

Bernards Twp.

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	268 Potomac Drive B87	OneFloor	1	1.0	14	\$282,000	\$282,000	\$310,000	109.93%	\$229,500	1.35
2	32 Springvalley Boulevard	OneFloor	1	1.0	39	\$375,000	\$375,000	\$365,000	97.33%	\$297,500	1.23
3	212 Alexandria Way B61	OneFloor	1	1.0	10	\$365,000	\$365,000	\$381,000	104.38%	\$290,200	1.31
4	239 English Place	OneFloor	2	2.0	6	\$376,000	\$376,000	\$415,000	110.37%	\$302,100	1.37
5	388 Potomac Drive	OneFloor	2	2.0	17	\$399,000	\$399,000	\$445,000	111.53%	\$299,000	1.49
6	3201 Hemlock Place	TwnEndUn	2	2.1	22	\$449,900	\$449,900	\$450,000	100.02%	\$355,300	1.27
7	24 Glen Avenue	SplitLev	3	1.0	46	\$475,000	\$455,000	\$460,000	101.10%	\$355,000	1.30
8	227 Arrowood Way	TwnIntUn	2	2.1	9	\$485,000	\$485,000	\$515,000	106.19%	\$401,700	1.28
9	117 Countryside Drive	TwnIntUn	2	2.1	8	\$450,000	\$450,000	\$515,000	114.44%	\$381,200	1.35
10	283 Crabtree Court	TwnIntUn	2	2.1	10	\$519,000	\$519,000	\$530,000	102.12%	\$421,000	1.26
11	89 Aspen Drive	TwnEndUn	2	3.1	9	\$505,000	\$505,000	\$562,000	111.29%	\$403,300	1.39
12	188 Locust Lane	TwnIntUn	2	2.1	20	\$541,000	\$541,000	\$580,000	107.21%	\$425,500	1.36
13	27 Maple Run	TwnEndUn	2	2.1	5	\$595,000	\$595,000	\$645,000	108.40%	\$520,900	1.24
14	92 W Oak Street	CapeCod	2	1.1	13	\$549,000	\$549,000	\$655,000	119.31%	\$436,400	1.50
15	97 Constitution Way	TwnIntUn	2	2.1	10	\$619,000	\$619,000	\$675,000	109.05%	\$475,600	1.42
16	5 Arbor Circle	MultiFlr	3	2.1	17	\$659,900	\$659,900	\$680,000	103.05%	\$538,600	1.26
17	5 Hawthorne Place	HalfDupl	3	2.1	48	\$625,000	\$625,000	\$680,000	108.80%	\$483,000	1.41
18	15 Cottage Street	CapeCod	3	2.0	12	\$599,000	\$599,000	\$700,000	116.86%	\$522,700	1.34
19	25 Dexter Drive North	TwnEndUn	2	2.1	12	\$699,000	\$699,000	\$730,333	104.48%	\$662,100	1.10
20	9 Mayflower Drive	TwnIntUn	4	2.1	19	\$739,000	\$739,000	\$744,000	100.68%	\$569,300	1.31
21	94 Dorchester Drive	TwnIntUn	3	2.1	23	\$745,000	\$745,000	\$780,000	104.70%	\$601,900	1.30
22	201 Patriot Hill Drive	TwnEndUn	3	2.1	10	\$859,000	\$859,000	\$880,000	102.44%	\$739,200	1.19
23	36 Patriot Hill Drive	TwnEndUn	3	2.1	11	\$859,000	\$859,000	\$910,000	105.94%	\$733,700	1.24
24	12 Dayton Street	Colonial	4	2.0	14	\$749,900	\$749,900	\$915,000	122.02%	\$625,200	1.46
25	40 Long Road	Ranch	4	3.1	8	\$989,000	\$989,000	\$989,000	100.00%	\$823,900	1.20

