

Berkeley Heights

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	235 Plainfield Avenue	Ranch	2	1.0	103	\$459,900	\$429,900	\$460,000	107.00%	\$167,300	2.75
2	3 Whispering Way E	TwnEndUn	3	2.1	13	\$685,000	\$685,000	\$720,000	105.11%	\$274,500	2.62
3	28 Evergreen Drive	Ranch	3	1.1	13	\$749,000	\$749,000	\$751,000	100.27%	\$273,600	2.74
4	18 Columbia Avenue	CapeCod	4	2.0	13	\$750,000	\$750,000	\$810,000	108.00%	\$209,200	3.87
5	39 Gallinson Drive	Ranch	3	2.1	14	\$785,000	\$785,000	\$925,000	117.83%	\$306,300	3.02
6	31 Branko Road	Colonial	4	3.1	14	\$945,000	\$945,000	\$925,000	97.88%	\$500,500	1.85
7	8 Branko Road	Colonial	4	1.1	12	\$849,999	\$849,999	\$960,000	112.94%	\$489,300	1.96
8	77 Windsor Way	Bi-Level	4	3.0	9	\$875,000	\$875,000	\$989,000	113.03%	\$308,900	3.20
9	260 Lorraine Drive	Colonial	4	2.1	15	\$1,269,000	\$1,269,000	\$1,300,000	102.44%	\$405,800	3.20
10	56 Cedar Green Lane	Bi-Level	5	3.0	13	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$336,500	3.86
11	28 Spring Ridge Drive	Custom	4	3.0	8	\$1,199,900	\$1,199,900	\$1,377,000	114.76%	\$343,300	4.01
12	22 Ridge Drive W	Colonial	4	2.1	10	\$1,199,000	\$1,199,000	\$1,410,000	117.60%	\$357,500	3.94
13	36 Brambling Road	TwnEndUn	4	4.1	9	\$1,495,000	\$1,495,000	\$1,525,000	102.01%	\$718,900	2.12
14	10 Barnstable Road	Colonial	4	3.1	17	\$1,425,000	\$1,425,000	\$1,650,000	115.79%	\$512,000	3.22
AVERAGE					19	\$988,343	\$986,200	\$1,078,714	109.12%		3.03

"Active" Listings in Berkeley Heights

Number of Units: 21
Average List Price: \$1,024,562
Average Days on Market: 45

"Under Contract" Listings in Berkeley Heights

Number of Units: 26
Average List Price: \$996,704
Average Days on Market: 19

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	19						25
List Price	\$822,254	\$863,380	\$748,667	\$919,237	\$954,100	\$993,750	\$986,200						\$924,735
Sales Price	\$848,593	\$899,780	\$836,000	\$962,515	\$994,995	\$1,078,925	\$1,078,714						\$988,919
SP:LP%	102.17%	103.82%	110.44%	104.25%	106.38%	108.66%	109.12%						106.82%
SP to AV	2.69	2.86	3.22	2.99	2.89	3.37	3.03						3.05
# Units Sold	11	5	6	8	10	20	14						74
3 Mo Rate of Ab	1.18	1.38	2.05	2.55	2.75	1.85	1.64						1.91
Active Listings	12	11	14	16	22	19	21						16
Under Contracts	6	8	19	25	28	29	26						20

Flashback! YTD 2025 vs YTD 2026

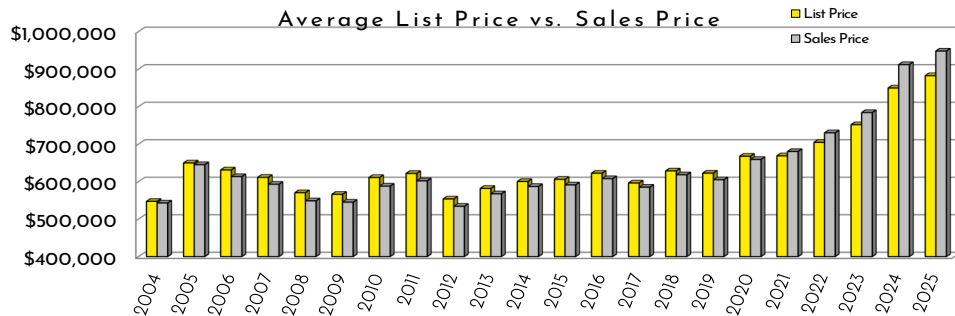
YTD	2025	2026	% Change
DOM	15	25	67.54%
Sales Price	\$950,612	\$988,919	4.03%
LP:SP	109.06%	106.82%	-2.06%
SP:AV	3.04	3.05	0.19%



YTD	2025	2026	% Change
# Units Sold	70	74	5.71%
Rate of Ab 3 Mo	1.54	1.91	24.54%
Actives	12	16	35.29%
Under Contracts	20	20	0.00%

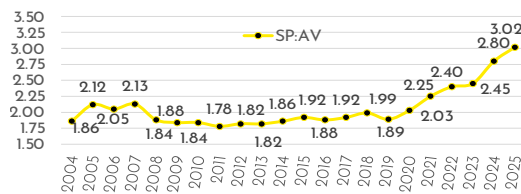
Berkeley Heights Yearly Market Trends

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	\$591K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K	\$948K

Sales Price to Assessed Value Ratio



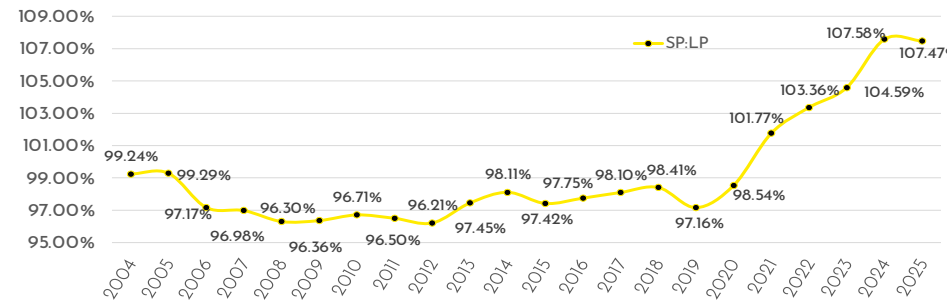
12 Month Rate of Absorption



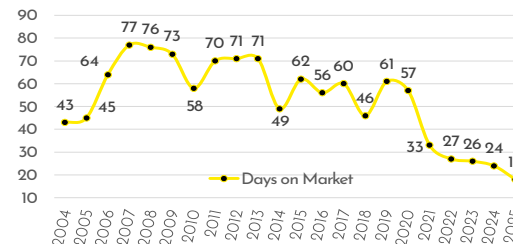
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

