

Bernards Twp.

December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	327 Penns Way	TwnEndUn	2	2.0	11	\$295,000	\$295,000	\$315,000	106.78%	\$288,500	1.09
2	49 Alexandria Way	OneFloor	2	1.0	36	\$347,100	\$347,100	\$360,000	103.72%	\$287,800	1.25
3	424 Penns Way	TwnIntUn	2	2.1	14	\$400,000	\$400,000	\$418,000	104.50%	\$357,400	1.17
4	174 Locust Lane	TwnEndUn	2	2.1	35	\$465,000	\$465,000	\$485,000	104.30%	\$397,600	1.22
5	97 Baldwin Court	TwnEndUn	2	2.1	14	\$450,000	\$450,000	\$485,000	107.78%	\$364,200	1.33
6	18 Village Drive	TwnEndUn	2	2.1	11	\$450,000	\$470,000	\$506,000	107.66%	\$397,800	1.27
7	57 Village Drive	TwnEndUn	2	2.1	9	\$445,000	\$445,000	\$521,000	117.08%	\$399,100	1.31
8	3461 Valley Road	RanchExp	3	2.1	25	\$625,000	\$599,000	\$615,000	102.67%	\$545,300	1.13
9	136 Mine Brook Road	Ranch	3	1.0	71	\$699,000	\$649,000	\$620,000	95.53%	\$506,400	1.22
10	14 Battalion Drive	TwnIntUn	2	2.1	9	\$580,000	\$580,000	\$627,000	108.10%	\$493,000	1.27
11	5 Battalion Drive	TwnIntUn	2	2.1	15	\$599,000	\$599,000	\$651,000	108.68%	\$545,800	1.19
12	50 Dorchester Drive	TwnIntUn	3	2.1	9	\$639,000	\$639,000	\$665,000	104.07%	\$546,600	1.22
13	2 Spencer Road	CapeCod	3	2.0	68	\$699,900	\$699,600	\$670,000	95.77%	\$542,000	1.24
14	111 Annin Road	Colonial	4	1.1	34	\$649,900	\$649,900	\$670,000	103.09%	\$553,900	1.21
15	25 Decker Street	CapeCod	4	3.0	27	\$749,000	\$749,000	\$801,000	106.94%	\$673,000	1.19
16	176 N Maple Avenue	Colonial	3	2.1	17	\$849,000	\$849,000	\$850,000	100.12%	\$683,900	1.24
17	185 Galloping Hill Road	Colonial	5	2.2	12	\$975,000	\$975,000	\$999,999	102.56%	\$954,300	1.05
18	155 Thackeray Drive	Custom	4	2.1	10	\$925,000	\$925,000	\$1,200,000	129.73%	\$780,500	1.54
19	96 Lyons Place	Custom	4	4.1	14	\$1,249,000	\$1,249,000	\$1,300,000	104.08%		
20	35 Hickory Drive	Colonial	4	2.1	10	\$1,175,000	\$1,175,000	\$1,321,000	112.43%		
21	106 Haas Road	Custom	5	4.2	87	\$1,625,000	\$1,625,000	\$1,500,000	92.31%	\$1,318,700	1.14
AVERAGE					26	\$709,090	\$706,410	\$741,905	105.61%		1.23

"Active" Listings in Bernards Twp

Number of Units: 17
Average List Price: \$1,339,841
Average Days on Market: 54

"Under Contract" Listings in Bernards Twp

Number of Units: 22
Average List Price: \$959,809
Average Days on Market: 49

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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	23	23	25	26	25
List Price	\$689,241	\$716,278	\$683,656	\$842,290	\$857,771	\$958,021	\$1,076,274	\$864,420	\$1,023,610	\$795,192	\$900,085	\$706,410	\$869,194
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448	\$864,183	\$979,068	\$1,093,941	\$910,313	\$1,072,280	\$834,917	\$941,290	\$741,905	\$894,850
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%	103.44%	103.43%	106.09%	105.89%	105.40%	106.44%	105.61%	104.01%
SP to AV	1.21	1.14	1.28	1.27	1.27	1.21	1.24	1.22	1.22	1.22	1.24	1.23	1.23
# Units Sold	19	18	18	29	28	34	38	44	29	24	21	21	323
3 Mo Rate of Ab	0.99	1.62	1.50	1.68	1.20	0.91	0.85	0.65	0.49	0.59	0.86	0.59	0.99
Active Listings	29	30	26	35	30	28	26	19	17	19	19	17	25
Under Contracts	32	45	53	55	67	61	58	41	35	30	23	22	44

