

Bernards Twp.

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	46 Baldwin Court	OneFloor	2	2.0	12	\$349,000	\$349,000	\$380,000	108.88%	\$290,600	1.31
2	108 Alexandria Way	OneFloor	2	2.0	13	\$359,000	\$359,000	\$407,000	113.37%	\$308,500	1.32
3	277 Potomac Drive	OneFloor	2	2.0	17	\$419,000	\$419,000	\$441,000	105.25%	\$365,200	1.21
4	129 W Oak Street	Colonial	3	1.1	9	\$429,000	\$429,000	\$454,000	105.83%	\$325,800	1.39
5	31 Dexter Drive N	TwnEndUn	2	2.1	95	\$635,000	\$610,000	\$615,000	100.82%	\$585,800	1.05
6	31 Dorchester Drive	MultiFlr	3	2.1	15	\$649,000	\$649,000	\$665,000	102.47%	\$544,800	1.22
7	13 Dexter Drive N	TwnIntUn	2	2.1	8	\$649,950	\$649,950	\$670,000	103.08%	\$565,900	1.18
8	17 Dorchester Drive	TwnIntUn	3	2.1	19	\$699,999	\$699,999	\$720,000	102.86%	\$579,400	1.24
9	21 Peachtree Road	CapeCod	5	2.1	11	\$935,000	\$935,000	\$950,000	101.60%	\$756,900	1.26
10	37 Compton Court	Colonial,	4	2.1	50	\$945,000	\$945,000	\$960,000	101.59%	\$830,300	1.16
11	113 Wexford Way	Custom	5	4.1	20	\$999,000	\$999,000	\$999,000	100.00%	\$900,800	1.11
12	17 Primrose Lane	Colonial	4	4.1	9	\$1,699,000	\$1,699,000	\$1,699,000	100.00%	\$1,453,900	1.17
13	32 Coppergate Drive	Colonial	4	3.1	8	\$1,775,000	\$1,775,000	\$1,875,000	105.63%		
AVERAGE					22	\$810,996	\$809,073	\$833,462	103.95%		1.22

"Active" Listings in Bernards Twp

Number of Units: 26
 Average List Price: \$1,410,723
 Average Days on Market: 29

"Under Contract" Listings in Bernards Twp

Number of Units: 38
 Average List Price: \$968,823
 Average Days on Market: 37

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										20
List Price	\$842,165	\$733,493	\$809,073										\$797,810
Sales Price	\$866,664	\$772,750	\$833,462										\$826,972
SP:LP%	105.74%	106.02%	103.95%										105.30%
SP to AV	1.28	1.24	1.22										1.25
# Units Sold	17	14	13										44
3 Mo Rate of Ab	0.58	1.30	1.57										1.15
Active Listings	12	16	26										18
Under Contracts	23	35	38										32

Flashback! YTD 2023 vs YTD 2024

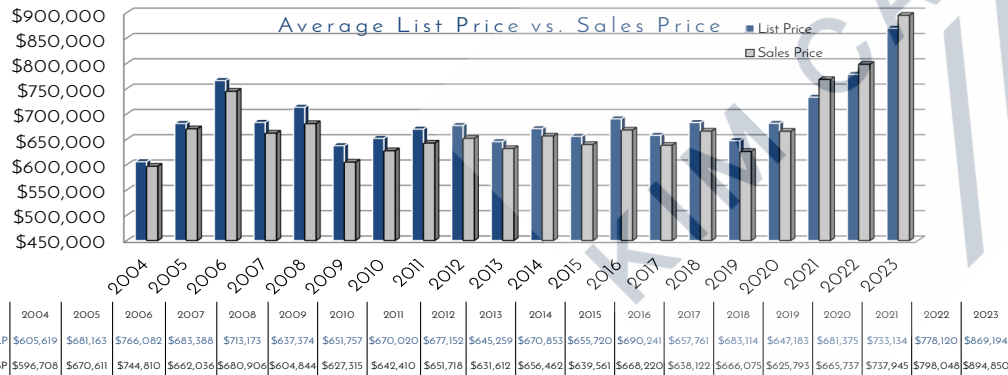
YTD	2023	2024	% Change
DOM	35	20	-43.76%
Sales Price	\$702,518	\$826,972	17.72%
LP:SP	101.43%	105.30%	3.81%
SP:AV	1.21	1.25	2.92%

Prominent Properties

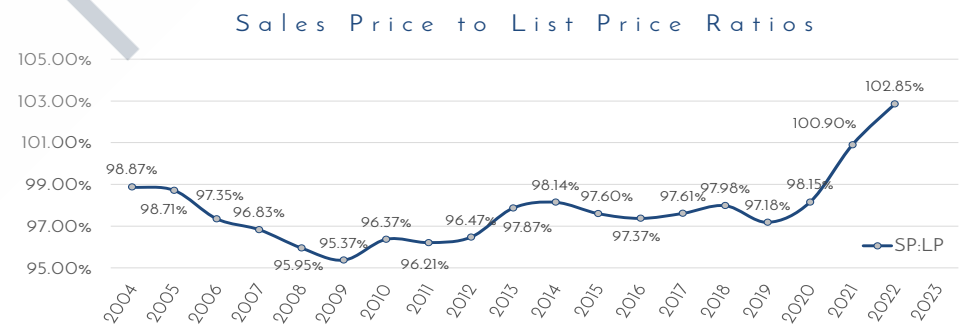
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	55	44	-20.00%
Rate of Ab 3 Mo	1.37	1.15	-16.06%
Actives	28	18	-36.47%
Under Contracts	43	32	-26.15%

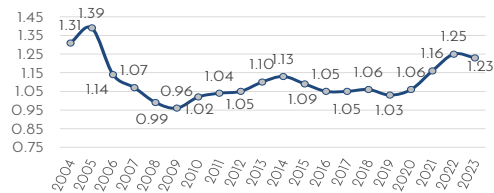
Bernard's Township Yearly Market Trends



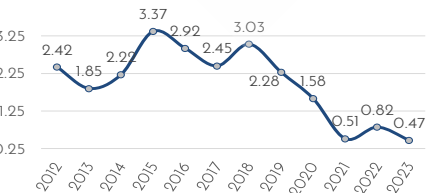
Bernard's Township Yearly Market Trends



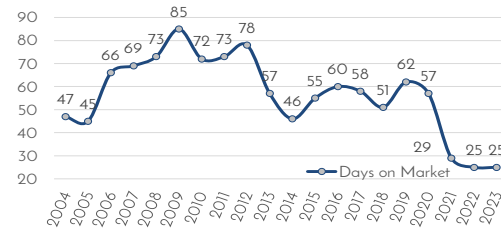
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

