

Berkeley Heights

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	47 Park Edge Bl	OneFloor	2	1.0	28	\$400,000	\$400,000	\$400,000	100.00%	Renovated	
2	63 Shadow Lane	SplitLev	3	2.1	28	\$649,000	\$649,000	\$631,000	97.23%	\$261,700	2.41
3	27 Angela Way	TwnIntUn	2	2.1	16	\$575,000	\$575,000	\$655,000	113.91%	\$217,300	3.01
4	34 Meadowview Lane	TwnEndUn	3	2.1	14	\$659,000	\$659,000	\$740,000	112.29%	\$254,100	2.91
5	633 Plainfield Avenue	SplitLev	3	2.1	21	\$749,900	\$749,900	\$757,400	101.00%	\$261,600	2.90
6	121 Windsor Way	SplitLev	4	2.1	14	\$839,000	\$839,000	\$830,000	98.93%	\$275,200	3.02
7	63 Snyder Avenue	Colonial	3	2.0	16	\$795,000	\$795,000	\$850,000	106.92%	\$263,100	3.23
8	36 Shadow Lane	Ranch	3	3.0	12	\$849,000	\$849,000	\$925,000	108.95%	\$300,200	3.08
9	52 Columbia Avenue	SplitLev	3	2.1	9	\$849,000	\$849,000	\$975,000	114.84%	Renovated	
10	217 Lincoln Street	Colonial	3	2.2	13	\$849,000	\$849,000	\$999,999	117.79%	\$315,400	3.17
11	286 Washington Street	Colonial	5	5.0	15	\$1,550,000	\$1,550,000	\$1,600,000	103.23%	\$539,200	2.97
12	78 Spring Ridge Drive	Colonial	6	3.1	11	\$1,395,000	\$1,395,000	\$1,651,000	118.35%	Renovated	
AVERAGE					16	\$846,575	\$846,575	\$917,867	107.79%		2.97

"Active" Listings in Berkeley Heights

Number of Units: 13
Average List Price: \$664,515
Average Days on Market: 48

"Under Contract" Listings in Berkeley Heights

Number of Units: 17
Average List Price: \$1,001,700
Average Days on Market: 46

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	11	16	14	20	19	17	16		16
List Price	\$804,200	\$951,600	\$874,986	\$944,500	\$806,393	\$873,625	\$919,493	\$979,090	\$800,100	\$826,809	\$846,575		\$873,890
Sales Price	\$860,039	\$1,034,150	\$951,857	\$1,025,500	\$886,571	\$984,726	\$989,743	\$1,035,667	\$862,451	\$862,772	\$917,867		\$943,061
SP:LP%	106.99%	107.63%	108.72%	108.56%	109.34%	112.57%	106.96%	106.45%	107.16%	104.87%	107.79%		107.83%
SP to AV	3.06	3.09	2.83	2.86	2.97	3.08	3.21	3.08	2.95	3.02	2.97		3.03
# Units Sold	10	3	7	6	14	16	14	21	10	17	12		130
3 Mo Rate of Ab	0.46	1.43	1.95	2.47	1.61	1.55	1.29	0.92	1.11	1.08	1.23		1.37
Active Listings	3	10	12	12	14	16	18	17	19	17	13		14
Under Contracts	6	9	17	24	26	28	27	20	25	21	17		20

Flashback! YTD 2024 vs YTD 2025

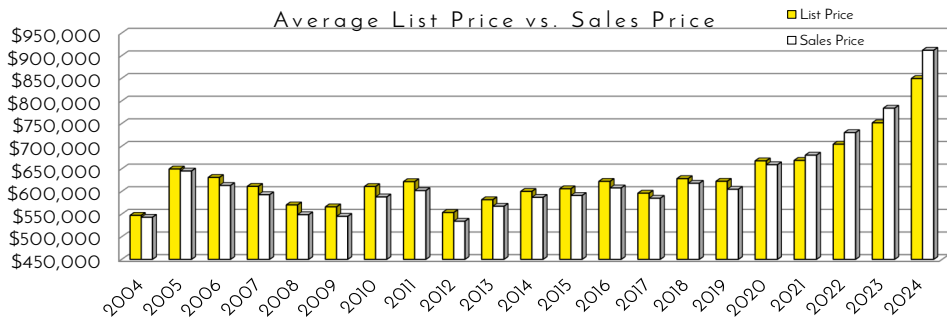
YTD	2024	2025	% Change
DOM	24	16	-30.39%
Sales Price	\$913,012	\$943,061	3.29%
LP:SP	107.69%	107.83%	0.13%
SP:AV	2.81	3.03	7.95%

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YTD	2024	2025	% Change
# Units Sold	123	130	5.69%
Rate of Ab 3 Mo	1.13	1.37	21.29%
Actives	10	14	41.12%
Under Contracts	19	20	6.80%

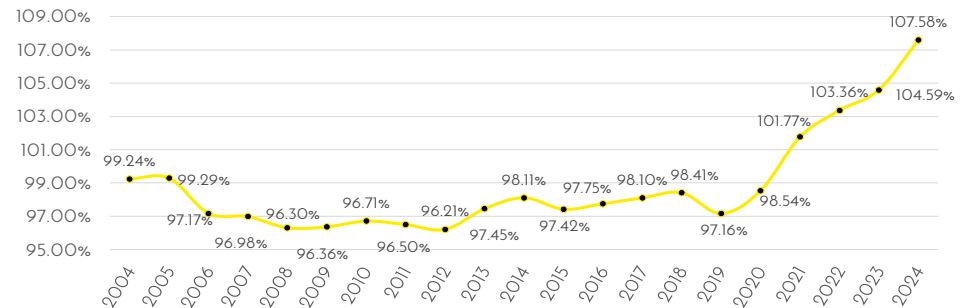
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

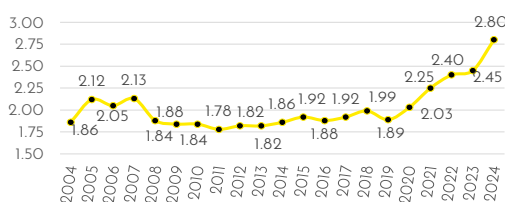


Berkeley Heights Yearly Market Trends

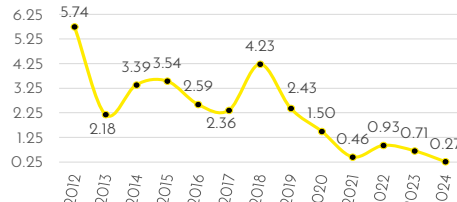
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

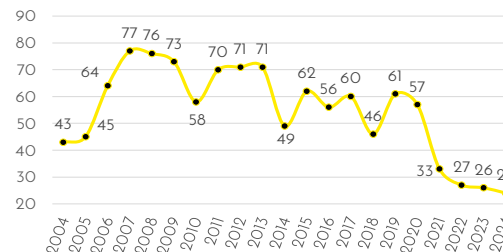


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

