

Bernard's Twp.

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	343 Potomac Drive	OneFloor	1	1.0	15	\$275,000	\$275,000	\$260,000	94.55%	\$216,100	1.20
2	263 Potomac Drive	OneFloor	2	1.0	33	\$329,900	\$329,900	\$330,000	100.03%	\$268,700	1.23
3	33 Baldwin Court	TwnEndUn	2	2.0	18	\$350,000	\$350,000	\$356,000	101.71%	\$275,400	1.29
4	52 Alexandria Way	OneFloor	2	2.0	9	\$349,900	\$349,900	\$390,000	111.46%	\$274,000	1.42
5	298 Potomac Drive	OneFloor	2	2.0	13	\$365,000	\$365,000	\$405,000	110.96%	\$303,800	1.33
6	100 Elmwood Court	TwnEndUn	2	2.1	7	\$429,900	\$429,900	\$450,000	104.68%	\$410,500	1.10
7	275 Penns Way	TwnIntUn	2	2.1	17	\$399,000	\$399,000	\$460,000	115.29%	\$357,700	1.29
8	5 Baldwin Court	TwnIntUn	3	2.1	4	\$445,000	\$445,000	\$475,000	106.74%	\$409,900	1.16
9	102 Aspen Drive	TwnEndUn	3	3.0	17	\$519,000	\$519,000	\$561,000	108.09%	\$440,400	1.27
10	57 Sunset Lane	Ranch	3	2.0	10	\$549,000	\$549,000	\$575,000	104.74%	\$483,200	1.19
11	84 Village Drive	TwnIntUn	3	2.1	13	\$549,000	\$549,000	\$605,000	110.20%	\$426,800	1.42
12	282 Stonehouse Road	RanchRas	3	2.0	27	\$599,999	\$599,999	\$610,000	101.67%	\$504,500	1.21
13	37 Dexter Drive North	TwnEndUn	2	3.1	15	\$699,900	\$699,900	\$730,000	104.30%	\$599,500	1.22
14	49 Mayflower Drive	TwnEndUn	3	2.1	25	\$719,000	\$719,000	\$730,000	101.53%	\$565,400	1.29
15	88 Patriot Hill Drive	TwnIntUn	3	3.1	14	\$785,000	\$785,000	\$820,000	104.46%	\$632,900	1.30
16	59 Galloping Hill Road	SplitLev	5	2.1	35	\$899,000	\$899,000	\$855,000	95.11%	\$680,000	1.26
17	17 Georgetown Court	TwnIntUn	3	3.1	16	\$849,000	\$849,000	\$860,000	101.30%	\$775,600	1.11
18	19 Oak Ridge Road	CapeCod	4	3.0	16	\$799,999	\$799,999	\$916,874	114.61%	\$741,300	1.24
19	31 Hansom Road	Colonial	5	2.1	21	\$895,000	\$895,000	\$940,751	105.11%	\$749,400	1.26
20	6 Fenwick Place	Custom	5	5.1	88	\$1,600,000	\$1,600,000	\$950,000	59.38%		

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21	44 Fairview Drive S	SplitLev	4	3.1	9	\$975,000	\$975,000	\$999,999	102.56%	\$752,400	1.33
22	30 Hamilton Road	Colonial	5	3.2	18	\$1,190,000	\$1,190,000	\$1,248,500	104.92%	\$924,300	1.35
23	15 Talmadge Lane	Colonial	5	4.1	76	\$1,450,000	\$1,450,000	\$1,455,000	100.34%	\$1,113,700	1.31
24	44 Spruce Street	Colonial	6	4.1	17	\$1,499,999	\$1,499,999	\$1,510,000	100.67%	\$1,142,500	1.32
25	110 Woods End Drive	Colonial	4	3.1	9	\$1,349,000	\$1,349,000	\$1,561,000	115.72%	\$1,077,100	1.45
26	10 Cherry Lane	Colonial	5	3.1	9	\$1,599,000	\$1,599,000	\$1,624,000	101.56%	\$1,225,100	1.33
27	31 Squire Court	Colonial	6	7.1	1	\$1,698,000	\$1,698,000	\$1,670,000	98.35%	\$1,500,800	1.11
28	95 Annin Road	Colonial	5	5.2	9	\$1,849,000	\$1,849,000	\$1,849,000	100.00%	\$1,405,500	1.32
AVERAGE					20	\$857,771	\$857,771	\$864,183	102.86%		1.27

