

## BERNARDS-BASKING RIDGE March 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Bernards-Basking Ridge, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
86 JAMESTOWN RD	\$249,375	\$209,000	\$209,000	97	2	1	OneFloor
205 ALEXANDRIA WAY	\$259,000	\$259,000	\$250,000	42	2	1	FirstFlr
36 COMMONWEALTH DR	\$319,900	\$307,900	\$290,000	71	2	2	OneFloor
392 PENNS WAY	\$340,000	\$309,999	\$300,000	184	2	2.1	TwIntUn
82 SYCAMORE CT	\$379,900	\$379,900	\$355,000	128	2	2.1	TwEndUn
241 ARROWOOD WAY	\$384,999	\$379,999	\$365,000	33	2	2.1	TwEndUn
21 Madisonville Road	\$459,500	\$389,900	\$367,500	216	3	1	CapeCod
24 VALLEY VIEW DR	\$420,000	\$409,000	\$387,500	136	2	2.1	TwEndUn
199 Annin Road	\$475,000	\$475,000	\$475,000	9	3	2	CapeCod
110 LYONS ROAD	\$579,900	\$499,000	\$440,000	227	3	2	Colonial
20 ELLIS DR	\$519,000	\$519,000	\$519,000	0	3	2	Ranch
218 PATRIOT HILL DR	\$589,000	\$589,000	\$565,000	82	3	2.1	TwIntUn
150 PATRIOT HILL DR	\$620,000	\$620,000	\$570,000	17	3	2.1	TwIntUn
50 QUINCY RD	\$699,900	\$689,000	\$660,000	96	4	2.1	SplitLev,Colonial
18 Princeton Court	\$779,000	\$749,000	\$685,000	206	3	2.1	TwIntUn
4 BENEDICT CRES	\$869,000	\$869,000	\$807,000	61	3	3.1	TwEndUn
17 Birch Drive	\$950,000	\$950,000	\$825,000	119	4	2.1	Colonial
71 BALTUSROL WAY	\$1,699,999	\$1,699,999	\$1,535,000	132	4	5.1	Colonial
47 Tall Timber Lane	\$2,599,000	\$2,599,000	\$2,450,000	0	5	5.1	Colonial
AVERAGE DAYS ON MARKET:			115				
AVERAGE LISTING PRICE:			\$880,626				
AVERAGE SALE PRICE:			\$640,889				
% SALE PRICE / LIST PRICE:			93%				

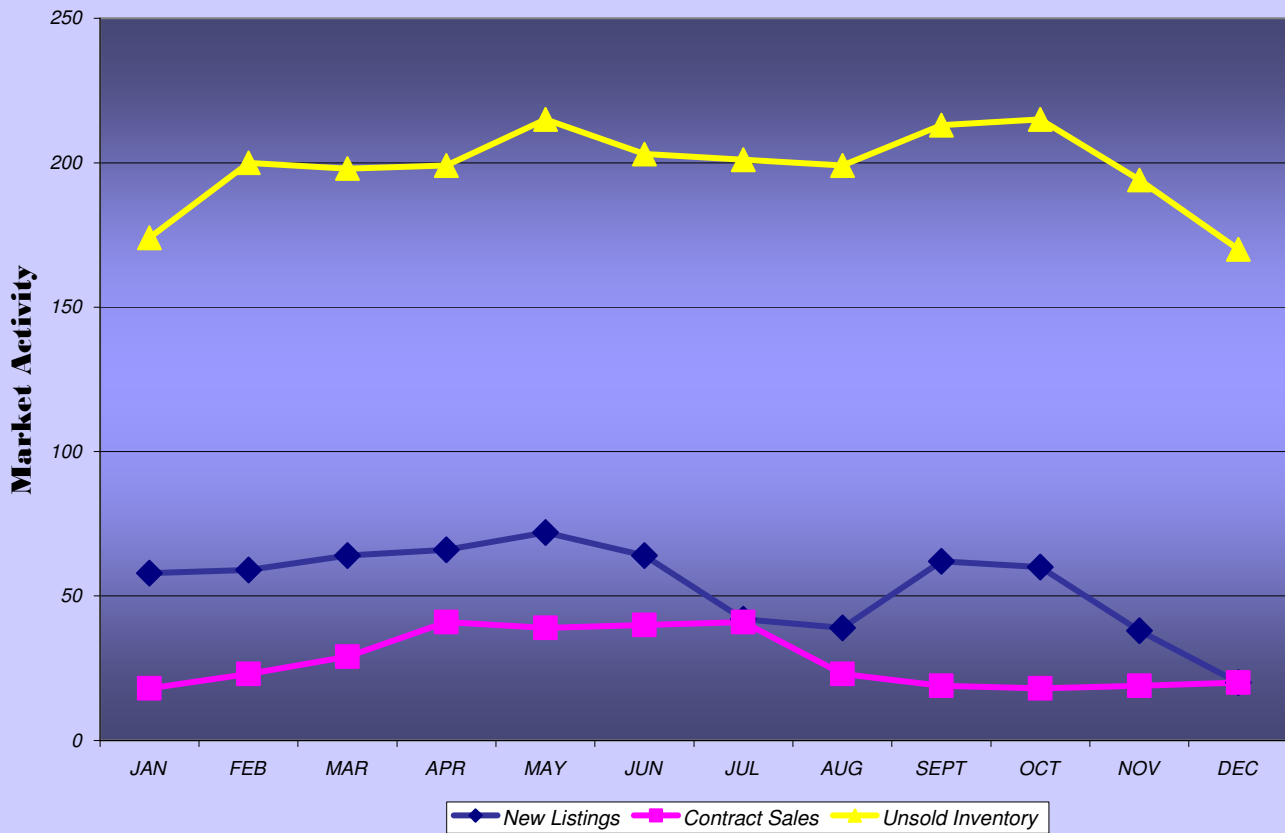
## BERNARDS-BASKING RIDGE HOME SALE TRENDS March 2008 thru March 2009

	Mar. 2008	April	May	June	July	Aug.
Average Listing Price	\$886,491	\$887,405	\$923,042	\$925,852	\$904,319	\$916,697
Average Sale Price	\$737,919	\$530,697	\$514,026	\$711,362	\$738,308	\$728,905
%Sale Price to List Price Ratio	93%	97%	95%	96%	96%	97%
Days on Market	94	57	64	68	69	74
# of Active Listings	264	254	276	283	269	244
# of Closed Listings	18	18	26	52	40	40

	Sept.	Oct.	Nov.	Dec.	Jan	Feb.	Mar.2009
Average Listing Price	\$887,475	\$864,100	\$880,089	\$884,553	\$846,699	\$880,865	\$880,626
Ave. Sale Price	\$697,796	\$698,705	\$580,406	\$627,750	\$671,850	\$306,990	\$640,889
%Sale Price to List Price Ratio	96%	96%	96%	96%	94%	96%	93%
Days On Market	76	84	72	93	72	115	103
# of Active Listings	255	270	254	224	219	250	290
# of Closed Listings	30	23	16	13	13	12	19

March 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$234,738	\$246,050	\$199,500	\$0	0	0%
2	\$340,126	\$353,692	\$280,300	\$308,071	99	96%
3	\$613,481	\$649,090	\$499,500	\$558,500	117	93%
4	\$975,844	\$1,091,671	\$889,557	\$1,006,667	116	90%
5	\$1,565,223	\$1,304,128	\$732,633	\$2,450,000	0	94%
TOWN	\$880,626	\$811,516	\$552,091	\$640,889	103	93%

# BERNARDS TOWNSHIP 2008



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