

Bernards Twp.

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	27 Countryside Drive	OneFloor	1	1.0	10	\$265,000	\$265,000	\$285,000	107.55%	\$210,100	1.36
2	89 Alexandria Way	OneFloor	1	1.0	9	\$299,000	\$299,000	\$320,000	107.02%	\$279,500	1.14
3	140 Irving Place	OneFloor	2	2.0	27	\$350,000	\$350,000	\$375,000	107.14%	\$288,600	1.30
4	387 Penns Way	TwnIntUn	2	2.1	13	\$389,000	\$389,000	\$407,000	104.63%	\$341,100	1.19
5	39 Valley View Drive	TwnEndUn	2	3.1	18	\$430,000	\$430,000	\$500,000	116.28%	\$407,300	1.23
6	286 Crabtree Court	TwnEndUn	2	2.1	4	\$480,000	\$480,000	\$514,600	107.21%	\$396,100	1.30
7	3140 Valley Road	Colonial	3	1.1	63	\$579,000	\$550,000	\$565,000	102.73%		
8	24 Musket Drive	TwnIntUn	2	2.1	35	\$589,999	\$589,999	\$612,000	103.73%	\$549,100	1.11
9	19 Dexter Drive S	TwnIntUn	3	3.1	13	\$749,900	\$749,900	\$760,000	101.35%	\$672,000	1.13
10	199 Patriot Hill Drive	TwnIntUn	3	2.1	36	\$759,999	\$759,999	\$782,000	102.89%	\$622,000	1.26
11	23 Autumn Drive	Colonial	4	2.1	14	\$790,000	\$790,000	\$950,000	120.25%	\$747,800	1.27
12	53 Castle Way	Ranch	5	2.1	20	\$735,000	\$735,000	\$952,500	129.59%	\$656,900	1.45
13	247 Mine Brook Road	Colonial	4	4.2	44	\$1,075,000	\$1,075,000	\$999,000	92.93%	\$1,012,200	0.99
14	270 Childs Road	Ranch	3	4.0	9	\$899,000	\$899,000	\$999,999	111.23%	\$828,800	1.21
15	17 Sullivan Drive	Colonial	4	2.1	32	\$1,249,000	\$1,249,000	\$1,200,000	96.08%	\$993,100	1.21
16	21 Hickory Drive	Contemp	4	3.1	7	\$1,175,000	\$1,175,000	\$1,245,000	105.96%	\$906,700	1.37
17	76 Morgan Lane	HalfDupl	3	4.1	96	\$1,589,000	\$1,589,000	\$1,500,000	94.40%	\$1,260,500	1.19
18	22 Normandy Court	Colonial	4	2.1	8	\$1,200,000	\$1,200,000	\$1,500,000	125.00%	\$1,016,800	1.48
19	4 Shadowbrook Lane	Colonial	5	3.1	23	\$1,550,000	\$1,550,000	\$1,600,000	103.23%	\$1,326,400	1.21
20	47 Lexington Road	Custom	5	4.1	13	\$1,777,888	\$1,777,888	\$1,750,000	98.43%		
21	34 Sunnybrook Road	Colonial	5	4.2	37	\$1,999,000	\$1,999,000	\$1,950,000	97.55%	\$1,574,000	1.24
AVERAGE					25	\$901,466	\$900,085	\$941,290	106.44%		1.24

"Active" Listings in Bernards Twp

Number of Units: 19
 Average List Price: \$1,240,300
 Average Days on Market: 61

"Under Contract" Listings in Bernards Twp

Number of Units: 23
 Average List Price: \$936,330
 Average Days on Market: 47

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		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		\$880,513
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		\$905,486
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%	103.44%	103.43%	106.09%	105.89%	105.40%	106.44%		103.90%
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
# Units Sold	19	18	18	29	28	34	38	44	29	24	21		302
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		1.03
Active Listings	29	30	26	35	30	28	26	19	17	19	19		25
Under Contracts	32	45	53	55	67	61	58	41	35	30	23		45