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26	22 Princeton Court	TwnEndUn	3	3.1	14	\$955,000	\$955,000	\$1,122,000	117.49%	\$794,000	1.41
27	81 Atlas Road	RanchExp	5	3.0	9	\$999,000	\$999,000	\$1,150,000	115.12%	\$765,700	1.50
28	56 Alder Lane	Colonial	5	4.0	11	\$998,000	\$998,000	\$1,165,000	116.73%	\$872,600	1.34
29	99 Berkeley Circle	Colonial	4	3.1	14	\$999,900	\$999,900	\$1,180,000	118.01%	\$812,700	1.45
30	5 Tartan Drive	Colonial	4	2.1	10	\$1,099,900	\$1,099,900	\$1,225,000	111.37%	\$924,200	1.33
31	9 Carnegie Place	Colonial	4	3.1	10	\$1,150,000	\$1,150,000	\$1,260,000	109.57%	\$961,000	1.31
32	15 Chimney Ash Farm Road	Colonial	5	4.0	10	\$1,100,000	\$1,100,000	\$1,310,000	119.09%	\$885,400	1.48
33	2 Walnut Circle	Colonial	4	2.1	12	\$1,250,000	\$1,250,000	\$1,405,000	112.40%	\$891,900	1.58
34	63 Juniper Way	Colonial	5	4.1	10	\$1,295,000	\$1,295,000	\$1,496,000	115.52%	\$1,051,800	1.42
35	92 Victoria Drive	Colonial	4	2.2	10	\$1,365,000	\$1,365,000	\$1,551,500	113.66%	\$1,079,900	1.44
36	14 Byron Drive	Colonial	5	4.1	11	\$1,499,000	\$1,499,000	\$1,575,000	105.07%	\$1,150,900	1.37
37	18 Talmadge Lane	Colonial	4	4.0	10	\$1,495,000	\$1,495,000	\$1,590,000	106.35%	\$1,201,900	1.32
38	3 Stoneview Court	Colonial	5	3.1	10	\$1,499,000	\$1,499,000	\$1,600,000	106.74%	\$1,225,700	1.31
39	78 Governor Drive	Colonial	5	2.1	10	\$1,495,000	\$1,495,000	\$1,661,000	111.10%	\$1,198,400	1.39
40	10 Talmadge Lane	Colonial	6	3.1	9	\$1,565,000	\$1,565,000	\$1,815,000	115.97%	\$1,231,100	1.47
41	54 Canoe Brook Lane	Colonial	5	4.1	14	\$1,750,000	\$1,750,000	\$1,850,000	105.71%	\$1,575,800	1.17
42	26 Deer Creek Drive	Colonial	5	5.0	15	\$1,790,000	\$1,790,000	\$1,900,000	106.15%	\$1,317,400	1.44
43	313 Whitenack Road	Colonial	5	5.2	8	\$2,399,000	\$2,399,000	\$2,400,000	100.04%	\$1,484,200	1.62
44	57 Overlook Avenue	Custom	7	5.2	75	\$2,995,000	\$2,995,000	\$2,724,700	90.97%	\$2,305,200	1.18
45	110 Canoe Brook Lane	Colonial	6	7.1	16	\$2,650,000	\$2,650,000	\$2,750,000	103.77%	\$2,116,100	1.30
AVERAGE					16	\$996,833	\$996,389	\$1,072,034	108.50%		1.35

"Active" Listings in Bernards Twp

Number of Units: 35
Average List Price: \$1,309,109
Average Days on Market: 35

"Under Contract" Listings in Bernards Twp

Number of Units: 74
Average List Price: \$973,710
Average Days on Market: 26

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							19
List Price	\$842,165	\$733,493	\$809,073	\$873,215	\$777,878	\$996,389							\$872,092
Sales Price	\$866,664	\$772,750	\$833,462	\$934,611	\$835,016	\$1,072,034							\$927,221
SP:LP%	105.74%	106.02%	103.95%	108.45%	107.76%	108.50%							107.36%
SP to AV	1.28	1.24	1.22	1.31	1.32	1.35							1.31
# Units Sold	17	14	13	27	25	45							141
3 Mo Rate of Ab	0.58	1.30	1.57	1.76	1.66	1.20							1.35
Active Listings	12	16	26	28	34	35							25
Under Contracts	23	35	38	53	70	74							49

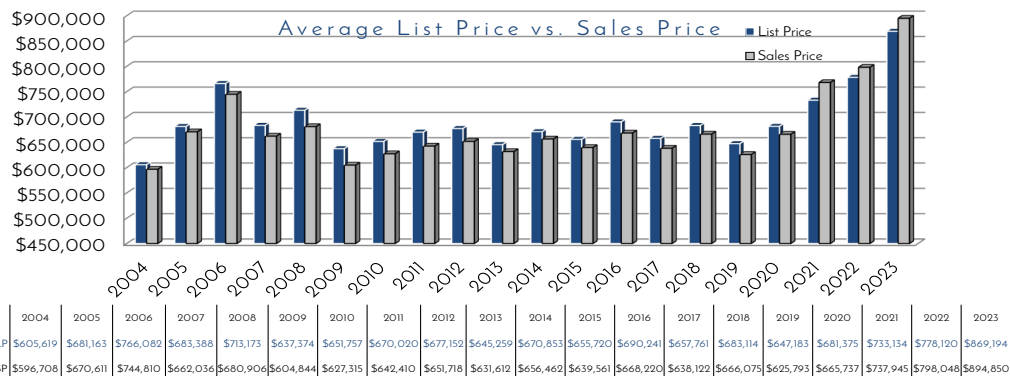
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	18.8	-33.74%
Sales Price	\$828,301	\$927,221	11.94%
LP:SP	102.35%	107.36%	4.90%
SP:AV	1.23	1.31	5.89%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	146	141	-3.42%
Rate of Ab 3 Mo	1.32	1.35	2.15%
Actives	30	25	-15.17%
Under Contracts	52	49	-6.39%

Bernard's Township Yearly Market Trends



Bernard's Township Yearly Market Trends

