

Berkeley Heights

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	81 Park Edge U2K	MultiFlr	2	1.0	49	\$315,000	\$315,000	\$305,000	96.83%	\$110,100	2.77
2	75 Hillside Avenue	CapeCod	4	2.0	66	\$750,000	\$725,000	\$745,000	102.76%	\$247,200	3.01
3	383 Emerson Lane	Ranch	3	2.0	13	\$475,000	\$475,000	\$750,000	157.89%	\$187,900	3.99
4	67 Tudor Lane	SplitLev	3	2.1	17	\$839,000	\$839,000	\$850,000	101.31%	\$284,400	2.99
5	569 Springfield Avenue U7	TwnEndUn	3	3.1	14	\$825,000	\$825,000	\$872,000	105.70%	\$313,400	2.78
6	80 Briarwood Drive West	Colonial	4	2.1	10	\$815,000	\$815,000	\$961,000	117.91%	\$286,000	3.36
7	29 Upper Drive	Ranch	4	3.1	31	\$1,190,000	\$1,190,000	\$1,219,000	102.44%	\$381,000	3.20
8	48 Hastings Road	SplitLev	4	3.1	10	\$979,000	\$979,000	\$1,281,000	130.85%	\$366,200	3.50
9	36 Wentworth Drive	Colonial	4	2.1	10	\$1,050,000	\$1,050,000	\$1,300,000	123.81%	\$385,300	3.37
10	236 Park Avenue	Colonial	5	4.1	31	\$1,450,000	\$1,390,000	\$1,380,000	99.28%	Renovated	
11	53 Maple Avenue	Colonial	4	3.2	9	\$1,199,000	\$1,199,000	\$1,475,000	123.02%	\$445,600	3.31
12	6 Barnstable Road	Colonial	5	4.1	17	\$1,450,000	\$1,450,000	\$1,605,000	110.69%	\$560,800	2.86
13	170 Killarney Drive	Colonial	5	3.1	1	\$1,999,000	\$1,999,000	\$1,999,000	100.00%	\$464,800	4.30
14	27 Wardle Avenue	Colonial	6	5.1	9	\$1,950,000	\$1,950,000	\$2,050,000	105.13%	\$675,900	3.03
AVERAGE					21	\$1,091,857	\$1,085,786	\$1,199,429	112.69%		3.27

"Active" Listings in Berkeley Heights

Number of Units: 18
Average List Price: \$989,144
Average Days on Market: 55

"Under Contract" Listings in Berkeley Heights

Number of Units: 21
Average List Price: \$915,729
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	21					24
List Price	\$822,254	\$863,380	\$748,667	\$919,237	\$954,100	\$993,750	\$986,200	\$1,085,786					\$950,357
Sales Price	\$848,593	\$899,780	\$836,000	\$962,515	\$994,995	\$1,078,925	\$1,078,714	\$1,199,429					\$1,022,409
SP:LP%	102.17%	103.82%	110.44%	104.25%	106.38%	108.66%	109.12%	112.69%					107.75%
SP to AV	2.69	2.86	3.22	2.99	2.89	3.37	3.03	3.27					3.08
# Units Sold	11	5	6	8	10	20	14	14					88
3 Mo Rate of Ab	1.18	1.38	2.05	2.55	2.75	1.85	1.64	1.12					1.82
Active Listings	12	11	14	16	22	19	21	18					17
Under Contracts	6	8	19	25	28	29	26	21					20

Flashback! YTD 2025 vs YTD 2026

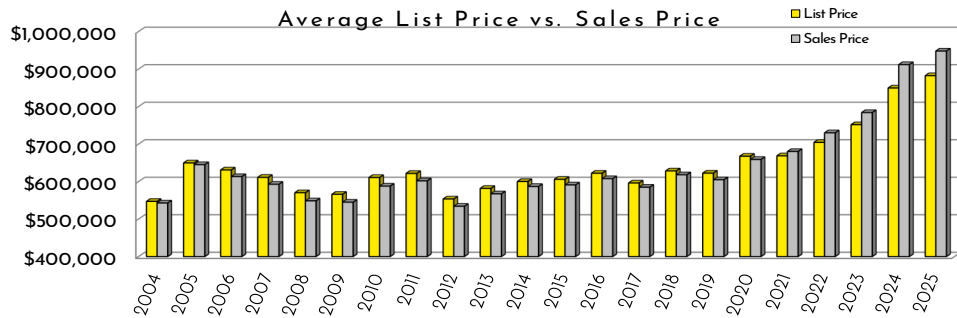
YTD	2025	2026	% Change
DOM	16	24	49.57%
Sales Price	\$970,240	\$1,022,409	5.38%
LP:SP	108.46%	107.75%	-0.66%
SP:AV	3.05	3.08	1.05%



YTD	2025	2026	% Change
# Units Sold	91	88	-3.30%
Rate of Ab 3 Mo	1.46	1.82	24.32%
Actives	13	17	30.39%
Under Contracts	20	20	0.00%

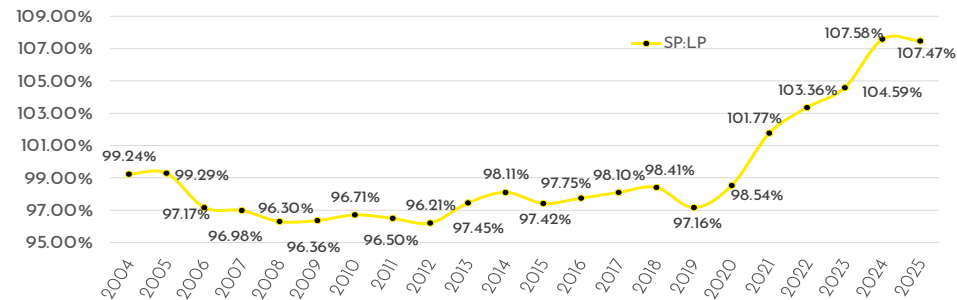
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

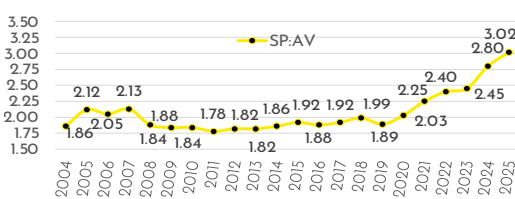


Berkeley Heights Yearly Market Trends

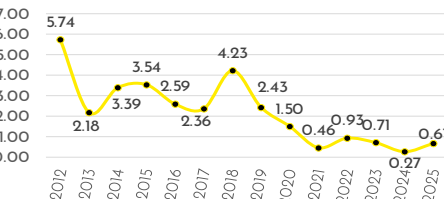
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

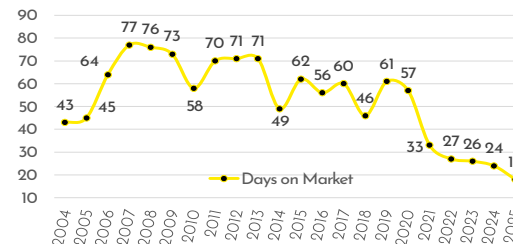


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

