

Berkeley Heights

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	585 Plainfield Avenue	CapeCod	2	1.1	0	\$375,000	\$375,000	\$375,000	100.00%	\$173,900	2.16
2	41 Putnam Avenue	Ranch	3	2.1	32	\$649,900	\$649,900	\$699,000	107.56%	Renovated	
3	6 Windsor Way	Ranch	4	3.0	73	\$699,000	\$679,000	\$700,000	103.09%	\$263,100	2.66
4	46 Meadowview Lane	TwndEndUn	3	2.1	19	\$650,000	\$650,000	\$703,000	108.15%	\$259,000	2.71
5	16 Brookside Lane	Colonial	4	2.1	14	\$699,000	\$699,000	\$805,000	115.16%	\$261,700	3.08
6	41 Robbins Avenue	Bi-Level	4	2.1	15	\$749,000	\$749,000	\$815,000	108.81%	\$288,200	2.83
7	31 Cromwell Court	Ranch	3	2.1	8	\$829,000	\$829,000	\$842,000	101.57%	\$266,600	3.16
8	90 Burlington Road	SplitLev	3	2.1	11	\$749,000	\$749,000	\$885,000	118.16%	\$351,500	2.52
9	339 River Bend Road	Custom	4	2.1	12	\$874,900	\$874,900	\$900,000	102.87%	\$267,100	3.37
10	70 Sutton Drive	SplitLev	4	2.1	9	\$849,000	\$849,000	\$905,000	106.60%	\$309,900	2.92
11	243 Sutton Drive	Bi-Level,	4	3.0	12	\$850,000	\$850,000	\$960,000	112.94%	\$291,100	3.30
12	43 Cambridge Drive	SplitLev	5	3.1	7	\$979,000	\$979,000	\$1,200,888	122.66%	Renovated	
13	69 Orchard Lane	Ranch	4	4.0	10	\$979,000	\$979,000	\$1,250,000	127.68%	\$388,300	3.22
14	2 Deerpath Lane	Colonial	4	2.2	15	\$985,000	\$985,000	\$1,251,234	127.03%	\$410,600	3.05
15	88 Sherbrook Drive	Custom	6	4.1	17	\$1,299,000	\$1,299,000	\$1,402,000	107.93%	\$445,600	3.15
16	111 Countryside Drive	Colonial	5	4.1	10	\$1,375,000	\$1,375,000	\$1,419,000	103.20%	\$469,200	3.02
17	16 Lee Lane	RanchExp	4	4.1	16	\$1,300,000	\$1,300,000	\$1,500,000	115.38%	\$510,000	2.94
18	88 Lenape Lane	Ranch	4	3.0	8	\$1,399,000	\$1,399,000	\$1,525,000	109.01%	\$460,400	3.31
19	47 Hillside Avenue	Colonial	5	3.0	12	\$1,529,000	\$1,529,000	\$1,530,000	100.07%	\$630,600	2.43
AVERAGE					16	\$937,832	\$936,779	\$1,035,112	110.41%		2.93

"Active" Listings in Berkeley Heights

Number of Units: 12
 Average List Price: \$870,242
 Average Days on Market: 74

"Under Contract" Listings in Berkeley Heights

Number of Units: 15
 Average List Price: \$760,520
 Average Days on Market: 25

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	12	15	16					23
List Price	\$931,224	\$878,874	\$855,143	\$902,520	\$891,113	\$898,350	\$803,865	\$936,779					\$885,262
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066	\$954,569	\$965,357	\$872,012	\$1,035,112					\$952,962
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%	107.67%	109.86%	110.41%					107.98%
SP to AV	2.59	2.50	2.84	2.76	2.80	2.71	2.94	2.93					2.81
# Units Sold	4	8	7	15	7	14	17	19					91
3 Mo Rate of Ab	1.65	1.59	1.17	1.18	1.39	1.29	1.46	0.72					1.31
Active Listings	9	8	4	11	10	14	16	12					11
Under Contracts	11	18	21	15	30	27	26	15					20

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	24	23	-5.27%
Sales Price	\$790,205	\$952,962	20.60%
LP:SP	104.77%	107.98%	3.07%
SP:AV	2.43	2.81	15.69%

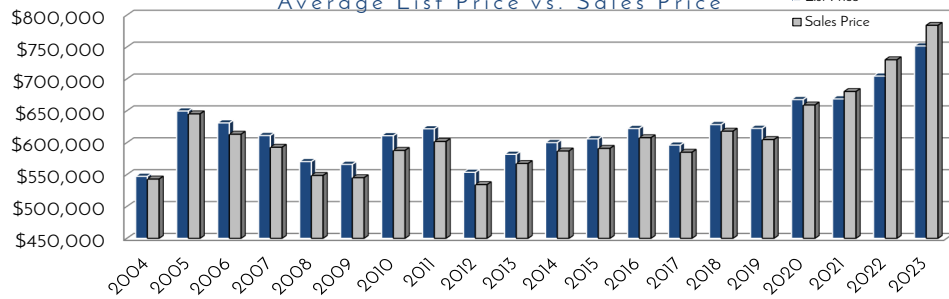
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	84	91	8.33%
Rate of Ab 3 Mo	1.53	1.31	-14.76%
Actives	15	11	-29.41%
Under Contracts	20	20	0.00%

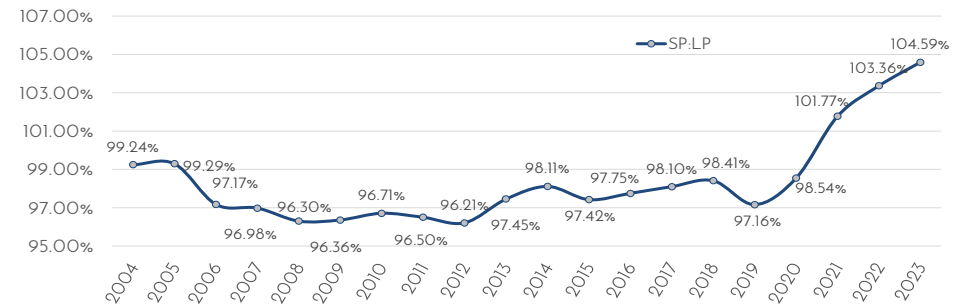
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

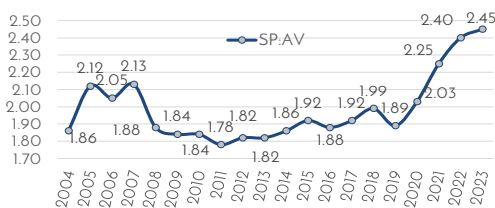


Berkeley Heights Yearly Market Trends

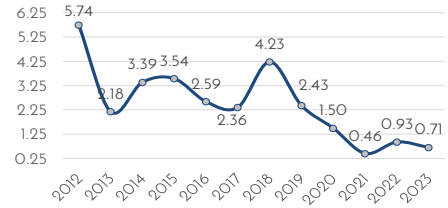
Sales Price to List Price Ratios



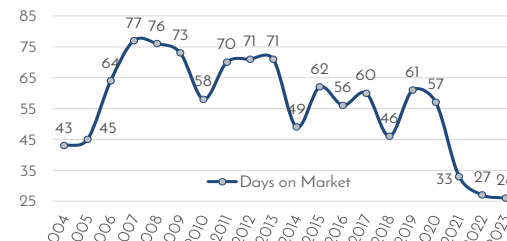
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

