

Bernards Twp

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	294 English Place	OneFloor	2	2.0	7	\$249,000	\$249,000	\$250,000	100.40%	\$238,400	1.05
2	85 Countryside Drive	TwnEndUn	1	1.0	16	\$249,900	\$249,900	\$252,000	100.84%	\$224,000	1.13
3	5 Smithfield Court	OneFloor	2	1.0	24	\$265,000	\$265,000	\$263,000	99.25%	\$227,800	1.15
4	171 Potomac Drive	OneFloor	2	1.0	14	\$262,500	\$262,500	\$266,000	101.33%	\$218,200	1.22
5	295 Potomac Drive	TwnIntUn	2	1.0	15	\$289,999	\$289,999	\$304,000	104.83%	\$251,500	1.21
6	220 Alexandria Way	TwnEndUn	2	2.0	11	\$299,900	\$299,900	\$326,000	108.70%	\$254,100	1.28
7	262 English Place	TwnIntUn	2	2.1	26	\$339,900	\$339,900	\$339,900	100.00%	\$283,100	1.20
8	80 Woodward Lane	TwnEndUn	2	2.1	12	\$329,000	\$329,000	\$350,000	106.38%	\$295,200	1.19
9	440 Penns Way	TwnIntUn	2	2.1	11	\$375,000	\$375,000	\$385,000	102.67%	\$325,600	1.18
10	23 Woodward Lane	TwnIntUn	3	2.1	30	\$393,000	\$393,000	\$400,000	101.78%	\$336,000	1.19
11	137 Village Drive	TwnEndUn	2	2.1	24	\$398,000	\$398,000	\$400,000	100.50%	\$335,900	1.19
12	429 Penns Way	TwnIntUn	3	2.1	3	\$399,900	\$399,900	\$405,000	101.28%	\$334,800	1.21
13	113 Woodward Lane	TwnIntUn	3	2.1	12	\$399,000	\$399,000	\$410,000	102.76%	\$327,000	1.25
14	230 Arrowood Way	TwnEndUn	2	2.1	32	\$429,000	\$429,000	\$429,000	100.00%	\$346,600	1.24
15	241 Arrowood Way	TwnEndUn	2	2.1	14	\$420,000	\$420,000	\$430,000	102.38%	\$381,000	1.13
16	158 Firethorne Trail	TwnEndUn	2	2.1	20	\$419,900	\$419,900	\$438,000	104.31%	\$378,500	1.16
17	18 Spencer Road	Ranch	2	1.0	1	\$440,000	\$440,000	\$440,000	100.00%	\$433,400	1.02
18	45 Village Drive	TwnIntUn	3	2.1	14	\$449,900	\$449,900	\$460,000	102.24%	\$388,400	1.18
19	14 Battalion Drive	TwnIntUn	2	2.1	7	\$485,000	\$485,000	\$485,000	100.00%	\$433,200	1.12
20	30 Roberts Circle	TwnIntUn	3	2.1	11	\$505,000	\$505,000	\$525,100	103.98%	\$460,900	1.14
21	8 Pine Street	CapeCod	3	2.0	8	\$529,000	\$529,000	\$550,000	103.97%	\$468,500	1.17
22	35 Fairview Drive East	Ranch	3	2.0	1	\$565,000	\$565,000	\$565,000	100.00%	\$497,600	1.14
23	24 Dexter Drive	TwnIntUn	2	2.1	29	\$599,900	\$574,900	\$574,900	100.00%	\$492,000	1.17
24	37 Peachtree Road	Ranch	3	1.0	14	\$550,000	\$550,000	\$575,037	104.55%	\$472,800	1.22
25	10 Knox Court	TwnEndUn	3	2.1	17	\$559,000	\$559,000	\$601,000	107.51%	\$501,800	1.20

