

Berkeley Heights

April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Park Edge	TwnIntUn	2	2.0	7	\$349,000	\$349,000	\$369,000	105.73%	\$168,200	2.19
2	241 Emerson Lane	Ranch	2	1.0	167	\$436,900	\$378,200	\$372,000	98.36%		
3	362 Emerson Lane	Ranch	3	2.0	13	\$399,999	\$399,999	\$425,000	106.25%	\$109,800	3.87
4	1089 Mountain Avenue	Colonial	3	2.0	158	\$549,900	\$499,900	\$440,000	88.02%	\$274,500	1.60
5	473 Plainfield Avenue	CapeCod	4	1.1	8	\$412,000	\$412,000	\$475,000	115.29%	\$203,400	2.34
6	58 Greenbriar Drive	Bi-Level	4	2.1	7	\$599,900	\$599,900	\$634,500	105.77%	\$260,500	2.44
7	37 Mea Drive	RanchRas	3	2.1	29	\$648,900	\$648,900	\$635,000	97.86%	\$260,100	2.44
8	80 Ferndale Drive	Bi-Level	4	2.1	17	\$654,700	\$654,700	\$660,000	100.81%	\$255,300	2.59
9	9 Maple Avenue	Split Level	4	3.1	12	\$725,000	\$725,000	\$825,000	113.79%	\$307,600	2.68
10	101 Columbia Avenue	Colonial	5	3.0	20	\$850,000	\$850,000	\$857,000	100.82%	\$315,900	2.71
11	169 Emerson Lane	Colonial	5	3.0	52	\$1,169,999	\$1,169,999	\$1,169,999	100.00%		
12	24 Highland Circle	Colonial	5	2.1	15	\$1,099,000	\$1,099,000	\$1,216,000	110.65%	\$501,200	2.43
13	553 Plainfield Avenue	Colonial	6	4.1	5	\$1,595,000	\$1,595,000	\$1,600,000	100.31%		
AVERAGE					39	\$730,023	\$721,661	\$744,500	103.36%		2.53

"Active" Listings in Berkeley Heights

Number of Units: 22
 Average List Price: \$863,164
 Average Days on Market: 29

"Under Contract" Listings in Berkeley Heights

Number of Units: 32
 Average List Price: \$821,728
 Average Days on Market: 17

Berkeley Heights 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	41	41	29	39									37
List Price	\$649,111	\$593,975	\$628,778	\$721,661									\$657,735
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500									\$678,524
SP:LP%	102.32%	99.90%	104.01%	103.36%									102.57%
SP to AV	2.38	2.09	2.22	2.53									2.32
# Units Sold	7	8	9	13									37
3 Mo Rate of Ab	0.63	0.69	1.80	2.12									1.31
Active Listings	13	7	14	22									14
Under Contracts	13	21	26	32									23

Flashback! YTD 2021 vs YTD 2022

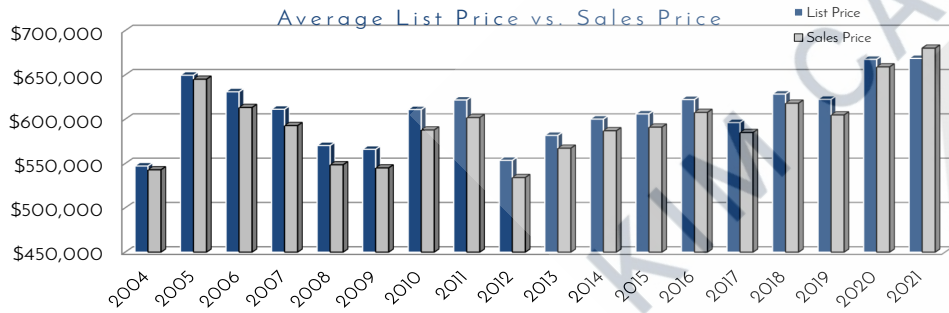
YTD	2021	2022	% Change
DOM	45	37	-16.32%
Sales Price	\$649,113	\$678,524	4.53%
LP:SP	99.88%	102.57%	2.69%
SP:AV	2.12	2.32	9.05%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	63	37	-41.27%
Rate of Ab 3 Mo	1.84	2.12	15.22%
Actives	28	22	-21.43%
Under Contracts	54	32	-40.74%

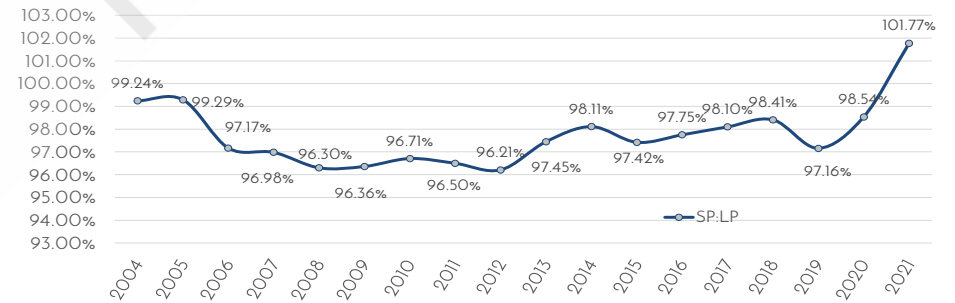
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price



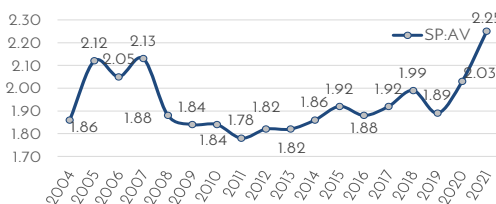
Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios

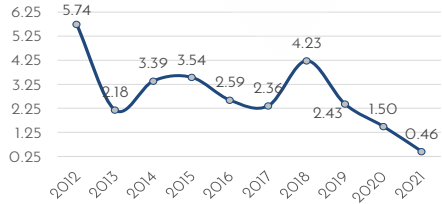


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955	\$591,058
2016	\$622,208	\$607,711
2017	\$596,167	\$584,960
2018	\$628,361	\$618,031
2019	\$622,405	\$604,799
2020	\$667,547	\$659,029
2021	\$668,573	\$680,158

Sales Price to Assessed Value Ratio

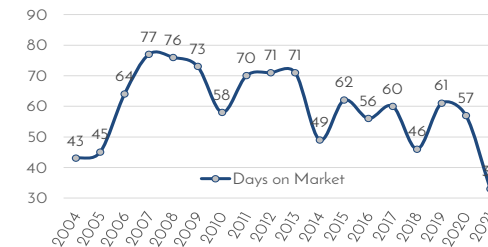


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

