



Bernards Twp

September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Countryside Drive	TwnEndUn	1	1.0	6	\$195,000	\$195,000	\$190,000	97.44%	\$186,300	1.02
2	229 Potomac Drive	OneFloor	1	1.0	20	\$207,000	\$207,000	\$195,000	94.20%	\$175,600	1.11
3	22 Countryside Drive	OneFloor	1	1.0	16	\$199,000	\$199,000	\$195,000	97.99%	\$191,900	1.02
4	236 Potomac Drive	OneFloor	1	1.0	6	\$209,000	\$209,000	\$200,000	95.69%	\$178,800	1.12
5	139 Jamestown Road	OneFloor	1	1.0	35	\$215,000	\$215,000	\$212,500	98.84%	\$203,000	1.05
6	277 English Place	OneFloor	2	2.0	11	\$235,000	\$235,000	\$220,000	93.62%	\$254,900	0.86
7	241 Potomac Drive	OneFloor	1	1.0	15	\$219,000	\$219,000	\$222,000	101.37%	\$193,000	1.15
8	111 Alexandria Way	OneFloor	1	1.0	13	\$239,900	\$239,900	\$240,000	100.04%	\$195,900	1.23
9	45 Potomac Drive	OneFloor	1	1.0	1	\$254,000	\$254,000	\$254,000	100.00%	\$202,500	1.25
10	179 Alexandria Way	OneFloor	2	1.0	21	\$265,000	\$265,000	\$265,000	100.00%	\$241,300	1.10
11	312 Penns Way	OneFloor	2	2.0	8	\$275,000	\$275,000	\$270,000	98.18%	\$242,200	1.11
12	176 Alexandria Way	OneFloor	2	2.0	22	\$289,000	\$279,000	\$272,000	97.49%	\$289,000	0.94
13	47 Baldwin Court	OneFloor	2	2.0	10	\$275,000	\$275,000	\$275,000	100.00%	\$238,100	1.15
14	202 English Place	TwnEndUn	2	2.0	17	\$300,000	\$300,000	\$295,000	98.33%	\$250,100	1.18
15	75 Alexandria Way	OneFloor	2	2.0	26	\$312,000	\$305,000	\$305,000	100.00%	\$248,800	1.23
16	158 Jamestown Road	TwnEndUn	2	2.0	12	\$329,000	\$329,000	\$340,000	103.34%	\$278,600	1.22
17	89 Countryside Drive	TwnIntUn	2	2.1	42	\$359,000	\$359,000	\$359,000	100.00%	\$320,000	1.12
18	406 Penns Way	TwnIntUn	3	2.1	13	\$389,000	\$389,000	\$389,000	100.00%	\$357,300	1.09
19	391 Penns Way	TwnIntUn	3	2.1	26	\$379,000	\$379,000	\$390,000	102.90%	\$334,500	1.17
20	75 Sycamore Court	TwnEndUn	2	2.1	24	\$399,000	\$399,000	\$411,000	103.01%	\$342,400	1.20
21	25 E Craig Street	Ranch	3	2.0	42	\$450,000	\$450,000	\$450,000	100.00%	\$532,500	0.85
22	10 E Craig Street	Ranch	3	2.0	21	\$499,900	\$449,950	\$450,000	100.01%	\$635,700	0.71
23	16 Riggs Court	TwnIntUn	3	2.1	83	\$495,000	\$469,500	\$460,000	97.98%	\$477,600	0.96
24	176 Morristown Road	SplitLev	3	2.1	12	\$450,000	\$450,000	\$475,000	105.56%	\$488,300	0.97
25	154 Smithfield Court	HalfDupl	3	2.1	31	\$515,000	\$515,000	\$515,000	100.00%	\$453,600	1.14



