

# Berkeley Heights

## December 2025 Market Snapshot

| Units   | Address               | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Assessment | SP:AV |
|---------|-----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------|-------|
| 1       | 3 Cottage Court       | TwnIntUn | 2      | 2.1   | 15  | \$519,900        | \$519,900   | \$542,000   | 104.25% | \$203,700  | 2.66  |
| 2       | 566 Plainfield Avenue | Colonial | 3      | 1.1   | 63  | \$600,000        | \$600,000   | \$592,500   | 98.75%  | \$210,100  | 2.82  |
| 3       | 2 Daria Lane          | TwnEndUn | 2      | 2.1   | 1   | \$640,000        | \$640,000   | \$640,000   | 100.00% | \$237,800  | 2.69  |
| 4       | 41 Meadowview Lane    | TwnEndUn | 4      | 3.1   | 71  | \$749,900        | \$709,000   | \$750,000   | 105.78% | \$259,100  | 2.89  |
| 5       | 78 Twin Falls Road    | Custom   | 4      | 2.1   | 7   | \$849,000        | \$849,000   | \$882,000   | 103.89% | \$294,100  | 3.00  |
| 6       | 37 Oak Ridge Road     | SplitLev | 4      | 2.1   | 22  | \$899,000        | \$899,000   | \$999,000   | 111.12% | \$317,100  | 3.15  |
| 7       | 33 Bristol Court      | Colonial | 4      | 2.2   | 14  | \$924,999        | \$924,999   | \$999,999   | 108.11% | \$337,000  | 2.97  |
| 8       | 140 Countryside Drive | Ranch    | 4      | 3.1   | 16  | \$1,175,000      | \$1,175,000 | \$1,130,000 | 96.17%  | \$371,300  | 3.04  |
| 9       | 28 Peacock Lane       | TwnEndUn | 4      | 2.1   | 116 | \$1,398,000      | \$1,300,000 | \$1,300,000 | 100.00% | \$581,900  | 2.23  |
| 10      | 183 Countryside Drive | Colonial | 6      | 6.1   | 93  | \$2,299,000      | \$2,299,000 | \$2,285,000 | 99.39%  | Renovated  |       |
| AVERAGE |                       |          |        |       | 42  | \$1,005,480      | \$991,590   | \$1,012,050 | 102.75% |            | 2.83  |

### "Active" Listings in Berkeley Heights

Number of Units: 7  
Average List Price: \$798,271  
Average Days on Market: 63

### "Under Contract" Listings in Berkeley Heights

Number of Units: 12  
Average List Price: \$847,808  
Average Days on Market: 47

# 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        | 42          | 18        |
| List Price      | \$804,200 | \$951,600   | \$874,986 | \$944,500   | \$806,393 | \$873,625 | \$919,493 | \$979,090   | \$800,100 | \$826,809 | \$846,575 | \$991,590   | \$882,297 |
| 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 | \$1,012,050 | \$947,988 |
| SP:LP%          | 106.99%   | 107.63%     | 108.72%   | 108.56%     | 109.34%   | 112.57%   | 106.96%   | 106.45%     | 107.16%   | 104.87%   | 107.79%   | 102.75%     | 107.47%   |
| 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      | 2.83        | 3.02      |
| # Units Sold    | 10        | 3           | 7         | 6           | 14        | 16        | 14        | 21          | 10        | 17        | 12        | 10          | 140       |
| 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      | 0.63        | 1.31      |
| Active Listings | 3         | 10          | 12        | 12          | 14        | 16        | 18        | 17          | 19        | 17        | 13        | 7           | 13        |
| Under Contracts | 6         | 9           | 17        | 24          | 26        | 28        | 27        | 20          | 25        | 21        | 17        | 12          | 19        |

## Flashback! YTD 2024 vs YTD 2025

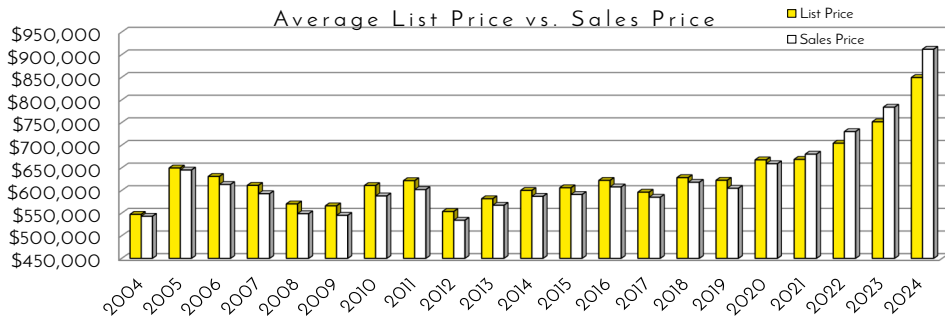
| YTD         | 2024      | 2025      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 24        | 18        | -25.30%  |
| Sales Price | \$911,861 | \$947,988 | 3.96%    |
| LP:SP       | 107.58%   | 107.47%   | -0.11%   |
| SP:AV       | 2.80      | 3.02      | 7.62%    |



| YTD             | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 134  | 140  | 4.48%    |
| Rate of Ab 3 Mo | 1.04 | 1.31 | 26.35%   |
| Actives         | 9    | 13   | 46.30%   |
| Under Contracts | 18   | 19   | 7.41%    |

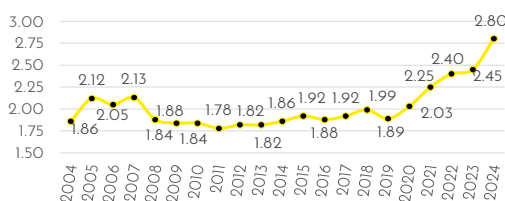
## Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

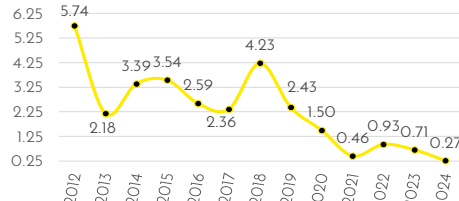


|    |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|----|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| LP | \$547K | \$650K | \$631K | \$611K | \$570K | \$566K | \$611K | \$622K | \$554K | \$582K | \$600K | \$606K | \$622K | \$596K | \$628K | \$622K | \$668K | \$669K | \$704K | \$752K | 849K   |
| SP | \$543K | \$645K | \$613K | \$593K | \$549K | \$545K | \$588K | \$602K | \$534K | \$567K | \$587K | \$591K | \$608K | \$585K | \$618K | \$605K | \$659K | \$680K | \$730K | \$784K | \$912K |

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

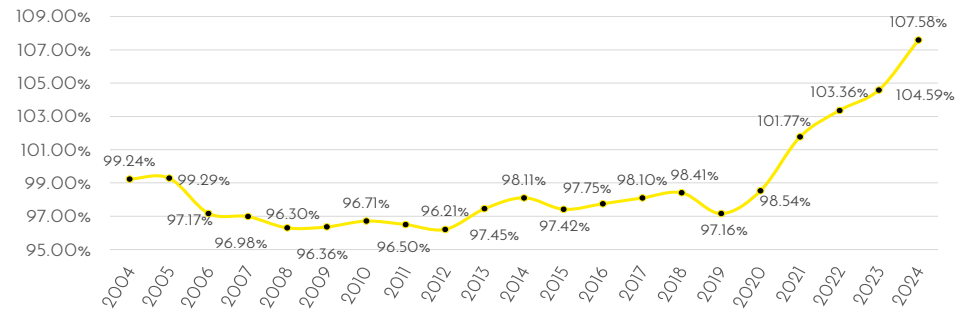


Data only available until 2012

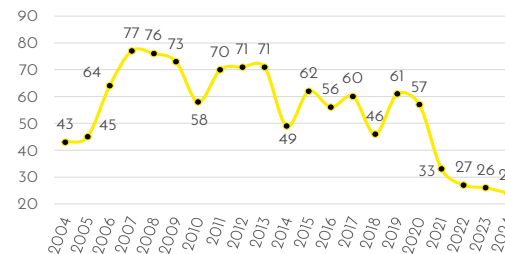
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Berkeley Heights Yearly Market Trends

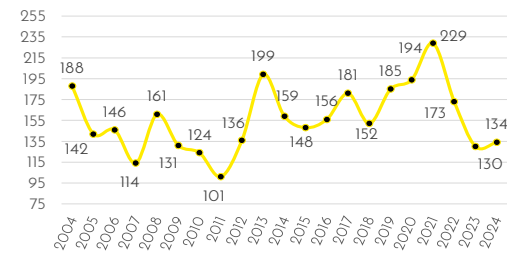
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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