

# Berkeley Heights

## February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	41 Eaton Court	Ranch	3	1.0	63	\$599,000	\$599,000	\$540,000	90.15%	\$196,000	2.76
2	119 Cambridge Drive	Ranch	4	2.1	27	\$800,000	\$800,000	\$875,000	109.38%	\$300,800	2.91
3	132 Fairview Avenue	CapeCod	3	2.0	14	\$845,000	\$845,000	\$925,000	109.47%	\$280,500	3.30
4	4 Tip Top Way	Colonial	5	2.1	10	\$849,000	\$849,000	\$935,000	110.13%	\$356,800	2.62
5	25 Oechsner Court	Colonial	4	2.1	61	\$1,299,000	\$1,223,900	\$1,223,900	100.00%	\$450,600	2.72
AVERAGE					35	\$878,400	\$863,380	\$899,780	103.82%		2.86

### "Active" Listings in Berkeley Heights

Number of Units: 11  
 Average List Price: \$1,252,909  
 Average Days on Market: 58

### "Under Contract" Listings in Berkeley Heights

Number of Units: 8  
 Average List Price: \$645,737  
 Average Days on Market: 18

# 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	35											44
List Price	\$822,254	\$863,380											\$835,106
Sales Price	\$848,593	\$899,780											\$864,589
SP:LP%	102.17%	103.82%											102.69%
SP to AV	2.69	2.86											2.74
# Units Sold	11	5											16
3 Mo Rate of Ab	1.18	1.38											1.28
Active Listings	12	11											12
Under Contracts	6	8											7

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	17	44	156.56%
Sales Price	\$900,218	\$864,589	-3.96%
LP:SP	107.14%	102.69%	-4.16%
SP:AV	3.07	2.74	-10.53%



YTD	2025	2026	% Change
# Units Sold	13	16	23.08%
Rate of Ab 3 Mo	0.95	1.28	35.45%
Actives	7	12	76.92%
Under Contracts	8	7	-6.67%

### Berkeley Heights Yearly Market Trends

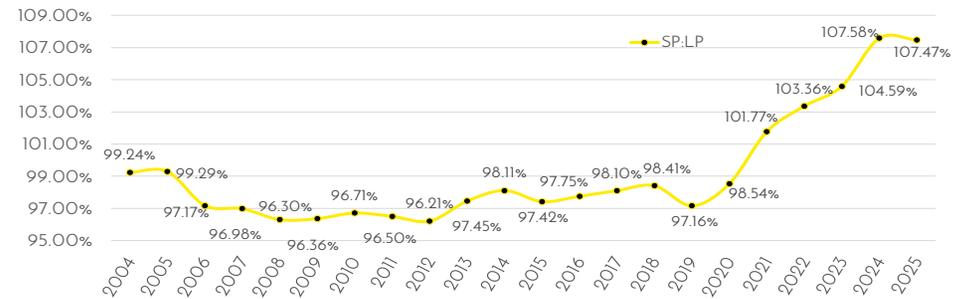
Average List Price vs. Sales Price



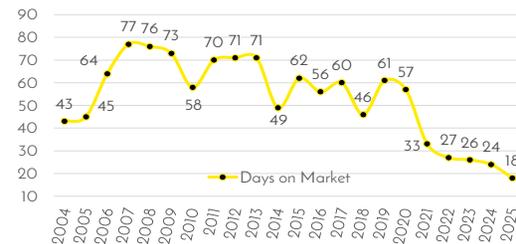
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$547K	\$650K	\$631K	\$700K	\$660K	\$610K	\$620K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	\$849K	\$882K	\$900K
SP	\$543K	\$645K	\$613K	\$693K	\$649K	\$593K	\$602K	\$534K	\$567K	\$587K	\$591K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K	\$948K	\$948K

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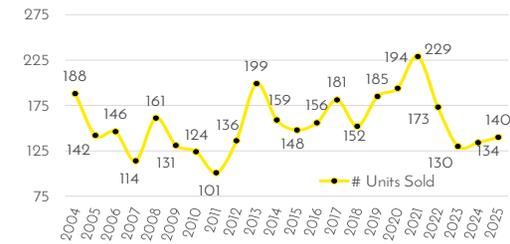
Sales Price to List Price Ratios



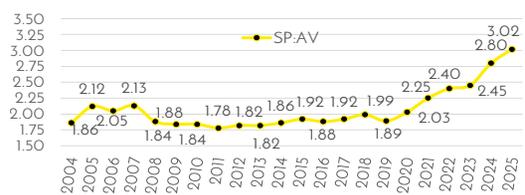
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012