

Bernard's Twp.

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	117 Alexandria Way	OneFloor	1	1.0	8	\$259,900	\$259,900	\$295,000	113.51%	\$250,700	1.18
2	35 Countryside Drive	OneFloor	1	1.0	15	\$290,000	\$290,000	\$308,000	106.21%	\$249,200	1.24
3	58 Potomac Drive	OneFloor	1	1.0	10	\$270,000	\$270,000	\$308,000	114.07%	\$220,100	1.40
4	211 Potomac Drive	OneFloor	1	1.0	17	\$279,999	\$279,999	\$311,000	111.07%	\$243,700	1.28
5	2305 Privet Way	TwndEndUn	1	1.1	9	\$325,000	\$325,000	\$350,000	107.69%	\$319,300	1.10
6	70 Commonwealth Drive	OneFloor	2	2.0	15	\$360,000	\$360,000	\$365,500	101.53%	\$311,700	1.17
7	91 Alexandria Way	OneFloor	2	1.0	13	\$350,000	\$350,000	\$367,777	105.08%	\$296,500	1.24
8	2802 Hemlock Place	TwndEndUn	2	1.1	0	\$399,000	\$399,000	\$400,000	100.25%	\$335,700	1.19
9	296 Penns Way	TwndEndUn	2	2.1	28	\$415,000	\$415,000	\$422,000	101.69%	\$383,900	1.10
10	278 Penns Way	TwndIntUn	2	2.1	10	\$399,999	\$399,999	\$424,000	106.00%	\$360,700	1.18
11	279 Crabtree Court	TwndIntUn	2	2.1	12	\$419,000	\$419,000	\$450,000	107.40%	\$394,400	1.14
12	119 Countryside Drive	TwndEndUn	2	2.1	12	\$399,000	\$399,000	\$487,000	122.06%	\$389,100	1.25
13	299 Lake Road	Ranch	3	2.0	4	\$550,000	\$550,000	\$520,000	94.55%	\$489,100	1.06
14	55 Newell Drive	SplitLev	4	2.0	7	\$620,000	\$620,000	\$620,000	100.00%	\$478,000	1.30
15	74 Commonwealth Drive	HalfDupl	3	2.1	18	\$574,900	\$574,900	\$625,000	108.71%	\$567,100	1.10
16	3 Bradford Lane	TwndEndUn	2	2.1	8	\$639,900	\$639,900	\$633,500	99.00%	\$542,000	1.17
17	7 Gelsey Lane	HalfDupl	3	2.1	18	\$599,000	\$599,000	\$650,000	108.51%	\$563,200	1.15
18	15 Prescott Court	TwndIntUn	3	2.1	18	\$645,000	\$645,000	\$660,000	102.33%	\$581,400	1.14
19	31 Georgetown Court	TwndEndUn	3	2.1	15	\$849,000	\$849,000	\$875,000	103.06%	\$747,200	1.17
20	45 Georgetown Court	TwndEndUn	3	2.1	1	\$875,000	\$875,000	\$875,000	100.00%	\$761,000	1.15
21	42 Huntington Road	Colonial	4	2.1	15	\$869,000	\$869,000	\$900,000	103.57%	\$731,200	1.23
22	89 Huntington Road	Colonial	3	3.1	21	\$953,000	\$953,000	\$930,000	97.59%	\$815,100	1.14
23	35 Dickinson Road	TwndEndUn	4	2.1	16	\$935,000	\$935,000	\$935,000	100.00%	\$861,200	1.09
24	38 Hartley Lane	Colonial	4	3.1	61	\$868,888	\$868,888	\$941,000	108.30%	\$807,200	1.17
25	30 Benedict Crest	TwndEndUn	4	3.1	16	\$988,000	\$988,000	\$999,000	101.11%	\$865,900	1.15

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Bernard's Twp.

