Bernards Twp. June 2024 Market Snapshot

Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
268 Potomac Drive B87	OneFloor	1	1.0	14	\$282,000	\$282,000	\$310,000	109.93%	\$229,500	1.35
32 Springvalley Boulevard	OneFloor	1	1.0	39	\$375,000	\$375,000	\$365,000	97.33%	\$297,500	1.23
212 Alexandria Way B61	OneFloor	1	1.0	10	\$365,000	\$365,000	\$381,000	104.38%	\$290,200	1.31
239 English Place	OneFloor	2	2.0	6	\$376,000	\$376,000	\$415,000	110.37%	\$302,100	1.37
388 Potomac Drive	OneFloor	2	2.0	17	\$399,000	\$399,000	\$445,000	111.53%	\$299,000	1.49
3201 Hemlock Place	TwnEndUn	2	2.1	22	\$449,900	\$449,900	\$450,000	100.02%	\$355,300	1.27
24 Glen Avenue	SplitLev	3	1.0	46	\$475,000	\$455,000	\$460,000	101.10%	\$355,000	1.30
227 Arrowood Way	TwnIntUn	2	2.1	9	\$485,000	\$485,000	\$515,000	106.19%	\$401,700	1.28
117 Countryside Drive	TwnIntUn	2	2.1	8	\$450,000	\$450,000	\$515,000	114.44%	\$381,200	1.35
283 Crabtree Court	TwnIntUn	2	2.1	10	\$519,000	\$519,000	\$530,000	102.12%	\$421,000	1.26
89 Aspen Drive	TwnEndUn	2	3.1	9	\$505,000	\$505,000	\$562,000	111.29%	\$403,300	1.39
188 Locust Lane	TwnIntUn	2	2.1	20	\$541,000	\$541,000	\$580,000	107.21%	\$425,500	1.36
27 Maple Run	TwnEndUn	2	2.1	5	\$595,000	\$595,000	\$645,000	108.40%	\$520,900	1.24
92 W Oak Street	CapeCod	2	1.1	13	\$549,000	\$549,000	\$655,000	119.31%	\$436,400	1.50
97 Constitution Way	TwnIntUn	2	2.1	10	\$619,000	\$619,000	\$675,000	109.05%	\$475,600	1.42
5 Arbor Circle	MultiFlr	3	2.1	17	\$659,900	\$659,900	\$680,000	103.05%	\$538,600	1.26
5 Hawthorne Place	HalfDupl	3	2.1	48	\$625,000	\$625,000	\$680,000	108.80%	\$483,000	1.41
15 Cottage Street	CapeCod	3	2.0	12	\$599,000	\$599,000	\$700,000	116.86%	\$522,700	1.34
25 Dexter Drive North	TwnEndUn	2	2.1	12	\$699,000	\$699,000	\$730,333	104.48%	\$662,100	1.10
9 Mayflower Drive	TwnIntUn	4	2.1	19	\$739,000	\$739,000	\$744,000	100.68%	\$569,300	1.31
94 Dorchester Drive	TwnIntUn	3	2.1	23	\$745,000	\$745,000	\$780,000	104.70%	\$601,900	1.30
201 Patriot Hill Drive	TwnEndUn	3	2.1	10	\$859,000	\$859,000	\$880,000	102.44%	\$739,200	1.19
36 Patriot Hill Drive	TwnEndUn	3	2.1	11	\$859,000	\$859,000	\$910,000	105.94%	\$733,700	1.24
12 Dayton Street	Colonial	4	2.0	14	\$749,900	\$749,900	\$915,000	122.02%	\$625,200	1.46
40 Long Road	Ranch	4	3.1	8	\$989,000	\$989,000	\$989,000	100.00%	\$823,900	1.20
	268 Potomac Drive B87 32 Springvalley Boulevard 212 Alexandria Way B61 239 English Place 388 Potomac Drive 3201 Hemlock Place 24 Glen Avenue 227 Arrowood Way 117 Countryside Drive 283 Crabtree Court 89 Aspen Drive 188 Locust Lane 27 Maple Run 92 W Oak Street 97 Constitution Way 5 Arbor Circle 5 Hawthorne Place 15 Cottage Street 25 Dexter Drive North 9 Mayflower Drive 94 Dorchester Drive 201 Patriot Hill Drive 