

Bernards Twp.

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	41 Countryside Drive	OneFloor	1	1.0	98	\$184,900	\$184,400	\$187,000	101.41%	\$187,800	1.00
2	2105 Rose Court	Twlnltn	1	1.1	56	\$280,000	\$270,000	\$253,000	93.70%	\$275,400	0.92
3	275 Potomac Drive	TwlnEndUn	1	1.0	14	\$252,000	\$252,000	\$260,000	103.17%	\$218,600	1.19
4	186 English Place	TwlnEndUn	2	2.0	9	\$270,000	\$270,000	\$264,000	97.78%	\$239,800	1.10
5	9 Smithfield Court	OneFloor	2	2.0	7	\$269,000	\$269,000	\$269,000	100.00%	\$243,100	1.11
6	146 Woodward Lane	TwlnEndUn	2	2.0	10	\$275,000	\$275,000	\$276,000	100.36%	\$254,800	1.08
7	54 Jamestown Road	OneFloor	2	2.0	16	\$289,900	\$289,900	\$289,900	100.00%	\$270,700	1.07
8	50 Jamestown Road	OneFloor	2	2.0	21	\$299,000	\$299,000	\$292,500	97.83%	\$253,500	1.15
9	30 Commonwealth Drive	OneFloor	2	2.0	65	\$304,000	\$304,000	\$295,000	97.04%	\$262,400	1.12
10	22 Potomac Drive	OneFloor	2	2.0	21	\$299,000	\$299,000	\$299,000	100.00%	\$253,500	1.18
11	52 Woodward Lane	Twlnltn	3	2.1	41	\$355,000	\$357,500	\$350,000	97.90%	\$333,900	1.05
12	12 Countryside Drive	TwlnEndUn	2	2.1	10	\$385,000	\$385,000	\$385,000	100.00%	\$329,800	1.17
13	21 Dorchester Drive	Twlnltn	2	2.1	41	\$465,000	\$465,000	\$457,000	98.28%	\$413,700	1.10
14	258 Crabtree Court	TwlnEndUn	2	2.1	34	\$374,900	\$367,500	\$463,000	125.99%	\$355,400	1.30
15	46 Mayflower Drive	Twlnltn	3	2.1	125	\$525,000	\$499,000	\$490,000	98.20%	\$462,100	1.06
16	134 W Oak Street	Ranch	3	2.0	37	\$529,000	\$509,000	\$499,000	98.04%	\$434,400	1.15
17	20 Raleigh Court	TwlnEndUn	3	2.1	63	\$569,900	\$589,900	\$570,000	96.63%	\$547,200	1.04
18	36 Musket Drive	TwlnEndUn	4	2.1	41	\$625,000	\$625,000	\$612,000	97.92%	\$549,900	1.11
19	161 Patriot Hill Drive	TwlnEndUn	3	2.1	79	\$650,000	\$650,000	\$620,000	95.38%	\$586,600	1.06
20	107 N Maple Avenue	Colonial	3	1.1	18	\$659,900	\$619,900	\$630,000	101.63%	\$547,800	1.15
21	111 Lurline Drive	Spittlev	4	2.1	13	\$650,000	\$650,000	\$650,000	100.00%	\$565,100	1.15
22	5 Oxbow Lane	RanchRas	5	3.1	7	\$69,000	\$699,000	\$698,000	99.86%	\$705,200	0.99
23	28 Bradford Lane	Ranch	2	3.0	10	\$669,000	\$669,000	\$710,000	106.13%	\$618,000	1.15
24	58 Mt Airy Road	Custom	5	2.1	39	\$739,900	\$739,900	\$719,950	97.30%	\$682,300	1.06
25	48 Georgetown Court	TwlnEndUn	3	2.1	100	\$765,000	\$759,000	\$740,000	97.50%	\$691,800	1.07



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26	34 Lexington Road	SplitLev	4	2.1	73	\$760,000	\$760,000	\$750,000	98.68%	\$668,600	1.12
27	57 N Maple Avenue	Ranch	5	3.0	43	\$774,000	\$774,000	\$760,000	98.19%	\$588,200	1.29
28	16 Ellis Drive	Ranch	4	3.1	10	\$750,000	\$750,000	\$765,000	102.00%	\$608,800	1.26
29	16 Dryden Drive	Colonial	4	3.1	110	\$859,999	\$809,500	\$787,500	97.28%	\$761,200	1.03
30	22 Juniper Way	RanchExp	5	3.1	35	\$850,000	\$825,000	\$805,000	97.58%	\$740,000	1.09
31	54 Haas Road	Colonial	4	2.1	170	\$910,000	\$829,000	\$829,000	100.00%	\$830,100	1.00
32	91 Linden Drive	Custom	4	2.1	18	\$788,125	\$788,125	\$830,000	105.31%	\$704,600	1.18
33	27 Shepard Way	RanchExp	5	3.0	7	\$845,000	\$845,000	\$835,000	98.82%	\$671,700	1.24
34	27 Pheasant Run Drive	Colonial	4	3.1	20	\$899,000	\$899,000	\$890,000	99.00%	\$806,600	1.10
35	52 Belle Grove Court	Colonial	4	3.1	28	\$950,000	\$950,000	\$930,000	97.89%	\$872,200	1.07
36	10 Deer Ridge Road	Colonial	4	2.1	36	\$950,000	\$950,000	\$940,000	98.95%	\$820,900	1.15
37	140 Lake Road	Colonial	5	4.1	83	\$999,999	\$949,900	\$949,900	100.00%	\$1,002,000	0.95
38	7 Brook Ridge Drive	Colonial	4	3.1	12	\$979,000	\$979,000	\$960,000	98.06%	\$840,900	1.14
39	21 Hillcrest Way	Colonial	5	3.1	91	\$1,105,000	\$1,075,000	\$975,000	90.70%	\$906,200	1.08
40	104 Canoe Brook Lane	Custom	5	5.0	102	\$1,275,000	\$1,175,000	\$1,125,000	95.74%	\$1,360,100	0.83
41	161 Deer Ridge Road	Colonial	5	4.1	25	\$1,295,000	\$1,295,000	\$1,260,000	97.30%	\$924,100	1.36
42	30 N Stone Hedge Drive	Colonial	4	4.0	13	\$1,345,000	\$1,345,000	\$1,360,000	101.12%	\$1,026,300	1.33
AVERAGE					44	\$645,703	\$649,893	\$643,589	99.49%		1.11

