

# Berkeley Heights

## November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	21 Wren Court	FirstFlr	1	1.0	13	\$289,000	\$289,000	\$310,000	107.27%	\$101,300	3.06
2	14 Cottage Court	TwnIntUn	2	2.1	14	\$450,000	\$450,000	\$485,000	107.78%	\$204,800	2.37
3	58 Springholm Drive	TwnIntUn	3	2.1	9	\$465,000	\$465,000	\$490,000	105.38%	\$190,100	2.58
4	187 Emerson Lane	Colonial	4	1.2	11	\$775,000	\$775,000	\$775,000	100.00%	\$273,100	2.84
5	41 Janet Lane	SplitLev	4	2.1	14	\$825,000	\$825,000	\$925,000	112.12%	\$257,100	3.60
6	54 Rutherford Road	Colonial	4	2.1	8	\$1,150,000	\$1,150,000	\$1,375,000	119.57%	\$441,800	3.11
AVERAGE					12	\$659,000	\$659,000	\$726,667	108.68%		2.93

### "Active" Listings in Berkeley Heights

Number of Units: 4  
 Average List Price: \$955,750  
 Average Days on Market: 61

### "Under Contract" Listings in Berkeley Heights

Number of Units: 17  
 Average List Price: \$851,165  
 Average Days on Market: 27

# 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		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		\$849,589
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		\$913,012
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%	107.67%	109.86%	110.41%	103.35%	108.71%	108.68%		107.69%
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		2.81
# Units Sold	4	8	7	15	7	14	17	19	11	15	6		123
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		1.13
Active Listings	9	8	4	11	10	14	16	12	11	8	4		10
Under Contracts	11	18	21	15	30	27	26	15	15	11	17		19

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27	24	-11.35%
Sales Price	\$788,315	\$913,012	15.82%
LP:SP	104.53%	107.69%	3.02%
SP:AV	2.44	2.81	14.87%

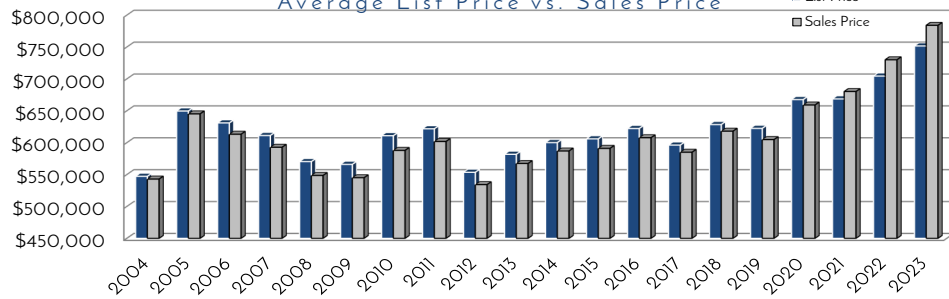
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	124	123	-0.81%
Rate of Ab 3 Mo	1.32	1.13	-14.32%
Actives	14	10	-30.97%
Under Contracts	19	19	0.00%

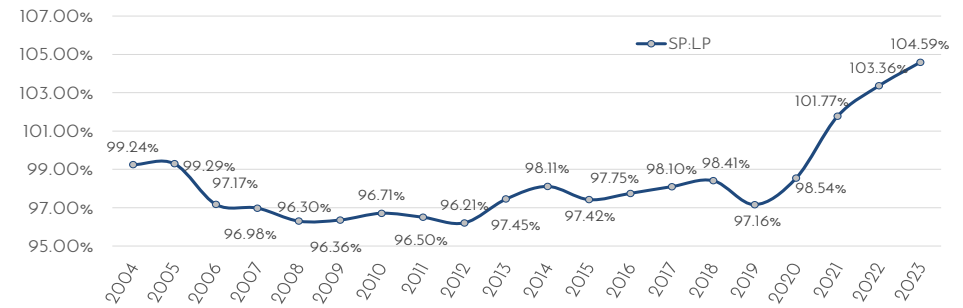
## Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

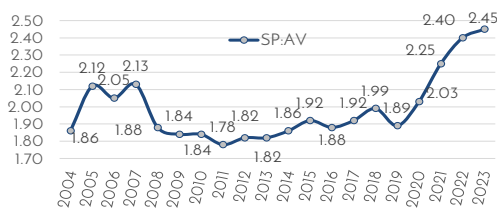


## Berkeley Heights Yearly Market Trends

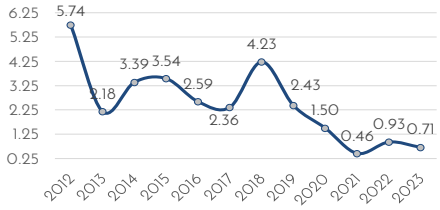
Sales Price to List Price Ratios



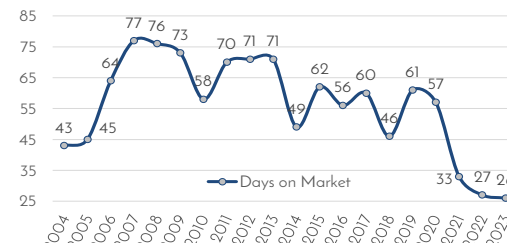
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

