

# Berkeley Heights

## June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	43 Park Edge	OneFloor	2	1.0	8	\$239,000	\$239,000	\$261,000	109.21%	\$100,800	2.59
2	459 Springfield Avenue	TwnIntUn	2	2.1	45	\$449,000	\$435,000	\$410,000	94.25%	\$166,300	2.47
3	2 Ghost Pony	CapeCod	4	1.1	23	\$380,000	\$380,000	\$427,000	112.37%	\$239,700	1.78
4	4 Daria Lane	TwnIntUn	2	2.1	39	\$500,000	\$475,000	\$455,000	95.79%	\$230,700	1.97
5	170 Berkeley Avenue	Ranch	3	2.0	14	\$470,000	\$470,000	\$515,000	109.57%	\$269,600	1.91
6	14 Berkeley Square	TwnEndUn	3	2.1	7	\$575,000	\$575,000	\$605,000	105.22%	\$268,200	2.26
7	3 Beechwood Lane	Custom	4	2.1	13	\$615,000	\$615,000	\$620,000	100.81%		
8	569 Springfield Avenue Unit 4	TwnEndUn	3	3.1	7	\$680,000	\$680,000	\$680,000	100.00%	\$300,000	2.27
9	189 McMane Avenue	Custom	4	2.0	10	\$699,000	\$699,000	\$780,000	111.59%	\$280,100	2.78
10	253 Emerson Lane	Colonial	4	3.1	9	\$779,000	\$779,000	\$783,000	100.51%	\$329,800	2.37
11	115 Chaucer Drive	Colonial	5	3.0	7	\$799,000	\$799,000	\$815,000	102.00%	\$318,900	2.56
12	9 York Place	Split Level	4	2.1	11	\$779,000	\$779,000	\$848,500	108.92%	\$317,200	2.67
13	20 Old Forge Lane	Colonial	5	3.1	12	\$899,000	\$899,000	\$950,000	105.67%	\$425,500	2.23
14	16 Coolidge Drive	Colonial	5	3.1	21	\$1,050,000	\$1,050,000	\$1,040,000	99.05%	\$472,700	2.20
15	25 Pinewood Crest	Colonial	4	2.1	12	\$999,000	\$999,000	\$1,080,000	108.11%	\$487,300	2.22
16	514 Park Avenue	Split Level	6	3.0	8	\$899,000	\$899,000	\$1,080,000	120.13%	\$366,900	2.94
17	38 Middle Way	Colonial	4	3.1	15	\$1,445,000	\$1,445,000	\$1,450,000	100.35%	\$704,200	2.06
18	30 Tip Top Way	Custom	4	3.1	11	\$1,199,000	\$1,199,000	\$1,450,000	120.93%		
AVERAGE					15	\$747,500	\$745,333	\$791,639	105.80%		2.33

### "Active" Listings in Berkeley Heights

Number of Units: 27  
 Average List Price: \$743,200  
 Average Days on Market: 42

### "Under Contract" Listings in Berkeley Heights

Number of Units: 39  
 Average List Price: \$773,254  
 Average Days on Market: 24

# 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							27
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100	\$745,333							\$702,978
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539	\$791,639							\$735,807
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%	105.80%							104.26%
SP to AV	2.38	2.09	2.22	2.53	2.56	2.33							2.37
# Units Sold	7	8	9	13	13	18							68
3 Mo Rate of Ab	0.63	0.69	1.80	2.12	2.65	1.93							1.64
Active Listings	13	7	14	22	25	27							18
Under Contracts	13	21	26	32	44	39							29

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	36	27	-23.77%
Sales Price	\$671,179	\$735,807	9.63%
LP:SP	101.31%	104.26%	2.91%
SP:AV	2.18	2.37	9.02%

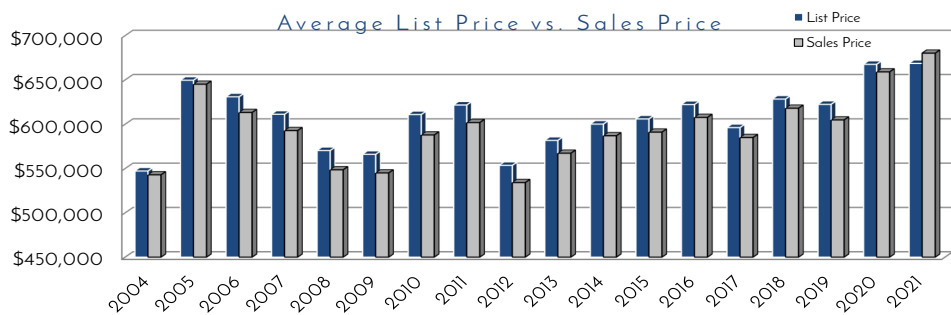
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	122	68	-44.26%
Rate of Ab 3 Mo	1.10	1.93	75.45%
Actives	31	27	-12.90%
Under Contracts	43	39	-9.30%

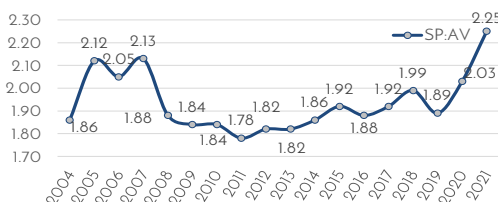
## Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

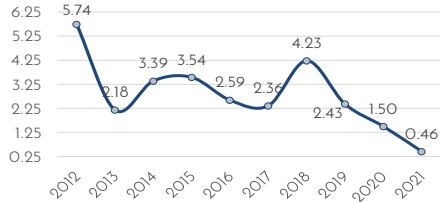


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,573
SP	\$542,895	\$645,132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

Sales Price to Assessed Value Ratio



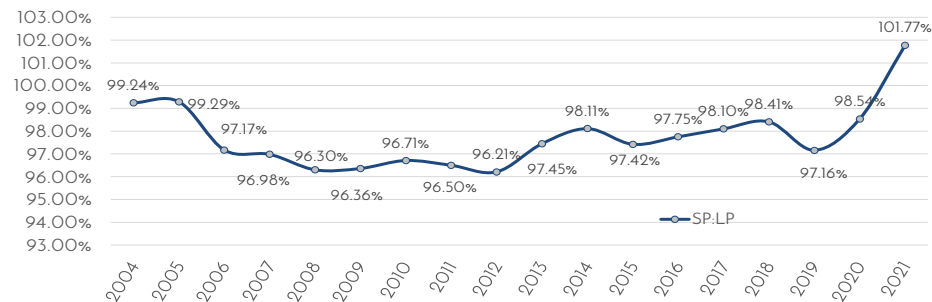
12 Month Rate of Absorption



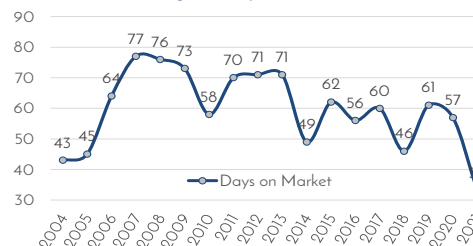
Data only available until 2012

## Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

