

Bernard's Twp.

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	33 Countryside Drive	OneFloor	1	1.0	9	\$249,900	\$249,900	\$262,397	105.00%	\$194,000	1.35
2	345 Potomac Drive	OneFloor	1	1.0	18	\$264,000	\$264,000	\$290,000	109.85%	\$218,400	1.33
3	125 Alexandria Way	OneFloor	2	1.0	13	\$325,000	\$325,000	\$338,000	104.00%	\$257,600	1.31
4	238 English Place	OneFloor	2	2.0	12	\$339,000	\$339,000	\$363,000	107.08%	\$270,900	1.34
5	180 Potomac Drive	OneFloor	2	2.0	14	\$329,000	\$329,000	\$371,000	112.77%	\$295,700	1.25
6	139 Potomac Drive	OneFloor	2	1.0	10	\$375,000	\$375,000	\$376,000	100.27%	\$293,900	1.28
7	73 Countryside Drive	TwndUn	2	2.1	62	\$419,900	\$419,900	\$415,000	98.83%	\$379,900	1.09
8	44 Smithfield Court	TwndUn	2	2.0	9	\$370,000	\$370,000	\$415,000	112.16%	\$307,500	1.35
9	370 Lyons Road	CapeCod	3	1.1	65	\$499,000	\$499,000	\$475,000	95.19%	\$429,300	1.11
10	32 Valley View Drive	TwndUn	2	2.1	7	\$519,000	\$519,000	\$519,000	100.00%	\$428,600	1.21
11	3 Paine Court	TwndUn	3	2.1	13	\$685,000	\$685,000	\$685,000	100.00%	\$526,100	1.30
12	54 Archgate Road	Colonial	4	3.1	112	\$799,000	\$799,000	\$725,000	90.74%	\$758,600	0.96
13	50 Gold Boulevard	Colonial	4	2.1	7	\$875,000	\$875,000	\$888,000	101.49%	\$777,500	1.14
14	40 Honeyman Road	Colonial	4	3.1	20	\$920,000	\$920,000	\$920,000	100.00%	\$760,400	1.21
15	18 Spencer Road	RanchExp	5	4.1	71	\$1,289,000	\$1,189,000	\$1,149,000	96.64%		
16	18 Ashwood Lane	Colonial	4	2.1	11	\$1,249,000	\$1,249,000	\$1,450,000	116.09%	\$903,800	1.60
17	10 Colonial Drive	Colonial	5	3.1	12	\$1,350,000	\$1,350,000	\$1,500,000	111.11%	\$940,500	1.59
18	70 S Stone Hedge Drive	Colonial	5	4.0	100	\$1,549,000	\$1,549,000	\$1,549,000	100.00%	\$1,210,700	1.28
AVERAGE					31	\$689,211	\$683,656	\$705,022	103.40%		1.28

"Active" Listings in Bernards Twp

Number of Units: 26
Average List Price: \$1,009,677
Average Days on Market: 32

"Under Contract" Listings in Bernards Twp

Number of Units: 53
Average List Price: \$1,041,302
Average Days on Market: 43

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										35
List Price	\$689,241	\$716,278	\$683,656										\$696,261
Sales Price	\$690,952	\$712,222	\$705,022										\$702,518
SP:LP%	100.96%	99.96%	103.40%										101.43%
SP to AV	1.21	1.14	1.28										1.21
# Units Sold	19	18	18										55
3 Mo Rate of Ab	0.99	1.62	1.50										1.37
Active Listings	29	30	26										28
Under Contracts	32	45	53										43

Flashback! YTD 2022 vs YTD 2023

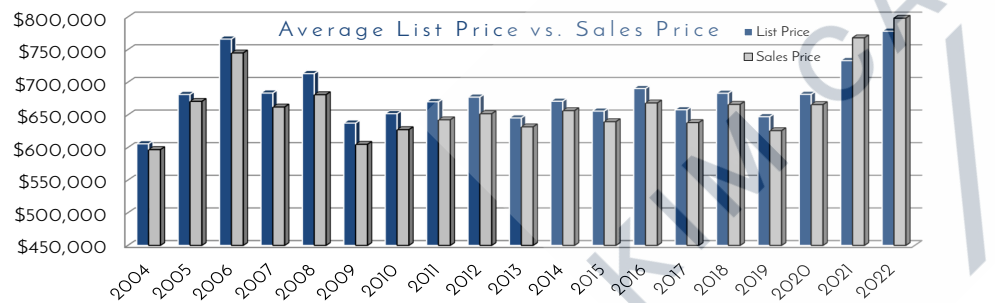
YTD	2022	2023	% Change
DOM	33	35	5.41%
Sales Price	\$704,099	\$702,518	-0.22%
LP:SP	102.86%	101.43%	-1.38%
SP:AV	1.23	1.21	-1.49%

Prominent
Properties

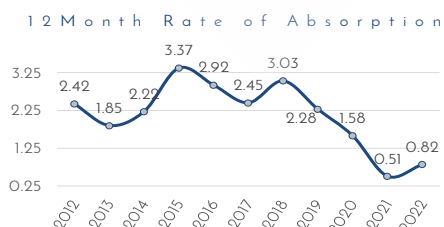
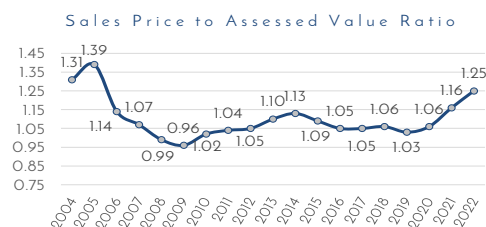
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	75	55	-26.67%
Rate of Ab 3 Mo	0.88	1.37	55.09%
Actives	25	28	14.86%
Under Contracts	53	43	-18.75%

Bernard's Township Yearly Market Trends

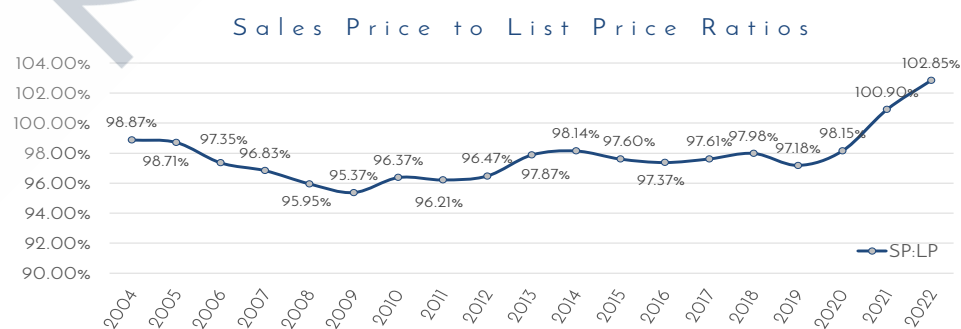


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$605,619	\$681,163	\$766,082	\$683,388	\$713,173	\$637,374	\$651,757	\$670,020	\$677,152	\$645,259	\$670,853	\$655,720	\$690,241	\$657,761	\$683,114	\$647,183	\$681,375	\$733,134	\$778,120
SP	\$596,708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

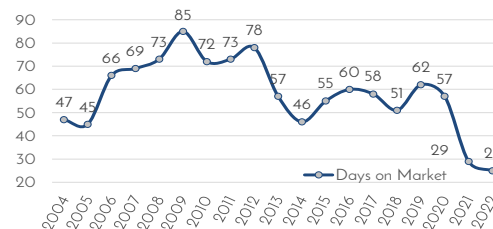


Data only available until 2012

Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold

