

Berkeley Heights

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	239 Washington Street	Ranch	2	1.0	22	\$599,000	\$559,000	\$559,000	100.00%	\$124,500	4.49
2	38 Angela Way	TwnIntUn	2	2.1	9	\$639,000	\$639,000	\$655,500	102.58%	\$217,700	3.01
3	34 Berkshire Drive	SplitLev	3	1.1	17	\$650,000	\$650,000	\$750,000	115.38%	\$270,400	2.77
4	39 Surrey Lane	SplitLev	3	1.2	13	\$750,000	\$750,000	\$830,000	110.67%	\$251,200	3.30
5	83 Cambridge Drive	SplitLev	4	2.1	1	\$775,000	\$775,000	\$850,000	109.68%	\$320,300	2.65
6	62 Forest Avenue	Ranch	3	1.1	12	\$810,000	\$810,000	\$890,000	109.88%	\$265,700	3.35
7	15 Roosevelt Avenue	SplitLev	4	2.0	15	\$925,000	\$925,000	\$932,000	100.76%	\$380,400	2.45
8	64 Hampton Drive	Colonial	4	2.1	9	\$925,000	\$925,000	\$1,040,000	112.43%	\$321,400	3.24
9	15 Wilson Drive	SplitLev	4	2.1	41	\$999,999	\$999,999	\$1,040,000	104.00%	\$262,800	3.96
10	101 Maple Avenue	Bi-Level	4	2.1	10	\$949,000	\$949,000	\$1,055,000	111.17%	\$286,000	3.69
11	262 Timber Drive	SplitLev	4	3.1	21	\$975,000	\$975,000	\$1,060,000	108.72%	\$317,500	3.34
12	26 Crest Drive	SplitLev	4	3.0	14	\$980,000	\$980,000	\$1,080,000	110.20%	\$372,100	2.90
13	42 Arden Court	SplitLev	4	3.0	13	\$979,000	\$979,000	\$1,100,000	112.36%	\$349,400	3.15
14	133 Murray Hill Boulevard	Custom	5	3.1	36	\$1,195,000	\$1,195,000	\$1,145,000	95.82%	\$357,300	3.20
15	285 Plainfield Avenue	Colonial	4	2.1	13	\$1,195,000	\$1,195,000	\$1,275,000	106.69%	\$436,700	2.92
16	136 Forest Avenue	Ranch	4	3.0	12	\$1,225,000	\$1,225,000	\$1,350,000	110.20%	\$276,600	4.88
17	24 Regent Place	SplitLev	4	2.1	10	\$1,050,000	\$1,050,000	\$1,365,000	130.00%	\$318,600	4.28
18	157 Pearl Street	Colonial	5	5.0	13	\$1,399,000	\$1,399,000	\$1,450,000	103.65%	Renovated	
19	236 Spring Ridge Drive	Colonial	5	4.1	9	\$1,295,000	\$1,295,000	\$1,502,000	115.98%	\$441,600	3.40
20	152 Murray Hill Boulevard	Colonial	5	4.1	14	\$1,600,000	\$1,600,000	\$1,650,000	103.13%	\$559,100	2.95
AVERAGE					15	\$995,750	\$993,750	\$1,078,925	108.66%		3.37

"Active" Listings in Berkeley Heights

Number of Units: 19
Average List Price: \$1,197,184
Average Days on Market: 46

"Under Contract" Listings in Berkeley Heights

Number of Units: 29
Average List Price: \$1,007,369
Average Days on Market: 20

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	15							26
List Price	\$822,254	\$863,380	\$748,667	\$919,237	\$954,100	\$993,750							\$910,393
Sales Price	\$848,593	\$899,780	\$836,000	\$962,515	\$994,995	\$1,078,925							\$967,967
SP:LP%	102.17%	103.82%	110.44%	104.25%	106.38%	108.66%							106.28%
SP to AV	2.69	2.86	3.22	2.99	2.89	3.37							3.05
# Units Sold	11	5	6	8	10	20							60
3 Mo Rate of Ab	1.18	1.38	2.05	2.55	2.75	1.85							1.96
Active Listings	12	11	14	16	22	19							16
Under Contracts	6	8	19	25	28	29							19

Flashback! YTD 2025 vs YTD 2026

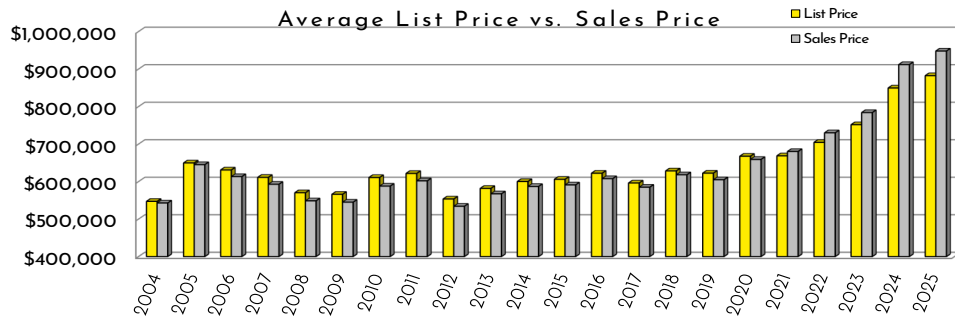
YTD	2025	2026	% Change
DOM	15	26	73.92%
Sales Price	\$940,829	\$967,967	2.88%
LP:SP	109.59%	106.28%	-3.02%
SP:AV	3.00	3.05	1.75%

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YTD	2025	2026	% Change
# Units Sold	56	60	7.14%
Rate of Ab 3 Mo	1.58	1.96	24.18%
Actives	11	16	40.30%
Under Contracts	18	19	4.55%

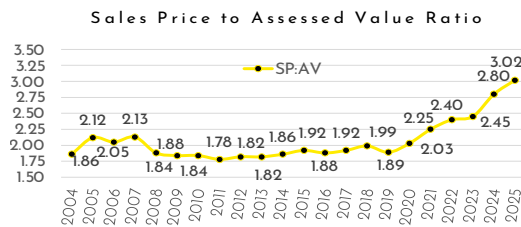
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

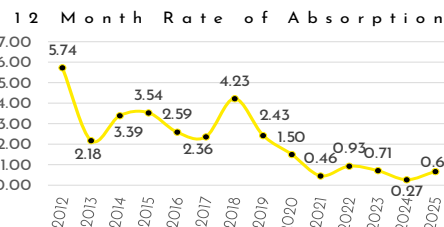


LP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K	\$882K
SP	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K	\$602K	\$534K	\$567K	\$587K	\$591K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K	\$948K

Sales Price to Assessed Value Ratio



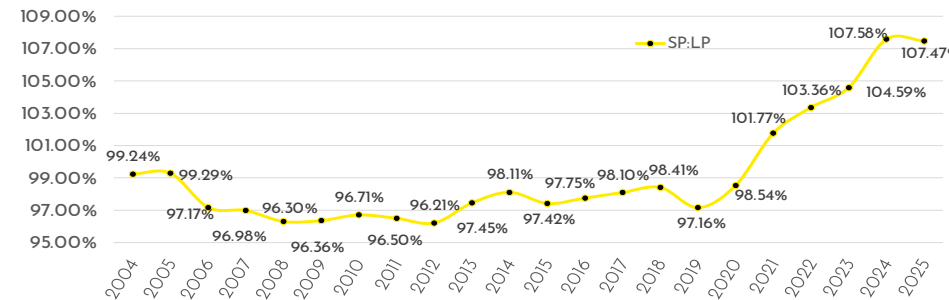
12 Month Rate of Absorption



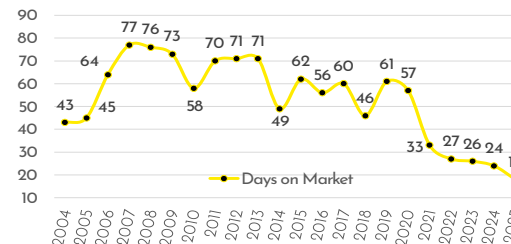
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

