

# Berkeley Heights

## May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	93 Park Edge	OneFloor	2	1.0	10	\$295,000	\$295,000	\$290,000	98.31%	\$111,300	2.61
2	19 Honeyman Place	Ranch	2	1.0	15	\$599,000	\$599,000	\$594,750	99.29%	\$163,000	3.65
3	14 Arthurs Court	TwnIntUn	3	2.1	8	\$599,000	\$599,000	\$645,000	107.68%	\$205,300	3.14
4	7 Meadow View Lane	TwnEndUn	2	2.1	9	\$650,000	\$650,000	\$789,000	121.38%	\$230,300	3.43
5	664 Plainfield Avenue	CapeCod	3	3.0	11	\$785,000	\$785,000	\$875,000	111.46%	\$270,700	3.23
6	113 Crest Drive	SplitLev	4	2.1	15	\$825,000	\$825,000	\$921,200	111.66%	\$400,000	2.30
7	70 Sycamore Avenue	Colonial	4	2.1	14	\$879,000	\$879,000	\$1,050,000	119.45%	\$299,600	3.50
8	27 Brambling Road	TwnIntUn	4	4.1	20	\$1,360,000	\$1,360,000	\$1,385,000	101.84%	\$675,900	2.05
9	41 Brambling Road	TwnEndUn	4	3.1	21	\$1,450,000	\$1,450,000	\$1,440,000	99.31%	\$688,400	2.09
10	181 Maple Avenue	Custom	5	4.2	34	\$2,099,000	\$2,099,000	\$1,960,000	93.38%	New	
AVERAGE					16	\$954,100	\$954,100	\$994,995	106.38%		2.89

### *"Active"* Listings in Berkeley Heights

Number of Units: 22  
 Average List Price: \$1,246,173  
 Average Days on Market: 39

### *"Under Contract"* Listings in Berkeley Heights

Number of Units: 28  
 Average List Price: \$938,139  
 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	16								31
List Price	\$822,254	\$863,380	\$748,667	\$919,237	\$954,100								\$868,715
Sales Price	\$848,593	\$899,780	\$836,000	\$962,515	\$994,995								\$912,487
SP:LP%	102.17%	103.82%	110.44%	104.25%	106.38%								105.08%
SP to AV	2.69	2.86	3.22	2.99	2.89								2.89
# Units Sold	11	5	6	8	10								40
3 Mo Rate of Ab	1.18	1.38	2.05	2.55	2.75								1.98
Active Listings	12	11	14	16	22								15
Under Contracts	6	8	19	25	28								17

## Flashback! YTD 2025 vs YTD 2026

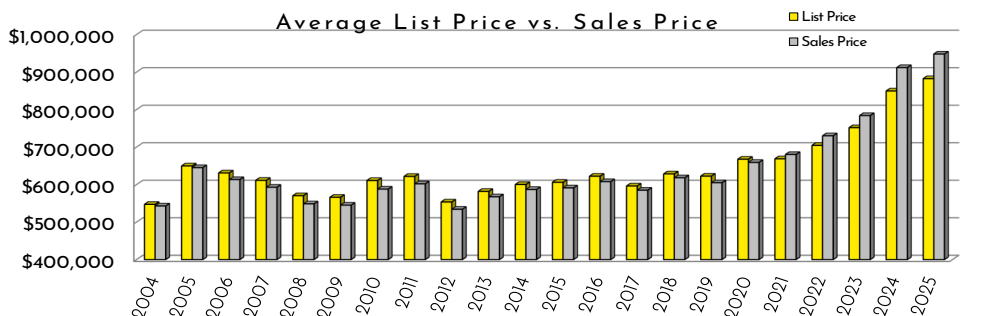
YTD	2025	2026	% Change
DOM	15	31	114.02%
Sales Price	\$923,271	\$912,487	-1.17%
LP:SP	108.40%	105.08%	-3.06%
SP:AV	2.97	2.89	-2.53%



YTD	2025	2026	% Change
# Units Sold	40	40	0.00%
Rate of Ab 3 Mo	1.58	1.98	25.13%
Actives	10	15	47.06%
Under Contracts	16	17	4.88%

## Berkeley Heights Yearly Market Trends

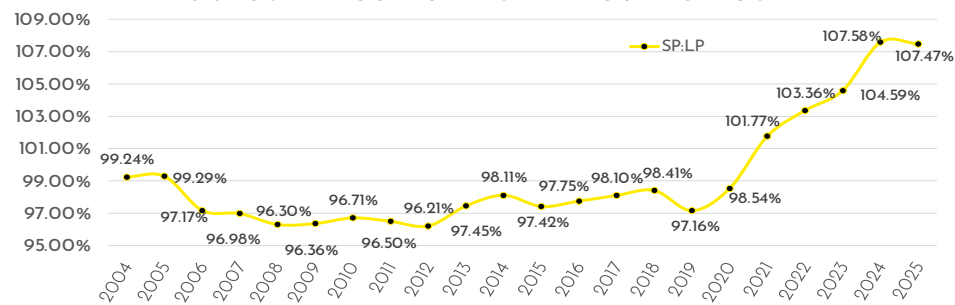
Average List Price vs. Sales Price



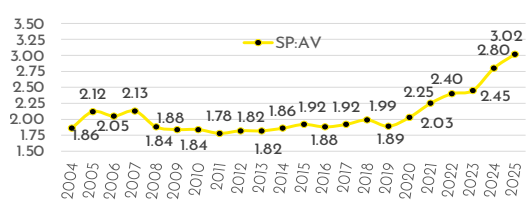
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	\$849K	\$882K
SP	\$543K	\$645K	\$613K	\$593K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

## Berkeley Heights Yearly Market Trends

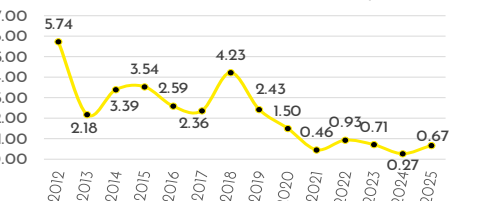
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

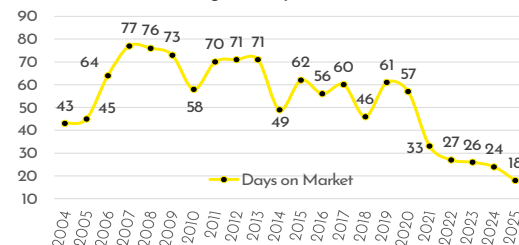


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

