

Bernards Twp.

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	387 Potomac Drive	OneFloor	2	1.0	18	\$354,500	\$354,500	\$340,500	96.05%	\$316,300	1.08
2	71 Commonwealth Drive	OneFloor	1	1.0	14	\$350,000	\$350,000	\$380,000	108.57%	\$287,800	1.32
3	203 Irving Place	OneFloor	2	2.0	12	\$389,000	\$389,000	\$405,000	104.11%	\$309,300	1.31
4	64 Alexandria Way	OneFloor	2	2.0	10	\$399,999	\$399,999	\$450,000	112.50%	\$341,600	1.32
5	71 Jamestown Road	OneFloor	2	2.0	10	\$399,000	\$399,000	\$460,000	115.29%	\$371,500	1.24
6	32 Roberts Circle	TwnIntUn	3	2.1	18	\$650,000	\$650,000	\$725,000	111.54%	\$556,700	1.30
7	50 Pennington Avenue	Bi-Level	4	2.1	12	\$549,000	\$549,000	\$745,000	135.70%	\$458,600	1.62
8	2 Dexter Drive	TwnEndUn	2	2.1	6	\$699,900	\$699,900	\$745,100	106.46%	\$590,100	1.26
9	7 Prescott Court	TwnEndUn	2	2.1	8	\$669,500	\$669,500	\$750,000	112.02%	\$566,900	1.32
10	20 Woodstone Road	CapeCod	3	2.0	14	\$799,999	\$799,999	\$850,000	106.25%	\$780,700	1.09
11	25 Peachtree Road	CapeCod	5	2.0	13	\$819,000	\$819,000	\$900,000	109.89%	\$764,800	1.18
12	44 Atlas Road	Bi-Level	4	2.1	10	\$925,000	\$925,000	\$925,000	100.00%	\$737,500	1.25
13	15 Winding Lane	Custom	4	4.0	14	\$850,000	\$850,000	\$965,000	113.53%	\$849,800	1.14
14	49 Wexford Way	Colonial	4	2.1	34	\$1,099,000	\$1,074,000	\$980,000	91.25%	\$917,600	1.07
15	36 Harrison Brook Drive	Colonial	4	2.1	13	\$1,049,999	\$1,049,999	\$984,999	93.81%	\$940,300	1.05
16	65 Keats Road	Ranch	4	3.0	14	\$949,000	\$949,000	\$999,999	105.37%	\$775,500	1.29
17	40 Knollcroft Road	Colonial	4	2.1	12	\$849,000	\$849,000	\$1,161,000	136.75%	\$1,046,800	1.11
18	35 Parkwood Lane	Custom	5	6.1	83	\$1,849,000	\$1,699,000	\$1,750,000	103.00%	\$1,537,300	1.14
19	25 Talmadge Lane	Colonial	5	2.1	16	\$1,679,000	\$1,679,000	\$1,775,000	105.72%	\$1,314,700	1.35
20	10 Fenwick Place	Custom	5	5.1	254	\$2,000,000	\$2,000,000	\$1,885,000	94.25%	New	
21	179 Culberson Road	Colonial	5	4.1	1	\$1,850,000	\$1,850,000	\$1,947,100	105.25%	New	
22	30 Talmadge Lane	Colonial	5	5.1	15	\$1,799,000	\$1,799,000	\$2,005,000	111.45%	\$1,507,300	1.33
AVERAGE					27	\$953,586	\$945,632	\$1,005,850	108.13%		1.24

"Active" Listings in Bernards Twp

Number of Units: 21
 Average List Price: \$1,140,700
 Average Days on Market: 59

"Under Contract" Listings in Bernards Twp

Number of Units: 37
 Average List Price: \$839,511
 Average Days on Market: 19

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		21
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		\$919,161
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		\$970,565
SP:LP%	105.74%	106.02%	103.95%	108.45%	107.76%	108.50%	107.59%	107.46%	102.26%	105.13%	108.13%		106.72%
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		1.30
# Units Sold	17	14	13	27	25	45	46	51	33	32	22		325
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		1.11
Active Listings	12	16	26	28	34	35	43	23	25	30	21		27
Under Contracts	23	35	38	53	70	74	64	49	43	38	37		48

