

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Asses- ment	SP:AV
1	4113 Crawford Court	FirstFlr	2	2.0	27	\$225,000	\$225,000	\$228,000	101.33%	\$242,400	0.94
2	2102 Doolittle Drive	OneFloor	2	2.0	27	\$255,000	\$255,000	\$242,500	95.10%	\$211,600	1.15
3	2502 Lindsley Road	OneFloor	2	2.0	15	\$259,000	\$259,000	\$253,000	97.68%	\$223,500	1.13
4	3501 Holman Court	MultiFlr	2	2.0	129	\$269,000	\$259,000	\$255,000	98.46%	\$240,200	1.06
5	4103 Dilts Lane	TwlnlntUn	2	2.1	60	\$279,000	\$274,000	\$267,000	97.45%	\$264,000	1.01
6	28 Chelsea Way	TwlnlntUn	2	1.1	12	\$282,900	\$282,900	\$283,000	100.04%	\$238,600	1.19
7	13 Edgewood Terrace	Ranch	2	1.0	39	\$309,000	\$309,000	\$299,000	96.76%	\$229,600	1.30
8	13 Chelsea Way	TwlnlntUn	2	2.0	29	\$296,513	\$296,513	\$303,000	102.19%	\$250,400	1.21
9	386 Route 28	CapeCod	4	1.0	37	\$315,000	\$315,000	\$312,000	99.05%	\$285,100	1.09
10	2906 Pinhorn Drive	TwlnlntUn	3	2.1	73	\$349,900	\$324,900	\$315,000	96.95%	\$310,600	1.01
11	1605 Doolittle Drive	TwlnlntUn	2	2.1	20	\$319,900	\$319,900	\$319,900	100.00%	\$273,500	1.17
12	3702 Pinhorn Drive	TwlnlntUn	2	2.1	24	\$355,000	\$325,000	\$320,000	98.46%	\$307,800	1.04
13	168 Victoria Drive	TwlnlntUn	2	2.0	189	\$349,900	\$324,900	\$323,750	99.65%	\$286,100	1.13
14	925 Country Club Road	CapeCod	3	1.0	16	\$349,000	\$349,000	\$325,000	93.12%	\$420,500	0.77
15	144 Bonney Court	TwlnlntUn	2	1.1	14	\$313,900	\$313,900	\$330,000	105.13%	\$222,000	1.02
16	2904 Packer Court	TwlnlntUn	2	2.0	11	\$329,000	\$329,000	\$334,000	101.52%	\$282,400	1.18
17	201 Crestview Road	TwlnlntUn	2	2.1	16	\$338,800	\$338,800	\$355,000	104.78%	\$334,400	1.06
18	2104 Ackmen Court	TwlnlntUn	2	2.1	33	\$375,000	\$375,000	\$370,000	98.67%	\$354,000	1.05
19	1806 Bayley Court	TwlnlntUn	3	2.1	37	\$399,806	\$384,906	\$372,000	96.65%	\$348,500	1.07
20	62 Shady Lane	Bi-Level	3	2.0	7	\$349,000	\$349,000	\$375,000	107.45%	\$345,100	1.09
21	230 Longview Road	TwlnlntUn	2	2.1	15	\$375,000	\$375,000	\$381,000	101.60%	\$325,800	1.17
22	961 Papen Road	Bi-Level	4	1.1	52	\$399,900	\$399,900	\$389,000	97.27%	\$385,100	1.01
23	323 Greenfield Road	TwlnlntUn	3	2.1	14	\$399,900	\$399,900	\$399,000	99.77%	\$349,100	1.14
24	65 Chestnut Street	CapeCod	4	2.0	12	\$399,900	\$399,900	\$400,000	100.03%	\$252,500	1.58
25	828 Park Avenue	CapeCod	3	2.0	13	\$399,900	\$399,900	\$400,000	100.03%	\$326,400	1.23



