

Berkeley Heights

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1 Daisy Road	TwnEndUn	2	2.1	18	\$589,000	\$589,000	\$611,000	103.74%	\$236,500	2.58
2	50 Hamilton Avenue	Colonial	3	1.1	17	\$699,000	\$699,000	\$805,000	115.16%	\$229,900	3.50
3	35 La Secla Place	Bi-Level	4	2.1	14	\$830,000	\$830,000	\$880,000	106.02%	Renovated	
4	14 Honeyman Place	Custom	4	3.0	8	\$799,000	\$799,000	\$907,000	113.52%	\$372,000	2.44
5	55 Sawmill Drive	SplitLev	4	4.0	22	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	Renovated	
6	6 Harding Drive	Colonial	5	4.1	10	\$1,550,000	\$1,550,000	\$1,750,000	112.90%	\$598,400	2.92
AVERAGE					15	\$944,500	\$944,500	\$1,025,500	108.56%		2.86

"Active" Listings in Berkeley Heights

Number of Units: 12
 Average List Price: \$1,084,917
 Average Days on Market: 18

"Under Contract" Listings in Berkeley Heights

Number of Units: 24
 Average List Price: \$854,688
 Average Days on Market: 14

Berkeley Heights 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	22	17	15									17
List Price	\$804,200	\$951,600	\$874,986	\$944,500									\$872,642
Sales Price	\$860,039	\$1,034,150	\$951,857	\$1,025,500									\$943,032
SP:LP%	106.99%	107.63%	108.72%	108.56%									107.89%
SP to AV	3.06	3.09	2.83	2.86									2.96
# Units Sold	10	3	7	6									26
3 Mo Rate of Ab	0.46	1.43	1.95	2.47									1.58
Active Listings	3	10	12	12									9
Under Contracts	6	9	17	24									14

Flashback! YTD 2024 vs YTD 2025

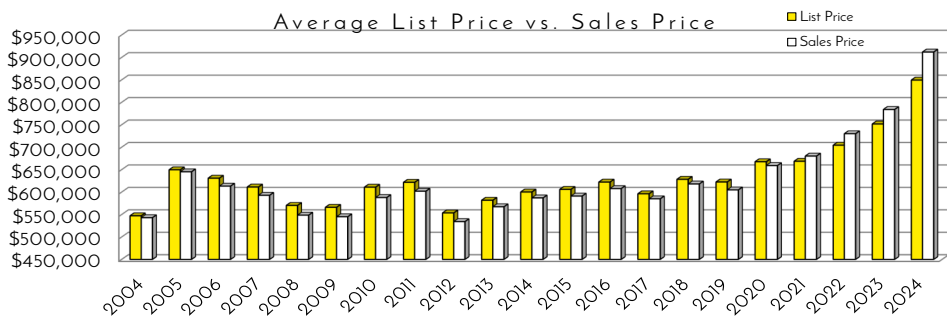
YTD	2024	2025	% Change
DOM	36	17	-53.62%
Sales Price	\$942,094	\$943,032	0.10%
LP:SP	105.95%	107.89%	1.83%
SP:AV	2.70	2.96	9.79%



YTD	2024	2025	% Change
# Units Sold	34	26	-23.53%
Rate of Ab 3 Mo	1.40	1.58	12.88%
Actives	8	9	15.63%
Under Contracts	16	14	-13.85%

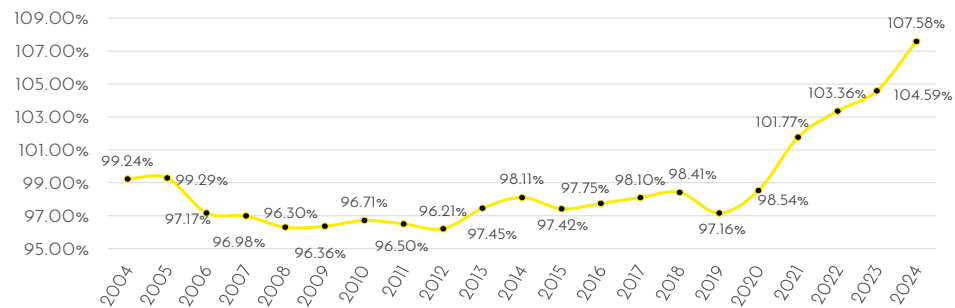
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

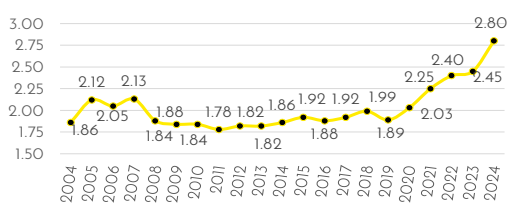


Berkeley Heights Yearly Market Trends

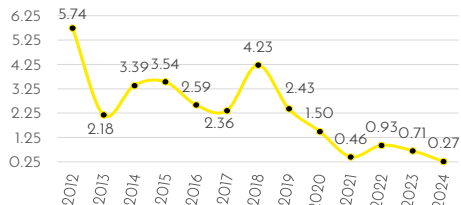
Sales Price to List Price Ratios



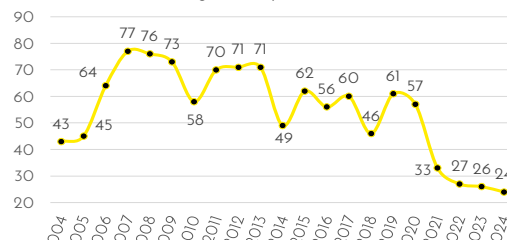
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

