

Berkeley Heights

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	44 Lancelot Drive	TwnIntUn	3	2.1	20	\$599,900	\$599,900	\$590,000	98.35%	\$205,300	2.87
2	52 Delmore Avenue	CapeCod	4	1.0	12	\$679,000	\$679,000	\$699,999	103.09%	\$201,500	3.47
3	32 Meadow View Lane	TwnEndUn	2	2.1	35	\$682,500	\$682,500	\$705,000	103.30%	\$241,500	2.92
4	1 Clover Court	TwnEndUn	3	2.1	9	\$739,000	\$739,000	\$770,000	104.19%	\$329,300	2.34
5	41 Holly Glen Lane	SplitLev	4	2.1	42	\$925,000	\$899,000	\$900,000	100.11%	\$309,400	2.91
6	39 Whitney Drive	SplitLev	3	2.1	15	\$929,000	\$929,000	\$1,030,000	110.87%	\$292,100	3.53
7	5 Harrison Drive	Colonial	5	2.1	20	\$1,374,900	\$1,374,900	\$1,400,000	101.83%	\$420,300	3.33
8	638 Mountain Avenue	Colonial	4	2.1	30	\$1,579,000	\$1,275,000	\$1,450,000	113.73%	\$367,000	3.95
9	5 Oechsner Court	Colonial	4	3.1	11	\$1,250,000	\$1,250,000	\$1,455,000	116.40%	\$373,800	3.89
10	37 Rogers Avenue	Colonial	5	5.1	12	\$1,875,000	\$1,875,000	\$1,890,000	100.80%	\$631,900	2.99
AVERAGE					21	\$1,063,330	\$1,030,330	\$1,089,000	105.27%		3.22

"Active" Listings in Berkeley Heights

Number of Units	19
Average List Price	\$1,217,158
Average Days on Market	31

"Under Contract" Listings in Berkeley Heights

Number of Units	20
Average List Price	\$818,240
Average Days on Market	22

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	21				24
List Price	\$822,254	\$863,380	\$748,667	\$919,237	\$954,100	\$993,750	\$986,200	\$1,085,786	\$1,030,330				\$958,517
Sales Price	\$848,593	\$899,780	\$836,000	\$962,515	\$994,995	\$1,078,925	\$1,078,714	\$1,199,429	\$1,089,000				\$1,029,204
SP:LP%	102.17%	103.82%	110.44%	104.25%	106.38%	108.66%	109.12%	112.69%	105.27%				107.50%
SP to AV	2.69	2.86	3.22	2.99	2.89	3.37	3.03	3.27	3.22				3.10
# Units Sold	11	5	6	8	10	20	14	14	10				98
3 Mo Rate of Ab	1.18	1.38	2.05	2.55	2.75	1.85	1.64	1.12	1.38				1.77
Active Listings	12	11	14	16	22	19	21	18	19				17
Under Contracts	6	8	19	25	28	29	26	21	20				20

Flashback! YTD 2025 vs YTD 2026

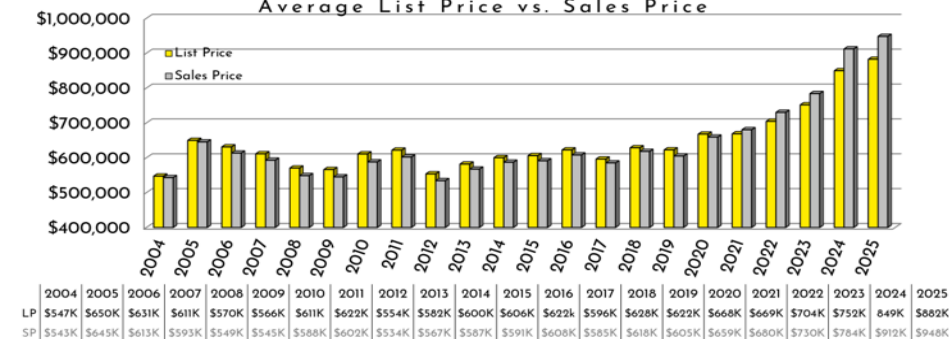
YTD	2025	2026	% Change
DOM	16	24	44.59%
Sales Price	\$959,568	\$1,029,204	7.26%
LP:SP	108.33%	107.50%	-0.77%
SP:AV	3.04	3.10	1.91%

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YTD	2025	2026	% Change
# Units Sold	101	98	-2.97%
Rate of Ab 3 Mo	1.42	1.82	27.72%
Actives	13	17	23.66%
Under Contracts	20	20	0.00%

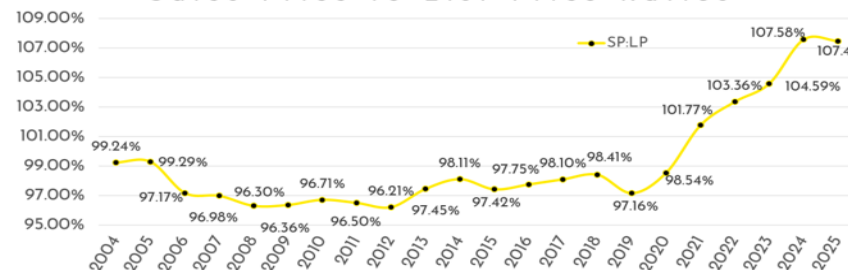
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

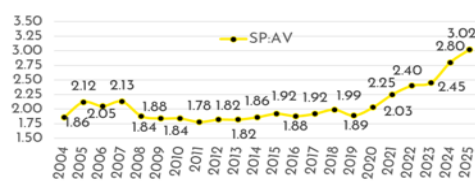


Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



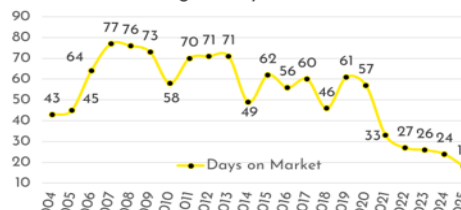
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