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26	352 Greenfield Road	TwndEndUn	3	2.1	40	\$399,999	\$399,999	\$411,000	102.75%	\$360,600	1.14
27	8 Lawton Road	Ranch	3	1.0	34	\$425,000	\$425,000	\$415,000	97.65%	\$362,300	1.15
28	508 Reading Circle	TwndEndUn	3	2.1	16	\$409,000	\$409,000	\$420,000	102.69%	\$372,100	1.13
29	748 Thompson Avenue	CapeCod	3	1.1	21	\$419,900	\$419,900	\$422,000	100.50%	\$222,900	1.89
30	1366 Mt Vernon Road	Ranch	3	2.0	16	\$415,000	\$415,000	\$430,000	103.61%	\$263,100	1.63
31	26 Charlotte Drive	Ranch	3	2.0	29	\$449,900	\$449,900	\$461,000	102.47%	\$294,600	1.56
32	1601 Vroom Drive	TwndEndUn	4	2.1	67	\$485,000	\$475,000	\$465,000	97.89%	\$409,500	1.14
33	23 Crestwood Drive	Splitlev	3	2.1	46	\$469,000	\$469,000	\$470,000	100.21%	\$348,000	1.35
34	1387 Mallard Drive	Splitlev	3	2.0	34	\$479,000	\$479,000	\$470,000	98.12%	\$408,200	1.15
35	806 Thomae Avenue	CapeCod	5	3.0	10	\$459,000	\$459,000	\$475,000	103.49%	\$401,500	1.18
36	374 Hannah Way	TwndEndUn	3	2.1	54	\$489,900	\$489,900	\$482,500	98.49%	\$436,300	1.11
37	45 Whitehead Road	Colonial	3	2.1	12	\$499,000	\$499,000	\$491,000	98.40%	\$459,900	1.07
38	614 Talamini Road	Splitlev	3	3.0	17	\$489,900	\$489,900	\$500,000	102.06%	\$431,700	1.16
39	34 Glen Road	Splitlev	4	2.1	7	\$489,900	\$489,900	\$507,000	103.49%	\$385,500	1.32
40	1371 Mt Vernon Road	CapeCod	4	2.0	146	\$525,000	\$525,000	\$520,000	99.05%	\$352,900	1.47
41	642 Cedarbrook Road	Colonial	4	2.1	62	\$550,000	\$529,900	\$523,000	98.70%	\$467,100	1.12
42	123 Linden Street	Colonial	4	2.1	10	\$550,000	\$550,000	\$525,000	95.45%	\$360,000	1.46
43	2153 Washington Valley Road	CapeCod	3	3.0	51	\$524,900	\$524,900	\$529,900	100.95%	\$449,300	1.18
44	143 Oak Street	Colonial	4	3.1	59	\$585,000	\$570,000	\$555,000	97.37%	\$469,800	1.18
45	821 Roosevelt Street	Bi-Level	4	2.1	10	\$529,000	\$529,000	\$556,000	105.10%	\$414,400	1.34
46	26 Red Oak Way	Bi-Level	4	2.1	11	\$535,000	\$535,000	\$560,000	104.67%	\$446,900	1.25
47	35 Loft Drive	TwndUn	3	2.1	11	\$549,900	\$549,900	\$562,500	102.29%	\$459,400	1.22
48	1070 Brown Road	Colonial	4	2.1	18	\$550,000	\$550,000	\$566,000	102.91%	\$468,700	1.21
49	75 Twin Oaks Road	Custom	4	2.1	32	\$599,900	\$599,900	\$575,000	95.85%	\$511,200	1.12
50	4 Craff Farm Road	Colonial	4	2.1	21	\$580,000	\$580,000	\$585,000	100.86%	\$557,400	1.05



Bridgewater December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV	
51	1544 Mountain Top Road	Colonial	5	2.1	15	\$589,900	\$589,900	\$590,000	100.02%	\$497,000	1.19	
52	1116 Colonial Way	RanchExp	5	3.1	68	\$615,000	\$585,000	\$590,100	100.87%	\$416,300	1.42	
53	15 Loft Drive	TwnEndUn	3	2.1	18	\$599,900	\$599,900	\$594,000	99.02%	\$470,000	1.26	
54	7 Running Brook Road	Ranch	4	2.1	158	\$624,900	\$614,900	\$600,000	97.58%	\$583,500	1.03	
55	93 Leghorn Avenue	Colonial	5	3.0	21	\$649,900	\$649,900	\$637,000	98.02%	\$568,200	1.12	
56	5 Neskell Drive	Colonial	4	3.1	131	\$674,900	\$662,000	\$655,000	98.94%	\$512,000	1.28	
57	3 Ten Broek Court	Colonial	4	2.1	108	\$689,000	\$679,000	\$660,000	97.20%	\$579,400	1.14	
58	1158 Evergreen Drive	Colonial	4	2.1	7	\$650,000	\$650,000	\$660,000	101.54%	\$538,500	1.23	
59	304 Raymond Court	RanchExp	4	3.1	17	\$675,000	\$675,000	\$670,000	99.26%	\$615,300	1.09	
60	796 Partridge Drive	Contemp	4	2.1	18	\$675,000	\$675,000	\$680,000	100.74%	\$577,500	1.18	
61	456 Vanderveer Road	Colonial	5	3.0	44	\$709,000	\$709,000	\$680,000	95.91%	\$640,800	1.06	
62	995 Laurel Trail	Splitlev	4	2.1	27	\$689,900	\$689,900	\$685,000	99.29%	\$567,600	1.21	
63	293 Barrington Drive	Contemp	4	2.1	51	\$725,000	\$725,000	\$705,000	97.24%	\$571,800	1.23	
64	838 Garfield Avenue	Colonial	4	3.1	28	\$814,000	\$814,000	\$790,000	97.05%	\$759,300	1.04	
65	5 Waldron Drive	Colonial	4	2.1	107	\$917,000	\$885,000	\$880,000	99.44%	\$839,100	1.05	
66	20 Linvale Lane	Colonial	4	4.1	16	\$980,000	\$980,000	\$975,000	99.49%	\$883,800	1.10	
67	1866 Mountain Top Road	Contemp	8	6.0	25	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$1,003,500	1.25	
AVERAGE							\$496,281	\$492,999	\$491,480	99.79%		1.18

