

# Berkeley Heights

## August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	42 Springholm Drive	TwnIntUn	3	2.1	40	\$469,000	\$459,000	\$430,000	93.68%	\$190,100	2.26
2	39 Stewart Lane	Ranch	3	1.1	13	\$449,000	\$449,000	\$449,000	100.00%	\$231,800	1.94
3	458 Park Avenue	Ranch	3	2.0	124	\$475,000	\$475,000	\$450,000	94.74%	\$225,000	2.00
4	9 Meadowview Lane	TwnEndUn	2	2.1	11	\$550,000	\$550,000	\$555,000	100.91%	\$231,800	2.39
5	93 Cromwell Court	Ranch	3	2.0	9	\$599,900	\$599,900	\$625,000	104.18%	\$240,100	2.60
6	216 Chaucer Drive	Split Level	4	2.1	67	\$699,000	\$659,000	\$650,000	98.63%	\$296,500	2.19
7	63 Evergreen Drive	Ranch	3	2.0	44	\$649,000	\$649,000	\$650,000	100.15%	\$279,900	2.32
8	704 Plainfield Avenue	Colonial	4	2.2	31	\$675,000	\$675,000	\$650,000	96.30%	\$288,700	2.25
9	94 Twin Falls Road	CapeCod	4	2.0	14	\$649,900	\$649,900	\$665,000	102.32%	\$235,700	2.82
10	863 Mountain Avenue	Ranch	4	3.0	6	\$699,000	\$699,000	\$701,000	100.29%	\$263,800	2.66
11	17 Elm Place	Custom	4	3.0	36	\$749,000	\$749,000	\$732,500	97.80%		
12	160 Springfield Avenue	Tudor	4	3.1	39	\$750,000	\$750,000	\$740,000	98.67%	\$375,700	1.97
13	116 Twin Falls Road	Colonial	3	2.0	13	\$649,000	\$649,000	\$762,000	117.41%	\$264,300	2.88
14	53 Balmoral Drive	Custom	5	2.1	16	\$850,000	\$795,000	\$810,000	101.89%	\$340,700	2.38
15	154 Dogwood Lane	Colonial	4	3.0	55	\$999,900	\$949,900	\$950,000	100.01%	\$381,100	2.49
16	45 Overhill Way	Colonial	4	3.1	14	\$899,000	\$899,000	\$950,000	105.67%	\$440,400	2.16
17	33 Cambridge Drive	Ranch	4	2.0	15	\$850,000	\$850,000	\$954,000	112.24%	\$340,200	2.80
18	81 Hillside Avenue	Colonial	4	3.1	11	\$959,000	\$959,000	\$975,000	101.67%	\$405,000	2.41
19	141 Lorraine Drive	Colonial	4	2.1	8	\$929,000	\$929,000	\$1,063,000	114.42%	\$375,500	2.83
20	75 Murray Hill Boulevard	Colonial	5	2.1	14	\$975,000	\$975,000	\$1,076,000	110.36%	\$524,500	2.05
21	20 Dorset Road	Colonial	4	2.1	8	\$949,000	\$949,000	\$1,112,000	117.18%	\$412,900	2.69
22	6 Maple Avenue	Colonial	4	2.2	8	\$1,095,000	\$1,095,000	\$1,125,000	102.74%		
AVERAGE					27	\$753,123	\$746,077	\$776,114	103.24%		2.41

### "Active" Listings in Berkeley Heights

Number of Units:	13
Average List Price:	\$671,598
Average Days on Market:	70

### "Under Contract" Listings in Berkeley Heights

Number of Units:	29
Average List Price:	\$728,097
Average Days on Market:	31

# 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	16	15	26	27					27
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100	\$745,333	\$686,033	\$746,077					\$707,172
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539	\$791,639	\$722,041	\$776,114					\$740,209
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%	105.80%	105.19%	103.24%					104.28%
SP to AV	2.38	2.09	2.22	2.53	2.56	2.33	2.42	2.41					2.39
# Units Sold	7	8	9	13	13	18	27	22					117
3 Mo Rate of Ab	0.63	0.69	1.80	2.12	2.65	1.93	1.24	0.86					1.49
Active Listings	13	7	14	22	25	27	23	13					18
Under Contracts	13	21	26	32	44	39	30	29					29

