

Berkeley Heights

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	16 Fickler Place	Split Level	3	1.1	14	\$539,000	\$539,000	\$575,000	106.68%	\$256,400	2.24
2	59 River Bend Road	Split Level	3	1.2	38	\$624,900	\$624,900	\$580,000	92.81%	\$271,300	2.14
3	18 Columbia Avenue	CapeCod	4	2.0	16	\$549,900	\$549,900	\$593,000	107.84%	\$209,200	2.83
4	58 Bristol Court	Colonial	5	3.0	103	\$985,000	\$948,800	\$935,000	98.55%	\$450,100	2.08
AVERAGE					43	\$674,700	\$665,650	\$670,750	101.47%		2.32

"Active" Listings in Berkeley Heights

Number of Units: 7
Average List Price: \$707,652
Average Days on Market: 56

"Under Contract" Listings in Berkeley Heights

Number of Units: 17
Average List Price: \$728,377
Average Days on Market: 51

Berkeley Heights 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43												43
List Price	\$665,650												\$665,650
Sales Price	\$670,750												\$670,750
SP:LP%	101.47%												101.47%
SP to AV	2.32												2.32
# Units Sold	4												4
3 Mo Rate of Ab	1.00												1.00
Active Listings	7												7
Under Contracts	17												17

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	41	43	5.37%
Sales Price	\$661,843	\$670,750	1.35%
LP:SP	102.32%	101.47%	-0.83%
SP:AV	2.38	2.32	-2.20%



YTD	2022	2023	% Change
# Units Sold	7	4	-42.86%
Rate of Ab 3 Mo	0.63	1.00	58.73%
Actives	13	7	-46.15%
Under Contracts	13	17	30.77%

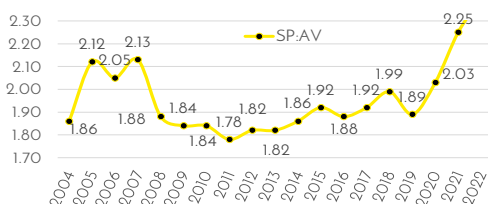
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

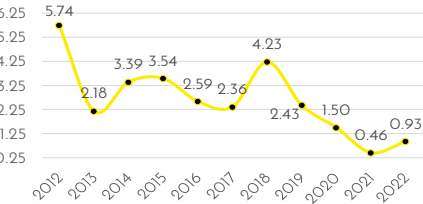


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,573	\$704,377
SP	\$542,895	\$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	\$604,799	\$659,029	\$680,158	\$729,978

Sales Price to Assessed Value Ratio



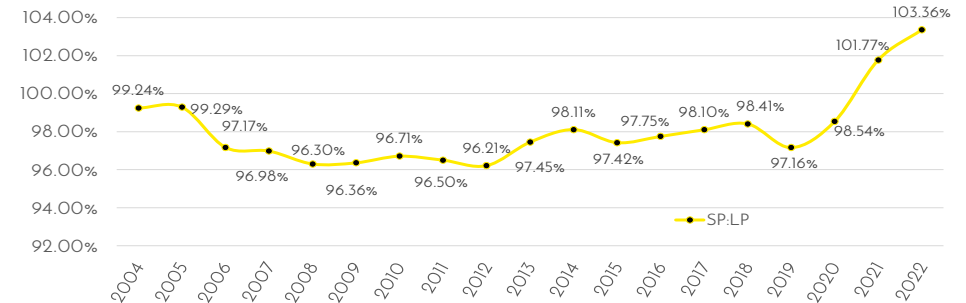
12 Month Rate of Absorption



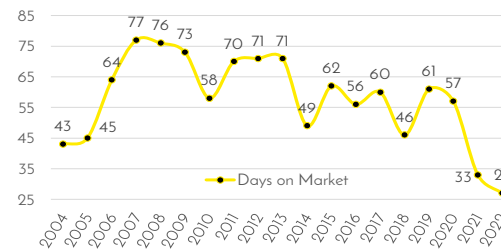
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