Flashback! YTD 2022 vs YTD 2023

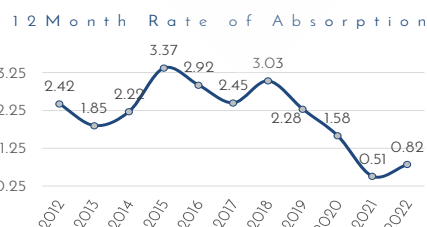
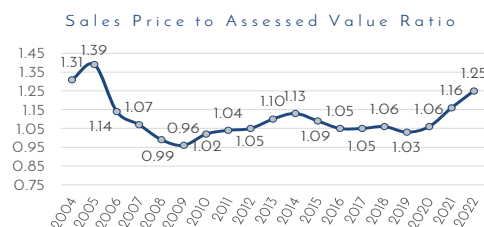
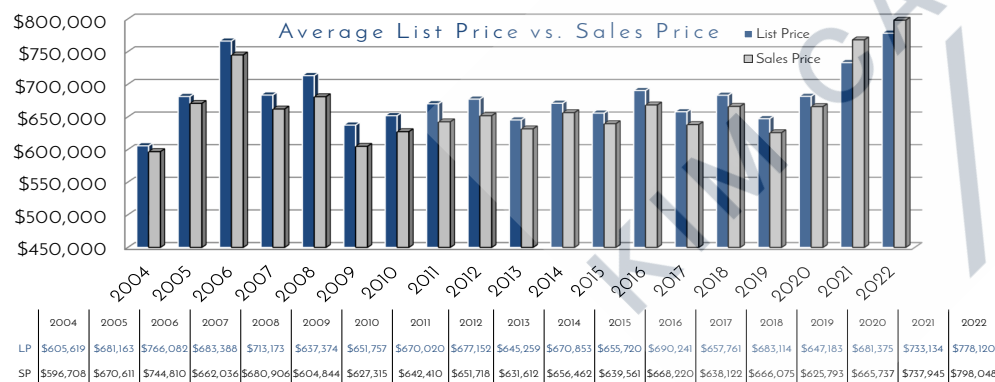
YTD	2022	2023	% Change
DOM	25	25.5	1.87%
Sales Price	\$798,048	\$894,850	12.13%
LP:SP	102.85%	104.01%	1.13%
SP:AV	1.23	1.23	0.00%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	412	323	-21.60%
Rate of Ab 3 Mo	1.25	0.99	-20.47%
Actives	42	25	-41.47%
Under Contracts	58	44	-25.00%

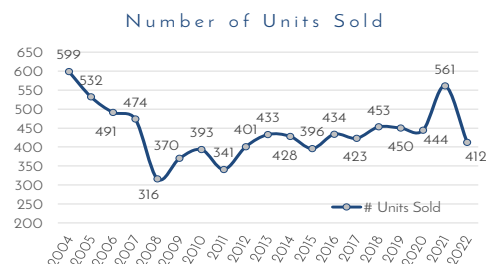
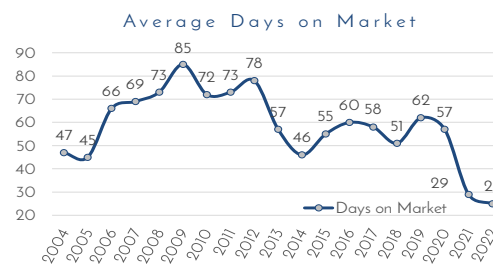
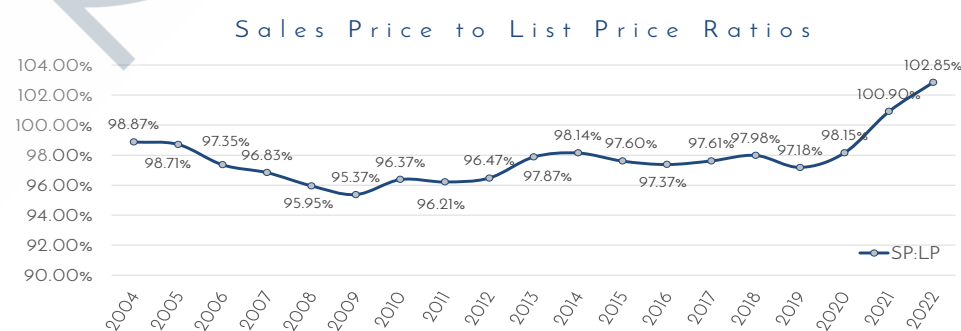
Bernards Township Yearly Market Trends



Data only available until 2012

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

Bernards Township Yearly Market Trends



© 2004-2023 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.