

Berkeley Heights

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	99 Park Edge	OneFloor	2	1.0	8	\$268,000	\$268,000	\$295,000	110.07%	\$110,100	2.68
2	3 Starling Way	TwnIntUn	2	2.1	48	\$599,000	\$525,000	\$522,000	99.43%	\$219,400	2.38
3	37 Princeton Avenue	Ranch	4	2.0	10	\$529,000	\$529,000	\$530,000	100.19%	\$243,300	2.18
4	275 Grant Street	SplitLev	3	1.1	12	\$624,900	\$624,900	\$650,000	104.02%	\$273,900	2.37
5	78 Marion Avenue	SplitLev	3	2.1	5	\$705,000	\$705,000	\$791,000	112.20%	\$260,000	3.04
6	631 Snyder Avenue	Colonial	4	2.1	8	\$799,000	\$799,000	\$920,000	115.14%	\$345,400	2.66
7	122 Fairview Avenue	Colonial	4	2.2	9	\$915,000	\$915,000	\$1,050,000	114.75%	\$338,700	3.10
8	21 Spring Ridge Drive	SplitLev	5	3.1	7	\$899,900	\$899,900	\$1,056,000	117.35%	\$322,900	3.27
9	47 Sycamore Avenue	Custom	4	3.1	9	\$899,000	\$899,000	\$1,150,000	127.92%	\$365,400	3.15
10	221 Plainfield Avenue	Colonial	4	2.1	10	\$975,000	\$975,000	\$1,152,000	118.15%	\$432,200	2.67
11	14 Hawfinch Drive	TwnIntUn	3	3.1	293	\$1,274,672	\$1,199,995	\$1,196,995	99.75%	New	
12	78 Woodwild Way	Colonial	4	4.0	7	\$1,150,000	\$1,150,000	\$1,301,000	113.13%	Renovated	
13	91 Emerson Lane	Custom	5	4.1	35	\$1,399,000	\$1,399,000	\$1,330,000	95.07%	\$415,800	3.20
14	15 Shadow Lane	Custom	4	4.0	13	\$1,299,000	\$1,299,000	\$1,477,000	113.70%	Renovated	
15	19 Cedar Green Lane	Colonial	5	4.0	14	\$1,350,000	\$1,350,000	\$1,520,000	112.59%	\$614,300	2.47
AVERAGE					33	\$912,431	\$902,520	\$996,066	110.23%	\$328,450	2.76

"Active" Listings in Berkeley Heights

Number of Units: 11
 Average List Price: \$768,455
 Average Days on Market: 30

"Under Contract" Listings in Berkeley Heights

Number of Units: 15
 Average List Price: \$973,519
 Average Days on Market: 18

Berkeley Heights 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	57	19	33									36
List Price	\$931,224	\$878,874	\$855,143	\$902,520									\$890,579
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066									\$942,094
SP:LP%	100.57%	100.87%	105.67%	110.23%									105.95%
SP to AV	2.59	2.50	2.84	2.76									2.70
# Units Sold	4	8	7	15									34
3 Mo Rate of Ab	1.65	1.59	1.17	1.18									1.40
Active Listings	9	8	4	11									8
Under Contracts	11	18	21	15									16

Flashback! YTD 2023 vs YTD 2024

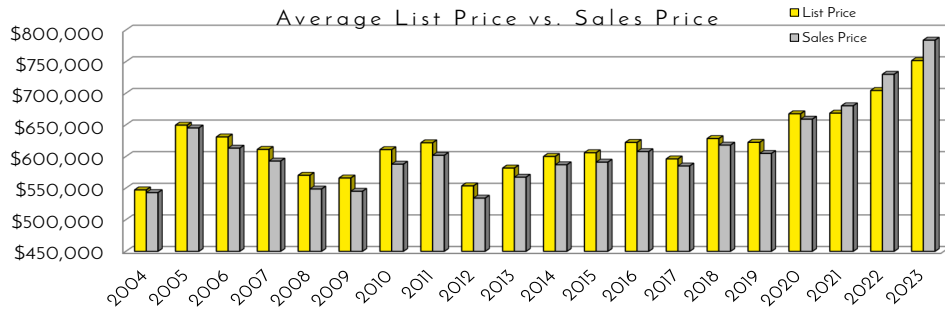
YTD	2023	2024	% Change
DOM	37	36	-3.18%
Sales Price	\$728,181	\$942,094	29.38%
LP:SP	102.60%	105.95%	3.27%
SP:AV	2.36	2.70	14.38%



YTD	2023	2024	% Change
# Units Sold	27	34	25.93%
Rate of Ab 3 Mo	1.44	1.40	-2.78%
Actives	12	8	-30.43%
Under Contracts	17	16	-5.80%

Berkeley Heights Yearly Market Trends

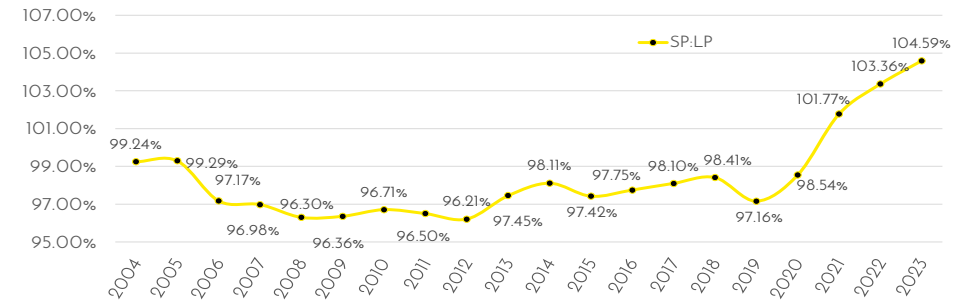
Average List Price vs. Sales Price



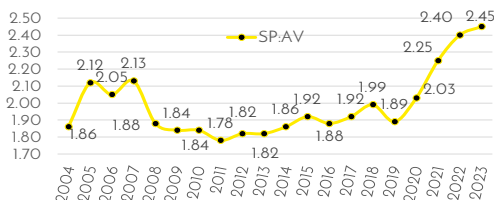
Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955	\$591,058
2016	\$622,208	\$607,711
2017	\$596,167	\$584,960
2018	\$622,405	\$618,031
2019	\$667,547	\$604,799
2020	\$668,573	\$659,029
2021	\$704,377	\$680,158
2022	\$751,945	\$729,978
2023	\$890,579	\$942,094

Berkeley Heights Yearly Market Trends

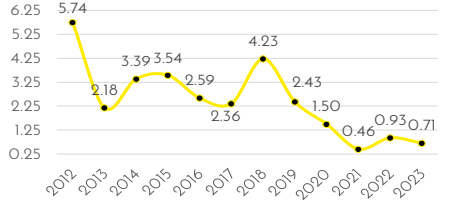
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

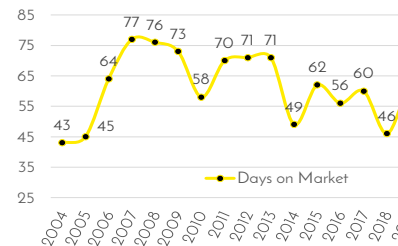


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