Flashback! YTD 2022 vs YTD 2023

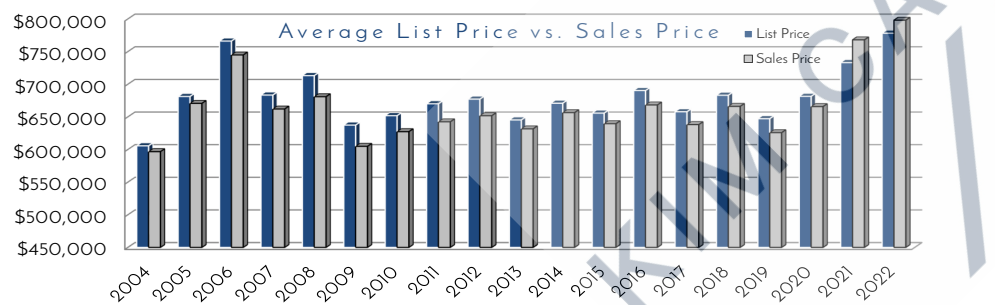
YTD	2022	2023	% Change
DOM	25.2	25.5	0.86%
Sales Price	\$805,752	\$905,486	12.38%
LP:SP	103.01%	103.90%	0.86%
SP:AV	1.24	1.23	-0.38%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

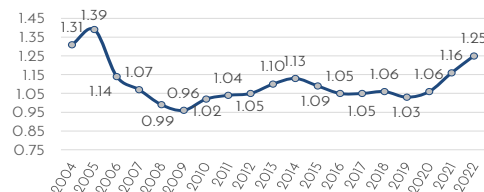
YTD	2022	2023	% Change
# Units Sold	391	302	-22.76%
Rate of Ab 3 Mo	1.27	1.03	-18.59%
Actives	43	25	-41.10%
Under Contracts	60	45	-24.59%

Bernards Township Yearly Market Trends

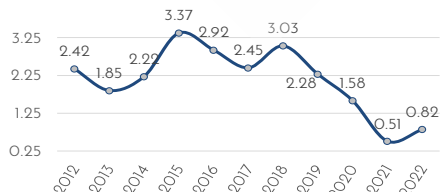


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$605,619	\$681,163	\$766,082	\$683,388	\$713,173	\$637,374	\$651,757	\$670,020	\$677,152	\$645,259	\$670,853	\$655,720	\$690,241	\$657,761	\$683,114	\$647,183	\$681,375	\$733,134	\$778,120
SP	\$596,708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

Sales Price to Assessed Value Ratio



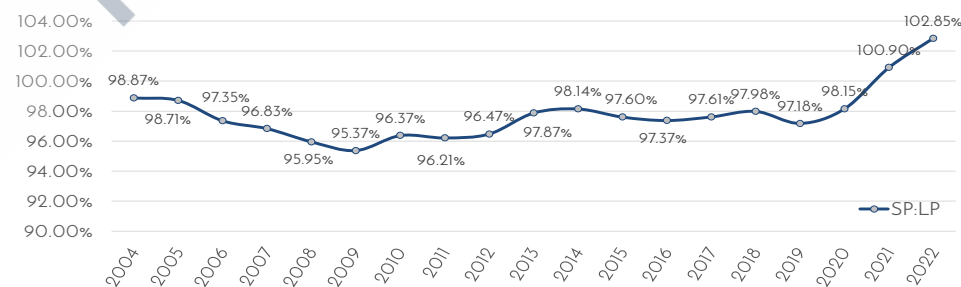
12 Month Rate of Absorption



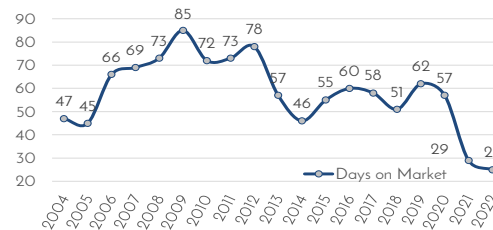
Data only available until 2012

Bernards Township Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

