

Bernard's Twp.

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	342 Potomac Drive	OneFloor	1	1.0	14	\$265,000	\$265,000	\$268,500	101.32%	\$214,800	1.25
2	199 Alexandria Way	OneFloor	1	1.0	15	\$260,000	\$249,000	\$295,000	118.47%	\$253,200	1.17
3	355 Potomac Drive	OneFloor	2	1.0	18	\$335,000	\$335,000	\$325,000	97.01%	\$337,200	0.96
4	344 Potomac Drive	OneFloor	1	1.0	12	\$298,000	\$298,000	\$330,000	110.74%	\$221,500	1.49
5	26 Spring Valley Boulevard	OneFloor	2	2.0	34	\$370,000	\$370,000	\$385,000	104.05%	\$278,900	1.38
6	8 Acken Road	Ranch	1	1.0	21	\$389,900	\$389,900	\$389,900	100.00%	\$350,900	1.11
7	196 Potomac Drive	OneFloor	2	2.0	19	\$395,000	\$395,000	\$400,000	101.27%	\$315,900	1.27
8	409 Penns Way	TwnEndUn	2	2.1	6	\$430,000	\$430,000	\$450,000	104.65%	\$371,500	1.21
9	136 Village Drive	TwnEndUn	2	2.1	182	\$500,000	\$458,000	\$455,000	99.34%	\$400,500	1.14
10	50 Sycamore Court	TwnEndUn	2	2.1	0	\$465,000	\$465,000	\$465,000	100.00%	\$376,900	1.23
11	122 Village Drive	TwnEndUn	2	2.1	7	\$445,000	\$445,000	\$515,000	115.73%	\$400,300	1.29
12	48 Overlook Avenue	CapeCod	3	2.0	12	\$499,000	\$499,000	\$520,000	104.21%	\$502,400	1.04
13	143 Arbor Circle	HalfDupl	2	2.1	26	\$525,000	\$525,000	\$525,000	100.00%	\$445,500	1.18
14	131 W Oak Street	Colonial	3	1.1	14	\$519,000	\$519,000	\$560,000	107.90%	\$450,900	1.24
15	18 Clark Court	TwnIntUn	3	2.1	18	\$645,000	\$645,000	\$661,000	102.48%	\$575,400	1.15
16	131 Culberson Road	Ranch	5	3.1	9	\$750,000	\$750,000	\$750,000	100.00%	\$634,200	1.18
17	32 Patriot Hill Drive	TwnIntUn	3	2.1	12	\$699,000	\$699,000	\$770,000	110.16%	\$658,800	1.17
18	182 Smoke Rise Road	Colonial	4	2.1	16	\$839,900	\$839,900	\$853,000	101.56%	\$656,300	1.30
19	24 Honeyman Road	Colonial	4	3.1	13	\$997,000	\$997,000	\$1,040,000	104.31%	\$874,200	1.19
20	22 Cedar Street	Tudor	4	3.1	1	\$1,099,000	\$1,099,000	\$1,075,000	97.82%	\$892,500	1.20

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
21	6 Kensington Road	Colonial	5	3.1	9	\$999,000	\$999,000	\$1,120,000	112.11%	\$921,400	1.22
22	10 Joanna Court	Colonial	5	3.1	21	\$1,127,000	\$1,127,000	\$1,230,000	109.14%	\$1,014,200	1.21
23	12 Governor Drive	Colonial	5	3.2	16	\$1,280,000	\$1,280,000	\$1,360,000	106.25%	\$1,048,200	1.30
24	64 Bernard Drive	Colonial	5	3.1	8	\$1,250,000	\$1,250,000	\$1,371,000	109.68%	\$1,144,800	1.20
25	124 Childs Road	Colonial	6	4.1	179	\$1,450,000	\$1,450,000	\$1,385,000	95.52%		
26	19 Lenape Court	Colonial	5	4.0	38	\$1,499,999	\$1,499,999	\$1,420,000	94.67%	\$1,306,200	1.09
27	24 Lindbergh Lane	Colonial	4	4.0	8	\$1,300,000	\$1,300,000	\$1,425,000	109.62%	\$1,042,400	1.37
28	35 Country Lane	Colonial	5	4.2	9	\$1,375,000	\$1,375,000	\$1,475,000	107.27%	\$1,107,500	1.33
29	19 Walden Place	Colonial	5	4.1	25	\$1,625,000	\$1,625,000	\$1,550,000	95.38%	\$1,259,000	1.23
30	38 Paddock Court	Colonial	5	3.2	32	\$1,775,000	\$1,775,000	\$1,725,000	97.18%	\$1,568,400	1.10
31	22 Green Mountain Drive	Custom	6	4.1	8	\$1,725,000	\$1,725,000	\$1,750,000	101.45%	\$1,401,800	1.25
32	6 Castle Way	Custom	6	5.0	23	\$1,799,900	\$1,799,900	\$1,799,900	100.00%		
33	18 Whispering Woods Lane	Custom	4	4.1	18	\$1,995,000	\$1,995,000	\$1,945,000	97.49%	\$1,696,200	1.15
34	51 Ridgeview Drive	Colonial	5	6.1	15	\$2,699,000	\$2,699,000	\$2,700,000	100.04%	\$2,094,700	1.29
AVERAGE					25	\$959,579	\$958,021	\$979,068	103.44%		1.21

