

Berkeley Heights

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1 Whispering Way E U1	TwndEndUn	3	2.1	34	\$684,900	\$684,900	\$672,000	98.12%	\$280,500	2.40
2	105 Mountain Avenue	SplitLev	3	2.1	23	\$699,000	\$649,000	\$675,000	104.01%	\$264,500	2.55
3	246 Sutton Drive	SplitLev	3	2.1	15	\$749,000	\$749,000	\$825,000	110.15%	\$290,100	2.84
4	5 Whitney Drive	SplitLev	3	2.1	7	\$795,000	\$795,000	\$916,000	115.22%	\$293,400	3.12
5	28 Berkshire Drive	SplitLev	4	2.1	14	\$899,000	\$899,000	\$1,025,000	114.02%	\$328,100	3.12
6	214 Snyder Avenue	Ranch	4	4.0	15	\$949,000	\$949,000	\$1,100,000	115.91%	\$397,700	2.77
7	105 Grassman Place	Colonial	5	2.1	13	\$1,399,000	\$1,399,000	\$1,450,000	103.65%	\$485,000	2.99
AVERAGE					17	\$882,129	\$874,986	\$951,857	108.72%		2.83

"Active" Listings in Berkeley Heights

Number of Units: 12
Average List Price: \$1,045,500
Average Days on Market: 19

"Under Contract" Listings in Berkley Heights

Number of Units: 17
Average List Price: \$859,559
Average Days on Market: 13

Berkeley Heights 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	22	17										17
List Price	\$804,200	\$951,600	\$874,986										\$851,085
Sales Price	\$860,039	\$1,034,150	\$951,857										\$918,292
SP:LP%	106.99%	107.63%	108.72%										107.69%
SP to AV	3.06	3.09	2.83										2.98
# Units Sold	10	3	7										20
3 Mo Rate of Ab	0.46	1.43	1.95										1.28
Active Listings	3	10	12										8
Under Contracts	6	9	17										11

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	38	17	-55.36%
Sales Price	\$899,485	\$918,292	2.09%
LP:SP	102.58%	107.69%	4.99%
SP:AV	2.64	2.98	12.90%

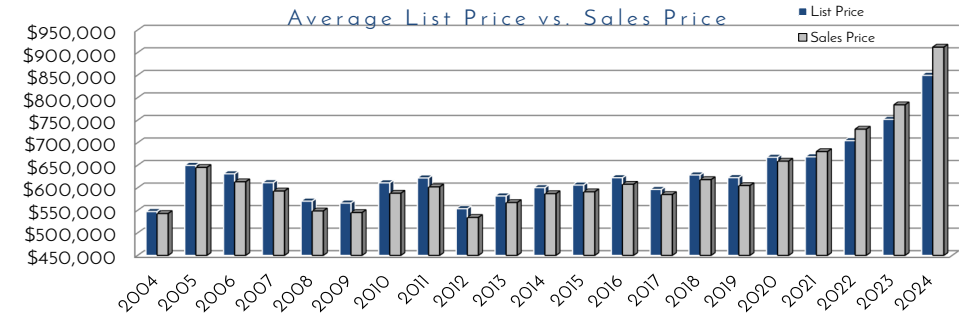
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	19	20	5.26%
Rate of Ab 3 Mo	1.47	1.28	-12.93%
Actives	7	8	19.05%
Under Contracts	17	11	-36.00%

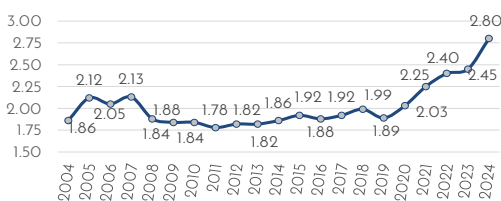
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

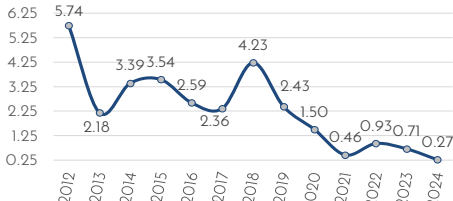


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP \$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K
SP \$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K	\$602K	\$534K	\$567K	\$587K	\$591K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K

Sales Price to Assessed Value Ratio



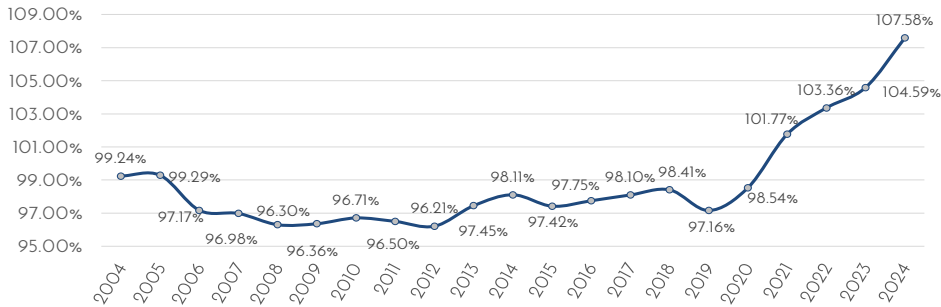
12 Month Rate of Absorption



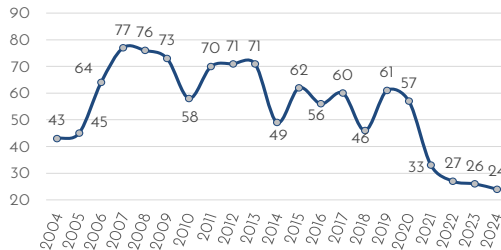
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