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26	63 Morristown Road	Bi-Level	4	1.1	56	\$529,000	\$529,000	\$519,000	98.11%	\$408,500	1.27
27	88 Fieldstone Drive	Ranch	3	2.0	12	\$529,000	\$529,000	\$541,000	102.27%	\$608,800	0.89
28	37 Musket Drive	TwndEndUn	3	2.1	19	\$589,000	\$589,000	\$582,500	98.90%	\$571,600	1.02
29	112 S Alward Avenue	Ranch	3	2.0	113	\$649,900	\$619,000	\$598,000	96.61%	\$643,600	0.93
30	56 Fieldstone Drive	SplitLev	5	3.1	92	\$699,000	\$699,000	\$630,000	90.13%	\$784,800	0.80
31	17 Bradford Lane	TwndEndUn	2	3.1	70	\$669,000	\$654,000	\$650,000	99.39%	\$526,600	1.23
32	19 Alder Lane	Colonial	3	2.1	53	\$709,900	\$695,500	\$655,000	94.18%	\$679,500	0.96
33	27 Allen Street	Colonial	3	2.1	6	\$659,000	\$659,000	\$659,000	100.00%	\$628,000	1.05
34	48 Goltra Drive	Ranch	3	2.1	203	\$699,900	\$699,900	\$660,000	94.30%	\$582,600	1.13
35	92 Whitenack Road	Custom	4	2.1	172	\$749,000	\$699,000	\$660,000	94.42%	\$635,200	1.04
36	16 Hadley Court	TwndEndUn	3	2.1	98	\$739,000	\$719,000	\$690,000	95.97%	\$649,600	1.06
37	10 Compton Court	Colonial	4	2.1	16	\$729,999	\$729,999	\$729,999	100.00%	\$717,600	1.02
38	41 Huntington Road	Colonial	3	2.1	18	\$746,000	\$746,000	\$732,500	98.19%	\$692,200	1.06
39	57 E Oak Street	Custom	3	2.1	11	\$730,000	\$730,000	\$733,000	100.41%	\$663,700	1.10
40	505 Mine Brook Road	Colonial	4	2.1	58	\$799,900	\$749,900	\$735,000	98.01%	\$585,600	1.26
41	142 Haas Road	Colonial	6	5.2	187	\$795,000	\$795,000	\$775,000	97.48%	\$1,024,000	0.76
42	95 Linden Drive	Contemp	4	3.1	86	\$849,999	\$819,999	\$795,000	96.95%	\$760,900	1.04
43	12 Honeyman Road	Colonial	4	3.1	9	\$819,000	\$819,000	\$819,000	100.00%	\$765,600	1.07
44	26 Queensberry Way	Colonial	4	3.1	28	\$879,000	\$879,000	\$843,000	95.90%	\$916,200	0.92
45	168 Smoke Rise Road	Colonial	5	3.1	15	\$865,000	\$865,000	\$850,000	98.27%	\$835,800	1.02
46	26 Watchung Drive	Colonial	4	3.1	204	\$929,000	\$899,000	\$865,000	96.22%	\$824,000	1.05
47	63 Ramapo Drive	Colonial	5	4.1	34	\$1,050,000	\$999,000	\$999,000	100.00%	\$905,800	1.10
48	327 Somerville Road	Custom	4	4.1	28	\$1,250,000	\$1,100,000	\$1,069,307	97.21%	\$1,146,600	0.93
49	16 Woodman Lane	Colonial	4	4.1	137	\$1,249,900	\$1,195,000	\$1,170,000	97.91%	\$1,228,900	0.95
50	30 Saint Nickolas Way	Colonial	5	3.1	6	\$1,199,999	\$1,199,999	\$1,178,000	98.17%	\$1,145,300	1.03



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51	22 High Meadow Lane	Colonial	5	4.2	46	\$1,200,000	\$1,200,000	\$1,202,000	100.17%	\$1,316,900	0.91
52	103 Childs Road	Custom	4	3.0	51	\$1,399,000	\$1,399,000	\$1,225,000	87.56%	\$1,313,800	0.93
53	23 Culberson Road	Custom	5	3.1	60	\$1,365,000	\$1,365,000	\$1,250,000	91.58%	\$1,002,200	1.25
54	93 Emily Road	Colonial	5	5.1	18	\$1,525,000	\$1,525,000	\$1,535,000	100.66%	\$1,396,300	1.10
55	29 Beaver Creek Court	Colonial	5	5.2	18	\$1,675,000	\$1,675,000	\$1,635,000	97.61%	\$1,548,600	1.06
AVERAGE					45	\$640,587	\$629,884	\$615,178	98.23%		1.05

Active Listings in Bernards Twp

Number of Units: 99
Average List Price: \$836,968
Average Days on Market: 54

Under Contract Listings in Bernards Twp

Number of Units: 89
Average List Price: \$837,981
Average Days on Market: 65

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				60
List Price	\$707,843	\$627,475	\$596,241	\$591,424	\$632,393	\$729,850	\$630,407	\$816,613	\$629,884				\$674,656
Sales Price	\$669,533	\$611,647	\$576,069	\$585,689	\$614,548	\$692,800	\$617,486	\$808,273	\$615,178				\$656,776
SP:LP%	96.74%	97.36%	96.78%	99.20%	97.23%	95.98%	97.83%	99.00%	98.23%				97.77%
SP to AV	1.00	1.00	1.02	1.09	1.04	1.04	1.06	1.06	1.05				1.05
# Units Sold	30	16	27	25	27	30	43	55	55				308
3 Mo Rate of Ab	2.71	4.08	4.57	4.05	4.33	3.71	3.96	2.64	2.05				3.57
Active Listings	105	126	103	100	113	108	118	103	99				108
Under Contracts	37	55	58	46	61	82	92	95	89				68