16 Dayton Street	268 Potomac Drive B87 32 Springvalley Boulevard 212 Alexandria Way B61 239 English Place 388 Potomac Drive 3201 Hemlock Place 24 Glen Avenue 227 Arrowood Way 117 Countryside Drive 388 Locust Lane 27 Maple Run 29 W Oak Street 39 Wook Street 30 CapeCod 37 Constitution Way 30 TwnIntUn 31 Country North 31 Country North 32 Dexter Drive 34 Glen Avenue 35 Dexter Drive 36 Potomac Drive 37 Maple Run 38 Locust Lane 38 Locust Lane 48 Locust Lane 59 Wook Street 50 Hawthorne Place 50 Half Dupl 51 Cottage Street 51 CapeCod 52 Dexter Drive North 52 Mayflower Drive 54 Dorchester Drive 55 Patriot Hill Drive 56 Patriot Hill Drive 57 TwnEndUn 58 TwnEndUn 59 TwnIntUn 50 Patriot Hill Drive 50 TwnEndUn 50 Patriot Hill Drive 50 TwnEndUn 50 Patriot Hill Drive 50 Colonial	268 Potomac Drive B87 32 Springvalley Boulevard 212 Alexandria Way B61 239 English Place 388 Potomac Drive 3201 Hemlock Place 24 Glen Avenue 27 Arrowood Way 117 Countryside Drive 388 Locust Lane 27 Maple Run 92 W Oak Street 57 Hawthorne Place 587 Hawthorne Place 587 Mayflower Drive 788 Nore Drive 789 Mayflower Drive 780 North 780 No	268 Potomac Drive B87 OneFloor 1 1.0 32 Springvalley Boulevard OneFloor 1 1.0 212 Alexandria Way B61 OneFloor 1 1.0 239 English Place OneFloor 2 2.0 388 Potomac Drive OneFloor 2 2.0 388 Potomac Drive OneFloor 2 2.0 3201 Hemlock Place TwnEndUn 2 2.1 24 Glen Avenue SplitLev 3 1.0 227 Arrowood Way TwnIntUn 2 2.1 117 Countryside Drive TwnIntUn 2 2.1 283 Crabtree Court TwnIntUn 2 2.1 89 Aspen Drive TwnEndUn 2 3.1 188 Locust Lane TwnIntUn 2 2.1 27 Maple Run TwnEndUn 2 2.1 92 W Oak Street CapeCod 2 1.1 97 Constitution Way TwnIntUn 2 2.1 5 Hawthorne Place HalfDupl 3 2.1 15 Cottage Street CapeCod 3 2.0	268 Potomac Drive B87 OneFloor 1 1.0 14 32 Springvalley Boulevard OneFloor 1 1.0 39 212 Alexandria Way B61 OneFloor 1 1.0 10 239 English Place OneFloor 2 2.0 6 388 Potomac Drive OneFloor 2 2.0 17 3201 Hemlock Place TwnEndUn 2 2.1 22 24 Glen Avenue SplitLev 3 1.0 46 227 Arrowood Way TwnIntUn 2 2.1 9 117 Countryside Drive TwnIntUn 2 2.1 8 283 Crabtree Court TwnIntUn 2 2.1 10 89 Aspen Drive TwnEndUn 2 3.1 9 188 Locust Lane TwnIntUn 2 2.1 10 27 Maple Run TwnEndUn 2 2.1 5 29 W Oak Street CapeCod 2 1.1 13 97 Constitution Way TwnIntUn 2 2.1 17 5 Hawthorne Place HalfDupl 3 <td>268 Potomac Drive B87 OneFloor 1 1.0 14 \$282,000 32 Springvalley Boulevard OneFloor 1 1.0 39 \$375,000 212 Alexandria Way B61 OneFloor 1 1.0 10 \$365,000 239 English Place OneFloor 2 2.0 6 \$376,000 386 Potomac Drive OneFloor 2 2.0 17 \$399,000 3201 Hemlock Place TwnEndUn 2 2.1 22 \$449,900 24 Glen Avenue SplitLev 3 1.0 46 \$475,000 227 Arrowood Way TwnIntUn 2 2.1 9 \$485,000 117 Countryside Drive TwnIntUn 2 2.1 9 \$485,000 283 Crabtree Court