

Bernards Twp.

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	189 Alexandria Way	OneFloor	1	1.0	6	\$349,000	\$349,000	\$350,000	100.29%	\$291,700	1.20
2	47 Alexandria Way	OneFloor	2	1.0	8	\$340,000	\$340,000	\$360,000	105.88%	\$306,400	1.17
3	51 Jamestown Road	OneFloor	2	1.0	10	\$365,000	\$365,000	\$404,500	110.82%	\$326,500	1.24
4	295 English Place	OneFloor	2	2.0	19	\$385,000	\$385,000	\$410,000	106.49%	\$309,400	1.33
5	196 Jamestown Road	OneFloor	2	2.0	2	\$400,000	\$400,000	\$425,000	106.25%	\$342,800	1.24
6	356 Potomac Drive	OneFloor	2	1.0	20	\$410,000	\$410,000	\$425,000	103.66%	\$349,900	1.21
7	184 Alexandria Way	OneFloor	2	2.0	13	\$399,000	\$399,000	\$452,000	113.28%	\$355,900	1.27
8	168 Locust Lane	MultiFlr	2	2.1	18	\$489,000	\$489,000	\$475,000	97.14%	\$415,100	1.14
9	2202 Privet Way	TwnEndUn	2	2.0	13	\$465,000	\$465,000	\$476,000	102.37%	\$398,600	1.19
10	Countryside Drive	TwnEndUn	2	2.1	13	\$499,000	\$499,000	\$535,000	107.21%	\$399,600	1.34
11	117 Tulip Lane	TwnEndUn	2	3.1	8	\$540,000	\$540,000	\$600,000	111.11%	\$464,900	1.29
12	24 Ash Street	CapeCod	3	1.0	19	\$515,000	\$515,000	\$630,000	122.33%	\$529,800	1.19
13	8 Charleston Court	TwnIntUn	3	2.1	46	\$729,900	\$715,000	\$700,000	97.90%	\$679,700	1.03
14	11 Spruce Street	Colonial	4	1.1	12	\$650,000	\$650,000	\$765,000	117.69%	\$657,400	1.16
15	15 Patriot Hill Drive	TwnIntUn	3	2.1	12	\$865,000	\$865,000	\$877,710	101.47%	\$752,200	1.17
16	267 Patriot Hill Drive	TwnEndUn	3	2.1	19	\$879,000	\$879,000	\$920,000	104.66%	\$758,700	1.21
17	141 Lake Road	Ranch	3	4.0	15	\$995,000	\$995,000	\$948,000	95.28%	\$781,200	1.21
18	210 Annin Road	Colonial	5	2.1	30	\$998,000	\$998,000	\$999,000	100.10%	\$796,300	1.25
19	24 Princeton Court	TwnEndUn	3	2.1	16	\$965,000	\$965,000	\$999,999	103.63%	\$838,000	1.19
20	61 Dickinson Road	TwnEndUn	3	3.1	23	\$995,000	\$995,000	\$1,060,000	106.53%	\$824,500	1.29

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21	81 Wexford Way	Colonial	5	3.1	15	\$1,098,000	\$1,098,000	\$1,175,000	107.01%	\$894,200	1.31
22	3 Windsor Way	Colonial	4	2.1	17	\$1,199,000	\$1,199,000	\$1,200,000	100.08%	\$946,900	1.27
23	213 Douglas Road	Colonial	5	4.0	11	\$1,499,900	\$1,499,900	\$1,500,000	100.01%	\$1,306,900	1.15
24	36 N Finley Avenue	CapeCod	4	3.1	8	\$1,295,000	\$1,295,000	\$1,554,000	120.00%	\$907,100	1.71
25	3 Conkling Steet	Colonial	5	4.1	14	\$1,485,000	\$1,485,000	\$1,560,000	105.05%	\$1,222,300	1.28
26	8 Cedar Creek Drive	Colonial	5	4.1	14	\$1,599,000	\$1,599,000	\$1,599,000	100.00%	\$1,375,700	1.16
27	122 Juniper Way	Colonial	6	3.1	27	\$1,750,000	\$1,699,000	\$1,650,000	97.12%	\$1,395,400	1.18
28	10 Heritage Court	Colonial	5	5.1	75	\$2,018,000	\$1,900,000	\$1,800,000	94.74%	\$1,879,000	0.96
29	254 Liberty Corner Road	Colonial	5	4.2	1	\$2,250,000	\$2,250,000	\$2,250,000	100.00%	\$1,849,000	1.22
AVERAGE					17	\$911,269	\$904,928	\$934,490	104.76%		1.23

