

Bernards Twp.

July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	233 Irving Place	OneFloor	2	1.0	14	\$219,076	\$219,076	\$219,076	100.00%	\$200,000	1.10
2	49 Potomac Drive B66	OneFloor	1	1.0	7	\$264,990	\$264,990	\$285,000	107.55%	\$237,000	1.20
3	343 Potomac Drive B94	OneFloor	1	1.0	19	\$299,900	\$299,900	\$336,000	112.04%	\$216,100	1.55
4	169 Jamestown Road	FirstFlr	1	1.0	7	\$350,000	\$350,000	\$365,000	104.29%	\$250,400	1.46
5	125 Woodward Lane	OneFloor	2	2.0	25	\$375,000	\$375,000	\$390,000	104.00%	\$314,700	1.24
6	240 English Place	OneFloor	2	2.0	35	\$390,000	\$390,000	\$395,000	101.28%	\$297,800	1.33
7	291 English Place	OneFloor	2	2.0	8	\$379,000	\$379,000	\$405,000	106.86%	\$282,800	1.43
8	154 Jamestown Road	OneFloor	2	2.0	18	\$389,000	\$389,000	\$420,000	107.97%	\$295,600	1.42
9	202 Irving Place	OneFloor	2	2.0	9	\$399,000	\$399,000	\$426,000	106.77%	\$329,200	1.29
10	82 Smithfield Court B30	OneFloor	2	2.0	12	\$405,000	\$405,000	\$445,000	109.88%	\$355,000	1.25
11	41 Potomac Drive	OneFloor	2	2.0	5	\$399,000	\$399,000	\$450,000	112.78%	\$331,900	1.36
12	220 Potomac Drive	OneFloor	2	2.0	11	\$409,000	\$409,000	\$455,000	111.25%	\$299,000	1.52
13	259 Penns Way	TwndEndUn	2	2.1	10	\$435,000	\$435,000	\$480,000	110.34%	\$354,300	1.35
14	11 Chestnut Court	TwndIntUn	2	2.1	34	\$479,000	\$479,000	\$516,000	107.72%	\$428,500	1.20
15	101 Village Drive B13	TwndIntUn	3	2.1	16	\$499,900	\$499,900	\$540,088	108.04%	\$412,700	1.31
16	146 Village Drive	MultiFlr	2	2.1	13	\$469,000	\$469,000	\$550,000	117.27%	\$415,300	1.32
17	57 Sycamore Court	TwndEndUn	2	2.1	20	\$519,000	\$519,000	\$585,000	112.72%	\$433,100	1.35
18	21 Chestnut Court	TwndEndUn	2	2.1	10	\$525,000	\$525,000	\$590,000	112.38%	\$442,100	1.33
19	134 Bayberry Row	TwndEndUn	2	2.1	8	\$525,000	\$525,000	\$600,000	114.29%	\$449,300	1.34
20	52 Village Drive	TwndIntUn	3	2.1	14	\$605,000	\$605,000	\$610,000	100.83%	\$465,000	1.31
21	24 N Finley Avenue	Colonial	4	2.1	29	\$749,000	\$749,000	\$725,000	96.80%	\$585,700	1.24
22	3 Clark Court	TwndIntUn	3	2.1	14	\$715,000	\$715,000	\$735,000	102.80%	\$568,800	1.29
23	24 Mount Airy Road	Ranch	3	3.0	36	\$750,000	\$750,000	\$740,000	98.67%	\$528,000	1.40
24	18 Crest Drive	CapeCod	4	2.0	11	\$748,000	\$748,000	\$751,000	100.40%	\$597,900	1.26
25	10 Courter Street	Bi-Level	4	2.0	16	\$749,900	\$749,900	\$820,000	109.35%	\$592,100	1.38
26	18 Battalion Drive	TwndEndUn	3	2.1	8	\$799,000	\$799,000	\$850,100	106.40%	\$665,700	1.28
27	15 Bradford Lane	TwndEndUn	2	3.0	8	\$775,000	\$775,000	\$875,000	112.90%	\$653,700	1.34
28	26 Crest Drive	SplitLev	4	2.1	13	\$859,000	\$859,000	\$900,000	104.77%	\$635,600	1.42
29	202 Patriot Hill Drive	TwndEndUn	3	2.2	15	\$859,000	\$859,000	\$910,000	105.94%	\$727,400	1.25
30	23 Beechwood Road	Bi-Level	4	2.0	6	\$795,000	\$795,000	\$968,000	121.76%	\$596,900	1.62