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26	3243 Valley Road	Colonial	4	3.0	9	\$550,000	\$550,000	\$605,000	110.00%	\$428,100	1.41
27	70 Harrison Brook Drive	Bi-Level	4	2.1	27	\$599,000	\$599,000	\$610,000	101.84%	\$559,600	1.09
28	17 William Street	SplitLev	4	3.1	27	\$695,000	\$695,000	\$695,000	100.00%	\$607,900	1.14
29	62 Dryden Road	SplitLev	5	3.1	8	\$699,000	\$699,000	\$700,000	100.14%	\$711,700	0.98
30	14 Patriot Hill Drive	TwndEndUn	3	2.1	11	\$680,000	\$680,000	\$700,000	102.94%	\$615,000	1.14
31	27 Dexter Drive South	TwndIntUn	3	3.1	14	\$715,000	\$715,000	\$715,000	100.00%	\$577,900	1.24
32	156 Thackeray Drive	SplitLev	4	2.1	9	\$699,000	\$699,000	\$721,000	103.15%	\$606,300	1.19
33	12 Van Dorn Road	Colonial	4	2.1	22	\$750,000	\$750,000	\$765,008	102.00%	\$630,500	1.21
34	147 S Maple Avenue	Colonial	4	2.1	42	\$849,000	\$789,000	\$779,000	98.73%	\$705,700	1.10
35	44 Dickinson Road	TwndIntUn	3	2.1	36	\$815,000	\$815,000	\$815,000	100.00%	\$691,400	1.18
36	1 Liberty Ridge Road	Colonial	4	3.1	1	\$825,000	\$825,000	\$825,000	100.00%	\$765,900	1.08
37	24 Wharton Way	RanchExp	5	3.0	14	\$799,000	\$799,000	\$835,000	104.51%	\$633,600	1.32
38	45 Washington Avenue	Colonial	4	3.0	13	\$869,000	\$869,000	\$850,000	97.81%	\$616,800	1.38
39	14 Juniper Way	Colonial	4	2.1	13	\$849,000	\$849,000	\$866,000	102.00%	\$720,200	1.20
40	27 Addison Drive	Colonial	4	2.1	12	\$899,000	\$899,000	\$890,010	99.00%	\$749,800	1.19
41	20 Brookfield Drive	Custom	5	4.1	27	\$925,000	\$925,000	\$900,000	97.30%	\$830,300	1.08
42	71 Landau Road	Colonial	4	3.1	10	\$899,900	\$899,900	\$925,000	102.79%	\$820,300	1.13
43	151 Dyckman Place	Colonial	4	3.0	13	\$879,000	\$879,000	\$945,000	107.51%	\$684,000	1.38
44	6 Queenberry Way	Colonial	4	3.1	16	\$965,000	\$965,000	\$955,000	98.96%	\$859,200	1.11
45	93 E Lewis Street	Colonial	4	2.1	25	\$965,000	\$965,000	\$958,000	99.27%	\$779,700	1.23
46	75 Dyckman Place	Colonial	4	2.1	21	\$899,000	\$899,000	\$975,000	108.45%	\$706,600	1.38
47	4 Normandy Court	Colonial	5	3.1	11	\$959,000	\$959,000	\$995,000	103.75%	\$900,800	1.10
48	22 Walnut Circle	Colonial	5	4.1	12	\$1,050,000	\$1,050,000	\$1,015,000	96.67%	\$922,600	1.10
49	55 Victoria Drive	Colonial	4	3.0	13	\$999,000	\$999,000	\$1,061,000	106.21%	\$831,500	1.28
50	140 Woods End Drive	Colonial	5	3.1	25	\$1,125,000	\$1,125,000	\$1,100,000	97.78%	\$947,200	1.16

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51	39 Ramapo Drive	Colonial	4	3.1	7	\$1,049,000	\$1,049,000	\$1,100,000	104.86%	\$930,400	1.18
52	10 Stone Ridge Lane	Colonial	4	4.1	28	\$1,175,000	\$1,175,000	\$1,136,000	96.68%	\$1,063,100	1.07
53	2 Manchester Drive	Custom	5	4.0	7	\$1,149,000	\$1,149,000	\$1,149,000	100.00%		
54	82 Vanderveer Drive	Colonial	5	3.1	21	\$1,179,000	\$1,179,000	\$1,190,000	100.93%	\$1,048,400	1.14
55	25 Queenberry Way	Colonial	5	4.1	16	\$1,185,000	\$1,185,000	\$1,195,000	100.84%	\$1,090,600	1.10
56	30 Pheasant Run Drive	Colonial	4	2.1	7	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	\$1,033,900	1.21
57	20 Stone Ridge Lane	Colonial	5	3.2	17	\$1,295,000	\$1,295,000	\$1,295,000	100.00%	\$1,062,200	1.22
58	17 Woodman Lane	Colonial	4	4.1	8	\$1,199,999	\$1,199,999	\$1,300,000	108.33%	\$1,122,900	1.16
59	47 Van Holten Road	Colonial	4	4.1	21	\$1,399,000	\$1,399,000	\$1,379,000	98.57%	\$1,086,900	1.27
60	28 Independence Drive	Colonial	4	3.1	16	\$1,399,000	\$1,399,000	\$1,450,000	103.65%	\$1,345,900	1.08
61	83 Baltusrol Way	Colonial	5	5.1	9	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$1,181,900	1.31
62	11 Canterbury Way	Colonial	6	5.1	37	\$1,549,000	\$1,549,000	\$1,600,000	103.29%	\$1,309,300	1.22
63	22 Essex Place	Custom	5	5.2	15	\$1,825,000	\$1,825,000	\$1,825,000	100.00%	\$1,393,100	1.31
64	9 Wisteria Way	Custom	6	5.3	9	\$2,279,777	\$2,279,777	\$2,300,000	100.89%	\$1,851,800	1.24
65	19 Royal Oak Drive	Colonial	6	5.2	1	\$3,350,000	\$3,350,000	\$3,350,000	100.00%	\$1,854,500	1.81
AVERAGE					16	\$829,884	\$828,577	\$841,430	101.89%		1.19

