

Bernards Twp.

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	11 Alexandria Way	OneFloor	1	1.0	42	\$309,000	\$309,000	\$323,000	104.53%	\$274,000	1.18
2	93 Smithfield Court	OneFloor	2	1.0	8	\$349,900	\$349,900	\$361,000	103.17%	\$309,200	1.17
3	349 Penns Way	OneFloor	2	2.0	9	\$320,000	\$320,000	\$370,000	115.63%	\$303,700	1.22
4	219 Irving Place	OneFloor	2	2.0	16	\$339,000	\$339,000	\$380,000	112.09%	\$318,200	1.19
5	98 Baldwin Court	TwnIntUn	2	2.1	24	\$449,900	\$449,900	\$440,000	97.80%	\$379,500	1.16
6	392 Penns Way	TwnIntUn	2	2.1	16	\$419,000	\$419,000	\$458,000	109.31%	\$392,100	1.17
7	139 Bayberry Row	TwnIntUn	2	2.1	27	\$449,900	\$449,900	\$465,000	103.36%	\$428,500	1.09
8	3 Magnolia Path	HalfDupl	2	2.1	22	\$539,000	\$539,000	\$550,000	102.04%	\$464,100	1.19
9	11 N Alward Avenue	CapeCod	4	2.0	17	\$549,900	\$549,900	\$615,000	111.84%	\$424,700	1.45
10	8 Plymouth Court	HalfDupl	3	2.1	13	\$596,000	\$596,000	\$629,000	105.54%	\$566,500	1.11
11	3462 Valley Road	RanchRas	3	1.1	11	\$599,000	\$599,000	\$635,000	106.01%	\$499,300	1.27
12	1 Charleston Court	TwnIntUn	2	2.1	74	\$650,000	\$650,000	\$650,000	100.00%	\$509,200	1.28
13	24 Pine Street	Colonial	4	2.1	25	\$739,900	\$715,000	\$715,000	100.00%	\$568,000	1.26
14	7 Georgian Court	TwnIntUn	3	2.1	25	\$750,000	\$750,000	\$715,000	95.33%	\$614,000	1.16
15	15 Rocky Lane	Colonial	3	2.1	14	\$649,000	\$649,000	\$725,000	111.71%	\$596,600	1.22
16	274 N Maple Avenue	Contemp	3	2.0	25	\$779,000	\$779,000	\$851,000	109.24%	\$612,600	1.39
17	24 Princeton Court	TwnEndUn	3	2.1	53	\$879,999	\$879,999	\$900,000	102.27%	\$791,500	1.14
18	6 Richmond Drive	TwnIntUn	3	3.1	20	\$899,000	\$899,000	\$910,000	101.22%	\$739,000	1.23
19	31 Hartley Lane	Colonial	4	2.1	12	\$899,000	\$899,000	\$920,000	102.34%	\$783,600	1.17
20	15 Cedar Street	Colonial	4	2.1	9	\$995,000	\$995,000	\$1,125,000	113.07%	\$950,800	1.18

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Bernards Twp.

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	165 Woods End Drive	Colonial	4	2.1	16	\$1,189,000	\$1,189,000	\$1,351,000	113.62%	\$1,009,500	1.34
22	92 Canterbury Way	Colonial	5	4.1	9	\$1,675,000	\$1,675,000	\$1,700,000	101.49%	\$1,504,400	1.13
23	120 Canterbury Way	Colonial	6	5.1	7	\$1,849,000	\$1,849,000	\$1,900,000	102.76%	\$1,501,400	1.27
24	3 Deer Ridge Road	Colonial	5	5.2	64	\$2,235,000	\$2,235,000	\$2,350,000	105.15%	\$1,781,300	1.32
AVERAGE					23	\$796,229	\$795,192	\$834,917	105.40%		1.22

"Active" Listings in Bernards Twp

Number of Units: 19
Average List Price: \$1,234,610
Average Days on Market: 50

"Under Contract" Listings in Bernards Twp

Number of Units: 30
Average List Price: \$914,966
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	27	20	25	24	20	23	23			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			\$879,051
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448	\$864,183	\$979,068	\$1,093,941	\$910,313	\$1,072,280	\$834,917			\$902,810
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%	103.44%	103.43%	106.09%	105.89%	105.40%			103.71%
SP to AV	1.21	1.14	1.28	1.27	1.27	1.21	1.24	1.22	1.22	1.22			1.23
# Units Sold	19	18	18	29	28	34	38	44	29	24			281
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			1.05
Active Listings	29	30	26	35	30	28	26	19	17	19			26
Under Contracts	32	45	53	55	67	61	58	41	35	30			48

