

Bernards Twp.

December 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Asses- ment	SP:AV
1	368 Penns Way	OneFloor	2	1.0	10	\$174,000	\$174,000	\$160,000	91.95%	\$154,900	1.03
2	929 Irving Place	OneFloor	2	1.0	32	\$177,283	\$177,283	\$177,000	99.84%	\$157,100	1.13
3	161 Potomac Drive	OneFloor	1	1.0	27	\$190,000	\$190,000	\$180,000	94.74%	\$196,100	0.92
4	7 Countryside Drive	OneFloor	1	1.0	55	\$239,000	\$214,900	\$214,900	100.00%	\$199,200	1.08
5	175 Alexandria Way	FirstFlr	1	1.0	58	\$249,500	\$238,950	\$229,000	95.84%	\$205,900	1.11
6	26 Commonwealth Drive	TwEndUn	1	1.0	20	\$239,000	\$239,000	\$236,000	98.74%	\$222,900	1.06
7	17 Alexandria Way	OneFloor	2	1.0	19	\$249,900	\$249,900	\$260,000	104.04%	\$234,500	1.11
8	150 Potomac Drive	TwEndUn	1	1.0	8	\$247,900	\$247,900	\$262,000	105.69%	\$232,600	1.13
9	134 Alexandria Way	OneFloor	2	1.0	17	\$269,900	\$269,900	\$270,000	100.04%	\$223,300	1.21
10	190 Potomac Drive	OneFloor	2	2.0	14	\$279,000	\$279,000	\$285,000	102.15%	\$270,400	1.05
11	75 Smithfield Court	FirstFlr	2	2.0	73	\$327,000	\$317,000	\$300,000	94.64%	\$245,600	1.22
12	156 Firethorne Trail	TwlnhtUn	2	2.1	17	\$349,000	\$349,000	\$349,000	100.00%	\$367,600	0.95
13	88 Village Drive	TwEndUn	2	2.1	93	\$364,900	\$364,900	\$350,000	95.92%	\$352,700	0.99
14	466 Penns Way	TwEndUn	2	2.1	17	\$355,000	\$355,000	\$360,000	101.41%	\$290,900	1.24
15	33 Chestnut Court	TwEndUn	2	2.1	51	\$389,998	\$389,998	\$379,000	97.18%	\$356,000	1.06
16	262 Crabtree Court	TwEndUn	2	2.1	64	\$449,000	\$415,000	\$409,000	98.55%	\$378,700	1.08
17	24 Spruce Street	Colonial	4	2.0	239	\$599,000	\$529,000	\$450,000	85.07%	\$567,500	0.79
18	6 Paine Court	TwlnhtUn	3	2.1	50	\$475,000	\$475,000	\$470,000	98.95%	\$478,300	0.98
19	11 Charleston Court	TwlnhtUn	4	2.1	47	\$584,900	\$584,900	\$555,000	94.89%	\$521,900	1.06
20	42 Musket Drive	TwEndUn	3	2.1	140	\$599,900	\$599,900	\$585,000	97.52%	\$558,300	1.05
21	5 Georgian Court	TwlnhtUn	3	2.1	17	\$589,999	\$589,999	\$585,000	99.15%	\$531,900	1.10
22	16 Post Terrace	Colonial	4	2.1	11	\$599,000	\$599,000	\$599,000	100.00%	\$632,600	0.95
23	105 Mountain Road	Colonial	5	2.1	21	\$639,900	\$639,900	\$620,000	96.89%	\$584,600	1.06
24	27 Knollcroft Road	Ranch	3	2.1	9	\$645,000	\$645,000	\$650,000	100.78%	\$576,400	1.13
25	130 Patriot Hill Drive	TwEndUn	3	2.1	75	\$677,000	\$677,000	\$659,000	97.34%	\$624,600	1.06
26	20 Berta Place	Colonial	4	2.0	157	\$714,900	\$689,900	\$660,000	95.67%	\$699,300	0.94
27	1 Merchant Court	TwEndUn	3	2.1	60	\$695,000	\$695,000	\$665,000	95.68%	\$646,800	1.03
28	246 Lyons Road	Colonial	4	4.0	196	\$799,900	\$697,750	\$675,000	96.74%		
29	18 Lindbergh Lane	Colonial	5	3.2	51	\$729,000	\$699,000	\$680,000	97.28%	\$784,800	0.87
30	2 Revere Drive	Colonial	4	3.1	21	\$715,000	\$715,000	\$695,000	97.20%	\$678,900	1.02