Active Listings in Bernards Twp

Number of Units: 75
 Average List Price: \$870,243
 Average Days on Market: 45

Under Contract Listings in Bernards Twp

Number of Units: 106
 Average List Price: \$852,747
 Average Days on Market: 29

Bernards Twp 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	55	56	46	19	27	16						32
List Price	\$697,428	\$658,191	\$599,500	\$619,206	\$775,804	\$818,717	\$828,577						\$743,140
Sales Price	\$690,482	\$651,400	\$594,278	\$621,091	\$783,194	\$820,671	\$841,430						\$745,860
SP:LP%	98.87%	98.23%	99.62%	100.60%	101.33%	101.31%	101.89%						100.69%
SP to AV	1.10	1.07	1.12	1.17	1.16	1.19	1.19						1.16
# Units Sold	30	24	36	33	49	73	65						310
3 Mo Rate of Ab	1.51	1.69	1.83	2.17	1.75	1.76	1.29						1.71
Active Listings	49	50	54	61	80	83	75						65
Under Contracts	58	75	96	116	124	121	106						99

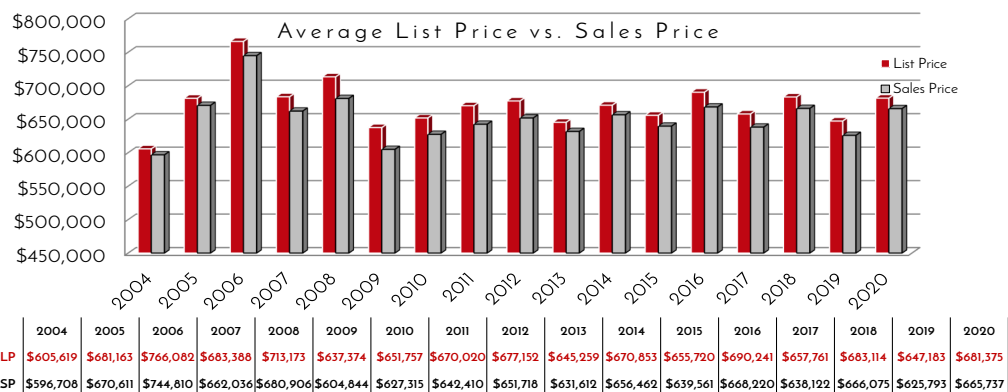
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	70	32	-54.42%
Sales Price	\$626,248	\$745,860	19.10%
LP:SP	97.30%	100.69%	3.49%
SP:AV	1.038	1.156	11.40%

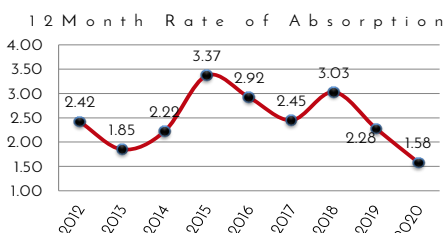
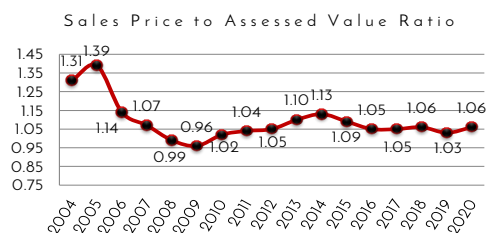


YTD	2020	2021	% Change
# Units Sold	198	310	56.57%
Rate of Ab 3 Mo	3.96	1.29	-67.42%
Actives	118	75	-36.44%
Under Contracts	92	106	15.22%

Bernard's Township Yearly Market Trends

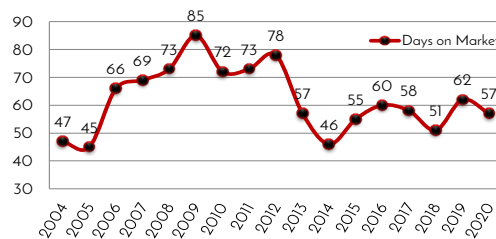


Bernard's Township Yearly Market Trends



Data only available until 2012

Average Days on Market



Number of Units Sold

