

Bernard's Twp.

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	241 Potomac Drive	OneFloor	1	1.0	12	\$245,000	\$245,000	\$270,000	110.20%	\$222,400	1.21
2	371 Potomac Drive	OneFloor	1	1.0	66	\$289,900	\$284,900	\$287,000	100.74%	\$248,100	1.16
3	3140 Valley Road	Colonial	3	1.0	13	\$299,900	\$299,900	\$310,000	103.37%	\$340,200	0.91
4	201 Locust Lane	TwnIntUn	2	2.0	42	\$435,900	\$409,900	\$365,000	89.05%	\$365,300	1.00
5	111 Countryside Drive	TwnEndUn	2	2.1	160	\$405,000	\$391,500	\$385,000	98.34%	\$318,800	1.21
6	10 Chestnut Court	TwnIntUn	2	2.1	59	\$419,900	\$419,900	\$397,500	94.67%	\$376,500	1.06
7	60 Countryside Drive	TwnEndUn	2	2.1	15	\$399,900	\$399,900	\$427,500	106.90%	\$355,900	1.20
8	504 Lyons Road	CapeCod	4	2.0	27	\$559,000	\$559,000	\$549,000	98.21%	\$423,300	1.30
9	19 Hampton Court	HalfDupl	3	2.1	36	\$625,000	\$625,000	\$610,000	97.60%	\$523,100	1.17
10	25 Fairbanks Lane	TwnEndUn	2	3.1	16	\$650,000	\$650,000	\$645,000	99.23%	\$620,300	1.04
11	66 Castle Way	Ranch	3	2.0	15	\$699,000	\$699,000	\$765,000	109.44%	\$673,700	1.14
12	129 Haas Road	SplitLev	4	2.1	52	\$879,000	\$839,000	\$829,000	98.81%		
13	31 Lurline Drive	Custom	5	4.1	42	\$949,000	\$895,000	\$840,000	93.85%	\$710,800	1.18
14	33 Liberty Ridge Road	Colonial	4	3.1	68	\$868,000	\$850,000	\$860,000	101.18%	\$744,500	1.16
15	32 Madisonville Road	Colonial	4	2.1	91	\$949,000	\$875,000	\$880,000	100.57%	\$772,800	1.14
16	10 Deer Ridge Road	Custom	4	2.1	24	\$1,175,000	\$1,175,000	\$1,175,000	100.00%	\$939,100	1.25
17	31 Country Lane	Colonial	6	5.0	90	\$1,549,999	\$1,549,999	\$1,549,999	100.00%		
18	23 Oak Hill Drive	Colonial	6	5.1	164	\$1,750,000	\$1,725,000	\$1,675,000	97.10%	\$1,438,500	1.16
AVERAGE					55	\$730,472	\$716,278	\$712,222	99.96%		1.14

"Active" Listings in Bernards Twp

Number of Units: 30
Average List Price: \$988,287
Average Days on Market: 64

"Under Contract" Listings in Bernards Twp

Number of Units: 45
Average List Price: \$975,180
Average Days on Market: 52

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											37
List Price	\$689,241	\$716,278											\$702,394
Sales Price	\$690,952	\$712,222											\$701,299
SP:LP%	100.96%	99.96%											100.48%
SP to AV	1.21	1.14											1.18
# Units Sold	19	18											37
3 Mo Rate of Ab	0.99	1.62											1.31
Active Listings	29	30											30
Under Contracts	32	45											39

Flashback! YTD 2022 vs YTD 2023

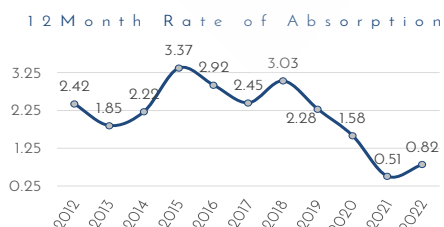
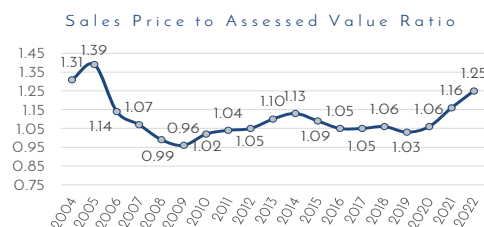
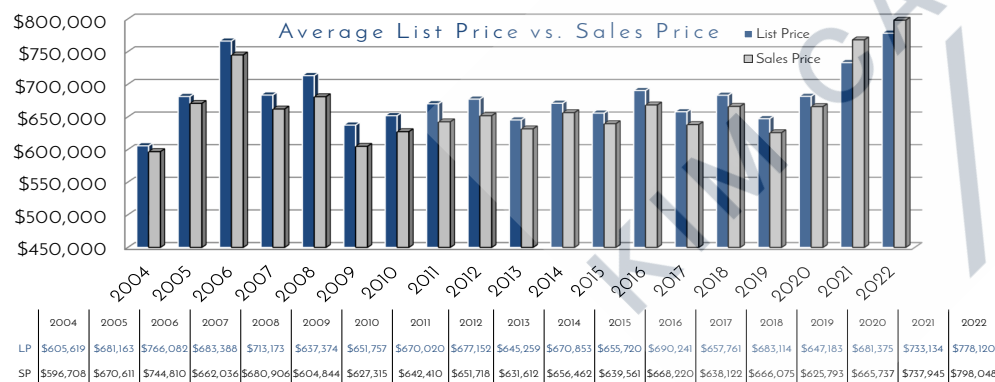
YTD	2022	2023	% Change
DOM	38	37	-2.61%
Sales Price	\$745,392	\$701,299	-5.92%
LP:SP	101.15%	100.48%	-0.66%
SP:AV	1.22	1.18	-3.11%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

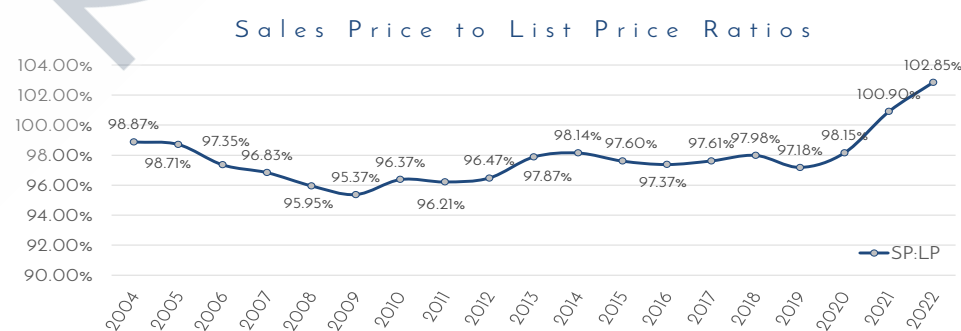
YTD	2022	2023	% Change
# Units Sold	49	37	-24.49%
Rate of Ab 3 Mo	0.85	1.31	54.44%
Actives	27	30	9.26%
Under Contracts	40	39	-2.53%

Bernard's Township Yearly Market Trends

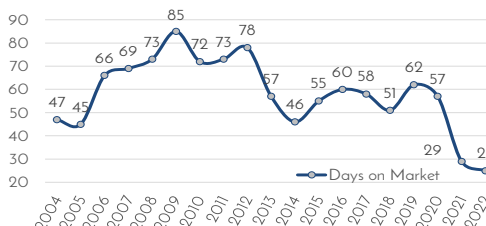


Data only available until 2012

Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold

