

# Bernards Twp.

## October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	113 Smithfield Court	OneFloor	2	1.0	21	\$400,000	\$400,000	\$385,000	96.25%	\$310,700	1.24
2	29 Commonwealth Drive	OneFloor	2	1.0	14	\$369,900	\$369,900	\$406,000	109.76%	\$324,800	1.25
3	2403 Privet Way	TwnIntUn	1	1.1	15	\$399,000	\$399,000	\$408,000	102.26%	\$392,200	1.04
4	8 Acken Road	Ranch	1	1.0	12	\$409,000	\$409,000	\$427,000	104.40%	\$383,100	1.11
5	47 Chestnut Court	TwnEndUn	2	2.1	7	\$389,900	\$389,900	\$430,000	110.28%	\$407,400	1.06
6	213 English Place	OneFloor	2	2.0	11	\$395,000	\$395,000	\$459,000	116.20%	Renovated	
7	61 Village Drive	TwnIntUn	3	2.1	9	\$534,999	\$534,999	\$535,000	100.00%	\$504,000	1.06
8	127 Tulip Lane	TwnEndUn	2	2.1	9	\$550,000	\$550,000	\$556,000	101.09%	\$446,400	1.25
9	9 Brookside Avenue	CapeCod	3	1.1	13	\$450,000	\$450,000	\$565,000	125.56%	\$381,200	1.48
10	137 Washington Avenue	Custom	3	2.0	32	\$625,000	\$625,000	\$590,000	94.40%	\$423,200	1.39
11	61 Madisonville Road	Colonial	2	1.0	14	\$515,000	\$515,000	\$616,000	119.61%	\$498,700	1.24
12	96 Aspen Drive	TwnEndUn	2	3.1	11	\$550,000	\$550,000	\$626,000	113.82%	\$507,600	1.23
13	305 S Maple Avenue	Colonial	3	1.0	10	\$625,000	\$625,000	\$657,000	105.12%	\$451,000	1.46
14	25 Dexter Drive South	TwnIntUn	3	3.1	65	\$759,900	\$699,900	\$685,000	97.87%	\$630,600	1.09
15	130 Constitution Way	TwnIntUn	3	2.1	13	\$735,000	\$735,000	\$746,130	101.51%	\$632,800	1.18
16	33 N Finley Avenue	Colonial	4	1.1	35	\$789,000	\$789,000	\$794,000	100.63%	\$616,400	1.29
17	125 Lurline Drive	FixrUppr	4	3.0	17	\$699,000	\$699,000	\$805,000	115.16%	\$578,600	1.39
18	3132 Valley Road	Colonial	3	2.0	15	\$750,000	\$750,000	\$810,000	108.00%	\$553,300	1.46
19	217 Patriot Hill Drive	MultiFlr	3	3.1	29	\$875,000	\$875,000	\$866,250	99.00%	\$770,600	1.12
20	23 Hancock Court	TwnEndUn	3	2.1	16	\$874,900	\$874,900	\$910,000	104.01%	\$766,900	1.19

