

Bernards Twp.

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	107 Countryside Drive	TwnIntUn	1	1.0	7	\$275,000	\$275,000	\$275,000	100.00%	\$219,400	1.25
2	153 Potomac Drive	OneFloor	1	1.0	20	\$310,000	\$310,000	\$315,000	101.61%	\$237,200	1.33
3	46 Commonwealth Drive	OneFloor	2	2.0	12	\$409,000	\$409,000	\$415,000	101.47%	\$308,700	1.34
4	36 Potomac Drive	OneFloor	2	2.0	3	\$399,000	\$399,000	\$420,000	105.26%	\$310,600	1.35
5	20 Commonwealth Drive	OneFloor	2	2.0	62	\$405,000	\$405,000	\$466,000	115.06%	\$343,200	1.36
6	434 Penns Way	TwnEndUn	2	2.1	9	\$449,000	\$449,000	\$515,000	114.70%	\$366,800	1.40
7	275 Penns Way	TwnIntUn	2	2.1	7	\$429,000	\$429,000	\$522,000	121.68%	\$436,600	1.20
8	97 Countryside Drive	TwnEndUn	2	2.1	7	\$499,999	\$499,999	\$525,000	105.00%	\$428,800	1.22
9	62 Village Drive	TwnIntUn	2	2.1	20	\$490,000	\$490,000	\$540,000	110.20%	\$430,400	1.25
10	12 Chestnut Court	TwnEndUn	2	2.1	9	\$499,900	\$499,900	\$545,000	109.02%	\$419,000	1.30
11	24 Hillside Terrace	Ranch	2	1.0	20	\$495,000	\$495,000	\$550,000	111.11%	\$410,800	1.34
12	33 Roberts Circle	TwnIntUn	2	2.1	7	\$599,000	\$599,000	\$600,000	100.17%	\$512,500	1.17
13	5 Dexter Drive N	TwnIntUn	2	2.1	44	\$659,000	\$659,000	\$670,000	101.67%	\$564,900	1.19
14	73 Mount Airy Road	Colonial	3	2.1	19	\$599,000	\$599,000	\$680,000	113.52%	\$532,300	1.28
15	7 Tysley Street	CapeCod,	3	1.1	7	\$599,000	\$599,000	\$691,000	115.36%	\$508,200	1.36
16	19 Marilyn Street	Bi-Level	4	2.1	146	\$788,900	\$777,000	\$762,200	98.10%	\$637,400	1.20
17	306 Alexandria Way	Colonial	3	2.1	30	\$749,000	\$749,000	\$771,000	102.94%	\$578,800	1.33
18	30 Dorchester Drive	TwnEndUn	3	2.1	23	\$720,000	\$720,000	\$780,000	108.33%	\$656,600	1.19
19	33 Courter Street	Bi-Level	4	2.1	14	\$749,900	\$749,900	\$810,000	108.01%	\$610,800	1.33
20	19 Patriot Hill Drive	TwnIntUn	3	2.1	14	\$765,900	\$765,900	\$830,000	108.37%	\$695,000	1.19
21	15 Dayton Street	Colonial	3	2.1	11	\$739,000	\$739,000	\$925,000	125.17%	\$741,700	1.25
22	93 Patriot Hill Drive	TwnIntUn	3	2.1	8	\$875,000	\$875,000	\$940,000	107.43%	\$762,400	1.23
23	55 Hansom Road	Colonial	4	2.1	13	\$998,000	\$998,000	\$1,000,000	100.20%	\$869,900	1.15
24	17 Hansom Road	Colonial	4	3.1	35	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$825,000	1.27
25	25 Oak Ridge Road	CapeCod	3	2.1	11	\$849,000	\$849,000	\$1,050,000	123.67%	\$674,900	1.56
26	113 Berkeley Circle	Colonial	4	2.1	13	\$985,000	\$985,000	\$1,058,000	107.41%	\$793,800	1.33
27	61 Winding Lane	Custom	4	2.1	23	\$1,195,000	\$989,000	\$1,060,000	107.18%	\$946,500	1.12
28	27 Benedict Crescent	TwnEndUn	4	3.1	14	\$1,095,000	\$1,095,000	\$1,081,080	98.73%	\$834,200	1.30
29	32 Honeyman Road	Colonial	4	2.1	28	\$11,000,000	\$1,100,000	\$1,125,000	102.27%	\$882,500	1.27
30	10 Monroe Place	RanchExp	6	3.1	11	\$950,000	\$950,000	\$1,130,000	118.95%	\$671,300	1.68