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
26	26 Juniper Way	Custom	6	4.1	9	\$950,000	\$950,000	\$1,000,000	105.26%	\$849,500	1.18
27	67 E Lewis Street	Colonial	4	2.1	41	\$950,000	\$950,000	\$1,100,000	115.79%	\$888,800	1.24
28	327 S Finley Avenue	Ranch	4	3.1	14	\$1,185,000	\$1,185,000	\$1,185,000	100.00%	\$715,400	1.66
29	391 Martinsville Road	Colonial	5	5.1	93	\$1,269,000	\$1,269,000	\$1,225,000	96.53%	\$1,144,500	1.07
30	42 Vanderveer Drive	Colonial	4	2.2	36	\$1,299,000	\$1,299,000	\$1,264,000	97.31%	\$1,108,300	1.14
31	30 Autumn Drive	Colonial	4	3.1	16	\$989,000	\$989,000	\$1,280,000	129.42%	\$900,100	1.42
32	104 S Alward Avenue	RanchExp	4	3.1	7	\$1,199,000	\$1,199,000	\$1,300,000	108.42%	\$913,600	1.42
33	9 Meadowview Road	Custom	4	2.1	12	\$1,230,000	\$1,230,000	\$1,305,000	106.10%	\$1,040,700	1.25
34	130 Linden Drive	Colonial	4	2.1	10	\$988,000	\$988,000	\$1,305,000	132.09%	\$985,500	1.32
35	8 Culberson Road	Colonial	5	4.1	54	\$1,397,500	\$1,365,000	\$1,315,000	96.34%	\$1,106,000	1.19
36	20 Linden Drive	Colonial	4	2.1	11	\$979,000	\$979,000	\$1,320,000	134.83%	\$858,500	1.54
37	20 Beacon Crest Drive	Colonial	5	4.0	34	\$1,350,000	\$1,350,000	\$1,353,000	100.22%	\$1,103,600	1.23
38	10 Scotsmans Way	Colonial	4	2.2	17	\$1,250,000	\$1,250,000	\$1,360,000	108.80%	\$1,033,100	1.32
39	25 Wellington Drive	Colonial	4	3.1	17	\$1,385,000	\$1,385,000	\$1,410,000	101.81%	\$1,229,200	1.15
40	35 Spruce Street	Colonial	5	3.1	76	\$1,490,000	\$1,399,000	\$1,420,000	101.50%	\$1,059,000	1.34
41	25 Ramapo Drive	Colonial	4	3.1	16	\$1,349,000	\$1,349,000	\$1,430,000	106.00%	\$1,236,000	1.16
42	146 Galloping Hill Road	Colonial	5	5.1	18	\$1,450,000	\$1,450,000	\$1,460,000	100.69%	\$1,190,800	1.23
43	36 Royal Oak Drive	Colonial	5	4.2	14	\$1,695,000	\$1,695,000	\$1,675,000	98.82%	\$1,480,600	1.13
44	35 Culberson Road	Colonial	5	3.1	9	\$1,619,900	\$1,619,900	\$1,695,000	104.64%	\$1,434,700	1.18
AVERAGE					20	\$867,227	\$864,420	\$910,313	106.09%		1.22

"Active" Listings in Bernards Twp

Number of Units: 19
Average List Price: \$1,276,720
Average Days on Market: 46

"Under Contract" Listings in Bernards Twp

Number of Units: 41
Average List Price: \$983,844
Average Days on Market: 32

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	20	25	24	20					26
List Price	\$689,241	\$716,278	\$683,656	\$842,290	\$857,771	\$958,021	\$1,076,274	\$864,420					\$869,491
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448	\$864,183	\$979,068	\$1,093,941	\$910,313					\$888,401
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%	103.44%	103.43%	106.09%					103.25%
SP to AV	1.21	1.14	1.28	1.27	1.27	1.21	1.24	1.22					1.23
# Units Sold	19	18	18	29	28	34	38	44					228
3 Mo Rate of Ab	0.99	1.62	1.50	1.68	1.20	0.91	0.85	0.65					1.18
Active Listings	29	30	26	35	30	28	26	19					28
Under Contracts	32	45	53	55	67	61	58	41					52

Flashback! YTD 2022 vs YTD 2023

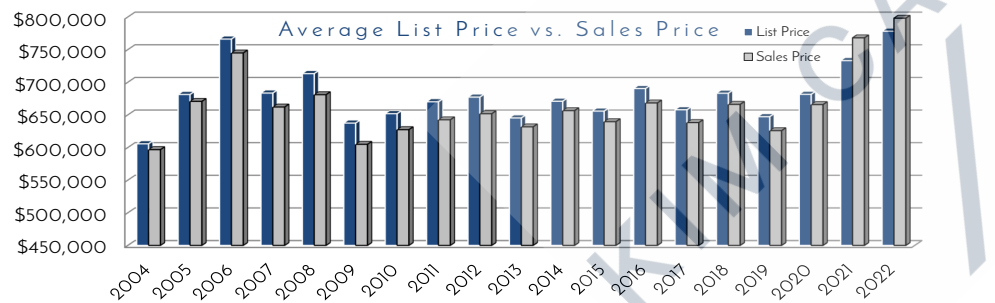
YTD	2022	2023	% Change
DOM	25	26	4.62%
Sales Price	\$820,545	\$888,401	8.27%
LP:SP	103.70%	103.25%	-0.43%
SP:AV	1.25	1.23	-1.51%

Prominent
Properties

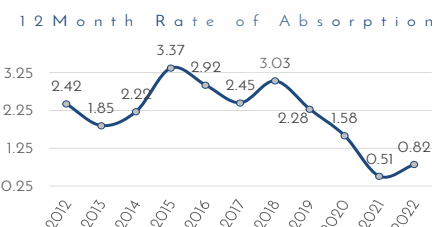
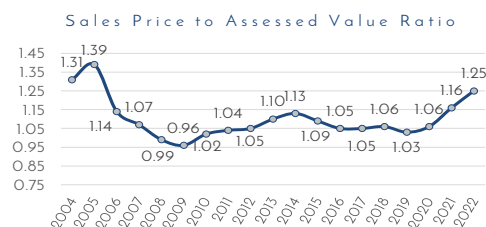
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	301	228	-24.25%
Rate of Ab 3 Mo	1.21	1.18	-2.89%
Actives	40	28	-30.53%
Under Contracts	67	52	-22.56%

Bernard's Township Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	\$778,120
SP	\$596,708	\$744,810	\$662,036	\$680,906	\$604,844	\$627,315	\$642,410	\$651,718	\$631,612	\$656,462	\$639,561	\$666,075	\$668,220	\$638,122	\$666,075	\$625,793	\$665,737	\$737,945	\$798,048



Data only available until 2012

Bernard's Township Yearly Market Trends

