

# Bernard's Twp.

## April 2023 Market Snapshot

1	289 Potomac Drive	OneFloor	1	1.0	13	\$295,000	\$295,000	\$302,500	102.54%	\$235,800	1.28
2	77 Baldwin Court	OneFloor	2	2.0	16	\$320,000	\$320,000	\$330,000	103.13%	\$274,500	1.20
3	389 Potomac Drive	OneFloor	2	1.0	30	\$335,000	\$335,000	\$339,000	101.19%	\$264,400	1.28
4	111 Smithfield Court	OneFloor	2	1.0	6	\$330,000	\$330,000	\$340,000	103.03%	\$256,000	1.33
5	276 Potomac Drive	OneFloor	2	2.0	34	\$370,000	\$370,000	\$360,000	97.30%	\$280,900	1.28
6	130 Alexandria Way	OneFloor	2	2.0	13	\$389,000	\$389,000	\$414,000	106.43%	\$302,900	1.37
7	23 Chestnut Court	TwnIntUn	2	2.1	7	\$410,000	\$410,000	\$425,000	103.66%	\$368,400	1.15
8	281 Penns Way	TwnEndUn	2	2.1	8	\$398,000	\$398,000	\$430,000	108.04%	\$355,200	1.21
9	223 Arrowood Way	TwnIntUn	2	2.1	26	\$480,000	\$455,000	\$455,000	100.00%	\$371,300	1.23
10	84 Aspen Drive	TwnEndUn	2	3.1	14	\$510,000	\$510,000	\$535,000	104.90%	\$401,400	1.33
11	143 N Finley Avenue	Bi-Level	4	2.0	7	\$525,000	\$525,000	\$576,500	109.81%	\$407,200	1.42
12	49 Madisonville Road	Colonial	3	2.0	12	\$599,900	\$599,900	\$626,000	104.35%	\$534,100	1.17
13	43 Newell Drive	Bi-Level	5	1.1	12	\$599,000	\$599,000	\$635,000	106.01%	\$543,400	1.17
14	13 Fairbanks Lane	TwnEndUn	2	3.1	19	\$650,000	\$650,000	\$655,000	100.77%	\$540,500	1.21
15	399 Mount Airy Road	Ranch	3	2.0	133	\$699,000	\$685,000	\$680,000	99.27%	\$540,300	1.26
16	28 Hopkinson Court	TwnIntUn	3	3.1	13	\$690,000	\$690,000	\$720,000	104.35%	\$579,400	1.24
17	40 Linden Drive	Colonial	4	2.1	21	\$829,000	\$829,000	\$770,000	92.88%	\$743,500	1.04
18	10 Victoria Drive	Ranch	3	3.0	6	\$695,000	\$695,000	\$770,000	110.79%	\$610,400	1.26
19	160 Spencer Road	Colonial	4	3.0	12	\$749,000	\$749,000	\$805,000	107.48%	\$714,300	1.13
20	25 Lurline Drive	Bi-Level	4	3.1	9	\$849,000	\$849,000	\$880,000	103.65%	\$700,700	1.26

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	11 Sun Road	Ranch	5	3.1	146	\$1,050,000	\$999,500	\$925,000	92.55%	\$746,300	1.24
22	4 Marlborough Court	Colonial	4	3.1	15	\$1,025,000	\$1,025,000	\$985,000	96.10%	\$916,300	1.07
23	33 Sunnybrook Road	Colonial	5	3.1	10	\$1,295,000	\$1,295,000	\$1,375,000	106.18%	\$850,800	1.62
24	29 Spruce Street	Colonial	6	6.0	127	\$1,639,999	\$1,655,999	\$1,590,000	96.01%		
25	70 Darren Drive	Colonial	5	4.1	12	\$1,549,000	\$1,549,000	\$1,620,000	104.58%	\$1,243,200	1.30
26	90 Darren Drive	Colonial	5	5.1	28	\$1,695,000	\$1,695,000	\$1,625,000	95.87%	\$1,292,000	1.26
27	29 Fawn Lane	Colonial	5	4.1	10	\$1,749,000	\$1,749,000	\$1,825,000	104.35%	\$1,372,700	1.33
28	4 Meeker Road	Colonial	4	3.3	15	\$1,850,000	\$1,850,000	\$1,905,000	102.97%	\$1,364,300	1.40
29	1 Meeker Road	Colonial	5	4.2	10	\$1,925,000	\$1,925,000	\$1,910,000	99.22%	\$1,327,800	1.44
AVERAGE					27	\$844,824	\$842,290	\$855,448	102.32%		1.27

### "Active" Listings in Bernards Twp

Number of Units: 35  
Average List Price: \$1,129,577  
Average Days on Market: 38

### "Under Contract" Listings in Bernards Twp

Number of Units: 55  
Average List Price: \$1,049,316  
Average Days on Market: 34

# Bernards Twp 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	20	55	31	27									32
List Price	\$689,241	\$716,278	\$683,656	\$842,290									\$746,676
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448									\$755,315
SP:LP%	100.96%	99.96%	103.40%	102.32%									101.74%
SP to AV	1.21	1.14	1.28	1.27									1.23
# Units Sold	19	18	18	29									84
3 Mo Rate of Ab	0.99	1.62	1.50	1.68									1.45
Active Listings	29	30	26	35									30
Under Contracts	32	45	53	55									46

