Berkeley Heights

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	89 Park Edge B1 U3F	OneFloor	1	1.0	32	$269,900	$269,900	$267,500	99.11%	$113,100	2.37
2	37 Park Edge B1	OneFloor	2	1.0	7	$310,000	$310,000	$315,000	101.61%	$112,000	2.81
3	21 Oak Ridge Road	SplitLev	3	2.0	8	$760,000	$760,000	$760,000	100.00%	$299,200	2.54
4	14 Clover Court	TwnIntUn	3	2.1	53	$800,000	$800,000	$800,000	100.00%	$323,300	2.47
5	6 Clover Court	TwnIntUn	3	2.1	15	$769,000	$769,000	$810,000	105.33%	$323,300	2.51
6	298 Emerson Lane	Colonial	4	3.1	8	$850,000	$850,000	$870,000	102.35%	Free Acres	
7	14 Burlington Road	Ranch	3	3.0	14	$859,000	$859,000	$935,000	108.85%	$292,300	3.20
8	126 Wentworth Drive	Colonial	4	2.1	1	$1,075,000	$1,075,000	$1,200,000	111.63%	$387,100	3.10
9	35 Mercier Place	Ranch	3	2.2	21	$1,250,000	$1,250,000	$1,350,000	108.00%	Updated	
10	126 Emerson Lane	Colonial	5	6.1	19	$1,799,000	$1,799,000	$1,800,000	100.06%	New	
	AVERAGE				18	$874,190	$874,190	$910,750	103.69%		2.71

"Active" Listings in Berkeley Heights

Number of Units	14
Average List Price	$1,190,850
Average Days on Market	46

"Under Contract" Listings in Berkeley Heights

Number of Units	21
Average List Price	$1,013,567
Average Days on Market	29

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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	18			23
List Price	$822,254	$863,380	$748,667	$919,237	$954,100	$993,750	$986,200	$1,085,786	$1,030,330	$874,190			$950,709
Sales Price	$848,593	$899,780	$836,000	$962,515	$994,995	$1,078,925	$1,078,714	$1,199,429	$1,089,000	$910,750			$1,018,236
SP:LP%	102.17%	103.82%	110.44%	104.25%	106.38%	108.66%	109.12%	112.69%	105.27%	103.69%			107.14%
SP to AV	2.69	2.86	3.22	2.99	2.89	3.37	3.03	3.27	3.22	2.71			3.07
# Units Sold	11	5	6	8	10	20	14	14	10	10			108
3 Mo Rate of Ab	1.18	1.38	2.05	2.55	2.75	1.85	1.64	1.12	1.38	1.24			1.71
Active Listings	12	11	14	16	22	19	21	18	19	14			17
Under Contracts	6	8	19	25	28	29	26	21	20	21			20

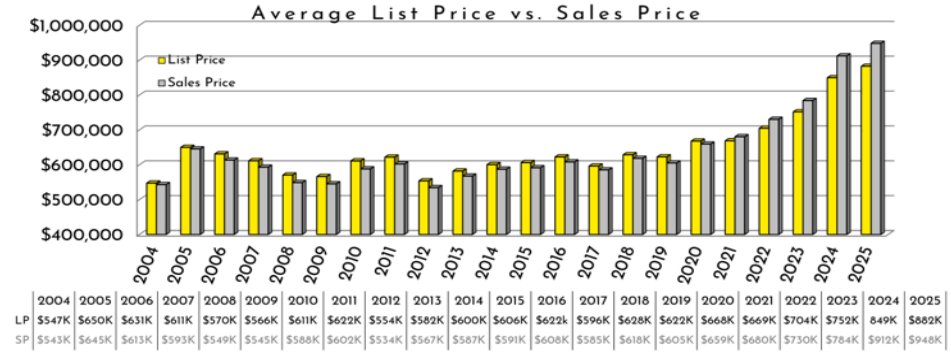
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	16	23	40.38%
Sales Price	$945,623	$1,018,236	7.68%
LP:SP	107.83%	107.14%	-0.64%
SP:AV	3.04	3.07	1.09%

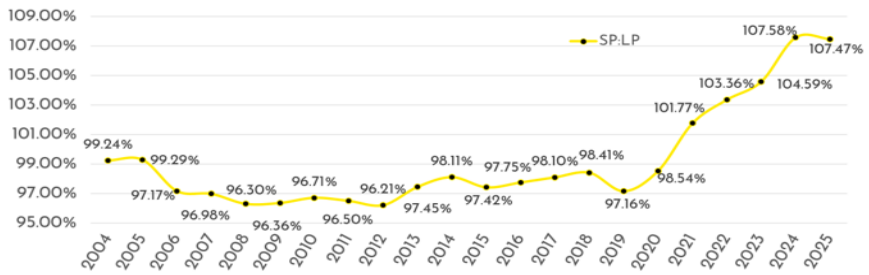
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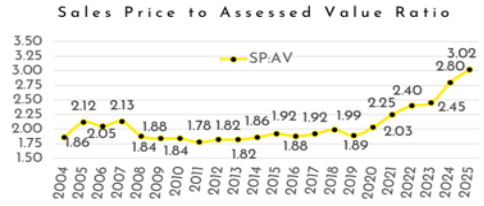
YTD	2025	2026	% Change
# Units Sold	118	108	-8.47%
Rate of Ab 3 Mo	1.39	1.71	23.58%
Actives	14	17	20.29%
Under Contracts	20	20	0.00%

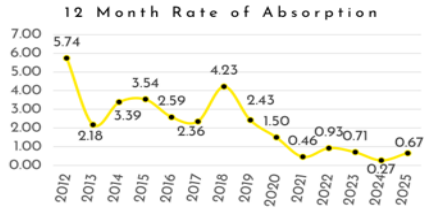
Berkeley Heights Yearly Market Trends

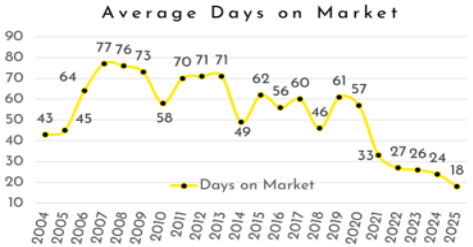


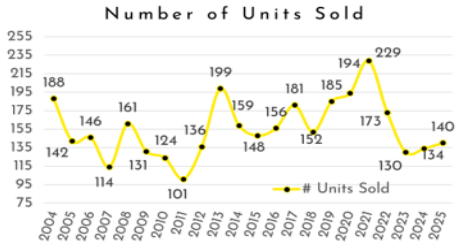
Berkeley Heights Yearly Market Trends











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