

Bernards Twp.

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	140 Jamestown Road	OneFloor	1	1.0	8	\$299,999	\$299,999	\$347,000	115.67%	\$216,400	1.60
2	21 Commonwealth Drive	OneFloor	2	1.0	26	\$369,900	\$369,900	\$380,000	102.73%	\$304,300	1.25
3	76 Countryside Drive	MultiFlr	2	2.1	69	\$375,000	\$375,000	\$403,000	107.47%	\$377,200	1.07
4	38 Jamestown Road	OneFloor	2	2.0	11	\$372,000	\$372,000	\$405,000	108.87%	\$315,000	1.29
5	56 Countryside Drive	TwnEndUn	2	2.1	16	\$429,900	\$429,900	\$476,000	110.72%	\$415,900	1.14
6	143 Bayberry Row	TwnIntUn	2	2.1	13	\$455,000	\$455,000	\$485,000	106.59%	\$385,900	1.26
7	57 Woodward Lane	TwnEndUn	2	2.1	14	\$395,000	\$395,000	\$505,000	127.85%	\$374,500	1.35
8	163 Locust Lane	TwnIntUn	2	2.1	14	\$525,000	\$525,000	\$580,000	110.48%	\$425,800	1.36
9	3462 Valley Road	Ranch	3	1.1	26	\$650,000	\$650,000	\$660,000	101.54%	\$499,300	1.32
10	28 N Dexter Drive	TwnEndUn	2	2.18	19	\$725,000	\$725,000	\$715,000	98.62%	\$621,900	1.15
11	10 Dorchester Drive	TwnIntUn	3	2.1	16	\$749,999	\$749,999	\$737,500	98.33%	\$577,200	1.28
12	52 Dorchester Drive	TwnIntUn	3	2.1	6	\$739,000	\$739,000	\$759,000	102.71%	\$552,100	1.37
13	341 Lyons Road	Colonial	4	3.1	8	\$799,000	\$799,000	\$800,000	100.13%	\$689,000	1.16
14	356 Mount Airy Road	Colonial	4	2.1	7	\$790,000	\$790,000	\$910,000	115.19%	\$702,200	1.30
15	3 Richmond Drive	TwnIntUn	3	2.1	9	\$879,000	\$879,000	\$920,000	104.66%	\$734,100	1.25
16	20 Voorhees Drive	Colonial	4	2.1	26	\$790,000	\$790,000	\$923,000	116.84%	\$758,100	1.22
17	4 Monroe Place	Colonial	3	2.1	11	\$829,000	\$829,000	\$954,000	115.08%	\$696,200	1.37
18	44 Berta Place	Colonial	3	1.1	13	\$995,000	\$995,000	\$995,000	100.00%	\$724,100	1.37
19	15 Wexford Way	Colonial	4	2.1	10	\$850,000	\$850,000	\$999,999	117.65%	\$849,000	1.18
20	49 Hansom Road	Colonial	4	3.1	15	\$970,000	\$970,000	\$1,050,000	108.25%	\$806,700	1.30

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21	61 Atlas Road	SplitLev	4	2.1	10	\$999,999	\$999,999	\$1,200,000	120.00%	\$710,900	1.69
22	12 Tuxford Terrace	Colonial	4	2.1	10	\$1,090,000	\$1,090,000	\$1,210,000	111.01%	\$854,700	1.42
23	49 Walnut Circle	Colonial	4	2.1	11	\$1,125,000	\$1,125,000	\$1,325,000	117.78%	\$896,000	1.48
24	16 Springhouse Lane	Colonial	4	2.1	24	\$1,385,000	\$1,385,000	\$1,415,000	102.17%	\$1,051,700	1.35
25	15 Green Mountain Drive	Colonial	4	3.1	192	\$1,450,000	\$1,595,000	\$1,530,000	95.92%	\$1,311,700	1.17
26	6 Beacon Crest Drive	Colonial	4	4.1	20	\$1,495,000	\$1,495,000	\$1,700,000	113.71%	\$1,199,500	1.42
27	51 Ridgeview Drive	Colonial	6	6.1	19	\$2,899,000	\$2,899,000	\$2,850,000	98.31%	\$2,094,700	1.36
AVERAGE					23	\$867,844	\$873,215	\$934,611	108.45%		1.31