"Active" Listings in Bernards Twp

Number of Units: 54
 Average List Price: \$912,709
 Average Days on Market: 92

"Under Contract" Listings in Bernards Twp

Number of Units: 58
 Average List Price: \$855,980
 Average Days on Market: 66



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Bernards Twp. 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	80	80	85	35	72	86	55	40	45	57	52	44	57
List Price	\$707,843	\$627,475	\$596,241	\$591,424	\$632,393	\$729,850	\$630,407	\$816,613	\$629,884	\$702,020	\$731,633	\$649,893	\$681,375
Sales Price	\$669,533	\$611,647	\$576,069	\$585,689	\$614,548	\$699,800	\$617,486	\$808,273	\$615,178	\$691,781	\$717,129	\$643,589	\$665,737
SP:LP%	96.74%	97.36%	96.78%	99.20%	97.23%	95.98%	97.83%	99.00%	98.23%	98.80%	98.84%	99.49%	98.15%
SP to AV	100	100	102	109	104	104	106	106	105	108	108	111	106
# Units Sold	30	16	27	25	27	30	43	55	55	45	49	42	444
3 Mo Rate of Ab	2.71	4.08	4.57	4.05	4.33	3.71	3.96	2.64	2.05	2.09	2.10	1.34	3.14
Active Listings	105	126	103	100	113	108	118	103	99	104	75	54	101
Under Contracts	37	55	58	46	61	82	92	95	89	83	76	58	69

Flashback! YTD 2019 vs YTD 2020

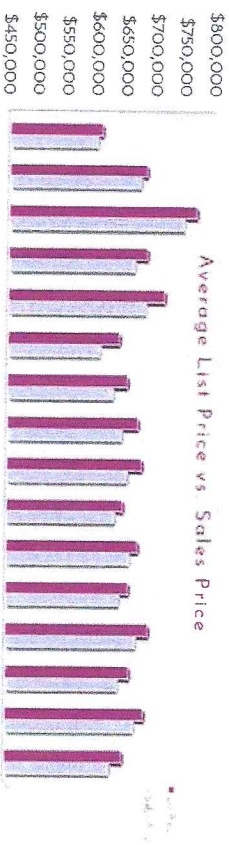
YTD	2019	2020	% Change
DOM	62	57	-8.28%
Sales Price	\$625,793	\$665,737	6.38%
LP:SP	97.18%	98.15%	1.00%
SP:AV	1.033	1.059	2.44%

YTD	2019	2020	% Change
# Units Sold	450	444	-1.33%
Rate of Ab 3 Mo	2.25	1.34	-40.44%
Actives	84	54	-35.71%
Under Contracts	47	58	23.40%

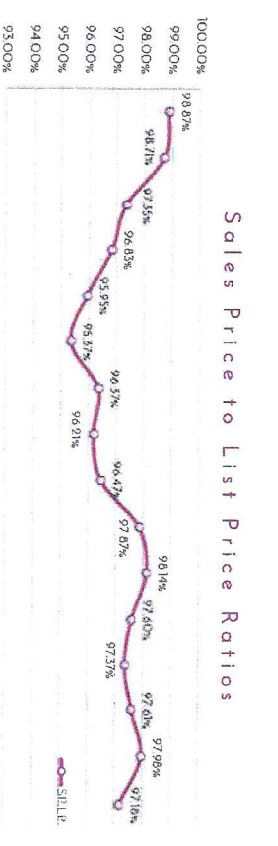


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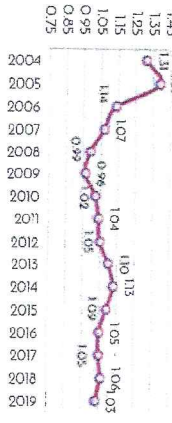
Bernard's Township Yearly Market Trends



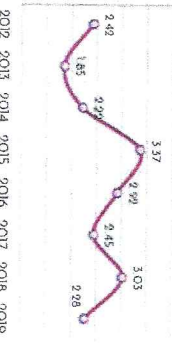
Bernard's Township Yearly Market Trends



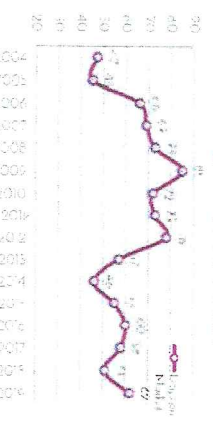
Sales Price to Assessed Value Ratio



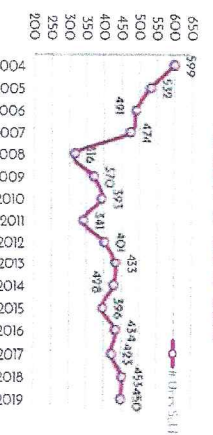
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.