

# Berkeley Heights

## October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	26 Appletree Row	Ranch	2	2.0	95	\$499,000	\$459,000	\$426,000	92.81%	\$82,800	5.14
2	439 Plainfield Avenue	CapeCod	4	2.1	26	\$499,999	\$489,000	\$489,000	100.00%	\$245,000	2.00
3	11 Berkeley Square	TwnIntUn	2	2.1	13	\$549,000	\$549,000	\$560,000	102.00%	\$258,100	2.17
4	162 Washington Street	Split Level	3	1.1	10	\$579,000	\$579,000	\$620,000	107.08%	\$233,400	2.66
5	91 Ferndale Drive	Split Level	4	2.1	12	\$649,000	\$649,000	\$682,000	105.08%	\$266,400	2.56
6	52 Plymouth Drive	Ranch	5	2.0	31	\$699,900	\$699,900	\$699,900	100.00%	\$290,100	2.41
7	271 River Bend Road	Bi-Level	5	2.1	93	\$778,000	\$699,999	\$699,999	100.00%	\$292,400	2.39
8	61 Sherbrook Drive	Ranch	4	2.1	36	\$849,900	\$799,000	\$740,000	92.62%	\$347,400	2.13
9	115 Park Avenue	Colonial	4	2.1	8	\$795,000	\$795,000	\$775,000	97.48%	\$334,700	2.32
10	73 Robbins Avenue	Colonial	5	3.1	15	\$909,000	\$909,000	\$910,000	100.11%	\$373,200	2.44
11	133 Washington Street	Colonial	4	2.1	6	\$949,000	\$949,000	\$945,000	99.58%	\$346,500	2.73
12	83 Webster Drive	Colonial	5	3.1	8	\$849,000	\$849,000	\$999,999	117.79%	\$325,000	3.08
13	240 Killarney Drive	Colonial	4	3.1	8	\$1,199,000	\$1,199,000	\$1,205,000	100.50%	\$522,900	2.30
AVERAGE					28	\$754,215	\$740,377	\$750,146	101.16%		2.64

### "Active" Listings in Berkeley Heights

Number of Units: 16  
 Average List Price: \$871,950  
 Average Days on Market: 34

### "Under Contract" Listings in Berkeley Heights

Number of Units: 18  
 Average List Price: \$659,539  
 Average Days on Market: 42

# 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			27
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100	\$745,333	\$686,033	\$746,077	\$676,656	\$740,377			\$706,377
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539	\$791,639	\$722,041	\$776,114	\$688,433	\$750,146			\$734,785
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%	105.80%	105.19%	103.24%	101.67%	101.16%			103.69%
SP to AV	2.38	2.09	2.22	2.53	2.56	2.33	2.42	2.41	2.32	2.64			2.41
# Units Sold	7	8	9	13	13	18	27	22	18	13			148
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			1.38
Active Listings	13	7	14	22	25	27	23	13	24	16			18
Under Contracts	13	21	26	32	44	39	30	29	21	18			27

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	27	-15.26%
Sales Price	\$697,848	\$734,785	5.29%
LP:SP	101.87%	103.69%	1.79%
SP:AV	2.26	2.41	6.27%

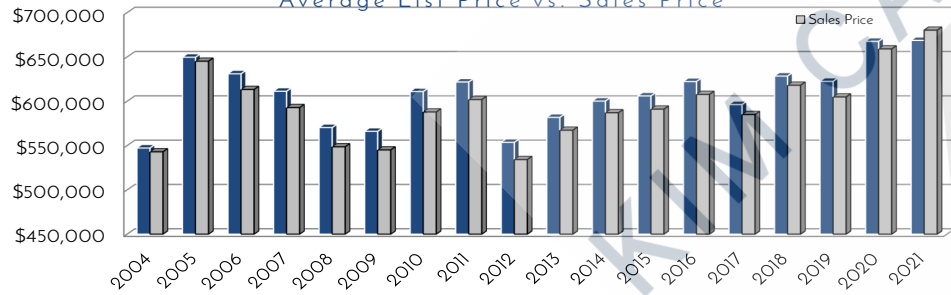
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	200	148	-26.00%
Rate of Ab 3 Mo	1.24	0.81	-34.68%
Actives	21	16	-23.81%
Under Contracts	25	18	-28.00%

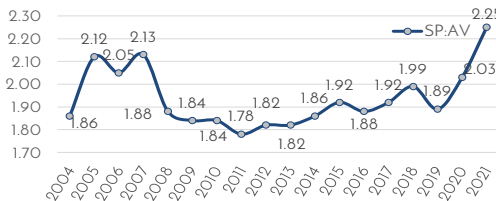
## Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

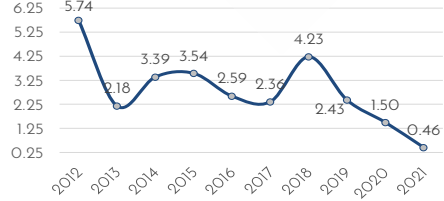


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955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



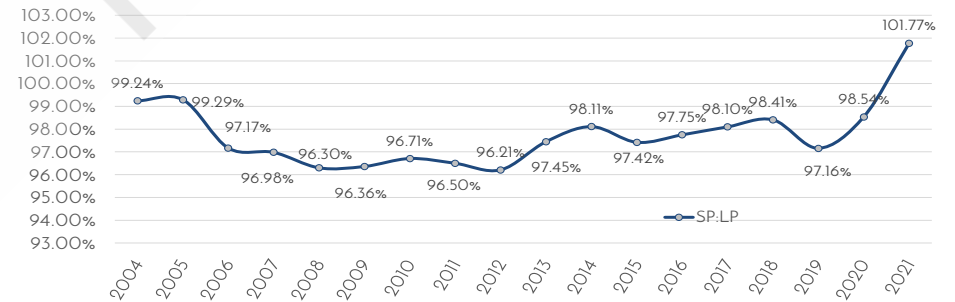
12 Month Rate of Absorption



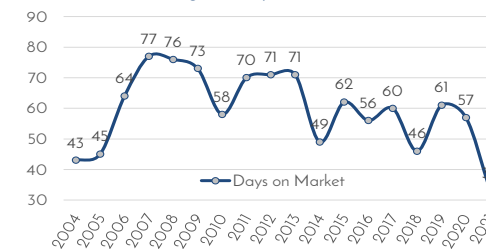
Data only available until 2012

## Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

