$769,100	1.20
18	30 Palmerston Place	Colonial	4	2.1	15	\$920,000	\$920,000	\$967,365	105.15%	\$818,000	1.18
19	53 Harrison Brook Drive	Custom	5	4.0	15	\$999,900	\$999,900	\$999,900	100.00%	\$852,800	1.17
20	3251 Valley Road	Colonial	4	1.1	43	\$1,200,000	\$1,100,000	\$999,999	90.91%	\$696,000	1.44
21	269 Lyons Road	Custom	4	4.1	11	\$899,999	\$899,999	\$999,999	111.11%	\$711,200	1.41
22	19 Crest Drive	Colonial	4	4.1	80	\$1,199,999	\$1,123,000	\$1,060,000	94.39%	\$1,037,400	1.02
23	27 Juniper Way	Colonial	5	3.1	78	\$1,250,000	\$1,149,000	\$1,110,000	96.61%	\$903,200	1.23
24	12 Watchung Drive	Colonial	4	3.1	7	\$1,069,900	\$1,069,900	\$1,115,000	104.22%	\$856,100	1.30
25	48 Watchung Drive	Colonial	4	3.1	17	\$1,149,000	\$1,149,000	\$1,150,000	100.09%	\$912,600	1.26

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Bernard's Twp.

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26	145 Bernard Drive	Custom	5	4.1	16	\$1,199,900	\$1,199,900	\$1,250,000	104.18%	\$1,103,700	1.13
27	76 Culberson Road	Custom	5	4.1	49	\$1,485,000	\$1,400,000	\$1,300,000	92.86%	\$1,161,700	1.12
28	58 Summit Drive	Custom	6	4.1	16	\$1,249,000	\$1,249,000	\$1,331,000	106.57%	\$947,200	1.41
29	64 Morgan Lane	TwndEndUn	4	5.1	24	\$1,499,000	\$1,349,000	\$1,350,000	100.07%	\$1,117,400	1.21
30	14 Royal Oak Drive	Colonial	5	3.2	51	\$1,575,000	\$1,490,000	\$1,470,000	98.66%	\$1,406,600	1.05
31	27 River Farm Lane	Custom	5	3.2	27	\$1,995,000	\$1,995,000	\$1,900,000	95.24%		
AVERAGE					29	\$876,981	\$854,074	\$855,970	100.67%		1.21

"Active" Listings in Bernards Twp

Number of Units: 60
 Average List Price: \$914,993
 Average Days on Market: 50

"Under Contract" Listings in Bernards Twp

Number of Units: 44
 Average List Price: \$848,334
 Average Days on Market: 40

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				25
List Price	\$701,590	\$787,103	\$595,223	\$746,277	\$763,403	\$902,358	\$872,244	\$806,335	\$854,074				\$799,718
Sales Price	\$708,200	\$804,117	\$626,277	\$771,083	\$790,213	\$953,350	\$895,459	\$824,246	\$855,970				\$823,853
SP:LP%	100.94%	101.48%	106.08%	104.43%	104.05%	105.93%	103.62%	101.86%	100.67%				103.42%
SP to AV	1.23	1.18	1.25	1.29	1.28	1.28	1.25	1.20	1.21				1.25
# Units Sold	30	19	26	35	34	52	59	46	31				332
3 Mo Rate of Ab	0.65	1.04	0.96	1.77	1.58	1.47	1.31	0.90	1.47				1.24
Active Listings	20	34	20	43	53	52	57	42	60				42
Under Contracts	33	46	81	72	93	88	59	60	44				64