## Flashback! YTD 2022 vs YTD 2023

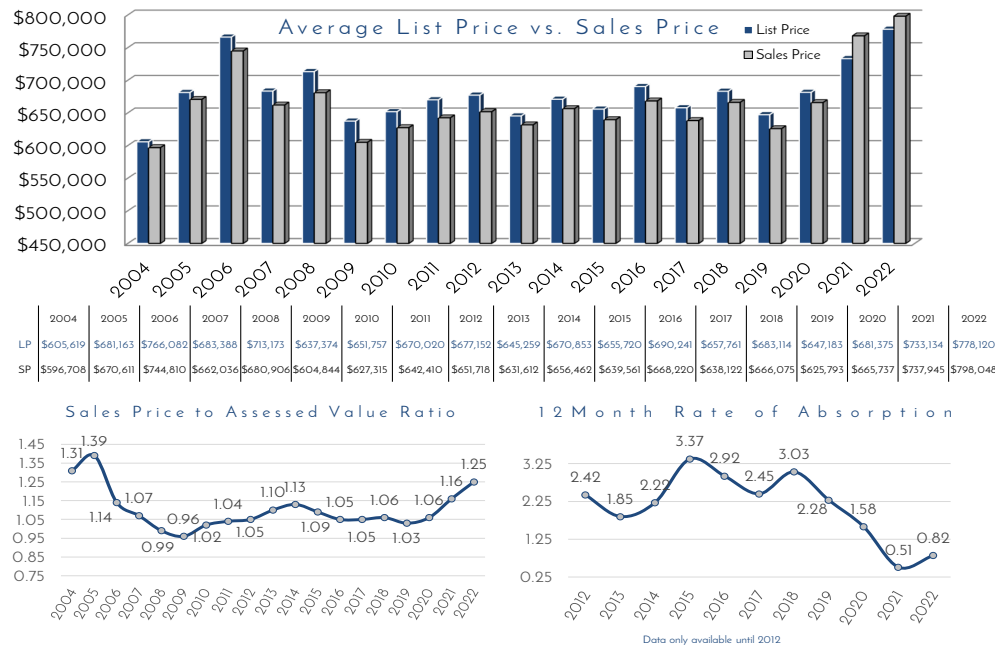
YTD	2022	2023	% Change
DOM	30	32	7.30%
Sales Price	\$725,412	\$755,315	4.12%
LP:SP	103.36%	101.74%	-1.56%
SP:AV	1.25	1.23	-1.39%

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

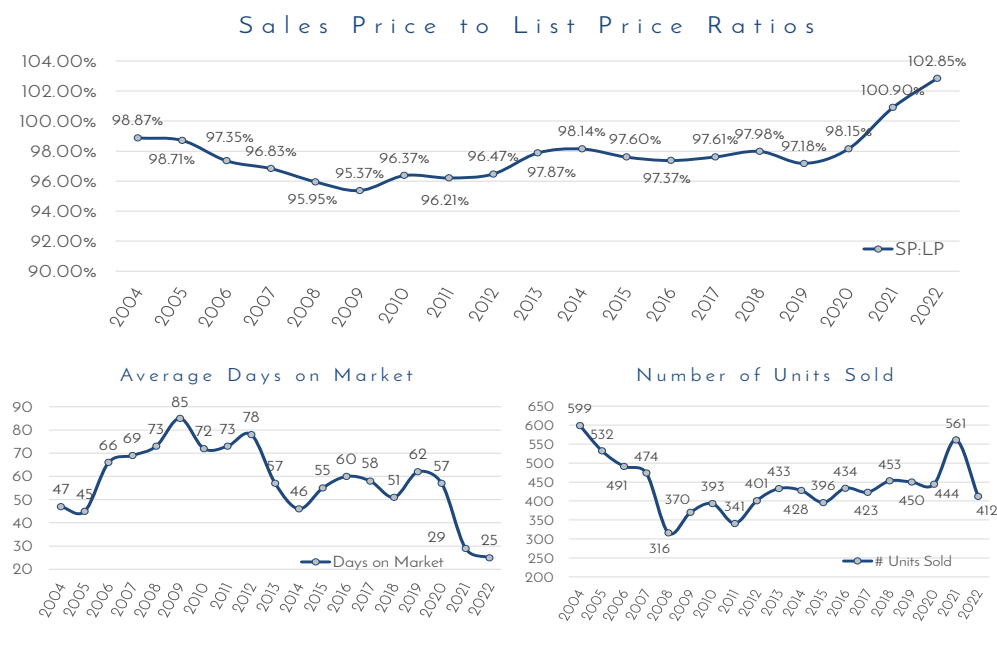
YTD	2022	2023	% Change
# Units Sold	110	84	-23.64%
Rate of Ab 3 Mo	1.11	1.45	31.00%
Actives	29	30	2.56%
Under Contracts	58	46	-20.26%

## Bernard's Township Yearly Market Trends



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

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Not intended to solicit a property already listed.