Flashback! YTD 2022 vs YTD 2023

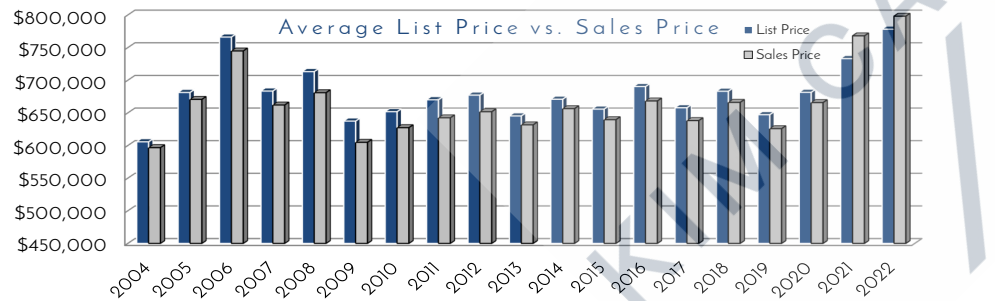
YTD	2022	2023	% Change
DOM	25.4	25.5	0.42%
Sales Price	\$816,449	\$902,810	10.58%
LP:SP	103.26%	103.71%	0.43%
SP:AV	1.24	1.23	-0.96%

Prominent
Properties

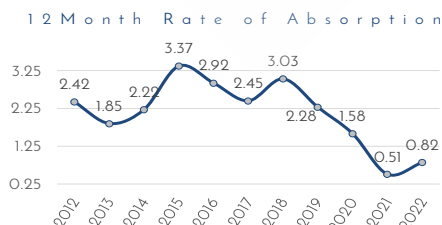
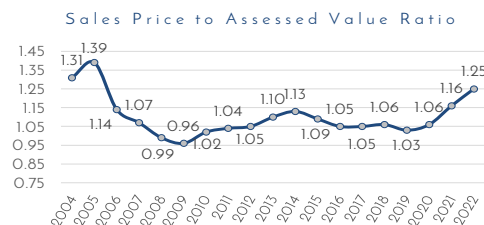
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	355	281	-20.85%
Rate of Ab 3 Mo	1.25	1.05	-16.36%
Actives	43	26	-39.91%
Under Contracts	62	48	-23.56%

Bernards Township Yearly Market Trends

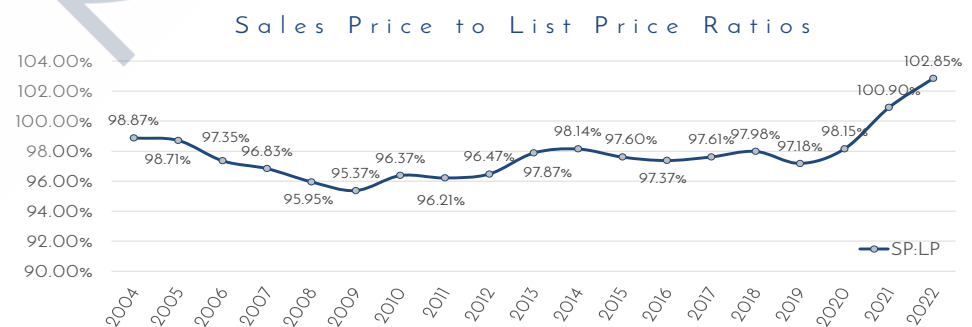


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$605,619	\$681,163	\$766,082	\$683,388	\$713,173	\$637,374	\$651,757	\$670,020	\$677,152	\$645,259	\$670,853	\$655,720	\$690,241	\$657,761	\$683,114	\$647,183	\$681,375	\$733,134	\$778,120
SP	\$596,708	\$744,810	\$662,036	\$680,906	\$604,844	\$602,315	\$642,410	\$651,718	\$631,612	\$656,462	\$639,561	\$668,220	\$638,122	\$666,075	\$625,793	\$665,737	\$737,945	\$798,048	

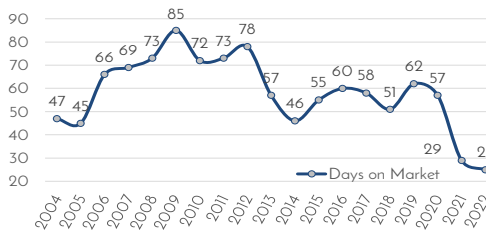


Data only available until 2021

Bernards Township Yearly Market Trends



Average Days on Market



Number of Units Sold