"Active" Listings in Bridgewater

Number of Units: 42
 Average List Price: \$626,347
 Average Days on Market: 66

"Under Contract" Listings in Bridgewater

Number of Units: 73
 Average List Price: \$517,930
 Average Days on Market: 62




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Bridgewater 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	76	52	60	46	42	65	54	39	38	46	37	39	47
List Price	\$535,798	\$449,951	\$481,079	\$518,197	\$495,784	\$497,197	\$486,305	\$524,713	\$485,634	\$490,029	\$502,907	\$492,999	\$496,448
Sales Price	\$517,755	\$439,449	\$472,023	\$511,532	\$487,709	\$485,662	\$475,472	\$516,736	\$484,276	\$484,706	\$499,493	\$491,480	\$489,585
S.P.L.P%	95.87%	97.89%	97.84%	98.71%	98.49%	97.88%	97.83%	98.80%	99.85%	98.97%	99.40%	99.79%	98.69%
SP to AV	1.04	1.09	1.08	1.13	1.14	1.07	1.10	1.12	1.14	1.14	1.17	1.18	1.13
# Units Sold	29	35	33	31	35	36	62	73	70	79	58	67	610
3 Mo Rate of Ab	2.60	3.45	4.00	3.38	3.68	3.79	3.32	2.32	1.49	1.28	1.04	0.70	2.59
Active Listings	108	127	118	112	128	130	118	118	107	83	63	42	105
Under Contracts	67	81	79	70	75	118	129	143	135	118	106	73	100

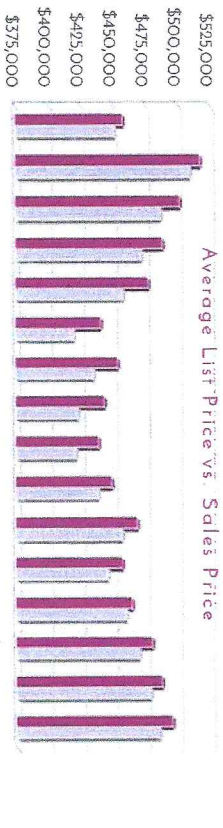
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	52	47	-10.62%
Sales Price	\$485,295	\$489,585	0.88%
LP:SP	98.08%	98.69%	0.62%
SP:AV	1.099	1.195	2.34%

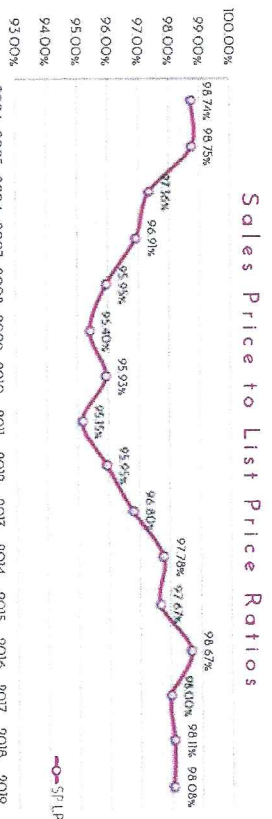

BERKSHIRE HATHAWAY
 HomeServices
 New Jersey Properties

YTD	2019	2020	% Change
# Units Sold	572	610	6.64%
Rate of Ab 3 Mo	2.22	0.70	-68.47%
Actives	102	42	-58.82%
Under Contracts	53	73	37.74%

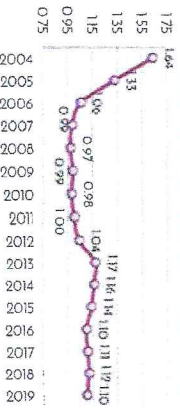
Bridgewater Yearly Market Trends



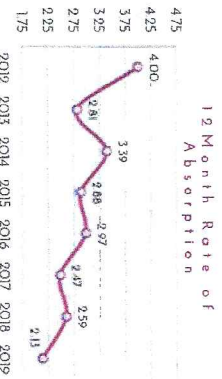
Bridgewater Yearly Market Trends



Sales Price to Assessed Value Ratio

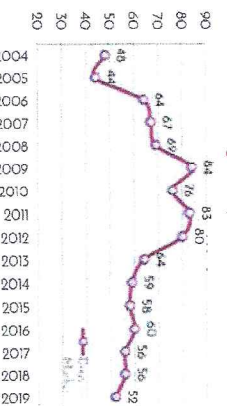


12 Month Rate of Absorption



Sales Price to List Price Ratios

Average Days on Market



Number of Units Sold

