

# Bernard's Twp.

## July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	132 Jamestown Road	OneFloor	2	1.0	43	\$309,900	\$309,900	\$348,500	112.46%	\$287,000	1.21
2	129 Potomac Drive	OneFloor	2	2.0	21	\$349,900	\$349,900	\$380,000	108.60%	\$326,000	1.17
3	80 Woodward Lane	TwnEndUn	2	2.1	15	\$399,900	\$395,000	\$393,300	99.57%	\$337,000	1.17
4	265 Penns Way	TwnIntUn	2	2.1	21	\$439,000	\$439,000	\$430,000	97.95%	\$343,100	1.25
5	449 Penns Way	TwnEndUn	2	2.1	7	\$420,000	\$420,000	\$450,000	107.14%	\$369,400	1.22
6	77 Stonehouse Road	CapeCod	4	2.0	59	\$499,900	\$484,900	\$460,000	94.86%	\$388,500	1.18
7	32 Chestnut Court	TwnIntUn	2	2.1	38	\$435,900	\$435,900	\$462,000	105.99%	\$389,000	1.19
8	13 Knox Court	TwnIntUn	2	2.1	21	\$598,000	\$598,000	\$613,000	102.51%	\$514,700	1.19
9	54 Spencer Road	Ranch	3	3.0	53	\$749,000	\$749,000	\$725,000	96.80%	\$572,600	1.27
10	259 Patriot Hill Drive	TwnIntUn	3	2.1	14	\$715,000	\$715,000	\$738,000	103.22%	\$648,400	1.14
11	302 Alexandria Way	Detached	3	2.1	11	\$699,999	\$699,999	\$750,000	107.14%	\$532,100	1.41
12	34 Mayflower Drive	TwnEndUn	3	2.1	17	\$725,000	\$725,000	\$775,000	106.90%	\$710,400	1.09
13	104 Patriot Hill Drive	TwnIntUn	3	2.1	14	\$790,000	\$785,000	\$785,000	100.00%	\$684,600	1.15
14	3 Georgian Court	TwnIntUn	3	2.1	13	\$699,900	\$699,900	\$800,000	114.30%	\$652,500	1.23
15	4 Stacy Lane	Colonial	4	2.1	9	\$779,000	\$779,000	\$851,000	109.24%	\$807,200	1.05
16	53 South Alward Avenue	Colonial	4	2.1	9	\$775,000	\$775,000	\$875,053	112.91%	\$668,100	1.31
17	44 Liberty Ridge Road	Colonial	3	3.1	13	\$859,000	\$859,000	\$885,000	103.03%	\$718,100	1.23
18	67 Dickinson Road	TwnEndUn	3	3.1	17	\$925,000	\$925,000	\$892,000	96.43%	\$873,200	1.02
19	40 E Craig Street	Bi-Level	4	2.1	14	\$779,000	\$779,000	\$900,000	115.53%	\$674,800	1.33
20	36 Hansom Road	Colonial	5	2.2	14	\$899,000	\$899,000	\$920,000	102.34%	\$786,400	1.17
21	5 Witherspoon Lane	TwnEndUn	3	3.1	28	\$999,000	\$999,000	\$950,000	95.10%	\$862,200	1.10
22	115 W Oak Street	Colonial	4	3.1	37	\$969,900	\$969,900	\$969,900	100.00%		
23	35 Galloping Hill Road	Custom	6	3.1	21	\$932,000	\$932,000	\$970,000	104.08%	\$832,900	1.16
24	24 Chimney Ash Farm Road	Colonial	4	2.1	8	\$890,000	\$890,000	\$979,999	110.11%	\$770,200	1.27
25	76 Keats Road	Bi-Level	5	2.1	14	\$795,000	\$795,000	\$995,000	125.16%	\$636,400	1.56

