

Berkeley Heights

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	85 Park Edge 3D	OneFloor	1	1.0	38	\$212,000	\$212,000	\$205,000	96.70%	\$107,300	1.91
2	99 Park Edge 3K	OneFloor	2	1.0	22	\$229,000	\$229,000	\$250,000	109.17%	\$110,100	2.27
3	22 Park Edge	TwnIntUn	2	2.0	11	\$359,000	\$359,000	\$370,000	103.06%	\$168,200	2.20
4	26 Castle Drive	TwnIntUn	2	2.1	12	\$435,000	\$435,000	\$445,000	102.30%	\$216,100	2.06
5	147 Forest Avenue	RanchExp	3	1.1	5	\$470,000	\$470,000	\$470,000	100.00%	\$236,800	1.98
6	5 Brook Street	Colonial	4	1.1	22	\$499,000	\$499,000	\$475,000	95.19%	\$233,000	2.04
7	33 Kuntz Avenue	Custom	5	2.0	6	\$549,000	\$549,000	\$565,000	102.91%	\$268,100	2.11
8	1120 Mountain Avenue	CapeCod	4	2.1	56	\$599,900	\$599,900	\$615,000	102.52%	\$260,900	2.36
9	536 Snyder Avenue	Split Level	3	1.0	8	\$549,000	\$549,000	\$649,000	118.21%	\$232,600	2.79
10	15 Rogers Place	Colonial	4	2.1	21	\$649,000	\$649,000	\$649,000	100.00%	\$272,900	2.38
11	138 Fairview Avenue	CapeCod	5	3.0	218	\$649,000	\$599,000	\$660,000	110.18%	\$275,900	2.39
12	46 Stewart Lane	Colonial	3	2.0	12	\$649,000	\$649,000	\$670,000	103.24%	\$261,700	2.56
13	60 Lincoln Street	Bi-Level	4	3.0	10	\$689,000	\$689,000	\$708,000	102.76%	\$277,500	2.55
14	14 Hastings Road	Split Level	4	3.1	10	\$649,000	\$649,000	\$708,000	109.09%	\$270,700	2.62
15	42 Hilltop Avenue	CapeCod	4	2.0	8	\$659,000	\$659,000	\$715,000	108.50%	\$239,500	2.99
16	41 Robbins Avenue	Bi-Level	4	2.1	9	\$649,000	\$649,000	\$720,000	110.94%	\$288,200	2.50
17	10 Riceman Road	Colonial	5	2.1	63	\$825,000	\$789,000	\$740,000	93.79%	\$310,900	2.38
18	32 Debbie Place	Colonial	5	3.1	13	\$699,000	\$699,000	\$750,000	107.30%	\$309,600	2.42
19	49 Lenape Lane	Ranch	3	2.0	11	\$699,000	\$699,000	\$804,000	115.02%	\$265,000	3.03
20	152 Lawrence Drive	Bi-Level	4	2.1	16	\$779,000	\$779,000	\$821,100	105.40%	\$354,600	2.32

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21	265 Chaucer Drive	Colonial	4	3.0	9	\$850,000	\$850,000	\$850,000	100.00%	\$322,600	2.63
22	54 Roland Road	Colonial	4	3.1	28	\$895,000	\$895,000	\$900,000	100.56%	\$385,200	2.34
23	143 Hamilton Avenue	Colonial	4	2.1	8	\$749,000	\$749,000	\$901,000	120.29%	\$339,500	2.65
24	43 Cornell Avenue	Colonial	4	2.1	16	\$819,000	\$819,000	\$930,000	113.55%	\$313,400	2.97
25	281 Lorraine Drive	Split Level	5	2.1	18	\$949,000	\$949,000	\$975,000	102.74%	\$428,300	2.28
26	679 Mountain Avenue	Colonial	6	5.0	19	\$1,375,000	\$1,375,000	\$1,350,000	98.18%	\$585,700	2.30
27	92 Hillside Avenue	Custom	5	5.1	29	\$1,475,000	\$1,475,000	\$1,600,000	108.47%	\$680,900	2.35
AVERAGE					26	\$689,219	\$686,033	\$722,041	105.19%		2.42

