

Berkeley Heights

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1153 Plainfield Avenue	CapeCod	5	2.1	54	\$449,900	\$375,000	\$280,000	74.67%	\$237,200	1.18
2	1 Cottage Court	TwnEndUn	3	2.1	24	\$425,000	\$425,000	\$425,000	100.00%	\$226,200	1.88
3	5 Castle Drive	TwnIntUn	2	2.1	65	\$430,000	\$430,000	\$432,000	100.47%	\$215,400	2.01
4	47 Briarwood Drive East	Ranch	4	2.0	70	\$559,000	\$525,900	\$490,000	93.17%	\$246,100	1.99
5	12 Dell Lane	Bi-Level	4	2.1	57	\$719,900	\$719,900	\$710,000	98.62%	\$301,700	2.35
6	83 Rutgers Avenue	Ranch	4	2.0	6	\$679,000	\$679,000	\$780,000	114.87%	\$298,800	2.61
7	25 Harrison Drive	Split Level	3	3.0	40	\$749,000	\$749,000	\$785,000	104.81%	\$326,900	2.40
8	55 Scott Avenue	Colonial	5	3.0	9	\$848,000	\$848,000	\$955,000	112.62%	\$417,300	2.29
AVERAGE					41	\$607,475	\$593,975	\$607,125	99.90%		2.09

"Active" Listings in Berkeley Heights

Number of Units: 7
 Average List Price: \$678,957
 Average Days on Market: 54

"Under Contract" Listings in Berkeley Heights

Number of Units: 21
 Average List Price: \$785,795
 Average Days on Market: 31

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											41
List Price	\$649,111	\$593,975											\$619,705
Sales Price	\$661,843	\$607,125											\$632,660
SP:LP%	102.32%	99.90%											101.03%
SP to AV	2.38	2.09											2.21
# Units Sold	7	8											15
3 Mo Rate of Ab	0.63	0.69											0.66
Active Listings	13	7											10
Under Contracts	13	21											17

Flashback! YTD 2021 vs YTD 2022

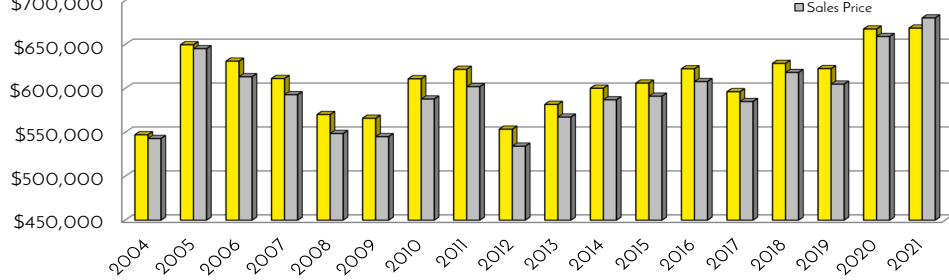
YTD	2021	2022	% Change
DOM	47	41	-13.72%
Sales Price	\$707,472	\$632,660	-10.57%
LP:SP	98.37%	101.03%	2.71%
SP:AV	2.12	2.21	4.08%



YTD	2021	2022	% Change
# Units Sold	18	15	-16.67%
Rate of Ab 3 Mo	2.42	0.69	-71.49%
Actives	27	7	-74.07%
Under Contracts	37	21	-43.24%

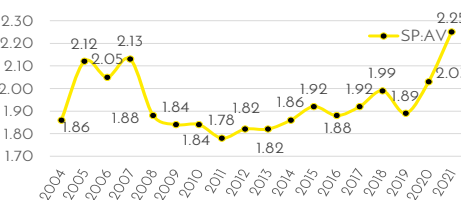
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

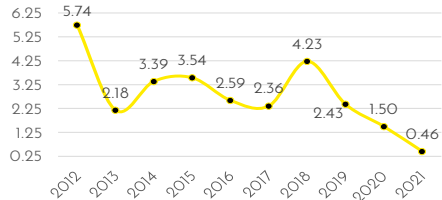


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,573
SP	\$542,895	\$645,132	\$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

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

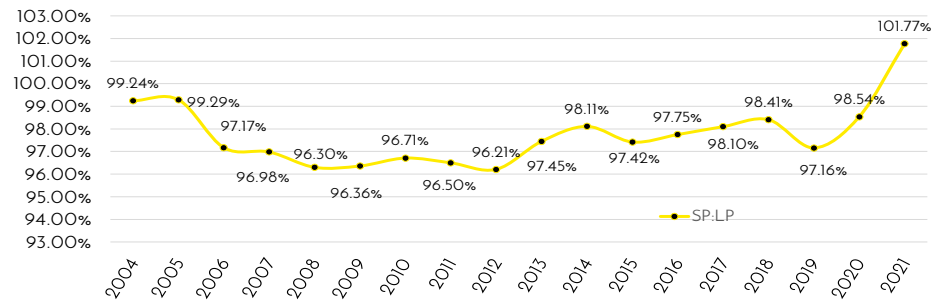


Data only available until 2012

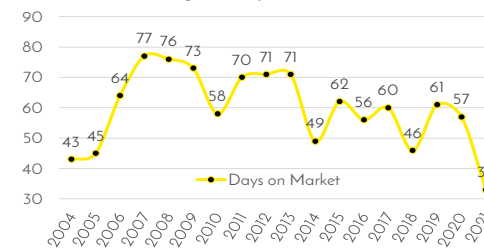
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Berkeley Heights Yearly Market Trends

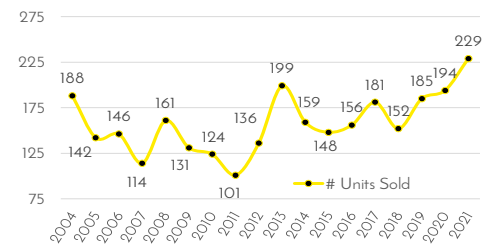
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.