

# Berkeley Heights

## April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	99 River Bend Road	Split Level	4	2.1	1	\$450,000	\$450,000	\$435,000	96.67%	\$319,100	1.36
2	573 Plainfield Avenue	CapeCod	3	2.0	87	\$474,900	\$459,900	\$441,500	96.00%	\$203,700	2.17
3	281 Mountain Avenue	Custom	4	3.0	56	\$499,900	\$499,900	\$499,900	100.00%	\$289,600	1.73
4	142 Hillside Avenue	Split Level	3	2.0	45	\$562,000	\$545,000	\$535,000	98.17%	\$286,500	1.87
5	88 Hunterdon Boulevard	Split Level	3	2.1	18	\$625,000	\$625,000	\$622,000	99.52%	\$361,300	1.72
6	23 Cromwell Court	Colonial	4	2.1	44	\$678,000	\$663,000	\$647,500	97.66%	\$262,300	2.47
7	45 Ridge Drive	Colonial	4	2.2	21	\$654,900	\$654,900	\$650,000	99.25%	\$344,100	1.89
8	245 Mountain Avenue	Colonial	4	2.2	25	\$659,900	\$659,900	\$651,000	98.65%	\$346,400	1.88
9	141 Lorraine Drive	Colonial	4	2.1	43	\$819,900	\$819,900	\$795,000	96.96%	\$375,500	2.12
10	17 Dogwood Lane	Custom	5	4.1	28	\$1,099,999	\$1,099,999	\$1,099,999	100.00%		
11	24 Roger Place	Colonial	7	6.1	46	\$1,274,900	\$1,199,900	\$1,150,000	95.84%		
12	115 Kent Drive	Custom	5	4.1	50	\$1,325,000	\$1,299,000	\$1,275,000	98.15%		
<b>AVERAGE</b>					39	\$760,367	\$748,033	\$733,492	98.07%		1.91

### "Active" Listings in Berkeley Heights

Number of Units: 73  
 Average List Price: \$715,760  
 Average Days on Market: 55

### "Under Contract" Listings in Berkeley Heights

Number of Units: 38  
 Average List Price: \$567,371  
 Average Days on Market: 61

# Berkeley Heights 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	91	70	78	39									68
List Price	\$527,163	\$619,864	\$522,147	\$748,033									\$601,065
Sales Price	\$510,359	\$600,833	\$515,029	\$733,492									\$587,995
SP:LP%	96.33%	96.47%	98.79%	98.07%									97.72%
SP to AV	1.69	1.90	1.86	1.91									1.84
# Units Sold	8	9	17	12									46
3 Mo Rate of Ab	6.20	6.00	6.35	5.84									6.10
Active Listings	69	65	77	73									71
Under Contracts	16	22	32	38									27

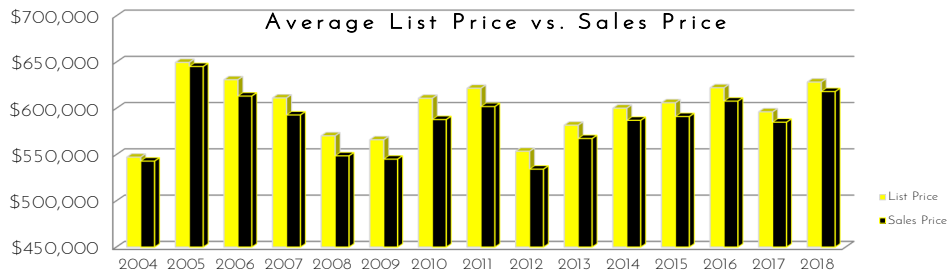
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	58	68	18.60%
Sales Price	\$560,128	\$587,995	4.98%
LP:SP	98.29%	97.72%	-0.58%
SP:AV	1.91	1.84	-3.62%



YTD	2018	2019	% Change
# Units Sold	46	46	0.00%
Rate of Ab 3 Mo	3.92	5.84	48.98%
Actives	56	73	30.36%
Under Contracts	32	38	18.75%

### Berkeley Heights Yearly Market Trends

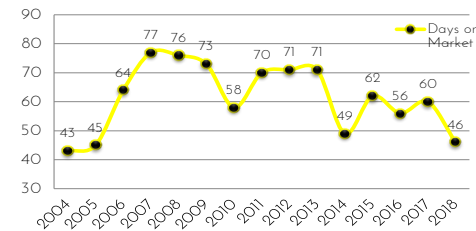


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268	\$586,942	\$591,058	\$607,711	\$584,960	\$618,031

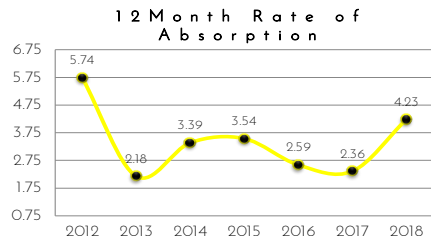
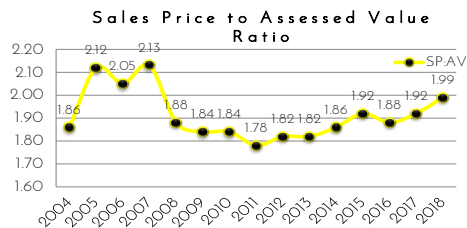
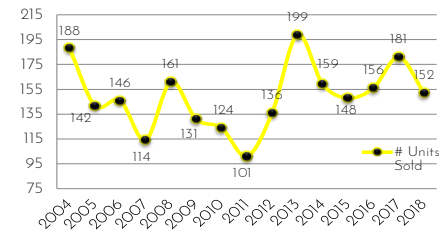
### Berkeley Heights Yearly Market Trends



### Average Days on Market



### Number of Units Sold



Data only available until 2012