

# Berkeley Heights

## November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	16 Springholm Drive	TwnIntUn	2	2.1	13	\$425,000	\$425,000	\$430,000	101.18%	\$182,800	2.35
2	280 Mountain Avenue	Split Level	3	1.1	120	\$539,000	\$500,000	\$500,000	100.00%	\$260,000	1.92
3	9 Pellinore Lane	MultiFlr	3	3.0	1	\$499,900	\$499,900	\$510,000	102.02%	\$203,500	2.51
4	67 Chaucer Drive	Colonial	4	1.1	41	\$549,000	\$539,000	\$535,000	99.26%	\$265,800	2.01
5	14 York Place	Split Level	4	2.1	4	\$589,000	\$589,000	\$592,600	100.61%	\$265,700	2.23
6	31 Brook Street	Ranch	4	2.0	160	\$750,000	\$649,000	\$610,000	93.99%	\$266,600	2.29
7	924 Mountain Avenue	Ranch	3	2.1	10	\$525,000	\$525,000	\$625,000	119.05%	\$262,200	2.38
8	138 Fairview Avenue	CapeCod	5	3.0	16	\$675,000	\$675,000	\$635,000	94.07%	\$275,900	2.30
9	42 Hillcrest Avenue	Bi-Level	4	2.1	9	\$599,900	\$599,900	\$640,000	106.68%	\$272,900	2.35
10	47 Briarwood Drive E	Ranch	4	2.0	61	\$735,000	\$735,000	\$718,888	97.81%	\$246,100	2.92
11	20 Rutherford Road	Colonial	4	2.1	8	\$779,000	\$779,000	\$790,000	101.41%	\$406,700	1.94
12	89 Roland Road	Ranch	4	3.1	13	\$799,000	\$799,000	\$838,500	104.94%	\$432,200	1.94
13	58 Holly Glen Lane	Split Level	4	3.0	22	\$899,900	\$899,900	\$915,000	101.68%	\$313,000	2.92
14	4 Treetop Court	Colonial	6	4.2	9	\$1,525,000	\$1,525,000	\$1,580,000	103.61%	\$656,100	2.41
AVERAGE					35	\$706,407	\$695,693	\$708,571	101.88%		2.32

### "Active" Listings in Berkeley Heights

Number of Units: 14  
 Average List Price: \$827,379  
 Average Days on Market: 35

### "Under Contract" Listings in Berkeley Heights

Number of Units: 17  
 Average List Price: \$662,029  
 Average Days on Market: 37

# 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		28
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100	\$745,333	\$686,033	\$746,077	\$676,656	\$740,377	\$695,693		\$705,454
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539	\$791,639	\$722,041	\$776,114	\$688,433	\$750,146	\$708,571		\$732,520
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%	105.80%	105.19%	103.24%	101.67%	101.16%	101.88%		103.53%
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		2.40
# Units Sold	7	8	9	13	13	18	27	22	18	13	14		162
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		1.35
Active Listings	13	7	14	22	25	27	23	13	24	16	14		18
Under Contracts	13	21	26	32	44	39	30	29	21	18	17		26

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	28	-14.35%
Sales Price	\$690,529	\$732,520	6.08%
LP:SP	101.77%	103.53%	1.74%
SP:AV	2.26	2.40	6.08%

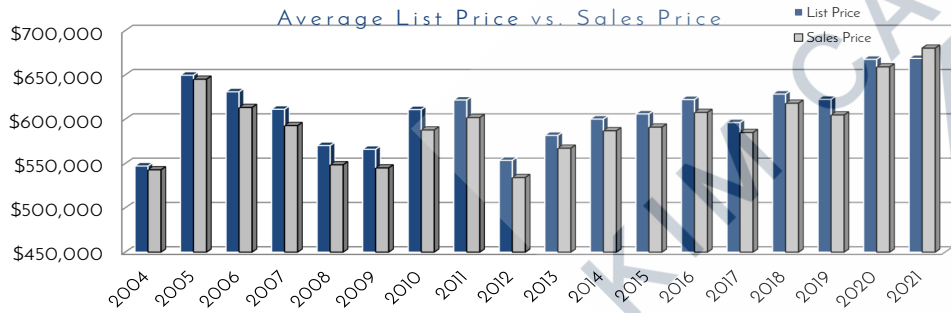
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	211	162	-23.22%
Rate of Ab 3 Mo	1.35	1.07	-20.74%
Actives	14	14	0.00%
Under Contracts	25	17	-32.00%

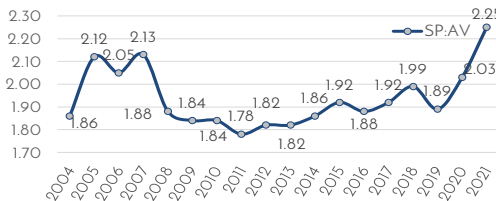
## Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

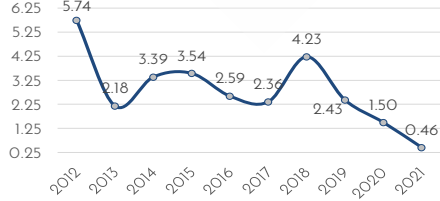


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955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



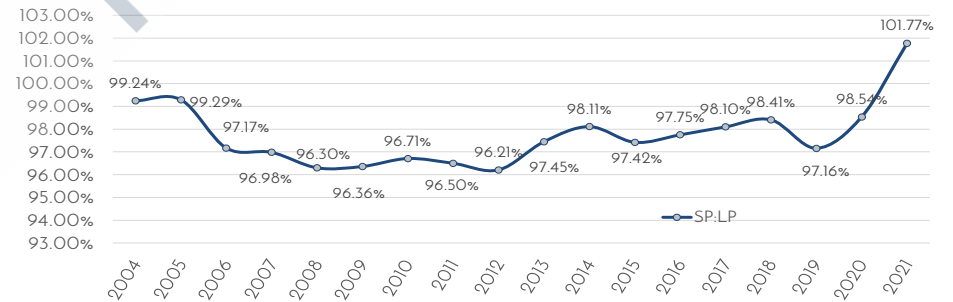
12 Month Rate of Absorption



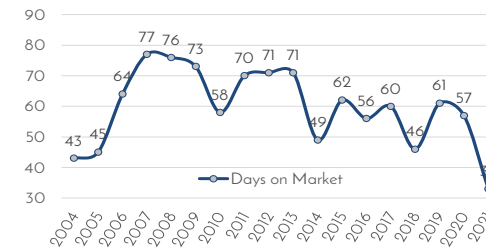
Data only available until 2012

## Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

