

Bernards Twp.

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3101 Hemlock Place	TwndEndUn	2	2.1	31	\$440,000	\$440,000	\$430,000	97.73%	\$379,600	1.13
2	2606 Hemlock Place	TwndEndUn	2	1.1	8	\$410,000	\$410,000	\$441,000	107.56%	\$326,000	1.35
3	271 Penns Way	TwndIntUn	2	2.1	18	\$425,000	\$425,000	\$470,000	110.59%	\$380,500	1.24
4	155 Woodward Lane	TwndEndUn	3	2.1	12	\$495,000	\$495,000	\$508,000	102.63%	\$389,900	1.30
5	141 Arbor Circle	Duplex	3	2.1	11	\$539,900	\$539,900	\$560,000	103.72%	\$442,000	1.27
6	3 Carswell Court	TwndIntUn	2	2.1	17	\$599,000	\$599,000	\$630,000	105.18%	\$534,500	1.18
7	45 Musket Drive	TwndIntUn	2	2.1	12	\$599,000	\$599,000	\$630,500	105.26%	\$507,500	1.24
8	6 Elizabeth Street	Ranch	3	2.0	8	\$620,000	\$620,000	\$775,000	125.00%	\$525,200	1.48
9	514 Lyons Road	Tudor	5	2.1	8	\$760,000	\$760,000	\$835,000	109.87%	\$652,800	1.28
10	5 Georgetown Court	TwndEndUn	3	2.1	11	\$899,000	\$899,000	\$945,000	105.12%	\$801,800	1.18
11	11 Witherspoon Lane	TwndEndUn	3	3.1	1	\$999,000	\$999,000	\$975,000	97.60%	\$877,500	1.11
12	230 Woods End Drive	Colonial	4	2.1	22	\$995,000	\$995,000	\$1,040,000	104.52%	\$1,032,000	1.01
13	60 Keats Road	SplitLev	4	3.1	12	\$959,000	\$959,000	\$1,050,000	109.49%	\$768,500	1.37
14	116 Spencer Road	Custom	5	3.2	37	\$1,599,000	\$1,529,000	\$1,529,000	100.00%		
AVERAGE					15	\$738,493	\$733,493	\$772,750	106.02%		1.24

"Active" Listings in Bernards Twp

Number of Units: 16
Average List Price: \$1,460,091
Average Days on Market: 31

"Under Contract" Listings in Bernards Twp

Number of Units: 35
Average List Price: \$1,017,536
Average Days on Market: 37

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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											19
List Price	\$842,165	\$733,493											\$793,087
Sales Price	\$866,664	\$772,750											\$824,251
SP:LP%	105.74%	106.02%											105.86%
SP to AV	1.28	1.24											1.26
# Units Sold	17	14											31
3 Mo Rate of Ab	0.58	1.30											0.94
Active Listings	12	16											14
Under Contracts	23	35											29

Flashback! YTD 2023 vs YTD 2024

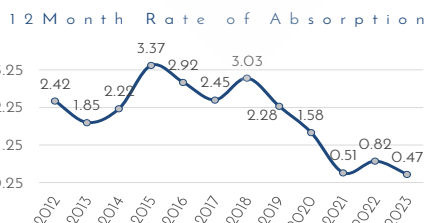
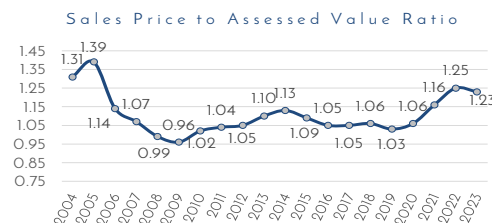
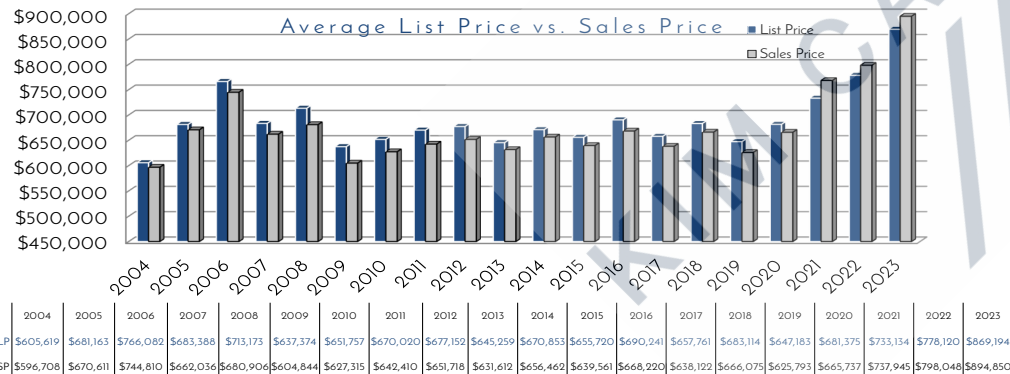
YTD	2023	2024	% Change
DOM	37	18.9	-49.06%
Sales Price	\$701,299	\$824,251	17.53%
LP:SP	100.48%	105.86%	5.36%
SP:AV	1.18	1.26	6.85%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	37	31	-16.22%
Rate of Ab 3 Mo	1.31	0.94	-27.97%
Actives	30	14	-52.54%
Under Contracts	39	29	-24.68%

Bernard's Township Yearly Market Trends

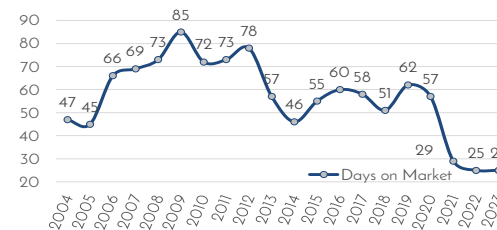


Data only available until 2012

Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold

