

Berkeley Heights

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	312 Chaucer Drive	Ranch	4	2.0	15	\$639,000	\$639,000	\$646,000	101.10%	\$250,100	2.58
2	53 Meadowview Lane	TwnEndUn	3	2.1	29	\$679,900	\$679,900	\$680,000	100.01%	\$254,100	2.68
3	88 Forest Avenue	Ranch	3	2.0	15	\$659,000	\$659,000	\$726,000	110.17%	\$224,200	3.24
4	58 Hunterdon Boulevard	SplitLev	3	2.1	24	\$750,000	\$735,000	\$735,000	100.00%	\$329,300	2.23
5	6 Holly Glen Lane S	Ranch	3	2.1	14	\$725,000	\$699,000	\$775,000	110.87%	\$287,200	2.70
6	4 Branko Road	SplitLev	3	3.0	15	\$775,000	\$775,000	\$780,000	100.65%	\$371,000	2.10
7	209 Berkeley Avenue	Bi-Level	4	1.1	21	\$699,000	\$699,000	\$790,000	113.02%	\$257,100	3.07
8	15 Sutton Drive	SplitLev	4	2.1	8	\$849,900	\$849,900	\$962,000	113.19%	\$284,400	3.38
9	439 Plainfield Avenue	Contemp	4	3.1	105	\$1,350,000	\$1,150,000	\$1,125,000	97.83%	Renovated	
10	151 Lorraine Drive	Ranch	4	3.0	11	\$985,000	\$985,000	\$1,200,000	121.83%	\$363,300	3.30
11	2 Holly Mews	Colonial	5	3.1	112	\$1,550,000	\$1,450,000	\$1,470,000	101.38%	\$676,900	2.17
AVERAGE					34	\$878,345	\$847,345	\$899,000	106.37%		2.75

"Active" Listings in Berkeley Heights

Number of Units: 1
 Average List Price: \$799,900
 Average Days on Market: 17

"Under Contract" Listings in Berkeley Heights

Number of Units: 10
 Average List Price: \$804,200
 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	12	15	16	27	31	12	34	24
List Price	\$931,224	\$878,874	\$855,143	\$902,520	\$891,113	\$898,350	\$803,865	\$936,779	\$829,982	\$723,787	\$659,000	\$847,345	\$849,405
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066	\$954,569	\$965,357	\$872,012	\$1,035,112	\$853,538	\$922,568	\$726,667	\$899,000	\$911,861
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%	107.67%	109.86%	110.41%	103.35%	108.71%	108.68%	106.37%	107.58%
SP to AV	2.59	2.50	2.84	2.76	2.80	2.71	2.94	2.93	2.73	2.63	2.93	2.75	2.80
# Units Sold	4	8	7	15	7	14	17	19	11	15	6	11	134
3 Mo Rate of Ab	1.65	1.59	1.17	1.18	1.39	1.29	1.46	0.72	0.80	0.73	0.47	0.00	1.04
Active Listings	9	8	4	11	10	14	16	12	11	8	4	1	9
Under Contracts	11	18	21	15	30	27	26	15	15	11	17	10	18

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	24	-6.00%
Sales Price	\$783,954	\$911,861	16.32%
LP:SP	104.59%	107.58%	2.86%
SP:AV	2.45	2.80	14.52%

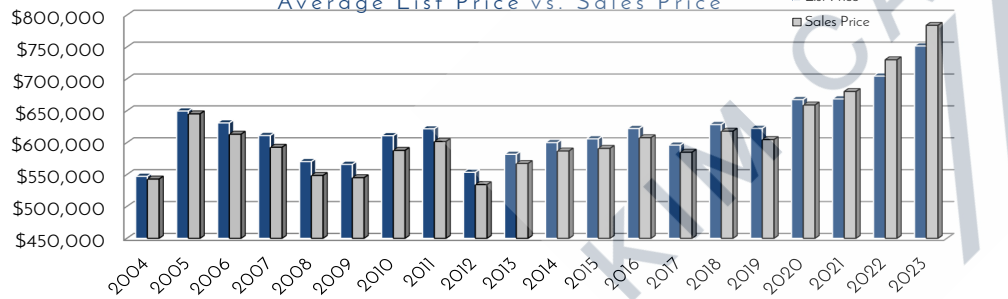
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	130	134	3.08%
Rate of Ab 3 Mo	1.28	1.04	-18.63%
Actives	14	9	-34.15%
Under Contracts	18	18	0.00%

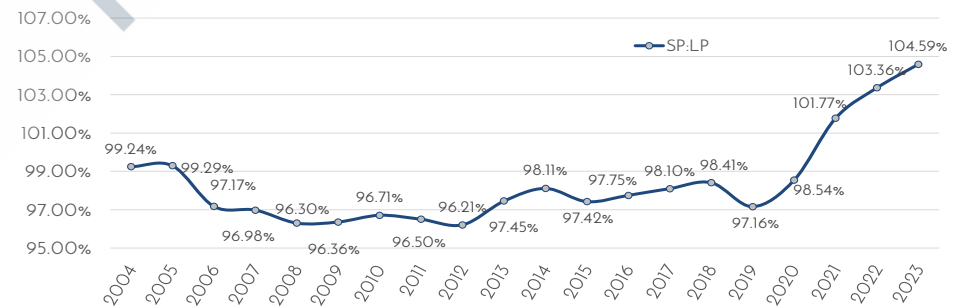
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

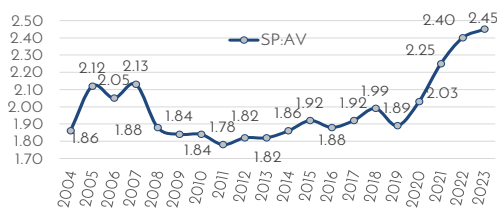


Berkeley Heights Yearly Market Trends

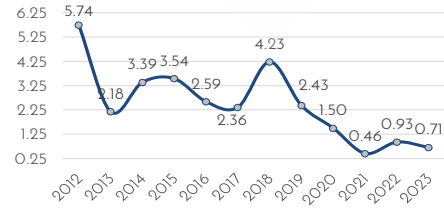
Sales Price to List Price Ratios



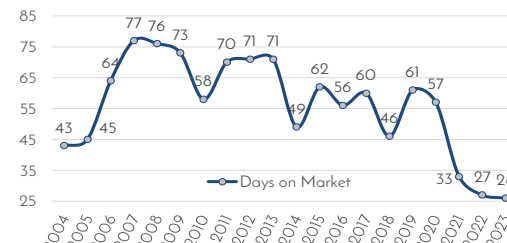
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