"Active" Listings in Berkeley Heights

Number of Units: 23
 Average List Price: \$646,504
 Average Days on Market: 51

"Under Contract" Listings in Berkeley Heights

Number of Units: 30
 Average List Price: \$772,090
 Average Days on Market: 29

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	15	26						27
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100	\$745,333	\$686,033						\$698,162
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539	\$791,639	\$722,041						\$731,895
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%	105.80%	105.19%						104.52%
SP to AV	2.38	2.09	2.22	2.53	2.56	2.33	2.42						2.39
# Units Sold	7	8	9	13	13	18	27						95
3 Mo Rate of Ab	0.63	0.69	1.80	2.12	2.65	1.93	1.24						1.58
Active Listings	13	7	14	22	25	27	23						19
Under Contracts	13	21	26	32	44	39	30						29

Flashback! YTD 2021 vs YTD 2022

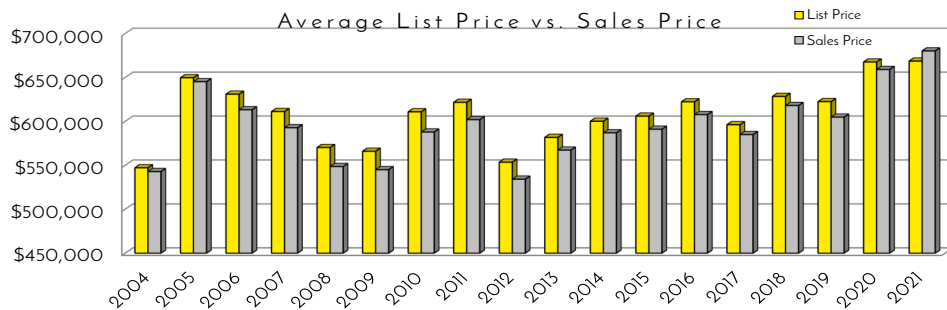
YTD	2021	2022	% Change
DOM	34	27	-21.70%
Sales Price	\$689,855	\$731,895	6.09%
LP:SP	101.43%	104.52%	3.05%
SP:AV	2.19	2.39	8.90%



YTD	2021	2022	% Change
# Units Sold	149	95	-36.24%
Rate of Ab 3 Mo	1.19	1.24	4.20%
Actives	31	23	-25.81%
Under Contracts	39	30	-23.08%

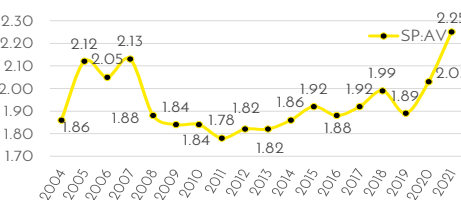
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

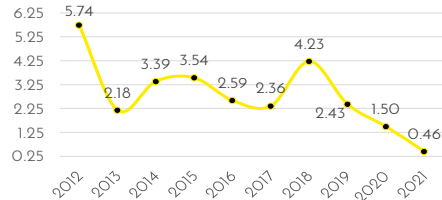


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,573
SP	\$542,895	\$645,132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

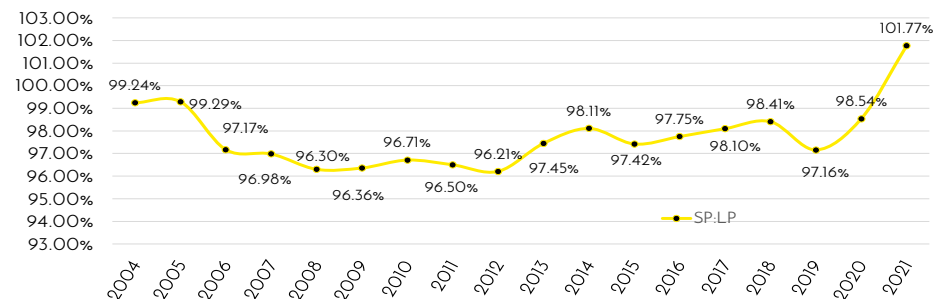


Data only available until 2012

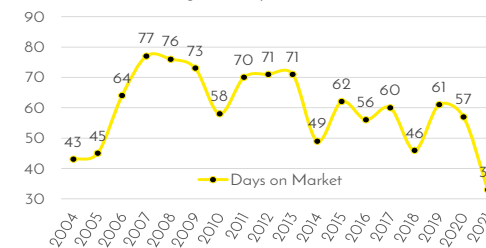
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Berkeley Heights Yearly Market Trends

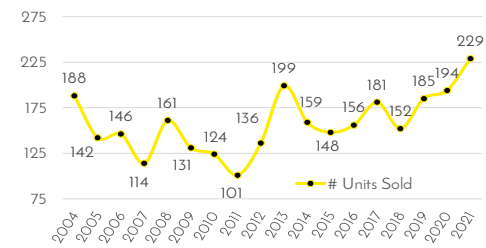
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.