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31	45 Gerard Avenue	Custom	4	3.1	40	\$765,000	\$725,000	\$715,000	98.62%	\$657,000	1.09
32	44 Summit Drive	Colonial	4	2.1	110	\$859,000	\$745,000	\$745,000	100.00%	\$815,900	0.91
33	10 Cedar Street	Tudor	3	3.1	153	\$899,000	\$769,000	\$760,000	98.83%	\$784,700	0.97
34	6 Dickinson Road	TwEnEndUn	5	3.1	39	\$820,000	\$820,000	\$796,000	97.07%	\$802,500	0.99
35	62 N Finley Avenue	Colonial	5	3.1	43	\$899,000	\$849,000	\$825,000	97.17%		
36	29 Watchung Drive	Colonial	5	2.1	75	\$948,800	\$918,800	\$875,000	95.23%	\$831,700	1.05
37	67 Stockmar Drive	Colonial	5	4.1	7	\$899,000	\$899,000	\$896,000	99.67%	\$950,400	0.94
38	181 Woods End	Colonial	4	3.1	109	\$1,015,000	\$995,000	\$950,000	95.48%	\$979,900	0.97
39	3 Beacon Crest Drive	Colonial	5	4.1	176	\$999,000	\$985,000	\$970,000	98.48%	\$964,100	1.01
40	403 Mine Brook Road	Colonial	6	7.2	95	\$1,399,000	\$1,399,000	\$1,187,950	84.91%	\$1,383,200	0.86
41	128 S Stoen Hedge Drive	Colonial	6	6.1	35	\$1,499,000	\$1,499,000	\$1,350,000	90.06%	\$1,460,100	0.92
42	136 Darren Drive	Colonial	5	5.1	1	\$1,499,000	\$1,499,000	\$1,499,000	100.00%	\$1,535,900	0.98
43	55 Wisteria Way	Custom	5	4.2	115	\$2,295,000	\$2,295,000	\$2,050,000	89.32%	\$2,114,100	0.97
AVERAGE						\$660,690	\$644,323	\$618,322	97.18%		1.03

"Active" Listings in Bernards Twp

Number of Units: 84
 Average List Price: \$740,646
 Average Days on Market: 94

"Under Contract" Listings in Bernards Twp

Number of Units: 47
 Average List Price: \$799,700
 Average Days on Market: 106



Bernards Twp. 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	67	87	64	32	76	57	42	67	84	71	66	62	62
List Price	\$640,539	\$527,693	\$561,873	\$554,571	\$666,993	\$652,005	\$630,743	\$795,958	\$615,305	\$670,997	\$677,770	\$644,323	\$647,183
Sales Price	\$612,311	\$503,857	\$543,168	\$538,952	\$647,556	\$630,431	\$613,952	\$767,582	\$590,362	\$654,273	\$657,030	\$618,322	\$625,793
SP:LP%	96.10%	94.09%	96.95%	97.83%	97.53%	96.94%	97.68%	97.21%	96.55%	97.77%	97.67%	97.18%	97.18%
SP to AV	1.01	0.96	1.06	1.04	1.02	1.04	1.05	1.04	1.01	1.05	1.03	1.03	1.03
# Units Sold	18	14	30	35	41	58	55	45	37	37	37	43	450
3 Mo Rate of Ab	4.99	5.70	8.31	4.19	7.06	5.27	4.06	3.19	3.72	3.80	3.19	2.25	4.64
Active Listings	129	154	183	227	231	216	205	174	158	152	109	84	169
Under Contracts	46	68	84	83	113	85	68	74	75	68	63	47	73

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	51	62	23.27%
Sales Price	\$666,075	\$625,793	-6.05%
LP:SP	97.98%	97.18%	-0.82%
SP:AV	1.06	1.03	-2.58%

YTD	2018	2019	% Change
# Units Sold	453	450	-0.66%
Rate of Ab 3 Mo	4.19	2.25	-46.30%
Actives	112	84	-25.00%
Under Contracts	38	47	23.68%



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Bernard's Township Yearly Market Trends

Bernard's Township Yearly Market Trends