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21	24 Hadley Court	TwnEndUn	3	3.1	30	\$1,100,000	\$999,000	\$950,000	95.10%	\$838,200	1.13
22	47 Georgetown Court	TwnIntUn	3	2.1	47	\$955,000	\$955,000	\$975,000	102.09%	\$731,900	1.33
23	76 Queen Anne Drive	Colonial	4	2.1	10	\$950,000	\$950,000	\$1,105,000	116.32%	\$852,100	1.30
24	93 Penwood Road	SplitLev	5	2.1	10	\$990,000	\$990,000	\$1,125,000	113.64%	\$893,000	1.26
25	35 Dickinson Road	TwnEndUn	4	2.1	13	\$1,200,000	\$1,200,000	\$1,150,000	95.83%	\$887,600	1.30
26	18 Hartley Lane	Colonial	4	4.0	16	\$1,150,000	\$1,150,000	\$1,203,777	104.68%	\$916,600	1.31
27	59 S Alward Avenue	Colonial	4	3.1	17	\$1,125,000	\$1,125,000	\$1,215,000	108.00%	\$956,100	1.27
28	3 Paisley Lane	Colonial	4	3.1	9	\$1,385,000	\$1,385,000	\$1,430,000	103.25%	\$1,122,100	1.27
29	14 Brandeis Court	Colonial	5	4.1	12	\$1,699,000	\$1,699,000	\$1,700,000	100.06%	\$1,475,800	1.15
30	63 Van Holten Road	Custom	4	3.1	20	\$1,699,900	\$1,699,900	\$1,750,000	102.95%	\$1,402,300	1.25
31	140 Woodman Lane	Colonial	5	5.1	19	\$1,900,000	\$1,900,000	\$1,930,000	101.58%	\$1,583,200	1.22
32	74 River Farm Lane	Custom	3	3.1	44	\$2,195,000	\$2,195,000	\$2,100,000	95.67%	\$1,577,400	1.33
<b>AVERAGE</b>					19	\$876,391	\$871,359	\$903,442	105.13%		1.25

### "Active" Listings in Bernards Twp

Number of Units: 30  
 Average List Price: \$1,209,997  
 Average Days on Market: 41

### "Under Contract" Listings in Bernards Twp

Number of Units: 38  
 Average List Price: \$1,012,489  
 Average Days on Market: 31

# 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			20
List Price	\$842,165	\$733,493	\$809,073	\$873,215	\$777,878	\$996,389	\$866,688	\$991,916	\$1,109,686	\$871,359			\$917,239
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			\$968,004
SP:LP%	105.74%	106.02%	103.95%	108.45%	107.76%	108.50%	107.59%	107.46%	102.26%	105.13%			106.62%
SP to AV	1.28	1.24	1.22	1.31	1.32	1.35	1.36	1.32	1.28	1.25			1.31
# Units Sold	17	14	13	27	25	45	46	51	33	32			303
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			1.14
Active Listings	12	16	26	28	34	35	43	23	25	30			27
Under Contracts	23	35	38	53	70	74	64	49	43	38			49

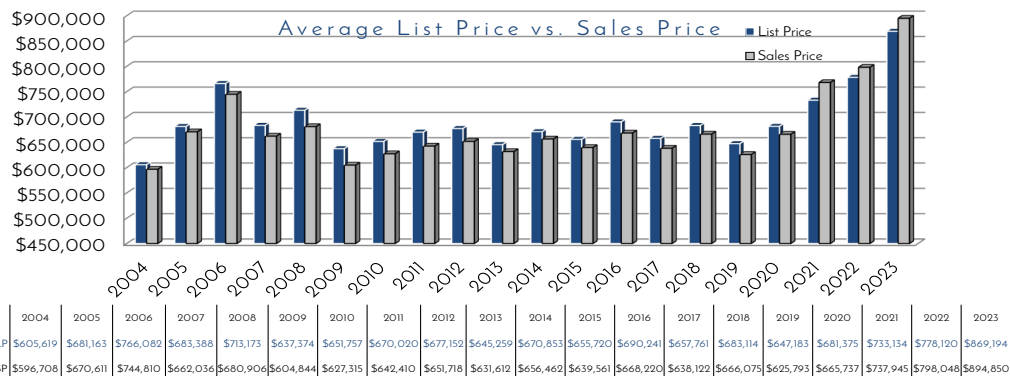
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	20	-20.89%
Sales Price	\$902,810	\$968,004	7.22%
LP:SP	103.71%	106.62%	2.81%
SP:AV	1.23	1.31	6.49%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	281	303	7.83%
Rate of Ab 3 Mo	1.05	1.14	9.06%
Actives	26	27	5.02%
Under Contracts	48	49	2.10%

## Bernard's Township Yearly Market Trends



## Bernard's Township Yearly Market Trends

