

Berkeley Heights

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	53 Pine Grove Road	Ranch	3	2.0	9	\$579,000	\$579,000	\$615,000	106.22%	\$271,700	2.26
2	95 Sycamore Avenue	CapeCod	3	1.1	10	\$699,000	\$699,000	\$750,000	107.30%	\$281,400	2.67
3	292 Washington Street	Split Level	3	2.1	10	\$739,000	\$739,000	\$785,000	106.22%		
4	5 Hunterdon Boulevard	Colonial	4	2.1	68	\$821,000	\$821,000	\$821,000	100.00%	\$338,000	2.43
5	33 Campbell Lane	Ranch	3	2.0	7	\$699,000	\$699,000	\$821,000	117.45%	\$239,100	3.43
6	184 River Bend Road	Colonial	4	2.1	22	\$1,250,000	\$1,250,000	\$1,175,000	94.00%	\$344,500	3.41
7	18 Powderhorn Way	Colonial	4	2.1	7	\$1,199,000	\$1,199,000	\$1,301,218	108.53%		
AVERAGE					19	\$855,143	\$855,143	\$895,460	105.67%	\$294,940	2.84

"Active" Listings in Berkeley Heights

Number of Units: 4
 Average List Price: \$568,472
 Average Days on Market: 71

"Under Contract" Listings in Berkeley Heights

Number of Units: 21
 Average List Price: \$973,276
 Average Days on Market: 28

Berkeley Heights 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	57	19										38
List Price	\$931,224	\$878,874	\$855,143										\$881,152
Sales Price	\$922,250	\$891,624	\$895,460										\$899,485
SP:LP%	100.57%	100.87%	105.67%										102.58%
SP to AV	2.59	2.50	2.84										2.64
# Units Sold	4	8	7										19
3 Mo Rate of Ab	1.65	1.59	1.17										1.47
Active Listings	9	8	4										7
Under Contracts	11	18	21										17

Flashback! YTD 2023 vs YTD 2024

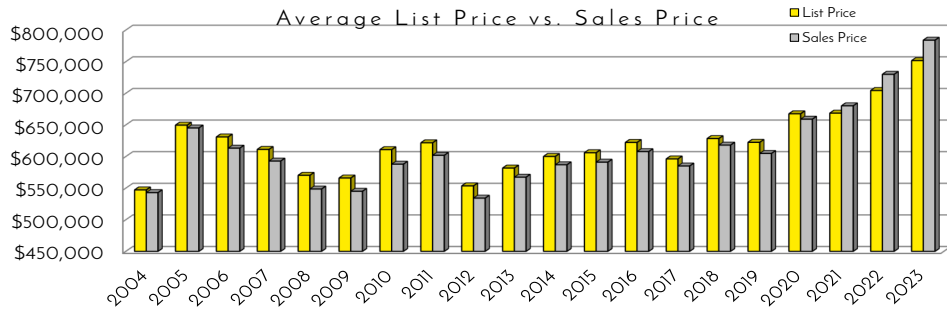
YTD	2023	2024	% Change
DOM	37	38	3.70%
Sales Price	\$699,550	\$899,485	28.58%
LP:SP	101.28%	102.58%	1.28%
SP:AV	2.32	2.64	13.72%



YTD	2023	2024	% Change
# Units Sold	20	19	-5.00%
Rate of Ab 3 Mo	1.35	1.47	8.62%
Actives	11	7	-34.38%
Under Contracts	16	17	6.38%

Berkeley Heights Yearly Market Trends

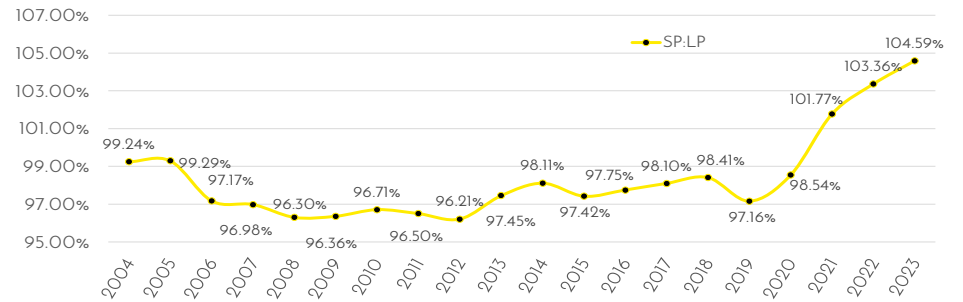
Average List Price vs. Sales Price



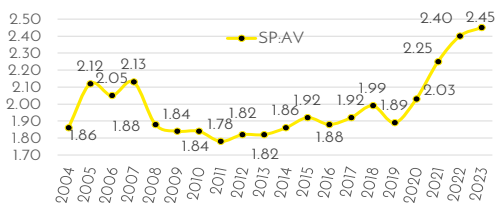
Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955	\$591,058
2016	\$622,208	\$607,711
2017	\$596,167	\$584,960
2018	\$628,361	\$618,031
2019	\$622,405	\$604,799
2020	\$667,547	\$659,029
2021	\$668,573	\$680,158
2022	\$704,377	\$729,978
2023	\$751,945	\$783,954

Berkeley Heights Yearly Market Trends

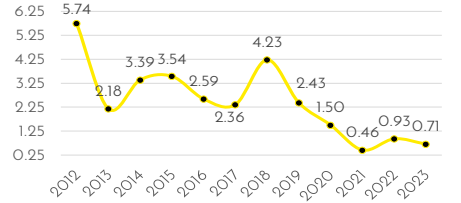
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

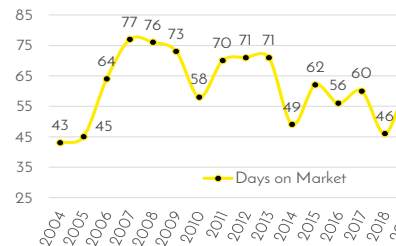


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