"Active" Listings in Bernards Twp

Number of Units: 28
 Average List Price: \$1,126,278
 Average Days on Market: 33

"Under Contract" Listings in Bernards Twp

Number of Units: 53
 Average List Price: \$1,063,755
 Average Days on Market: 26

Bernards Twp 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	15	22	23									21
List Price	\$842,165	\$733,493	\$809,073	\$873,215									\$826,485
Sales Price	\$866,664	\$772,750	\$833,462	\$934,611									\$867,905
SP:LP%	105.74%	106.02%	103.95%	108.45%									106.50%
SP to AV	1.28	1.24	1.22	1.31									1.27
# Units Sold	17	14	13	27									71
3 Mo Rate of Ab	0.58	1.30	1.57	1.76									1.30
Active Listings	12	16	26	28									21
Under Contracts	23	35	38	53									37

Flashback! YTD 2023 vs YTD 2024

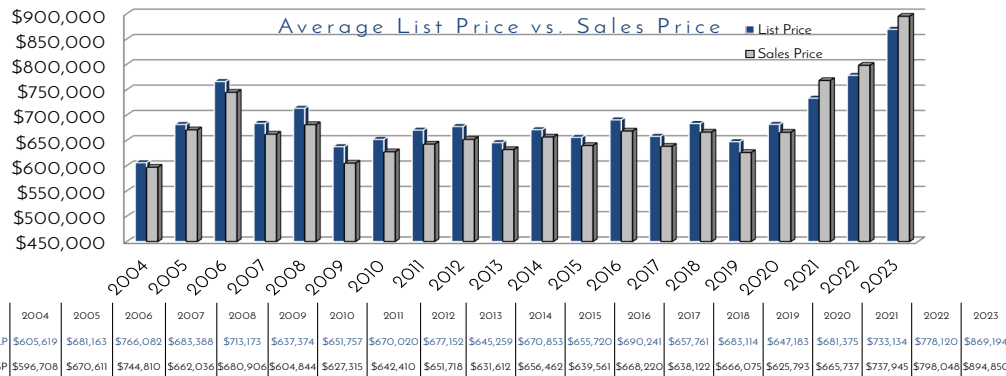
YTD	2023	2024	% Change
DOM	32	21.1	-35.02%
Sales Price	\$755,315	\$867,905	14.91%
LP:SP	101.74%	106.50%	4.68%
SP:AV	1.23	1.27	3.47%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	84	71	-15.48%
Rate of Ab 3 Mo	1.45	1.30	-10.02%
Actives	30	21	-31.67%
Under Contracts	46	37	-19.46%

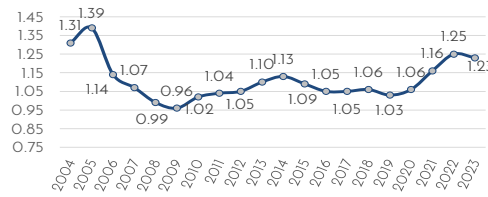
Bernard's Township Yearly Market Trends



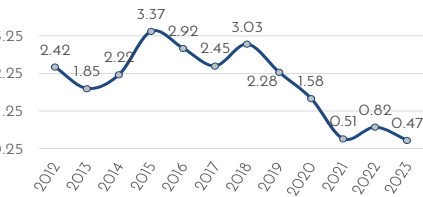
Bernard's Township Yearly Market Trends



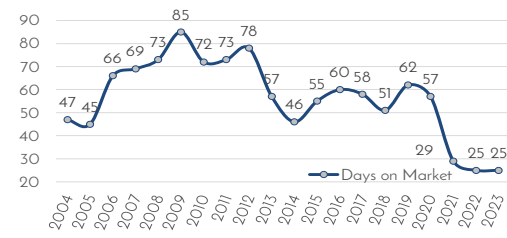
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