"Active" Listings in Bernards Twp

Number of Units: 14
 Average List Price: \$1,266,624
 Average Days on Market: 72

"Under Contract" Listings in Bernards Twp

Number of Units: 24
 Average List Price: \$795,029
 Average Days on Market: 29

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	32	19	27	17	20
List Price	\$842,165	\$733,493	\$809,073	\$873,215	\$777,878	\$996,389	\$866,688	\$991,916	\$1,109,686	\$871,359	\$945,632	\$904,928	\$917,995
Sales Price	\$866,664	\$772,750	\$833,462	\$934,611	\$835,016	\$1,072,034	\$921,685	\$1,060,120	\$1,127,063	\$903,442	\$1,005,850	\$934,490	\$967,610
SP:LP%	105.74%	106.02%	103.95%	108.45%	107.76%	108.50%	107.59%	107.46%	102.26%	105.13%	108.13%	104.76%	106.56%
SP to AV	1.28	1.24	1.22	1.31	1.32	1.35	1.36	1.32	1.28	1.25	1.24	1.23	1.30
# Units Sold	17	14	13	27	25	45	46	51	33	32	22	29	354
3 Mo Rate of Ab	0.58	1.30	1.57	1.76	1.66	1.20	1.19	0.54	0.82	0.81	0.78	2.35	1.21
Active Listings	12	16	26	28	34	35	43	23	25	30	21	14	26
Under Contracts	23	35	38	53	70	74	64	49	43	38	37	24	46

Flashback! YTD 2023 vs YTD 2024

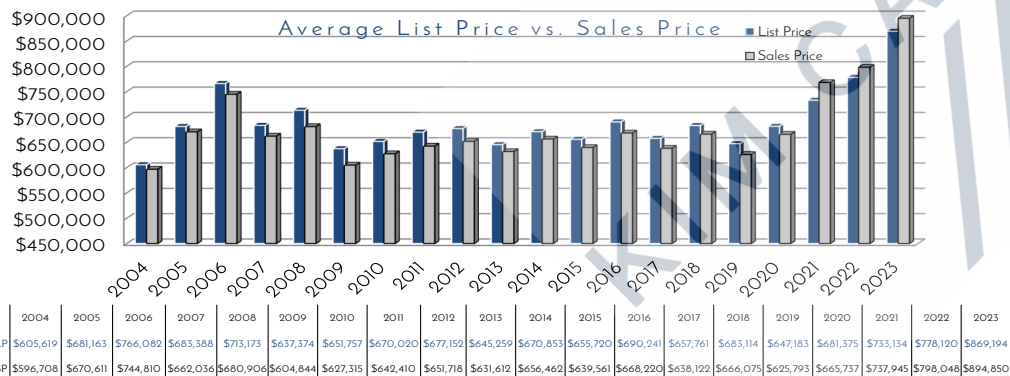
YTD	2023	2024	% Change
DOM	25	20	-20.03%
Sales Price	\$894,850	\$967,610	8.13%
LP:SP	104.01%	106.56%	2.46%
SP:AV	1.23	1.30	5.54%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	323	354	9.60%
Rate of Ab 3 Mo	0.99	1.21	22.05%
Actives	25	26	4.07%
Under Contracts	44	46	4.98%

Bernard's Township Yearly Market Trends



Bernard's Township Yearly Market Trends

