

Bernards Twp.

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	190 English Place	OneFloor	2	1.0	52	\$223,572	\$223,572	\$221,572	99.11%	\$208,000	1.07
2	19 Countryside Drive	OneFloor	1	1.0	16	\$265,500	\$265,500	\$300,000	112.99%	\$213,200	1.41
3	319 Potomac Drive	OneFloor	2	1.0	14	\$365,000	\$365,000	\$380,000	104.11%	\$306,300	1.24
4	23 Baldwin Court	TwnEndUn	2	2.0	12	\$385,000	\$385,000	\$400,523	104.03%	\$305,100	1.31
5	236 English Place	OneFloor	2	2.0	14	\$388,000	\$388,000	\$414,888	106.93%	\$317,700	1.31
6	3004 Hemlock Place	TwnEndUn	2	2.1	8	\$448,000	\$448,000	\$459,000	102.46%	\$371,800	1.23
7	69 Aspen Drive	TwnEndUn	2	2.0	21	\$464,000	\$464,000	\$480,000	103.45%	\$370,100	1.30
8	303 Penns Way	TwnEndUn	2	2.1	12	\$425,000	\$425,000	\$490,000	115.29%	\$366,300	1.34
9	24 Valley View Drive	TwnEndUn	2	2.1	15	\$475,000	\$475,000	\$517,000	108.84%	\$454,800	1.14
10	220 Arrowood Way	TwnIntUn	2	2.1	22	\$550,000	\$550,000	\$535,000	97.27%	\$368,800	1.45
11	66 Sycamore Court	TwnIntUn	2	2.1	14	\$555,000	\$555,000	\$565,000	101.80%	\$414,800	1.36
12	351 Penns Way	TwnIntUn	3	2.1	8	\$495,000	\$495,000	\$585,000	118.18%	\$399,800	1.46
13	11 Prescott Court	TwnIntUn	2	2.1	28	\$619,990	\$619,990	\$620,000	100.00%	\$451,900	1.37
14	10 Brookside Avenue	Colonial	4	2.1	16	\$685,000	\$685,000	\$746,000	108.91%	\$548,300	1.36
15	14 Knox Court	TwnEndUn	3	2.1	19	\$750,000	\$750,000	\$760,000	101.33%	\$615,600	1.23
16	211 Spencer Road	Ranch	3	2.0	22	\$749,000	\$749,000	\$825,000	110.15%	\$622,300	1.33
17	247 Spencer Road	Colonial	4	3.0	19	\$998,000	\$998,000	\$998,000	100.00%	\$763,600	1.31
18	53 E Craig Street	CapeCod	4	2.1	8	\$849,000	\$849,000	\$1,100,000	129.56%	Renovated	
19	27 Knollcroft Road	Ranch	3	2.1	17	\$849,000	\$849,000	\$1,150,000	135.45%	\$718,200	1.60
20	78 Liberty Ridge Road	MultiFlr	5	3.1	10	\$999,000	\$999,000	\$1,150,000	115.12%	\$802,000	1.43

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21	15 Sullivan Drive	Colonial	4	3.1	19	\$1,250,000	\$1,250,000	\$1,356,000	108.48%	\$1,037,400	1.31
22	27 Chimney Ash Farm Road	Colonial	5	3.1	11	\$1,350,000	\$1,350,000	\$1,485,000	110.00%	\$1,073,200	1.38
23	58 Bernard Drive	Colonial	5	3.1	57	\$1,629,900	\$1,629,900	\$1,580,000	96.94%	\$1,171,300	1.35
24	2 Canterbury Way	Colonial	5	5.1	13	\$1,699,000	\$1,699,000	\$1,647,427	96.96%	\$1,331,100	1.24
25	6 Castle Way	Colonial	6	5.0	8	\$1,980,000	\$1,980,000	\$2,110,000	106.57%	\$1,744,800	1.21
AVERAGE					18	\$777,878	\$777,878	\$835,016	107.76%		1.32