"Active" Listings in Bernards Twp

Number of Units: 30
Average List Price: \$1,057,753
Average Days on Market: 24

"Under Contract" Listings in Bernards Twp

Number of Units: 67
Average List Price: \$1,130,988
Average Days on Market: 35

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								29
List Price	\$689,241	\$716,278	\$683,656	\$842,290	\$857,771								\$774,450
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448	\$864,183								\$782,532
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%								102.02%
SP to AV	1.21	1.14	1.28	1.27	1.27								1.24
# Units Sold	19	18	18	29	28								112
3 Mo Rate of Ab	0.99	1.62	1.50	1.68	1.20								1.40
Active Listings	29	30	26	35	30								30
Under Contracts	32	45	53	55	67								50

Flashback! YTD 2022 vs YTD 2023

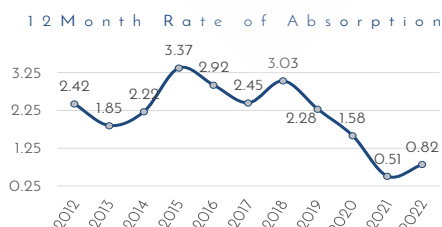
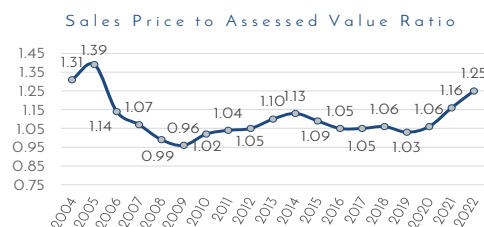
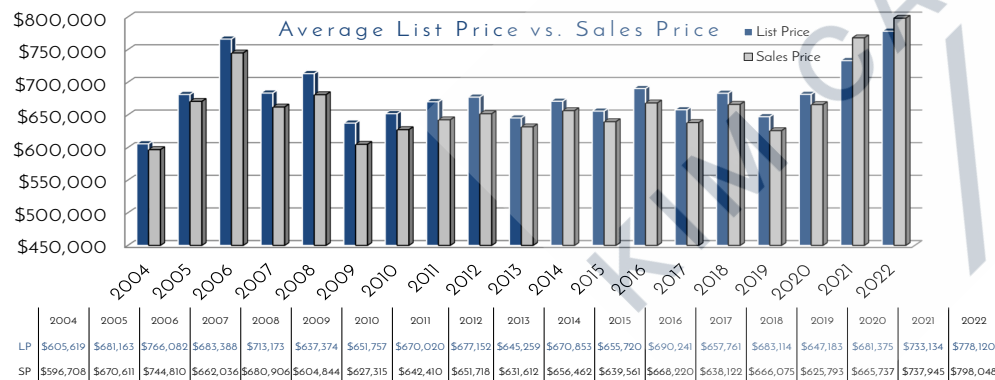
YTD	2022	2023	% Change
DOM	28	29	4.15%
Sales Price	\$740,712	\$782,532	5.65%
LP:SP	103.52%	102.02%	-1.45%
SP:AV	1.26	1.24	-1.16%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	144	112	-22.22%
Rate of Ab 3 Mo	1.20	1.40	16.50%
Actives	34	30	-11.76%
Under Contracts	65	50	-22.46%

Bernard's Township Yearly Market Trends



Data only available until 2012

Bernard's Township Yearly Market Trends

