

Berkeley Heights

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	45 Park Edge B:1	OneFloor	1	1.0	13	\$279,900	\$279,900	\$280,000	100.04%	\$101,800	2.75
2	3 Park Edge	TwnIntUn	2	2.0	6	\$475,000	\$475,000	\$500,000	105.26%	\$168,600	2.97
3	19 Guenevere Way	MultiFlr	2	2.1	222	\$535,000	\$525,000	\$525,000	100.00%	\$188,300	2.79
4	53 Sherbrook Drive	Bi-Level	3	2.1	8	\$775,000	\$775,000	\$810,000	104.52%	\$342,000	2.37
5	134 Rutgers Avenue	RanchRas	3	2.0	10	\$849,000	\$849,000	\$955,000	112.49%	\$286,400	3.33
6	27 Hunterdon Boulevard	SplitLev	4	3.0	25	\$11,499,991	\$1,149,999	\$1,200,000	104.35%	\$345,200	3.48
7	52 Coolidge Drive	Colonial	5	3.1	16	\$1,350,000	\$1,350,000	\$1,380,000	102.22%	\$421,400	3.27
8	646 Mountain Avenue	Custom	5	5.1	6	\$1,950,000	\$1,950,000	\$2,050,118	105.13%	New	
AVERAGE					38	\$2,214,236	\$919,237	\$962,515	104.25%		2.99

"Active" Listings in Berkeley Heights

Number of Units: 16
 Average List Price: \$1,017,250
 Average Days on Market: 40

"Under Contract" Listings in Berkeley Heights

Number of Units: 25
 Average List Price: \$943,072
 Average Days on Market: 17

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	15	38									37
List Price	\$822,254	\$863,380	\$748,667	\$919,237									\$840,253
Sales Price	\$848,593	\$899,780	\$836,000	\$962,515									\$884,985
SP:LP%	102.17%	103.82%	110.44%	104.25%									104.65%
SP to AV	2.69	2.86	3.22	2.99									2.89
# Units Sold	11	5	6	8									30
3 Mo Rate of Ab	1.18	1.38	2.05	2.55									1.79
Active Listings	12	11	14	16									13
Under Contracts	6	8	19	25									15

Flashback! YTD 2025 vs YTD 2026

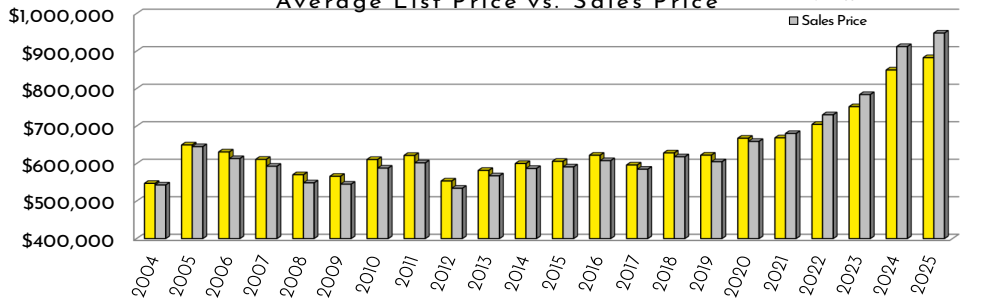
YTD	2025	2026	% Change
DOM	17	37	119.68%
Sales Price	\$943,032	\$884,985	-6.16%
LP:SP	107.89%	104.65%	-3.00%
SP:AV	2.96	2.89	-2.39%



YTD	2025	2026	% Change
# Units Sold	26	30	15.38%
Rate of Ab 3 Mo	1.58	1.79	13.47%
Actives	9	13	43.24%
Under Contracts	14	15	3.57%

Berkeley Heights Yearly Market Trends

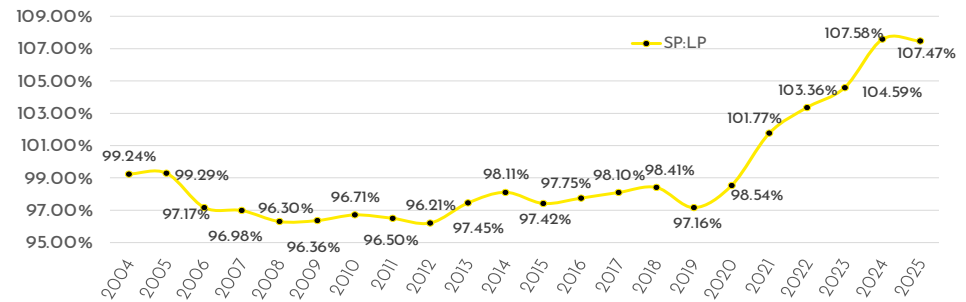
Average List Price vs. Sales Price



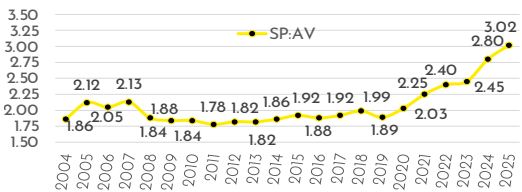
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	\$849K	\$882K
SP	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K	\$602K	\$534K	\$567K	\$587K	\$591K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K	\$948K

Berkeley Heights Yearly Market Trends

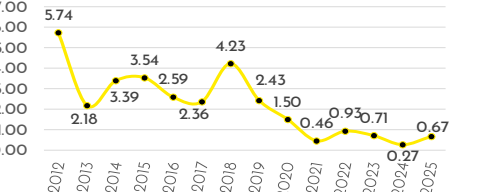
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

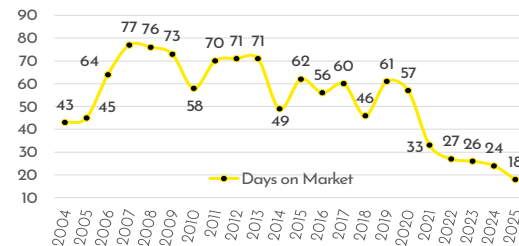


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