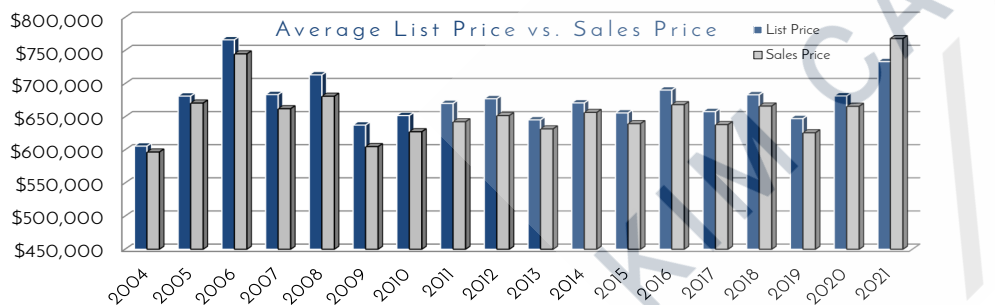
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	29	25	-13.30%
Sales Price	\$758,786	\$823,853	8.58%
LP:SP	100.92%	103.42%	2.47%
SP:AV	1.16	1.25	7.08%

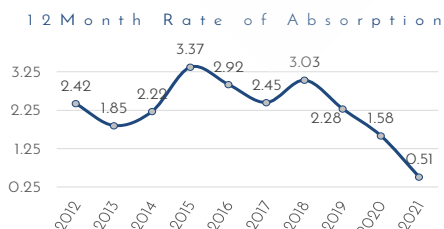
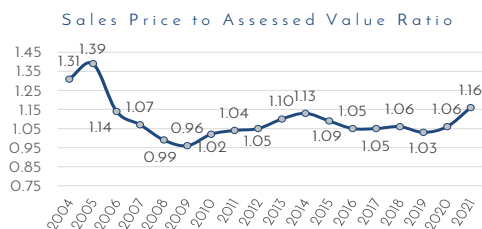
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	438	332	-24.20%
Rate of Ab 3 Mo	0.79	1.47	86.08%
Actives	53	60	13.21%
Under Contracts	59	44	-25.42%

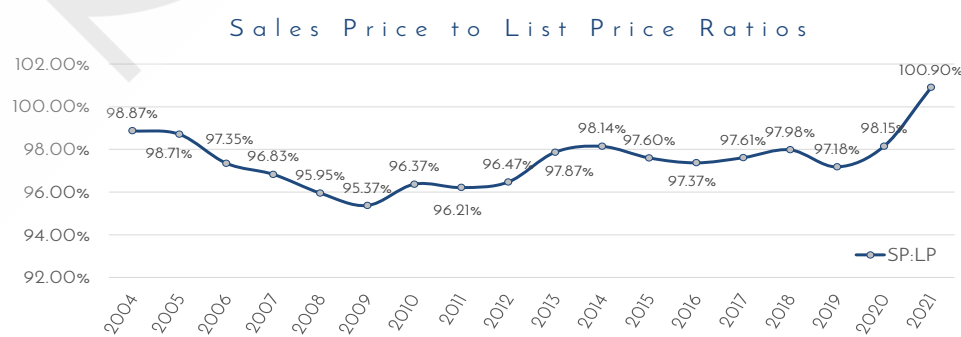
Bernard's Township Yearly Market Trends



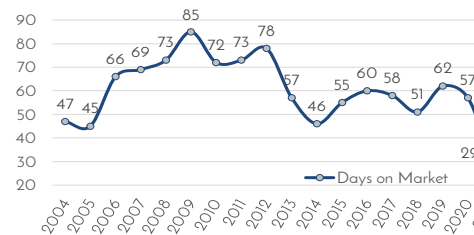
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$605,619	\$681,163	\$766,092	\$683,388	\$713,173	\$637,374	\$651,757	\$670,020	\$677,152	\$645,259	\$670,853	\$655,720	\$690,241	\$657,761	\$683,114	\$647,183	\$681,375	\$733,134
SP	\$596,708	\$670,611	\$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



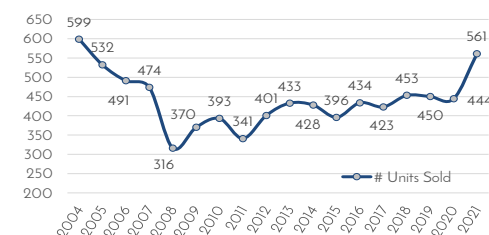
Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold



Data only available until 2012