"Active" Listings in Bernards Twp

Number of Units: 28
Average List Price: \$1,104,171
Average Days on Market: 41

"Under Contract" Listings in Bernards Twp

Number of Units: 61
Average List Price: \$1,069,593
Average Days on Market: 36

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							28
List Price	\$689,241	\$716,278	\$683,656	\$842,290	\$857,771	\$958,021							\$817,199
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448	\$864,183	\$979,068							\$828,301
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%	103.44%							102.35%
SP to AV	1.21	1.14	1.28	1.27	1.27	1.21							1.23
# Units Sold	19	18	18	29	28	34							146
3 Mo Rate of Ab	0.99	1.62	1.50	1.68	1.20	0.91							1.32
Active Listings	29	30	26	35	30	28							30
Under Contracts	32	45	53	55	67	61							52

Flashback! YTD 2022 vs YTD 2023

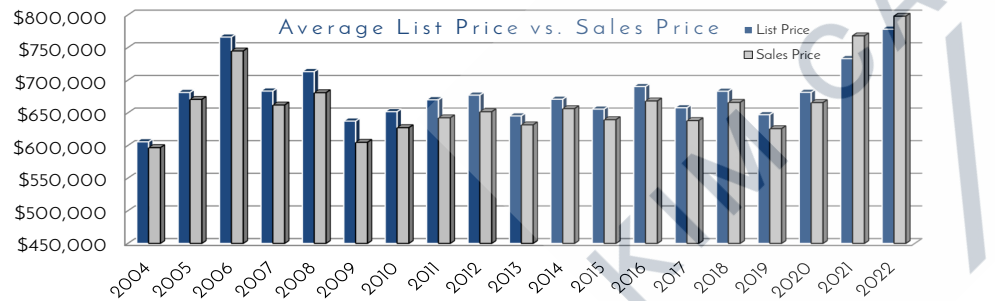
YTD	2022	2023	% Change
DOM	27	28	6.74%
Sales Price	\$797,126	\$828,301	3.91%
LP:SP	104.16%	102.35%	-1.74%
SP:AV	1.26	1.23	-2.25%

Prominent
Properties

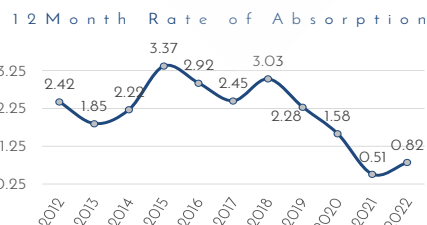
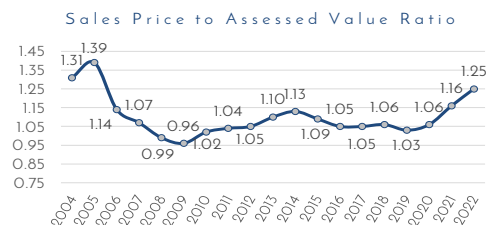
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	196	146	-25.51%
Rate of Ab 3 Mo	1.25	1.32	5.76%
Actives	37	30	-19.82%
Under Contracts	69	52	-24.21%

Bernard's Township Yearly Market Trends

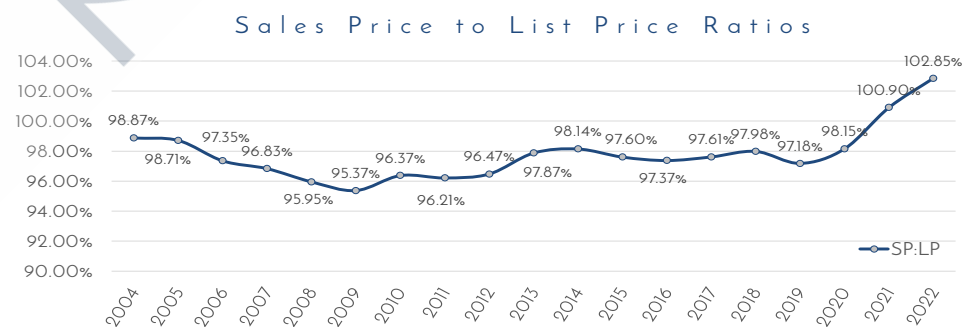


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$605,619	\$681,163	\$766,082	\$683,388	\$713,173	\$637,374	\$651,757	\$670,020	\$677,152	\$645,259	\$670,853	\$655,720	\$690,241	\$657,761	\$683,114	\$647,183	\$681,375	\$733,134	\$778,120
SP	\$596,708	\$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	\$798,048

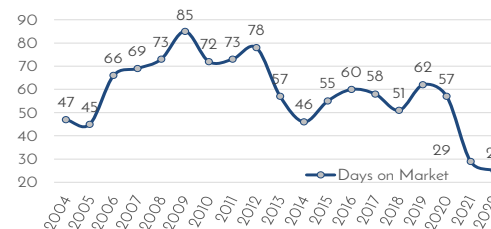


Data only available until 2012

Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold

