

Berkeley Heights

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	62 Springholm Drive	TwnIntUn	2	2.1	26	\$449,000	\$449,000	\$420,000	93.54%	\$197,900	2.12
2	12 Park Edge	TwnEndUn	2	2.0	25	\$425,000	\$425,000	\$425,000	100.00%	\$168,200	2.53
3	5 Berkeley Square	TwnIntUn	2	2.1	67	\$560,000	\$549,900	\$549,000	99.84%	\$228,600	2.40
4	86 Orion Road	SplitLev	3	3.0	35	\$860,000	\$799,999	\$800,000	100.00%	\$345,900	2.31
5	43 Kuntz Avenue	Bi-Level	4	3.0	93	\$949,000	\$888,000	\$835,000	94.03%	\$354,800	2.35
6	30 Robbins Avenue	Colonial	4	3.1	39	\$850,000	\$850,000	\$850,000	100.00%	\$382,500	2.22
7	224 Princeton Avenue	Ranch	3	2.1	40	\$849,999	\$849,999	\$883,000	103.88%	\$327,000	2.70
8	150 Lenape Lane	Ranch	4	2.0	17	\$839,900	\$839,900	\$900,000	107.16%	\$348,200	2.58
9	45 Wilson Drive	SplitLev	4	2.1	8	\$849,000	\$849,000	\$930,000	109.54%	\$294,200	3.16
10	211 Lorraine Drive	SplitLev	6	3.1	161	\$1,285,000	\$1,285,000	\$1,232,000	95.88%	\$399,900	3.08
11	180 Lorraine Drive	Colonial	4	2.1	15	\$1,259,000	\$1,259,000	\$1,510,527	119.98%	\$365,900	4.13
AVERAGE					48	\$834,173	\$822,254	\$848,593	102.17%		2.69

"Active" Listings in Berkeley Heights

Number of Units: 12
Average List Price: \$1,147,158
Average Days on Market: 39

"Under Contract" Listings in Berkeley Heights

Number of Units: 6
Average List Price: \$859,817
Average Days on Market: 39

Berkeley Heights 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48												48
List Price	\$822,254												\$822,254
Sales Price	\$848,593												\$848,593
SP:LP%	102.17%												102.17%
SP to AV	2.69												2.69
# Units Sold	11												11
3 Mo Rate of Ab	1.18												1.18
Active Listings	12												12
Under Contracts	6												6

Flashback! YTD 2025 vs YTD 2026

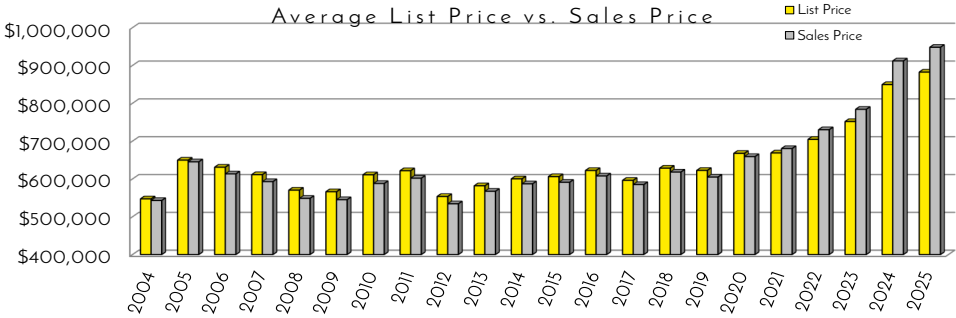
YTD	2025	2026	% Change
DOM	16	48	208.50%
Sales Price	\$860,039	\$848,593	-1.33%
LP:SP	106.99%	102.17%	-4.51%
SP:AV	3.06	2.69	-12.02%



YTD	2025	2026	% Change
# Units Sold	10	11	10.00%
Rate of Ab 3 Mo	0.46	2.69	484.87%
Actives	3	12	300.00%
Under Contracts	6	6	0.00%

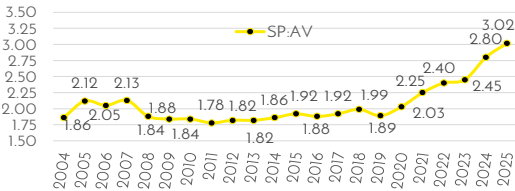
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

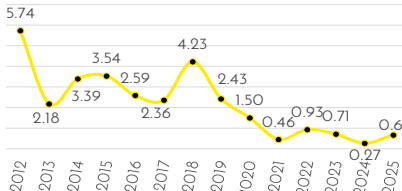


LP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K	\$882K
SP	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K	\$602K	\$534K	\$567K	\$587K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K	\$948K	

Sales Price to Assessed Value Ratio



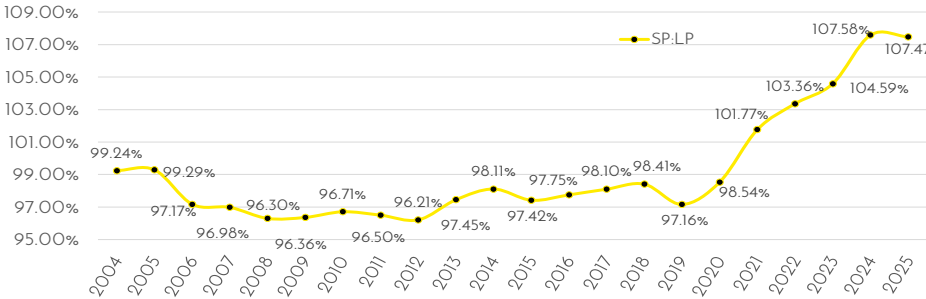
12 Month Rate of Absorption



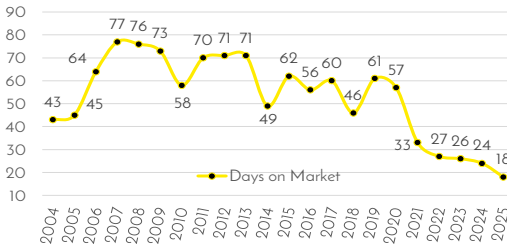
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

