

Berkeley Heights

July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	730 Plainfield Avenue	Colonial	3	1.1	14	\$539,900	\$539,900	\$500,000	92.61%	\$204,400	2.45
2	57 Brookside Lane	Custom	3	2.0	12	\$599,000	\$599,000	\$604,000	100.83%	\$229,300	2.63
3	106 Mountain Avenue	CapeCod	4	2.0	9	\$549,000	\$549,000	\$632,000	115.12%	\$235,600	2.68
4	24 River Bend Road	CapeCod	3	3.0	15	\$679,000	\$679,000	\$727,500	107.14%	\$249,700	2.91
5	58 Twin Falls Road	Colonial	3	1.1	9	\$610,000	\$610,000	\$740,000	121.31%	\$243,900	3.03
6	10 Cambridge Drive	Ranch	3	2.1	8	\$650,000	\$650,000	\$750,000	115.38%	\$277,400	2.70
7	110 Sutton Drive	SplitLev	3	2.1	12	\$695,000	\$695,000	\$757,000	108.92%	\$284,700	2.66
8	67 Martins Lane	Ranch	3	2.0	18	\$649,000	\$649,000	\$770,000	118.64%	\$254,500	3.03
9	48 Hunterdon Boulevard	Ranch	3	2.1	9	\$679,000	\$679,000	\$815,000	120.03%	\$316,300	2.58
10	31 Evergreen Drive	Ranch	3	2.0	11	\$729,900	\$729,900	\$815,000	111.66%	\$268,100	3.04
11	114 Timber Drive	Ranch	3	2.0	14	\$719,900	\$719,900	\$860,250	119.50%	\$309,800	2.78
12	34 Webster Drive	SplitLev	4	2.1	7	\$785,000	\$785,000	\$881,000	112.23%	\$295,600	2.98
13	19 Orchard Lane	CapeCod	4	2.1	6	\$779,000	\$779,000	\$951,000	122.08%	\$295,600	3.22
14	373 Emerson Lane	Colonial	5	3.1	21	\$1,148,000	\$1,148,000	\$1,112,500	96.91%	\$353,900	3.14
15	686 Mountain Avenue	Custom	5	3.1	18	\$1,145,000	\$1,145,000	\$1,227,250	107.18%	\$310,500	3.95
16	68 Runnymede Road	Colonial	5	4.1	1	\$1,330,000	\$1,330,000	\$1,330,000	100.00%	\$399,900	3.33
17	37 Brambling Road	TwnIntUn	4	4.1	65	\$1,376,005	\$1,379,005	\$1,351,705	98.02%	New	
AVERAGE					15	\$803,689	\$803,865	\$872,012	109.86%		2.94

"Active" Listings in Berkeley Heights

Number of Units: 16
 Average List Price: \$819,556
 Average Days on Market: 53

"Under Contract" Listings in Berkeley Heights

Number of Units: 26
 Average List Price: \$885,604
 Average Days on Market: 18

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						25
List Price	\$931,224	\$878,874	\$855,143	\$902,520	\$891,113	\$898,350	\$803,865						\$871,668
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066	\$954,569	\$965,357	\$872,012						\$931,283
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%	107.67%	109.86%						107.34%
SP to AV	2.59	2.50	2.84	2.76	2.80	2.71	2.94						2.78
# Units Sold	4	8	7	15	7	14	17						72
3 Mo Rate of Ab	1.65	1.59	1.17	1.18	1.39	1.29	1.46						1.39
Active Listings	9	8	4	11	10	14	16						10
Under Contracts	11	18	21	15	30	27	26						21

Flashback! YTD 2023 vs YTD 2024

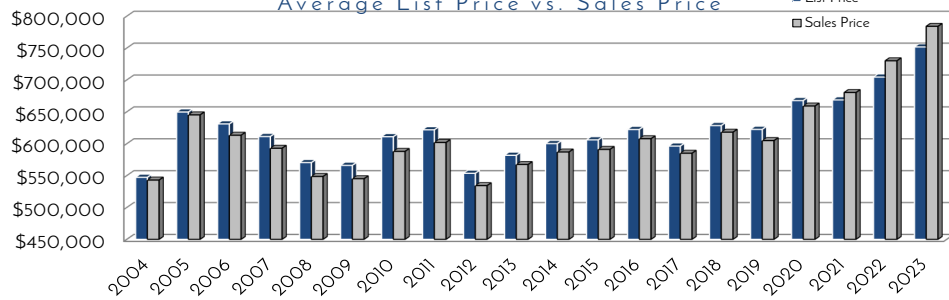
YTD	2023	2024	% Change
DOM	25	25	0.00%
Sales Price	\$762,040	\$931,283	22.21%
LP:SP	105.06%	107.34%	2.17%
SP:AV	2.42	2.78	14.69%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	67	72	7.46%
Rate of Ab 3 Mo	1.61	1.39	-13.74%
Actives	15	10	-31.43%
Under Contracts	20	21	5.71%

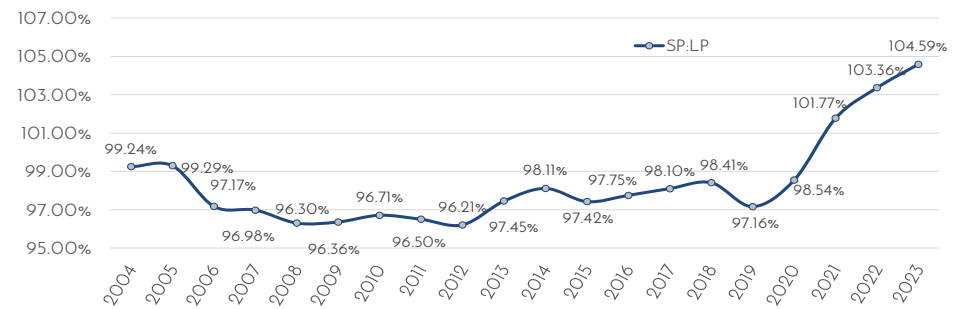
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

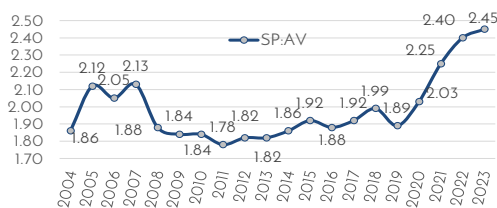


Berkeley Heights Yearly Market Trends

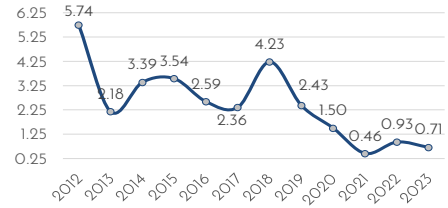
Sales Price to List Price Ratios



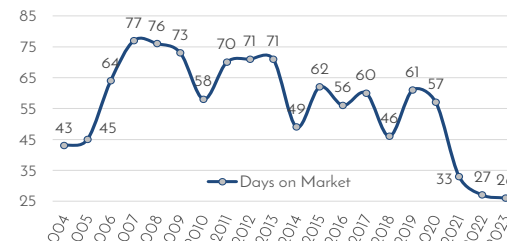
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