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
31	31 Voorhees Drive	Colonial	5	2.2	16	\$999,000	\$999,000	\$1,150,000	115.12%	\$828,800	1.39
32	74 Liberty Ridge Road	Colonial	6	3.1	9	\$998,000	\$998,000	\$1,192,500	119.49%	\$839,000	1.42
33	15 Wedgewood Drive	RanchExp	6	2.1	13	\$1,350,000	\$1,350,000	\$1,200,000	88.89%	\$909,000	1.32
34	279 Old Army Road	RanchExp	4	3.1	24	\$1,199,000	\$1,199,000	\$1,210,000	100.92%	\$998,100	1.21
35	3080 Valley Road	Custom	5	4.1	26	\$1,270,000	\$1,270,000	\$1,215,000	95.67%	\$965,600	1.26
36	11 Queenberry Way	Colonial	4	2.1	28	\$1,350,000	\$1,350,000	\$1,305,000	96.67%	\$1,047,300	1.25
37	39 Palmerston Place	Colonial	5	2.1	9	\$1,185,000	\$1,185,000	\$1,350,000	113.92%	\$957,800	1.41
38	7 Witherspoon Lane	TwndEndUn	4	4.1	10	\$1,250,000	\$1,250,000	\$1,350,000	108.00%	\$939,000	1.44
39	10 Stacy Lane	Colonial	4	2.1	10	\$1,265,000	\$1,265,000	\$1,350,000	106.72%	\$918,700	1.47
40	3 Old Coach Road	Colonial	4	2.1	9	\$1,195,000	\$1,195,000	\$1,350,609	113.02%	\$936,400	1.44
41	4 Coddington Court	Colonial	4	3.1	14	\$1,425,000	\$1,425,000	\$1,442,500	101.23%	\$1,112,200	1.30
42	31 Berta Place	Colonial	4	2.1	11	\$1,295,000	\$1,295,000	\$1,465,000	113.13%	\$869,100	1.69
43	99 Bernard Drive	Colonial	4	3.1	21	\$1,375,000	\$1,375,000	\$1,530,000	111.27%	\$1,152,000	1.33
44	19 Wellington Drive	Colonial	4	3.1	20	\$1,499,000	\$1,499,000	\$1,677,000	111.87%	\$1,123,500	1.49
45	45 Stockmar Drive	Colonial	5	3.1	10	\$1,629,000	\$1,629,000	\$1,720,000	105.59%	\$1,345,100	1.28
46	18 Cameron Court	Colonial	5	4.1	28	\$1,849,000	\$1,750,000	\$1,737,226	99.27%	\$1,528,400	1.14
47	23 Granville Way	Colonial	5	2.1	18	\$1,645,000	\$1,645,000	\$1,775,000	107.90%	\$1,240,600	1.43
48	23 Talmadge Lane	Colonial	5	4.1	10	\$1,650,000	\$1,650,000	\$1,835,000	111.21%	\$1,314,700	1.40
49	91 Canterbury Way	Colonial	4	5.1	12	\$1,800,000	\$1,800,000	\$1,850,000	102.78%	\$1,408,900	1.31
50	17 Waverly Place	Colonial	5	4.1	10	\$1,750,000	\$1,750,000	\$1,860,000	106.29%	\$1,343,700	1.38
51	10 Squire Court	Colonial	6	7.1	9	\$2,200,000	\$2,200,000	\$2,400,000	109.09%	\$1,705,600	1.41
AVERAGE					19	\$1,192,247	\$991,916	\$1,060,120	107.46%		1.32

"Active" Listings in Bernards Twp

Number of Units: 23
 Average List Price: \$1,312,143
 Average Days on Market: 45

"Under Contract" Listings in Bernards Twp

Number of Units: 49
 Average List Price: \$1,096,438
 Average Days on Market: 39

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	18	16	18	19					19
List Price	\$842,165	\$733,493	\$809,073	\$873,215	\$777,878	\$996,389	\$866,688	\$991,916					\$896,724
Sales Price	\$866,664	\$772,750	\$833,462	\$934,611	\$835,016	\$1,072,034	\$921,685	\$1,060,120					\$954,630
SP:LP%	105.74%	106.02%	103.95%	108.45%	107.76%	108.50%	107.59%	107.46%					107.43%
SP to AV	1.28	1.24	1.22	1.31	1.32	1.35	1.36	1.32					1.32
# Units Sold	17	14	13	27	25	45	46	51					238
3 Mo Rate of Ab	0.58	1.30	1.57	1.76	1.66	1.20	1.19	0.54					1.23
Active Listings	12	16	26	28	34	35	43	23					27
Under Contracts	23	35	38	53	70	74	64	49					51

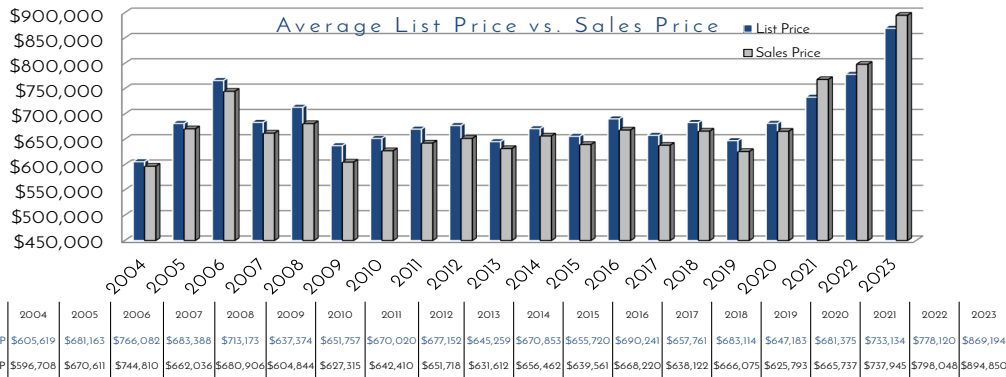
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	18.7	-28.26%
Sales Price	\$888,401	\$954,630	7.45%
LP:SP	103.25%	107.43%	4.05%
SP:AV	1.23	1.32	7.26%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	228	238	4.39%
Rate of Ab 3 Mo	1.18	1.23	4.26%
Actives	28	27	-2.69%
Under Contracts	52	51	-1.46%

Bernard's Township Yearly Market Trends



Bernard's Township Yearly Market Trends