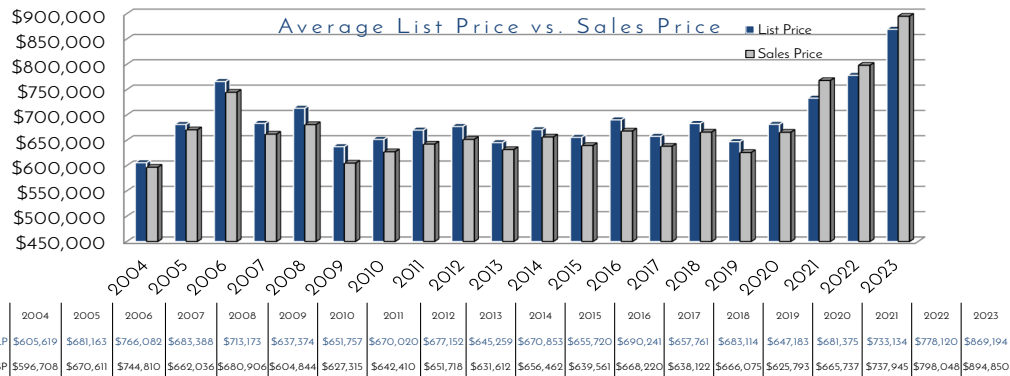
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	21	-18.95%
Sales Price	\$905,486	\$970,565	7.19%
LP:SP	103.90%	106.72%	2.72%
SP:AV	1.23	1.30	6.04%

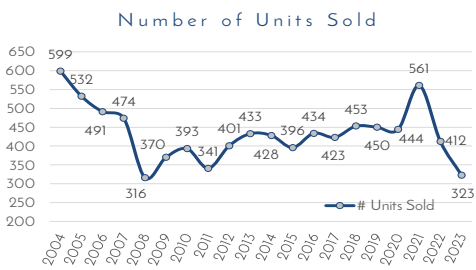
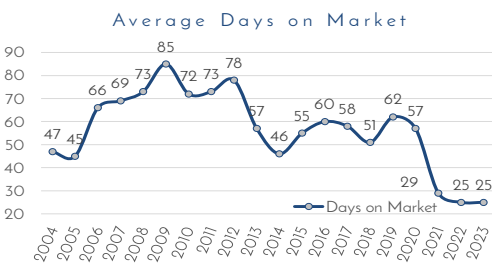
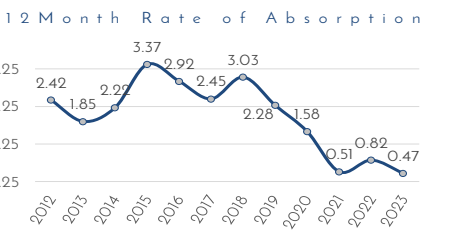
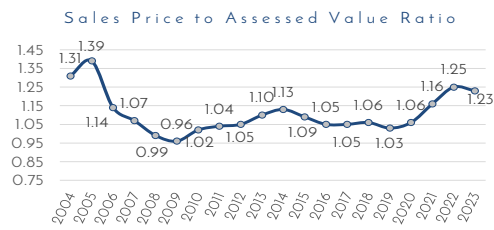
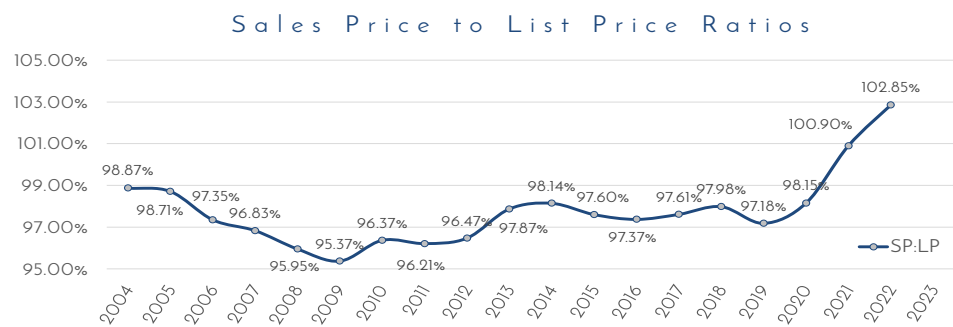
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	302	325	7.62%
Rate of Ab 3 Mo	1.03	1.11	7.67%
Actives	25	27	5.40%
Under Contracts	45	48	4.80%

Bernard's Township Yearly Market Trends



Bernard's Township Yearly Market Trends



Data only available until 2012