TwnIntUn 2 2.1 8 \$450,000 283 Crabtree Court TwnIntUn 2 2.1 10 \$519,000 89 Aspen Drive TwnEndUn 2 2.1 20 \$541,000 27 Maple Run</td> <td>268 Potomac Drive B87 OneFloor 1 1.0 14 \$282,000 \$282,000 32 Springvalley Boulevard OneFloor 1 1.0 39 \$375,000 \$375,000 212 Alexandria Way B61 OneFloor 1 1.0 10 \$365,000 \$376,000 239 English Place OneFloor 2 2.0 6 \$376,000 \$376,000 386 Potomac Drive OneFloor 2 2.0 17 \$399,000 \$379,000 3201 Hemlock Place TwnEndUn 2 2.1 22 \$449,900 \$449,900 24 Glen Avenue SplitLev 3 1.0 46 \$475,000 \$455,000 227 Arrowood Way TwnIntUn 2 2.1 9 \$485,000 \$455,000 227 Arrowood Way TwnIntUn 2 2.1 8 \$450,000 \$455,000 283 Crabtree Court TwnIntUn 2 2.1 8 \$450,000 \$519,000 89 Aspen Drive TwnEndUn 2 2.1</td> <td>268 Potomac Drive B87 OneFloor 1 1.0 14 \$282,000 \$310,000 32 Springvalley Boulevard OneFloor 1 1.0 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2.1 8 \$450,000 \$515,000 101.14% \$381,200 283 Crabtree Court TimIntUn 2</td></td<>	268 Potomac Drive B87 OneFloor 1 1.0 14 \$282,000 \$310,000 109.93% 32 Springvalley Boulevard OneFloor 1 1.0 39 \$375,000 \$365,000 \$365,000 97.33% 212 Alexandria Way B61 OneFloor 2 2.0 6 \$376,000 \$365,000 \$381,000 104.38% 239 English Place OneFloor 2 2.0 6 \$376,000 \$345,000 110.37% 388 Potomac Drive OneFloor 2 2.0 17 \$399,000 \$445,000 111.53% 3201 Hemlock Place TwnEndUn 2 2.1 22 \$449,900 \$450,000 100.02% 24 Glen Avenue SplitLev 3 1.0 46 \$475,000 \$455,000 \$460,000 101.10% 227 Arrowood Way TwnIntUn 2 2.1 8 \$450,000 \$515,000 \$515,000 106.19% 117 Countryside Drive TwnIntUn 2 2.1 10 \$519,000 \$530,000	268 Potomac Drive B87 OneFloor 1 1.0 14 \$282,000 \$310,000 109.93% \$229,500 32 Springvalley Boulevard OneFloor 1 1.0 39 \$375,000 \$365,000 97.33% \$297,500 212 Alexandria Way B61 OneFloor 1 1.0 10 \$365,000 \$365,000 104.38% \$290,200 239 English Place OneFloor 2 2.0 6 \$376,000 \$315,000 110.37% \$302,100 380 Potomac Drive OneFloor 2 2.0 17 \$339,000 \$445,000 110.37% \$202,100 320 Hemlock Place TimeIndUn 2 2.1 22 \$449,900 \$445,000 110.10% \$355,000 24 Glen Avenue SplitLev 3 1.0 46 \$475,000 \$450,000 \$101.10% \$355,000 27 Arrowood Way TimIntUn 2 2.1 8 \$450,000 \$515,000 101.14% \$381,200 283 Crabtree Court TimIntUn 2

Prominent | Sotheby's | International Realty

Bernards Twp. June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
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	7 5	\$2,995,000	\$2,995,000	\$2,724,700	90.97%	\$2,305,200	1.18
4 5	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%

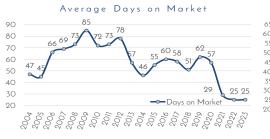
Bernard's Township Yearly Market Trends

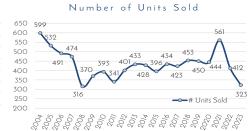




Bernard's Township Yearly Market Trends







1.45

1.35

1.25

1.15

0.95