## Flashback! YTD 2021 vs YTD 2022

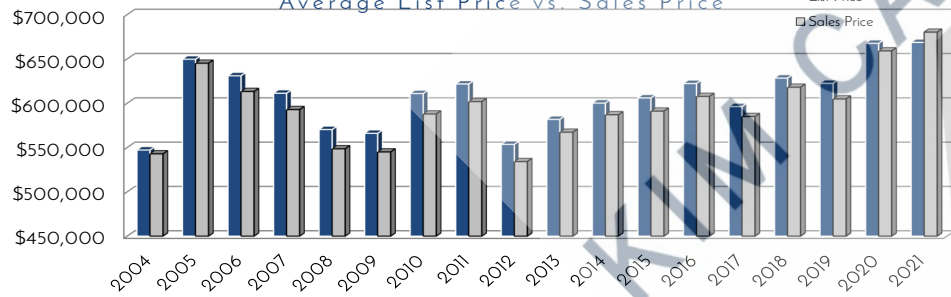
YTD	2021	2022	% Change
DOM	33	27	-17.41%
Sales Price	\$695,210	\$740,209	6.47%
LP:SP	101.78%	104.28%	2.46%
SP:AV	2.20	2.39	8.47%

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YTD	2021	2022	% Change
# Units Sold	172	117	-31.98%
Rate of Ab 3 Mo	0.87	0.86	-1.15%
Actives	22	13	-40.91%
Under Contracts	28	29	3.57%

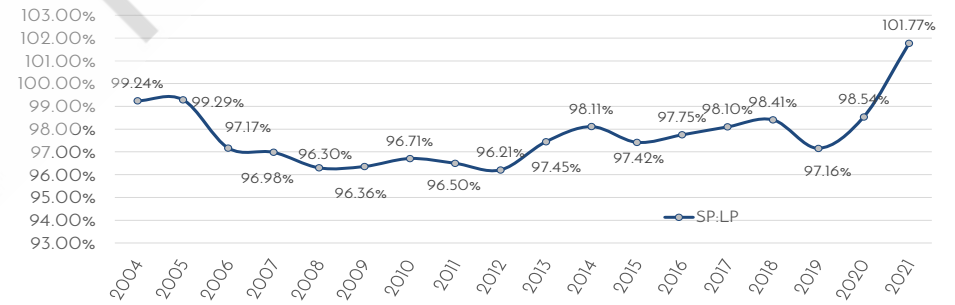
## Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price



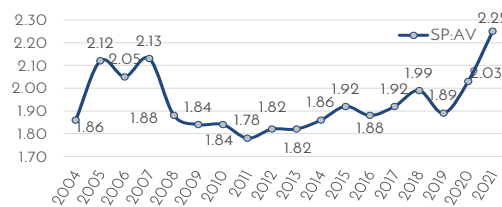
## Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios

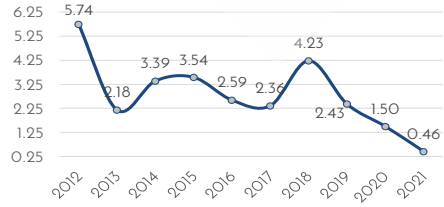


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955	\$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

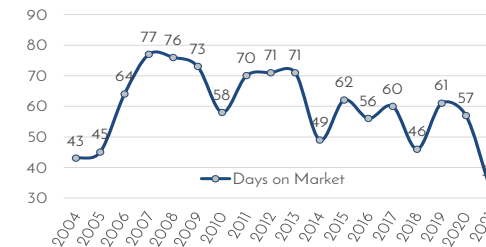


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

