

Berkeley Heights

January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Whispering Way	TwnIntUn	3	2.1	96	\$549,000	\$529,000	\$529,000	100.00%	\$280,500	1.89
2	231 Plainfield Avenue	Colonial	5	2.0	19	\$498,880	\$498,880	\$535,000	107.24%	\$194,000	2.76
3	20 Hampton Drive	Custom	3	1.2	25	\$519,000	\$519,000	\$545,000	105.01%	\$277,200	1.97
4	180 Emerson Lane	Ranch	3	3.0	12	\$699,000	\$699,000	\$710,000	101.57%		
5	945 Mountain Avenue	Custom	5	2.1	13	\$699,000	\$699,000	\$729,000	104.29%	\$261,000	2.79
6	237 River Bend Road	Bi-Level	4	3.0	71	\$749,000	\$749,000	\$735,000	98.13%	\$284,000	2.59
7	9 Springfield Avenue	Colonial	5	2.1	48	\$849,900	\$849,900	\$849,900	100.00%	\$375,800	2.26
AVERAGE					41	\$651,969	\$649,111	\$661,843	102.32%		2.38

"Active" Listings in Berkeley Heights

Number of Units: 13
 Average List Price: \$702,654
 Average Days on Market: 40

"Under Contract" Listings in Berkeley Heights

Number of Units: 13
 Average List Price: \$653,615
 Average Days on Market: 58

Berkeley Heights 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	41												41
List Price	\$649,111												\$649,111
Sales Price	\$661,843												\$661,843
SP:LP%	102.32%												102.32%
SP to AV	2.38												2.38
# Units Sold	7												7
3 Mo Rate of Ab	0.63												0.63
Active Listings	13												13
Under Contracts	13												13

Flashback! YTD 2021 vs YTD 2022

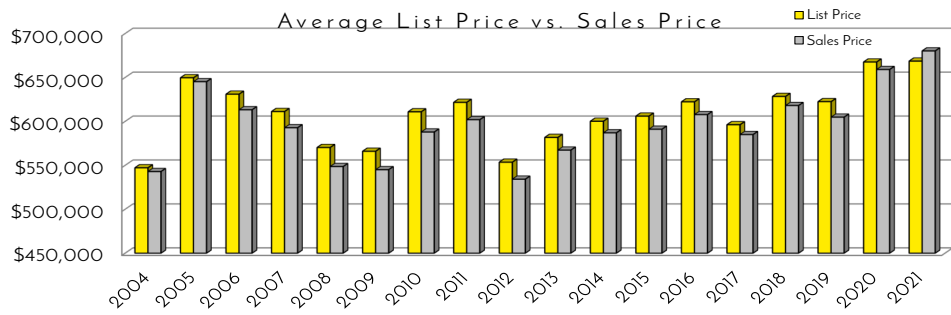
YTD	2021	2022	% Change
DOM	41	41	-1.42%
Sales Price	\$717,462	\$661,843	-7.75%
LP:SP	97.87%	102.32%	4.55%
SP:AV	2.13	2.38	11.68%



YTD	2021	2022	% Change
# Units Sold	13	7	-46.15%
Rate of Ab 3 Mo	1.44	0.63	-56.25%
Actives	23	13	-43.48%
Under Contracts	25	13	-48.00%

Berkeley Heights Yearly Market Trends

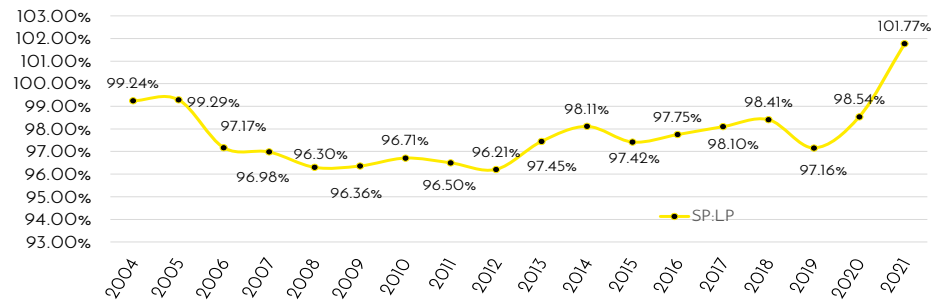
Average List Price vs. Sales Price



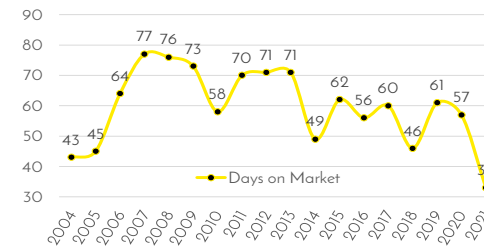
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,573
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,176	\$567,268	\$586,942	\$591,058	\$607,711	\$584,960	\$618,031	\$604,799	\$659,029	\$680,158

Berkeley Heights Yearly Market Trends

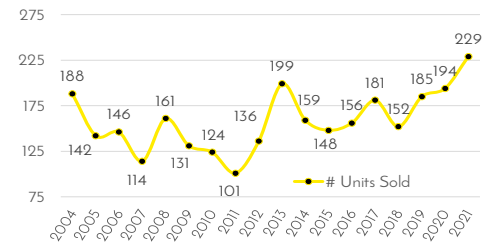
Sales Price to List Price Ratios



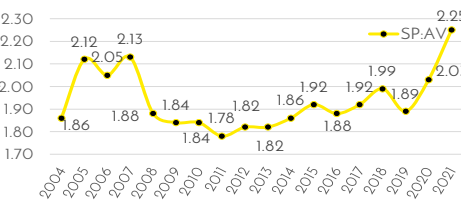
Average Days on Market



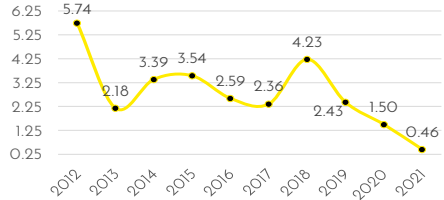
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012