

Berkeley Heights

October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	35 Park Edge	TwnEndUn	2	2.0	20	\$420,000	\$420,000	\$415,000	98.81%	\$169,700	2.45
2	24 Park Edge	TwnEndUn	2	2.0	137	\$450,000	\$450,000	\$450,000	100.00%	\$166,500	2.70
3	8 Paula Way	TwnIntUn	2	2.1	13	\$480,000	\$480,000	\$509,000	106.04%	\$217,300	2.34
4	76 Springholm Drive	TwnIntUn	2	2.1	12	\$424,900	\$424,900	\$510,000	120.03%	\$197,900	2.58
5	06 Berkeley Square	TwnEndUn	3	2.1	28	\$574,000	\$549,000	\$540,000	98.36%	\$240,600	2.24
6	104 Cornell Avenue	Ranch	3	1.0	13	\$599,900	\$599,900	\$670,000	111.69%	\$209,200	3.20
7	117 Berkshire Drive	Colonial	4	1.1	22	\$600,000	\$600,000	\$715,000	119.17%	\$289,300	2.47
8	8 Clover Court	TwnEndUn	3	2.1	11	\$650,000	\$650,000	\$755,000	116.15%	\$329,300	2.29
9	89 Timber Drive	Ranch	3	2.1	20	\$699,000	\$699,000	\$775,000	110.87%	\$303,200	2.56
10	4 Janet Lane	SplitLev	4	2.1	72	\$899,000	\$899,000	\$920,000	102.34%	\$320,700	2.87
11	186 Wentworth Drive	Colonial	4	2.1	15	\$899,000	\$899,000	\$962,000	107.01%	\$376,700	2.55
12	48 Baker Avenue	Colonial	4	3.0	64	\$998,000	\$998,000	\$985,000	98.70%	Renovated	
13	91 Crest Drive	Ranch	3	2.1	10	\$989,000	\$989,000	\$1,150,000	116.28%	\$417,000	2.76
14	82 Delmore Avenue	Colonial	5	3.1	14	\$1,099,000	\$1,099,000	\$1,175,000	106.92%	\$388,100	3.03
15	44 Rutherford Road	Colonial	4	2.1	14	\$1,100,000	\$1,100,000	\$1,301,000	118.27%	\$462,900	2.81
AVERAGE					31	\$725,453	\$723,787	\$788,800	108.71%		2.63

"Active" Listings in Berkeley Heights

Number of Units: 8
 Average List Price: \$821,000
 Average Days on Market: 61

"Under Contract" Listings in Berkeley Heights

Number of Units: 11
 Average List Price: \$779,891
 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	27	31			24
List Price	\$931,224	\$878,874	\$855,143	\$902,520	\$891,113	\$898,350	\$803,865	\$936,779	\$829,982	\$723,787			\$859,363
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066	\$954,569	\$965,357	\$872,012	\$1,035,112	\$853,538	\$922,568			\$922,568
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%	107.67%	109.86%	110.41%	103.35%	108.71%			107.64%
SP to AV	2.59	2.50	2.84	2.76	2.80	2.71	2.94	2.93	2.73	2.63			2.80
# Units Sold	4	8	7	15	7	14	17	19	11	15			117
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			1.20
Active Listings	9	8	4	11	10	14	16	12	11	8			10
Under Contracts	11	18	21	15	30	27	26	15	15	11			19

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27	24	-9.85%
Sales Price	\$792,767	\$922,568	16.37%
LP:SP	104.49%	107.64%	3.01%
SP:AV	2.43	2.80	15.43%

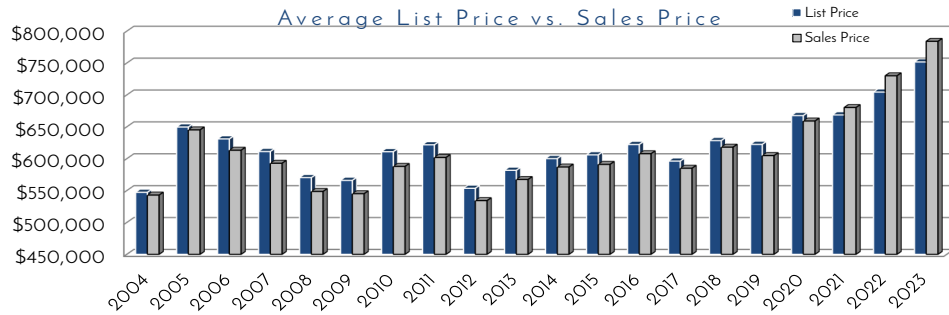
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	114	117	2.63%
Rate of Ab 3 Mo	1.37	1.20	-12.81%
Actives	14	10	-27.97%
Under Contracts	20	19	-5.50%

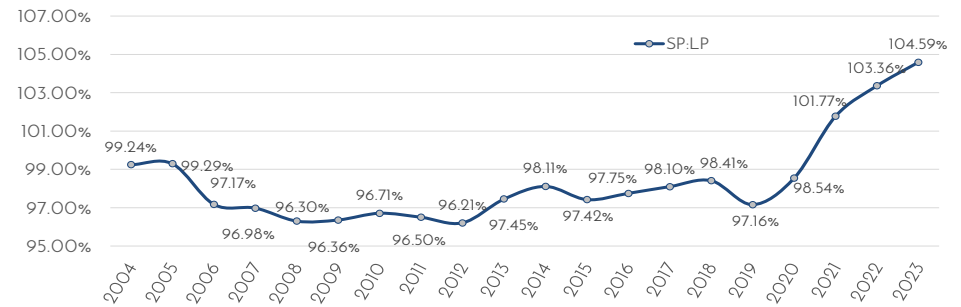
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

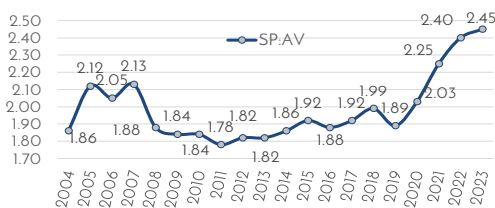


Berkeley Heights Yearly Market Trends

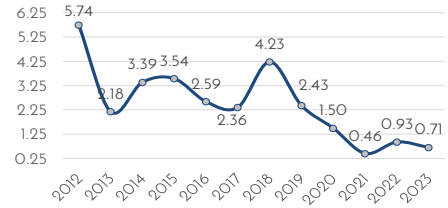
Sales Price to List Price Ratios



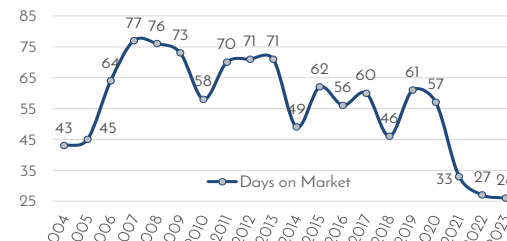
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

