

# Bernard's Twp.

## September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3005 Hemlock Place	TwndEndUn	2	1.1	53	\$275,000	\$275,000	\$275,000	100.00%	\$297,600	0.92
2	23 Countryside Drive	OneFloor	1	1.0	25	\$249,900	\$249,900	\$275,317	110.17%	\$213,400	1.29
3	244 Alexandria Way	TwndEndUn	2	2.0	8	\$389,000	\$389,000	\$407,000	104.63%	\$349,900	1.16
4	3006 Hemlock Place	TwndIntUn	2	1.1	7	\$395,000	\$395,000	\$430,000	108.86%	\$345,600	1.24
5	58 Aspen Drive	TwndEndUn	2	3.1	17	\$499,000	\$499,000	\$550,000	110.22%	\$438,700	1.25
6	50 E Oak Street	Colonial	3	1.1	14	\$650,000	\$650,000	\$680,000	104.62%	\$565,200	1.20
7	86 Dorchester Drive	TwndEndUn	3	2.1	9	\$650,000	\$650,000	\$688,000	105.85%	\$581,400	1.18
8	60 Lurline Drive	SplitLev	4	2.1	28	\$848,000	\$848,000	\$795,000	93.75%	\$681,800	1.17
9	193 Smoke Rise Road	Colonial	3	2.1	12	\$819,900	\$819,900	\$835,000	101.84%	\$650,500	1.28
10	83 Goltra Drive	Bi-Level	5	3.0	22	\$829,000	\$829,000	\$850,000	102.53%	\$759,100	1.12
11	8 Vail Terrace	Colonial	4	2.1	9	\$749,000	\$749,000	\$865,000	115.49%	\$802,700	1.08
12	9 Wildwood Drive	Ranch	4	3.1	70	\$985,000	\$985,000	\$965,000	97.97%	\$763,000	1.26
13	12 Lexington Road	SplitLev	4	3.1	16	\$925,000	\$925,000	\$976,500	105.57%	\$768,500	1.27
14	7 Ash Street	CapeCod	4	2.1	9	\$895,000	\$895,000	\$1,060,000	118.44%	\$776,200	1.37
15	32 Benedict Crest	TwndEndUn	4	3.1	21	\$1,074,900	\$1,074,900	\$1,079,500	100.43%	\$949,300	1.14
16	60 Cherry Lane	Custom	4	4.0	25	\$1,075,000	\$1,075,000	\$1,085,000	100.93%	\$840,800	1.29
17	55 Kinnan Way	Colonial	5	2.1	16	\$995,000	\$995,000	\$1,100,000	110.55%	\$900,300	1.22
18	18 Sullivan Drive	Colonial	4	3.1	12	\$1,049,999	\$1,049,999	\$1,135,000	108.10%	\$990,100	1.15
19	48 Summit Drive	Colonial	5	2.1	15	\$1,145,000	\$1,145,000	\$1,200,000	104.80%	\$1,120,500	1.07
20	60 Sentinel Drive	Colonial	4	3.1	18	\$1,249,000	\$1,249,000	\$1,215,000	97.28%	\$1,107,300	1.10

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21	81 Hilltop Road	Colonial	4	2.1	15	\$999,000	\$999,000	\$1,227,000	122.82%	\$842,200	1.46
22	20 Hillcrest Way	Colonial	5	2.1	9	\$1,175,000	\$1,175,000	\$1,250,000	106.38%	\$984,100	1.27
23	139 Woods End Drive	Colonial	4	2.1	9	\$1,099,000	\$1,099,000	\$1,350,000	122.84%	\$1,075,700	1.25
24	8 Rachel Court	Colonial	4	3.1	23	\$1,489,000	\$1,489,000	\$1,561,800	104.89%	\$1,201,400	1.30
25	37 Berta Place	Colonial	4	2.1	6	\$1,475,000	\$1,475,000	\$1,584,000	107.39%	\$1,047,800	1.51
26	20 Oakmont Lane	Colonial	5	3.2	12	\$1,525,000	\$1,525,000	\$1,627,000	106.69%	\$1,388,200	1.17
27	40 Beaver Creek Court	Colonial	5	5.2	48	\$1,750,000	\$1,750,000	\$1,670,000	95.43%	\$1,599,200	1.04
28	17 Granville Way	Colonial	4	3.1	10	\$1,525,000	\$1,525,000	\$1,675,000	109.84%	\$1,295,500	1.29
29	106 Meeker Road	Custom	5	6.1	127	\$2,900,000	\$2,900,000	\$2,685,000	92.59%	\$2,142,600	1.25
AVERAGE					23	\$1,023,610	\$1,023,610	\$1,072,280	105.89%		1.22

### "Active" Listings in Bernards Twp

Number of Units: 17  
Average List Price: \$1,247,641  
Average Days on Market: 49

