

Berkeley Heights

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	179 Berkeley Avenue	Colonial	3	1.1	12	\$475,000	\$475,000	\$485,000	102.11%	\$173,300	2.80
2	14 Whispering Way	MultiFlr	3	2.1	8	\$599,900	\$599,900	\$685,000	114.19%	\$280,400	2.44
3	183 Countryside Drive	Ranch	3	2.0	13	\$729,000	\$729,000	\$755,000	103.57%	\$449,400	1.68
4	200 Sherman Avenue South	TwnEndUn	4	2.1	21	\$749,000	\$749,000	\$780,000	104.14%	\$284,900	2.74
5	113 Hamilton Avenue	Ranch	3	2.0	9	\$699,000	\$699,000	\$809,000	115.74%	\$277,700	2.91
6	31 Deepdale Drive	Ranch	3	2.0	13	\$789,000	\$789,000	\$820,000	103.93%	\$306,800	2.67
7	15 Swenson Circle	Colonial	4	2.1	16	\$925,000	\$925,000	\$865,000	93.51%	\$402,000	2.15
8	8 Powderhorn Way	Colonial	4	2.1	8	\$899,000	\$899,000	\$925,000	102.89%	\$318,500	2.90
9	38 Hunterdon Boulevard	Colonial	3	2.1	10	\$899,000	\$899,000	\$930,000	103.45%	\$379,900	2.45
10	5 Orchard Lane	Colonial	5	3.0	7	\$779,000	\$779,000	\$940,000	120.67%	\$314,100	2.99
11	113 Briarwood Drive W	SplitLev	4	2.1	13	\$839,000	\$839,000	\$951,000	113.35%	\$284,800	3.34
12	221 Lorraine Drive	Colonial	4	2.1	10	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$416,600	3.12
13	1 Peacock Lnane	TwnEndUn	4	4.1	24	\$1,649,995	\$1,649,995	\$1,595,000	96.67%	Condo	
14	21 Middle Way	RanchExp	4	4.2	10	\$1,395,000	\$1,395,000	\$1,675,000	120.07%	\$550,100	3.04
AVERAGE					12	\$898,350	\$898,350	\$965,357	107.67%		2.71

"Active" Listings in Berkeley Heights

Number of Units: 14
 Average List Price: \$774,413
 Average Days on Market: 51

"Under Contract" Listings in Berkeley Heights

Number of Units: 27
 Average List Price: \$893,059
 Average Days on Market: 14

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							28
List Price	\$931,224	\$878,874	\$855,143	\$902,520	\$891,113	\$898,350							\$892,625
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066	\$954,569	\$965,357							\$949,603
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%	107.67%							106.56%
SP to AV	2.59	2.50	2.84	2.76	2.80	2.71							2.72
# Units Sold	4	8	7	15	7	14							55
3 Mo Rate of Ab	1.65	1.59	1.17	1.18	1.39	1.29							1.38
Active Listings	9	8	4	11	10	14							9
Under Contracts	11	18	21	15	30	27							20

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	28	7.68%
Sales Price	\$740,687	\$949,603	28.21%
LP:SP	105.03%	106.56%	1.46%
SP:AV	2.47	2.72	10.04%

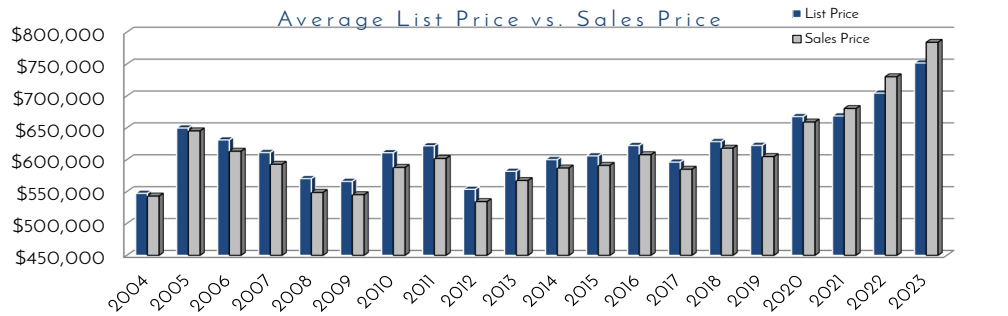
Prominent Properties

Sotheby's
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YTD	2023	2024	% Change
# Units Sold	53	55	3.77%
Rate of Ab 3 Mo	1.61	1.38	-14.39%
Actives	14	9	-33.33%
Under Contracts	20	20	3.39%

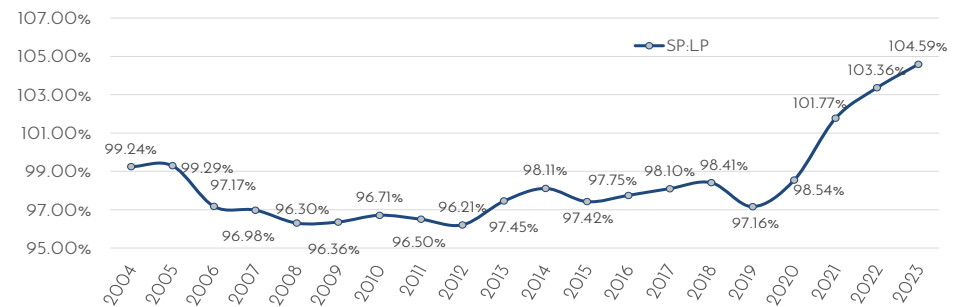
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

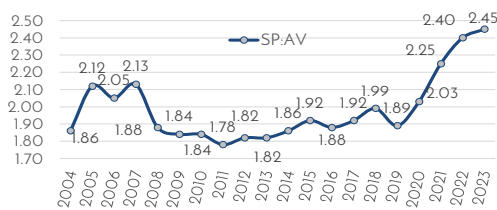


Berkeley Heights Yearly Market Trends

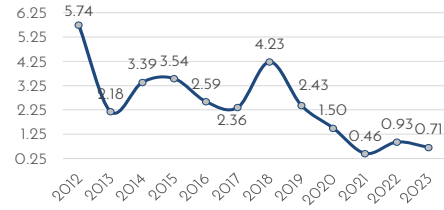
Sales Price to List Price Ratios



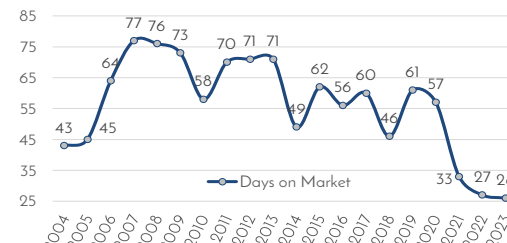
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

