

Berkeley Heights

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	10 Park Edge	TwnIntUn	2	2.0	59	\$399,900	\$399,900	\$385,000	96.27%	\$171,400	2.25
2	45 Maple Avenue	Ranch	2	1.1	8	\$449,000	\$449,000	\$460,000	102.45%	\$205,000	2.24
3	223 Chaucer Drive	Bi-Level	4	1.2	14	\$599,000	\$599,000	\$601,000	100.33%	\$270,400	2.22
4	236 Garfield Street	Bi-Level	4	1.1	8	\$599,000	\$599,000	\$635,000	106.01%	\$193,400	3.28
5	31 Roosevelt Avenue	Split Level	4	2.0	14	\$649,000	\$649,000	\$690,000	106.32%	\$251,600	2.74
6	12 Hampton Drive	Split Level	3	2.1	15	\$689,000	\$689,000	\$705,000	102.32%	\$280,500	2.51
7	28 Rutgers Avenue	Bi-Level	4	2.1	21	\$750,000	\$699,900	\$720,000	102.87%	\$287,700	2.50
8	141 Murray Hill Boulevard	Split Level	4	2.1	1	\$725,000	\$725,000	\$722,000	99.59%	\$354,300	2.04
9	1105 Mountain Avenue	Colonial	4	2.1	44	\$780,000	\$770,000	\$750,000	97.40%	\$342,500	2.19
10	135 North Road	Colonial	4	3.1	29	\$965,000	\$965,000	\$965,000	100.00%	\$485,000	1.99
11	36 Cambridge Drive	Custom	5	3.1	37	\$1,049,000	\$1,029,000	\$985,000	95.72%	\$359,900	2.74
AVERAGE					23	\$695,809	\$688,527	\$692,545	100.84%		2.43

"Active" Listings in Berkeley Heights

Number of Units: 14
 Average List Price: \$817,052
 Average Days on Market: 55

"Under Contract" Listings in Berkeley Heights

Number of Units: 10
 Average List Price: \$612,860
 Average Days on Market: 45

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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	28	35	23	27
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100	\$745,333	\$686,033	\$746,077	\$676,656	\$740,377	\$695,693	\$688,527	\$704,377
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539	\$791,639	\$722,041	\$776,114	\$688,433	\$750,146	\$708,571	\$692,545	\$729,978
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%	105.80%	105.19%	103.24%	101.67%	101.16%	101.88%	100.84%	103.36%
SP to AV	2.38	2.09	2.22	2.53	2.56	2.33	2.42	2.41	2.32	2.64	2.32	2.43	2.40
# Units Sold	7	8	9	13	13	18	27	22	18	13	14	11	173
3 Mo Rate of Ab	0.63	0.69	1.80	2.12	2.65	1.93	1.24	0.86	1.09	0.81	1.07	1.10	1.33
Active Listings	13	7	14	22	25	27	23	13	24	16	14	14	18
Under Contracts	13	21	26	32	44	39	30	29	21	18	17	10	25

Flashback! YTD 2021 vs YTD 2022

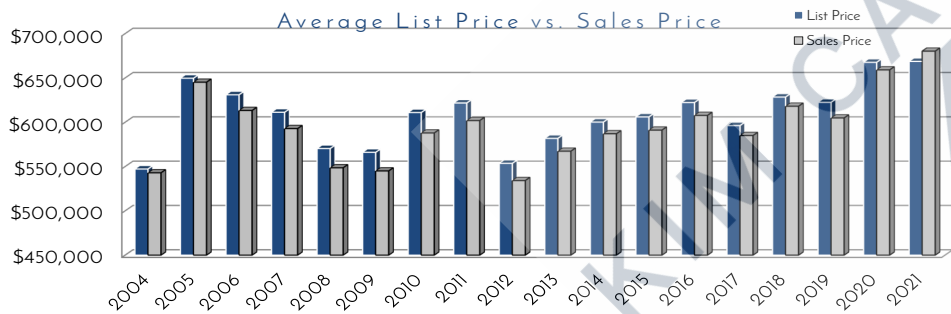
YTD	2021	2022	% Change
DOM	33	27	-17.32%
Sales Price	\$680,158	\$729,978	7.32%
LP:SP	101.77%	103.36%	1.57%
SP:AV	2.25	2.40	6.48%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	229	173	-24.45%
Rate of Ab 3 Mo	1.40	1.33	-5.00%
Actives	24	18	-25.00%
Under Contracts	35	28	-20.00%

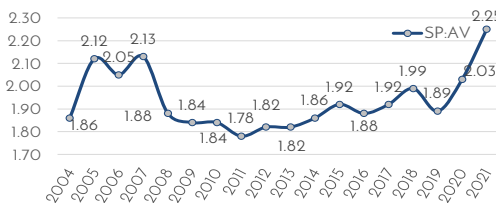
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

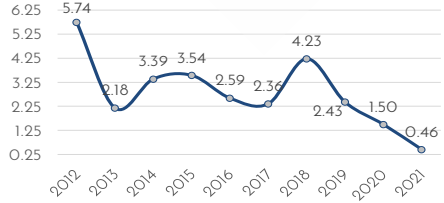


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955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



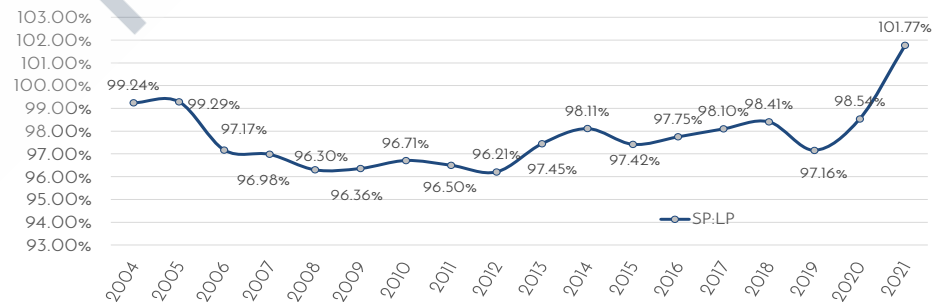
12 Month Rate of Absorption



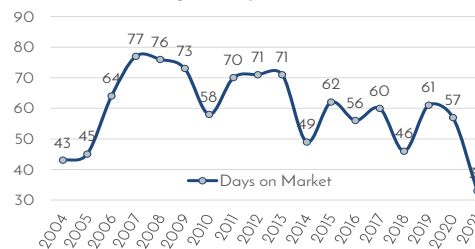
Data only available until 2012

Berkeley Heights Yearly Market Trends

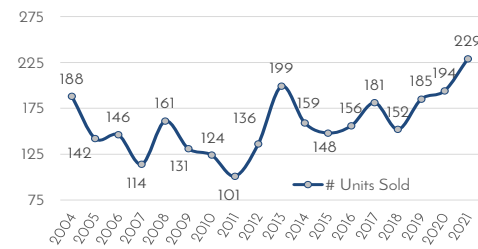
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.