

Berkeley Heights

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	578 Snyder Avenue	CapeCod	4	1.0	9	\$489,500	\$489,500	\$515,000	105.21%	\$222,100	2.32
2	15 Pellinore Lane	TwnIntUn	2	2.1	6	\$479,000	\$479,000	\$540,000	112.73%	\$233,300	2.31
3	320 River Bend Road	Split Level	4	2.1	12	\$500,000	\$500,000	\$550,000	110.00%	\$263,900	2.08
4	23 Eaton Court	Ranch	3	3.0	21	\$599,999	\$599,999	\$612,500	102.08%	\$236,200	2.59
5	285 River Bend Road	Split Level	4	2.1	75	\$680,000	\$649,000	\$637,000	98.15%	\$252,800	2.52
6	12 Hamilton Avenue	CapeCod	3	2.0	7	\$599,000	\$599,000	\$655,181	109.38%	\$297,100	2.21
7	36 Delmore Avenue	CapeCod	4	2.0	6	\$575,000	\$575,000	\$685,000	119.13%	\$219,800	3.12
8	79 Cromwell Court	Ranch	4	2.0	26	\$725,000	\$699,999	\$731,000	104.43%	\$258,100	2.83
9	86 Marion Avenue	Colonial	3	2.1	11	\$699,900	\$699,900	\$775,000	110.73%	\$271,300	2.86
10	230 Garfield Street	Colonial	4	2.1	9	\$850,000	\$850,000	\$865,000	101.76%	\$310,500	2.79
11	180 Sutton Drive	Split Level	5	4.1	10	\$1,150,000	\$1,150,000	\$1,265,321	110.03%	\$349,800	3.62
12	716 Plainfield Avenue	Custom	6	5.0	5	\$1,599,900	\$1,359,900	\$1,349,000	99.20%	\$663,800	2.03
13	168 Murray Hill Boulevard	Colonial	5	5.1	9	\$1,399,000	\$1,399,000	\$1,500,000	107.22%	\$744,500	2.01
AVERAGE					16	\$795,869	\$773,100	\$821,539	106.93%		2.56

"Active" Listings in Berkeley Heights

Number of Units: 25
 Average List Price: \$819,424
 Average Days on Market: 29

"Under Contract" Listings in Berkeley Heights

Number of Units: 44
 Average List Price: \$747,341
 Average Days on Market: 20

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	29	39	16								32
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100								\$687,730
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539								\$715,708
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%								103.71%
SP to AV	2.38	2.09	2.22	2.53	2.56								2.39
# Units Sold	7	8	9	13	13								50
3 Mo Rate of Ab	0.63	0.69	1.80	2.12	2.65								1.58
Active Listings	13	7	14	22	25								16
Under Contracts	13	21	26	32	44								27

Flashback! YTD 2021 vs YTD 2022

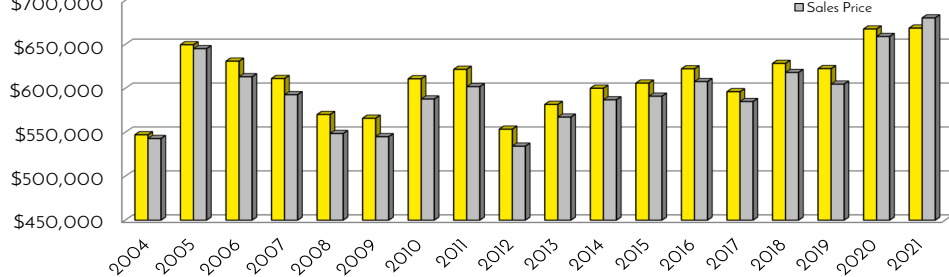
YTD	2021	2022	% Change
DOM	43	32	-25.97%
Sales Price	\$660,662	\$715,708	8.33%
LP:SP	100.35%	103.71%	3.34%
SP:AV	2.14	2.39	11.83%



YTD	2021	2022	% Change
# Units Sold	82	50	-39.02%
Rate of Ab 3 Mo	1.22	2.65	117.21%
Actives	27	25	-7.41%
Under Contracts	63	44	-30.16%

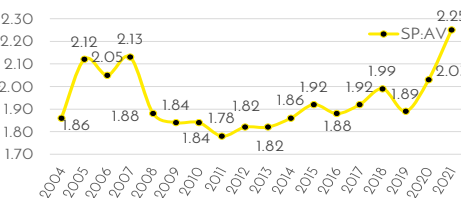
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

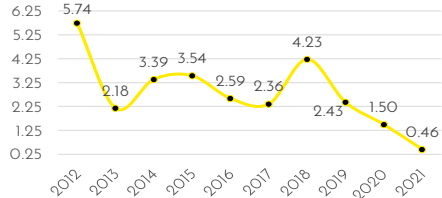


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,158
SP	\$542,895	\$645,132	\$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

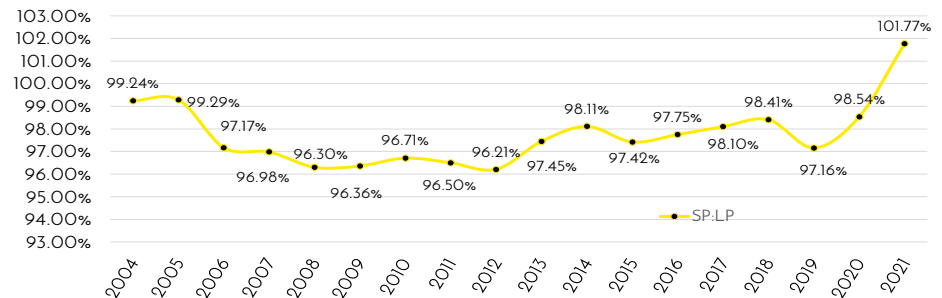


Data only available until 2012

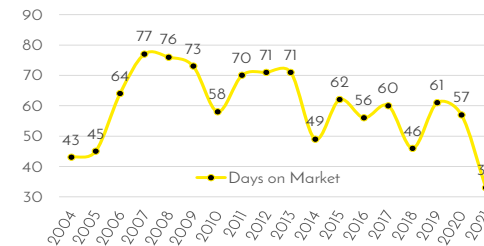
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Berkeley Heights Yearly Market Trends

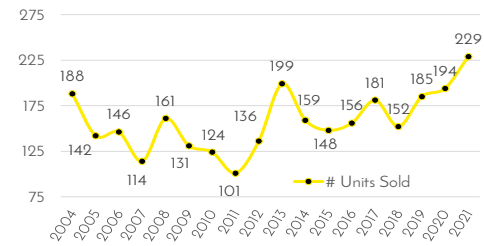
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.