### "Under Contract" Listings in Bernards Twp

Number of Units: 35  
Average List Price: \$997,246  
Average Days on Market: 42

# 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				26
List Price	\$689,241	\$716,278	\$683,656	\$842,290	\$857,771	\$958,021	\$1,076,274	\$864,420	\$1,023,610				\$869,491
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448	\$864,183	\$979,068	\$1,093,941	\$910,313	\$1,072,280				\$888,401
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%	103.44%	103.43%	106.09%	105.89%				103.25%
SP to AV	1.21	1.14	1.28	1.27	1.27	1.21	1.24	1.22	1.22				1.23
# Units Sold	19	18	18	29	28	34	38	44	29				257
3 Mo Rate of Ab	0.99	1.62	1.50	1.68	1.20	0.91	0.85	0.65	0.49				1.10
Active Listings	29	30	26	35	30	28	26	19	17				27
Under Contracts	32	45	53	55	67	61	58	41	35				50

## Flashback! YTD 2022 vs YTD 2023

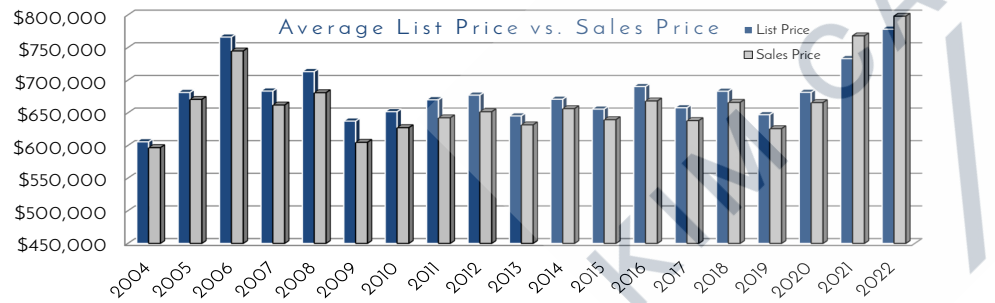
YTD	2022	2023	% Change
DOM	25	26	3.04%
Sales Price	\$823,853	\$888,401	7.83%
LP:SP	103.42%	103.25%	-0.16%
SP:AV	1.25	1.23	-1.19%

Prominent  
Properties

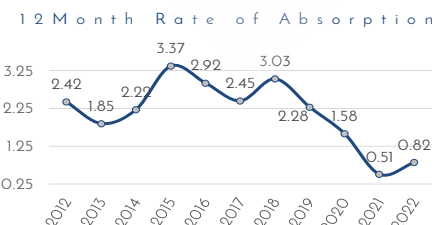
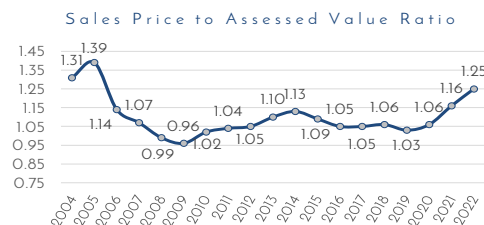
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	332	257	-22.59%
Rate of Ab 3 Mo	1.24	1.10	-11.30%
Actives	42	27	-37.01%
Under Contracts	64	50	-22.40%

## Bernard's Township Yearly Market Trends

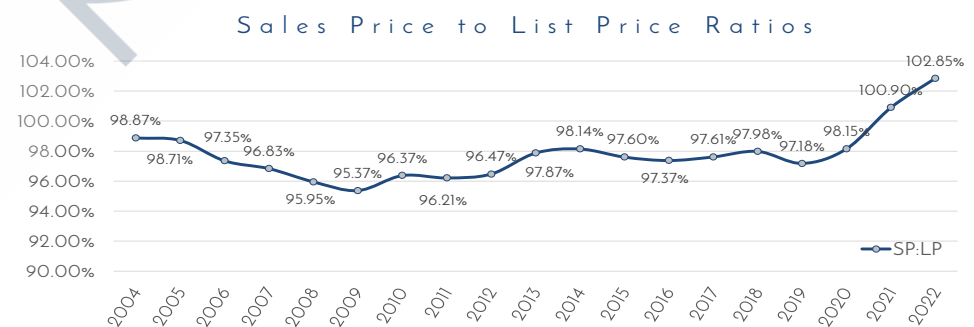


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$605,619	\$681,163	\$766,082	\$683,388	\$713,173	\$637,374	\$651,757	\$670,020	\$677,152	\$645,259	\$670,853	\$655,720	\$690,241	\$657,761	\$683,114	\$647,183	\$681,375	\$733,134	\$778,120
SP	\$596,708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

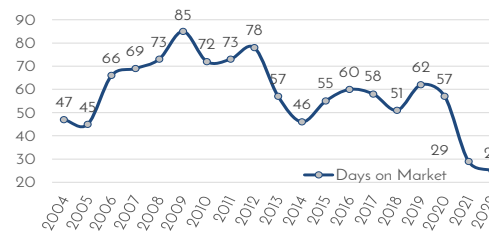


Data only available until 2012

## Bernard's Township Yearly Market Trends



### Average Days on Market



### Number of Units Sold