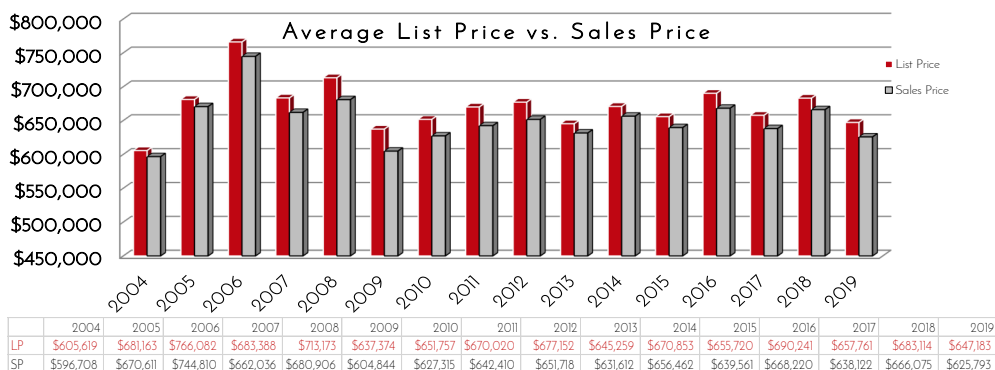
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	61	60	-2.04%
Sales Price	\$620,122	\$656,776	5.91%
LP:SP	97.06%	97.77%	0.73%
SP:AV	1.032	1.045	1.22%

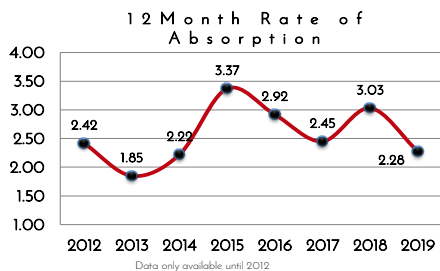
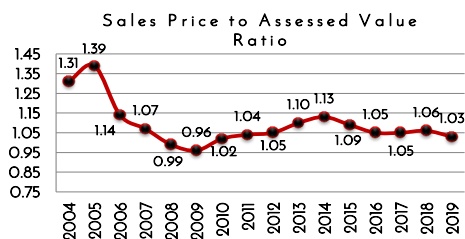
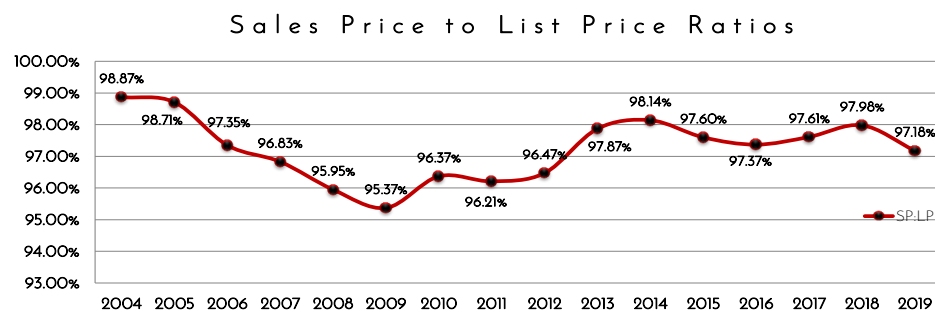


YTD	2019	2020	% Change
# Units Sold	333	308	-7.51%
Rate of Ab 3 Mo	3.09	2.05	-33.66%
Actives	158	99	-37.34%
Under Contracts	75	89	18.67%

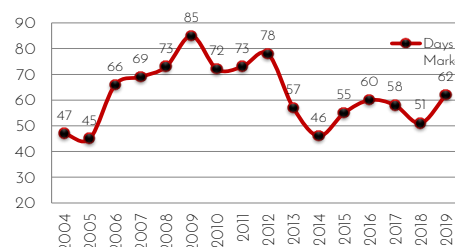
Bernard's Township Yearly Market Trends



Bernard's Township Yearly Market Trends



Average Days on Market



Number of Units Sold