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26	62 Alder Lane	Colonial	4	3.1	21	\$899,000	\$899,000	\$998,000	111.01%	\$783,600	1.27
27	83 Alder Lane	Colonial	4	3.1	21	\$1,149,999	\$1,149,999	\$1,180,000	102.61%	\$918,300	1.28
28	3 Fenwick Place	Colonial	5	5.1	80	\$1,600,000	\$1,600,000	\$1,213,000	75.81%		
29	6 Addison Drive	Colonial	4	2.1	16	\$1,075,000	\$1,075,000	\$1,245,000	115.81%	\$846,800	1.47
30	31 Ramapo Drive	Colonial	4	3.1	46	\$1,350,000	\$1,350,000	\$1,295,000	95.93%	\$1,152,800	1.12
31	108 Governor Drive	Colonial	5	4.1	10	\$1,498,000	\$1,498,000	\$1,615,000	107.81%	\$1,256,200	1.29
32	59 Canterbury Way	Colonial	5	5.1	1	\$1,675,000	\$1,675,000	\$1,675,000	100.00%	\$1,425,300	1.18
33	21 Whispering Woods Lane	Colonial	4	3.2	27	\$1,750,000	\$1,750,000	\$1,700,000	97.14%	\$1,574,000	1.08
34	510 S Maple Avenue	Custom	4	4.1	91	\$2,200,000	\$1,984,000	\$1,837,000	92.59%	\$1,149,300	1.60
35	158 Childs Road	Colonial	4	4.1	17	\$1,845,000	\$1,845,000	\$1,850,000	100.27%	\$1,565,000	1.18
36	24 Charlotte Hill Drive	Custom	6	5.1	55	\$2,395,000	\$2,395,000	\$2,395,000	100.00%	\$1,957,500	1.22
37	59 Baltusrol Way	Colonial	5	4.3	1	\$2,580,000	\$2,580,000	\$2,580,000	100.00%		
38	16 Tall Timber Lane	Custom	5	7.2	6	\$3,689,000	\$3,689,000	\$3,689,000	100.00%	\$2,404,200	1.53
<b>AVERAGE</b>					<b>24</b>	<b>\$1,082,613</b>	<b>\$1,076,274</b>	<b>\$1,093,941</b>	<b>103.43%</b>		<b>1.24</b>

### *"Active" Listings in Bernards Twp*

Number of Units: 26  
 Average List Price: \$1,197,419  
 Average Days on Market: 45

### *"Under Contract" Listings in Bernards Twp*

Number of Units: 58  
 Average List Price: \$942,522  
 Average Days on Market: 30

# 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						28
List Price	\$689,241	\$716,278	\$683,656	\$842,290	\$857,771	\$958,021	\$1,076,274						\$870,704
Sales Price	\$690,952	\$712,222	\$705,022	\$855,448	\$864,183	\$979,068	\$1,093,941						\$883,161
SP:LP%	100.96%	99.96%	103.40%	102.32%	102.86%	103.44%	103.43%						102.57%
SP to AV	1.21	1.14	1.28	1.27	1.27	1.21	1.24						1.24
# Units Sold	19	18	18	29	28	34	38						184
3 Mo Rate of Ab	0.99	1.62	1.50	1.68	1.20	0.91	0.85						1.25
Active Listings	29	30	26	35	30	28	26						29
Under Contracts	32	45	53	55	67	61	58						53

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	28	7.30%
Sales Price	\$819,878	\$883,161	7.72%
LP:SP	104.03%	102.57%	-1.41%
SP:AV	1.26	1.24	-1.92%

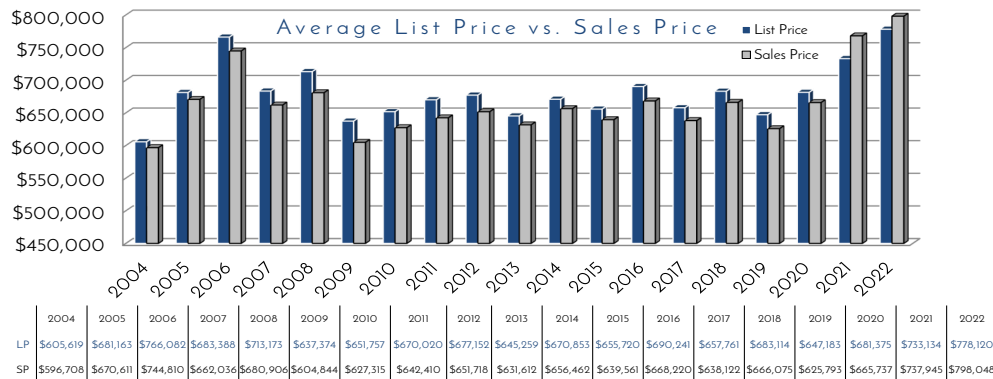
Prominent Properties  


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**Sotheby's**  
 INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	255	184	-27.84%
Rate of Ab 3 Mo	1.25	1.25	-0.34%
Actives	40	29	-26.88%
Under Contracts	67	53	-21.40%

## Bernard's Township Yearly Market Trends



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