

Bernards Twp.

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	172 Potomac Drive	OneFloor	1	1.0	20	\$259,000	\$259,000	\$310,000	119.69%	\$211,100	1.47
2	96 Jamestown Road	OneFloor	1	1.0	20	\$289,900	\$289,900	\$318,000	109.69%	\$254,000	1.25
3	137 Potomac Drive	OneFloor	1	1.0	16	\$295,000	\$295,000	\$327,000	110.85%	\$247,100	1.32
4	213 English Place	TwndEndUn	2	2.0	3	\$339,000	\$339,000	\$330,000	97.35%	\$314,200	1.05
5	203 English Place	OneFloor	2	2.0	13	\$349,000	\$349,000	\$387,000	110.89%	\$317,600	1.22
6	106 Irving Place	TwndEndUn	2	2.0	9	\$350,000	\$350,000	\$400,786	114.51%	\$293,900	1.36
7	93 Sycamore Court	TwndIntUn	2	2.1	14	\$470,000	\$475,000	\$510,500	107.47%	\$439,500	1.16
8	3 Hawthorne Place	TwndEndUn	2	2.1	13	\$550,000	\$550,000	\$580,000	105.45%	\$500,600	1.16
9	189 Riverside Drive	SplitLev	4	2.1	14	\$750,000	\$750,000	\$733,000	97.73%	\$655,000	1.12
10	53 Dorchester Drive	TwndEndUn	3	2.1	35	\$699,000	\$738,000	\$745,000	100.95%	\$612,900	1.22
11	77 Woodstone Road	Ranch	4	3.0	35	\$699,000	\$699,000	\$750,000	107.30%	\$542,900	1.38
12	5 Tanglewood Lane	Colonial	4	2.1	19	\$925,000	\$925,000	\$1,052,000	113.73%	\$770,700	1.36
13	91 Lurline Drive	Bi-Level	4	3.0	7	\$1,050,000	\$1,050,000	\$1,150,000	109.52%	\$815,500	1.41
14	14 N Maple Avenue	Colonial	4	4.1	52	\$1,450,000	\$1,349,900	\$1,250,000	92.60%		
15	63 S Stone Hedge Drive	Colonial	5	4.1	14	\$1,849,000	\$1,849,000	\$1,900,000	102.76%	\$1,511,100	1.26
16	16 Sunnybrook Road	SeeRem	5	5.1	71	\$1,999,000	\$1,949,000	\$1,915,000	98.26%		
17	120 Canterbury Way	Custom	6	5.1	23	\$2,099,999	\$2,099,999	\$2,075,000	98.81%	\$1,501,400	1.38
AVERAGE					22	\$848,406	\$842,165	\$866,664	105.74%		1.28

"Active" Listings in Bernards Twp

Number of Units: 12
 Average List Price: \$1,464,798
 Average Days on Market: 37

"Under Contract" Listings in Bernards Twp

Number of Units: 23
 Average List Price: \$947,387
 Average Days on Market: 45

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												22
List Price	\$842,165												\$842,165
Sales Price	\$866,664												\$866,664
SP:LP%	105.74%												105.74%
SP to AV	1.28												1.28
# Units Sold	17												17
3 Mo Rate of Ab	0.58												0.58
Active Listings	12												12
Under Contracts	23												23

Flashback! YTD 2023 vs YTD 2024

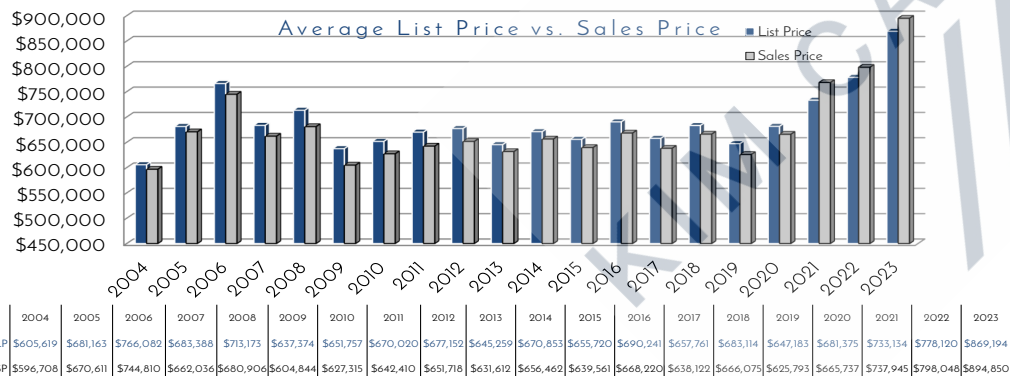
YTD	2023	2024	% Change
DOM	20	22.2	10.88%
Sales Price	\$690,952	\$866,664	25.43%
LP:SP	100.96%	105.74%	4.73%
SP:AV	1.21	1.28	5.33%

Prominent Properties

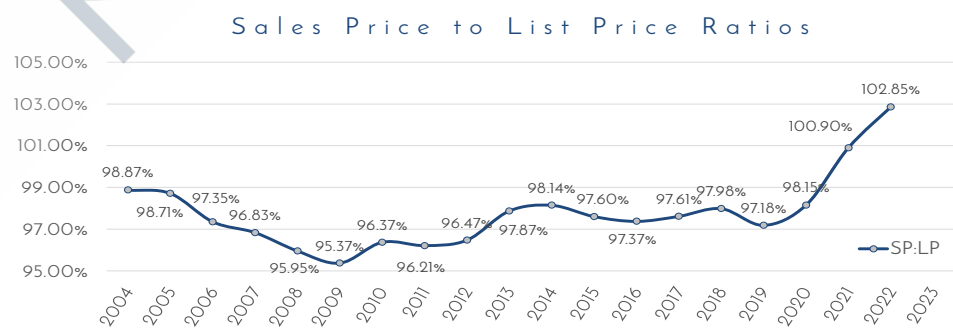
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	19	17	-10.53%
Rate of Ab 3 Mo	0.99	0.58	-41.41%
Actives	29	12	-58.62%
Under Contracts	32	23	-28.13%

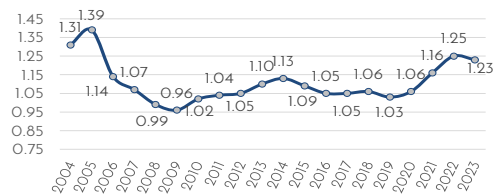
Bernard's Township Yearly Market Trends



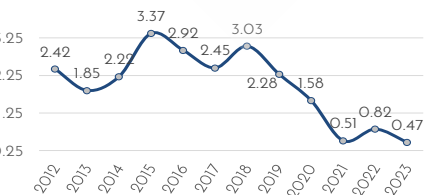
Bernard's Township Yearly Market Trends



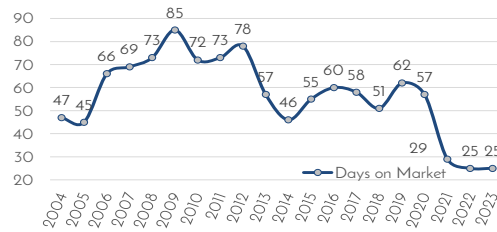
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

