

Berkeley Heights

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	46 Snyder Avenue	Colonial	5	2.0	28	\$649,900	\$599,888	\$550,000	91.68%	\$220,600	2.49
2	35 La Secla Place	FixrUppr	4	2.1	8	\$599,000	\$599,000	\$650,000	108.51%	\$236,300	2.75
3	140 Briarwood Drive	Split Level	3	2.1	14	\$749,000	\$749,000	\$862,000	115.09%	\$278,200	3.10
4	230 Washington Street	Colonial	5	5.0	10	\$849,900	\$849,900	\$917,982	108.01%	Renovated	
5	92 Sawmill Drive	Split Level	4	2.1	40	\$950,000	\$950,000	\$977,000	102.84%	\$338,300	2.89
6	55 Grandview Avenue	Colonial	4	2.1	9	\$940,000	\$940,000	\$1,175,000	125.00%	\$405,800	2.90
7	154 Hillside Avenue	Colonial	5	4.0	22	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$579,200	2.68
AVERAGE					19	\$898,257	\$891,113	\$954,569	107.31%		2.80

"Active" Listings in Berkeley Heights

Number of Units: 10
 Average List Price: \$723,900
 Average Days on Market: 45

"Under Contract" Listings in Berkeley Heights

Number of Units: 30
 Average List Price: \$872,853
 Average Days on Market: 15

Berkeley Heights 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	57	19	33	19								33
List Price	\$931,224	\$878,874	\$855,143	\$902,520	\$891,113								\$890,670
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066	\$954,569								\$944,224
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%								106.19%
SP to AV	2.59	2.50	2.84	2.76	2.80								2.72
# Units Sold	4	8	7	15	7								41
3 Mo Rate of Ab	1.65	1.59	1.17	1.18	1.39								1.40
Active Listings	9	8	4	11	10								8
Under Contracts	11	18	21	15	30								19

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	30	33	9.40%
Sales Price	\$732,497	\$944,224	28.90%
LP:SP	103.95%	106.19%	2.15%
SP:AV	2.40	2.72	13.18%

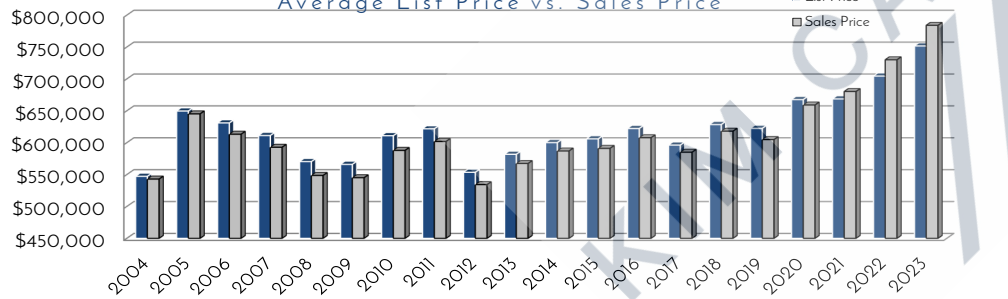
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	40	41	2.50%
Rate of Ab 3 Mo	1.56	1.40	-10.74%
Actives	13	8	-35.38%
Under Contracts	19	19	2.15%

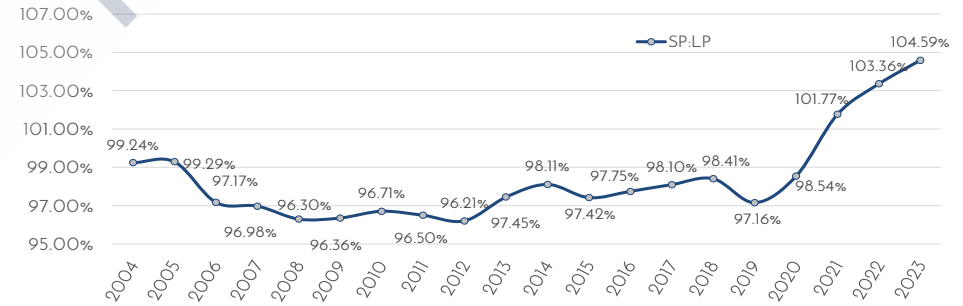
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

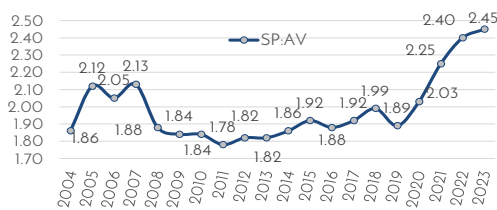


Berkeley Heights Yearly Market Trends

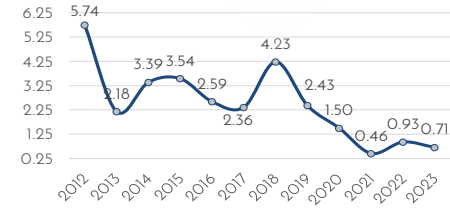
Sales Price to List Price Ratios



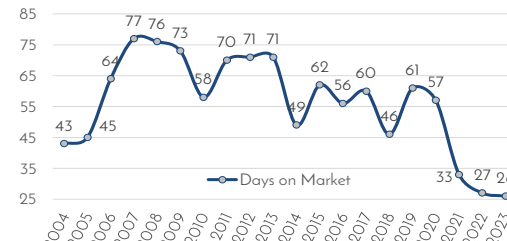
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