"Active" Listings in Bernards Twp

Number of Units: 34
 Average List Price: \$1,180,165
 Average Days on Market: 30

"Under Contract" Listings in Bernards Twp

Number of Units: 70
 Average List Price: \$1,059,663
 Average Days on Market: 25

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								20
List Price	\$842,165	\$733,493	\$809,073	\$873,215	\$777,878								\$813,827
Sales Price	\$866,664	\$772,750	\$833,462	\$934,611	\$835,016								\$859,341
SP:LP%	105.74%	106.02%	103.95%	108.45%	107.76%								106.83%
SP to AV	1.28	1.24	1.22	1.31	1.32								1.29
# Units Sold	17	14	13	27	25								96
3 Mo Rate of Ab	0.58	1.30	1.57	1.76	1.66								1.37
Active Listings	12	16	26	28	34								23
Under Contracts	23	35	38	53	70								44

Flashback! YTD 2023 vs YTD 2024

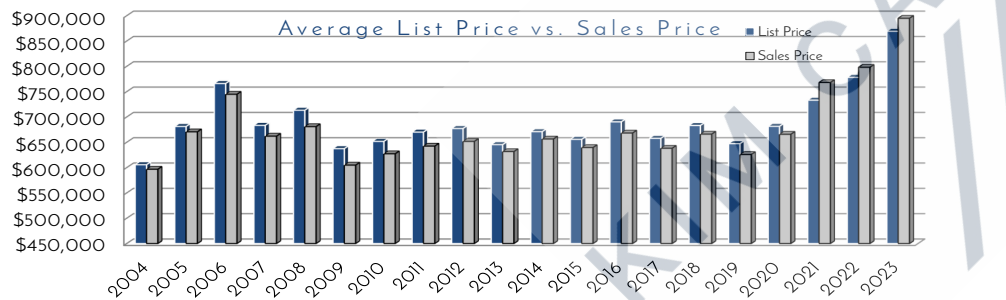
YTD	2023	2024	% Change
DOM	29	20.3	-30.70%
Sales Price	\$782,532	\$859,341	9.82%
LP:SP	102.02%	106.83%	4.71%
SP:AV	1.24	1.29	3.67%

Prominent Properties

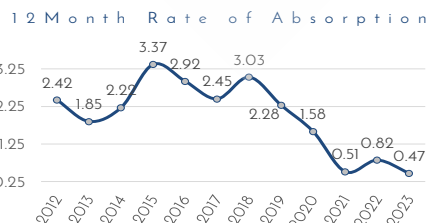
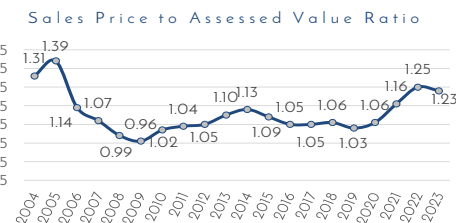
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	112	96	-14.29%
Rate of Ab 3 Mo	1.40	1.37	-1.72%
Actives	30	23	-22.67%
Under Contracts	50	44	-13.10%

Bernard's Township Yearly Market Trends



Year	LP	SP
2004	\$605,619	\$596,708
2005	\$681,163	\$670,611
2006	\$746,082	\$744,810
2007	\$683,388	\$662,036
2008	\$713,173	\$680,906
2009	\$637,374	\$604,844
2010	\$651,757	\$627,315
2011	\$670,020	\$642,410
2012	\$677,192	\$651,718
2013	\$645,259	\$631,612
2014	\$670,853	\$656,462
2015	\$655,720	\$639,561
2016	\$690,241	\$668,220
2017	\$657,761	\$638,122
2018	\$683,114	\$666,075
2019	\$647,183	\$625,793
2020	\$681,375	\$665,737
2021	\$733,134	\$737,945
2022	\$778,120	\$798,048
2023	\$869,194	\$894,850

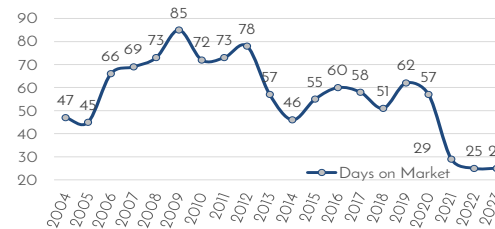


Data only available until 2012

Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold