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31	36 Honeyman Road	Colonial	5	3.1	10	\$998,000	\$998,000	\$1,075,000	107.72%	\$800,600	1.34
32	59 Oakley Street	Bi-Level	4	2.0	10	\$925,000	\$925,000	\$1,150,000	124.32%	\$700,800	1.64
33	10 Compton Court	Colonial	4	2.1	18	\$995,000	\$995,000	\$1,161,000	116.68%	\$836,700	1.39
34	26 Liberty Ridge Road	Colonial	4	3.1	15	\$1,050,000	\$1,050,000	\$1,231,999	117.33%	\$932,900	1.32
35	34 Benedict Crest	TwnEndUn	5	4.1	8	\$1,249,000	\$1,249,000	\$1,249,000	100.00%	\$927,600	1.35
36	32 Rankin Avenue	Colonial	4	2.1	16	\$1,295,000	\$1,295,000	\$1,275,000	98.46%	\$862,500	1.48
37	3099 Valley Road	Colonial	4	3.1	17	\$1,199,900	\$1,199,900	\$1,296,224	108.03%	\$898,400	1.44
38	50 Tuxford Terrace	Colonial	5	2.1	15	\$1,210,000	\$1,210,000	\$1,300,000	107.44%	\$890,200	1.46
39	4 Lord Stirling Road	Colonial	5	3.1	13	\$1,399,000	\$1,399,000	\$1,400,000	100.07%	\$943,900	1.48
40	64 Governor Drive	Colonial	4	3.1	15	\$1,399,000	\$1,399,000	\$1,505,000	107.58%	\$1,071,200	1.40
41	142 Culberson Road	Custom	5	4.0	11	\$1,379,000	\$1,379,000	\$1,550,000	112.40%	\$1,073,900	1.44
42	25 Primrose Lane	Colonial	4	3.1	8	\$1,699,000	\$1,699,000	\$1,699,000	100.00%	\$1,543,500	1.10
43	2 Watchung Drive	Colonial	4	4.1	9	\$1,495,000	\$1,495,000	\$1,768,000	118.26%	\$1,164,300	1.52
44	71 Canterbury Way	Colonial	5	4.1	33	\$1,950,000	\$1,950,000	\$2,001,000	102.62%	\$1,458,600	1.37
45	30 Essex Place	Custom	6	5.2	20	\$2,195,000	\$2,195,000	\$2,400,030	109.34%	\$1,716,600	1.40
46	140 Mountain Road	Custom	6	5.2	161	\$3,295,000	\$3,295,000	\$3,000,000	91.05%	\$2,369,400	1.27
AVERAGE					18	\$866,688	\$866,688	\$921,685	107.59%		1.36

"Active" Listings in Bernards Twp

Number of Units: 43
 Average List Price: \$1,031,870
 Average Days on Market: 35

"Under Contract" Listings in Bernards Twp

Number of Units: 64
 Average List Price: \$1,133,493
 Average Days on Market: 28

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
List Price	\$842,165	\$733,493	\$809,073	\$873,215	\$777,878	\$996,389	\$866,688						\$870,762
Sales Price	\$866,664	\$772,750	\$833,462	\$934,611	\$835,016	\$1,072,034	\$921,685						\$925,860
SP:LP%	105.74%	106.02%	103.95%	108.45%	107.76%	108.50%	107.59%						107.42%
SP to AV	1.28	1.24	1.22	1.31	1.32	1.35	1.36						1.32
# Units Sold	17	14	13	27	25	45	46						187
3 Mo Rate of Ab	0.58	1.30	1.57	1.76	1.66	1.20	1.19						1.32
Active Listings	12	16	26	28	34	35	43						28
Under Contracts	23	35	38	53	70	74	64						51

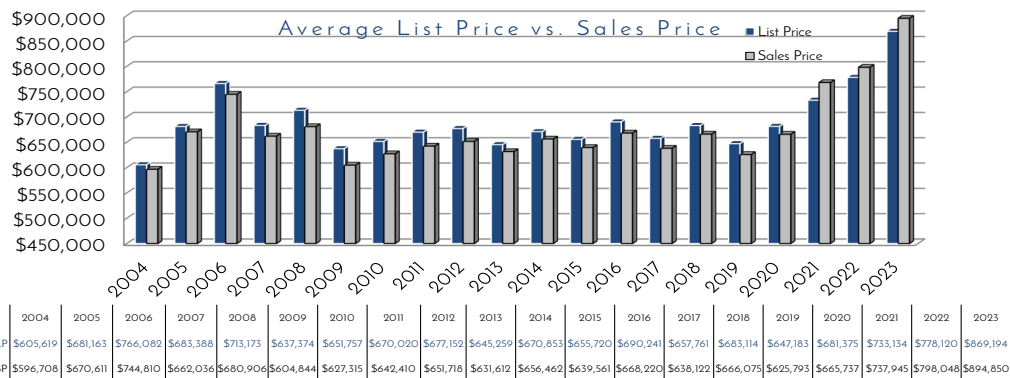
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	18.6	-32.37%
Sales Price	\$883,161	\$925,860	4.83%
LP:SP	102.57%	107.42%	4.72%
SP:AV	1.24	1.32	6.92%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	184	187	1.63%
Rate of Ab 3 Mo	1.25	1.32	5.83%
Actives	29	28	-4.90%
Under Contracts	53	51	-3.77%

Bernard's Township Yearly Market Trends



Bernard's Township Yearly Market Trends

