

Berkeley Heights

September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	51 Park Edge	FirstFlr	1	1.0	40	\$210,000	\$210,000	\$200,000	95.24%	\$107,300	1.86
2	64 Arthurs Court	TwnIntUn	2	2.1	47	\$509,000	\$499,000	\$490,000	98.20%	\$188,700	2.60
3	27 Pellinore Lane	TwnEndUn	3	2.1	50	\$540,000	\$525,000	\$515,000	98.10%	\$196,800	2.62
4	12 Hampton Drive	Split Level	3	2.1	8	\$519,000	\$519,000	\$550,000	105.97%	\$280,500	1.96
5	15 La Secla Place	Colonial	3	2.0	18	\$510,000	\$510,000	\$561,000	110.00%	\$217,500	2.58
6	36 Meadowview Lane	TwnEndUn	3	2.1	1	\$599,000	\$599,000	\$599,000	100.00%	\$246,500	2.43
7	47 Evergreen Drive	Ranch	3	2.0	14	\$650,000	\$650,000	\$675,000	103.85%	\$260,800	2.59
8	2 Franklin Court	Colonial	4	2.1	71	\$749,000	\$699,000	\$680,000	97.28%	\$318,300	2.14
9	6 Clover Court	TwnIntUn	3	2.1	12	\$659,000	\$659,000	\$690,000	104.70%	\$323,300	2.13
10	113 Lawrence Drive	Bi-Level	4	2.1	15	\$639,000	\$639,000	\$691,000	108.14%	\$286,900	2.41
11	569 Springfield Avenue Unit 6	TwnIntUn	3	3.1	15	\$690,000	\$690,000	\$696,000	100.87%	\$312,100	2.23
12	51 Ridge Drive	Colonial	4	2.2	51	\$700,000	\$700,000	\$707,000	101.00%	\$353,900	2.00
13	44 Ferndale Drive	Split Level	4	2.1	30	\$699,000	\$699,000	\$710,000	101.57%	\$309,500	2.29
14	16 Windsor Way	Split Level	4	3.0	16	\$759,900	\$759,900	\$760,000	100.01%	\$338,400	2.25
15	180 Emerson Lane	Ranch	3	3.0	19	\$799,000	\$799,000	\$782,800	97.97%	\$352,200	2.22
16	95 Glenside Road	Colonial	4	2.1	50	\$849,900	\$784,900	\$790,000	100.65%	\$359,000	2.20
17	33 Bolton Boulevard	Colonial	4	2.1	21	\$989,000	\$989,000	\$1,085,000	109.71%	\$374,900	2.89
18	33 Liberty Avenue	Colonial	4	4.1	1	\$1,249,000	\$1,249,000	\$1,210,000	96.88%		
AVERAGE					27	\$684,433	\$676,656	\$688,433	101.67%		2.32

"Active" Listings in Berkeley Heights

Number of Units:	24
Average List Price:	\$779,964
Average Days on Market:	43

"Under Contract" Listings in Berkeley Heights

Number of Units:	21
Average List Price:	\$784,995
Average Days on Market:	25

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				27
List Price	\$649,111	\$593,975	\$628,778	\$721,661	\$773,100	\$745,333	\$686,033	\$746,077	\$676,656				\$703,103
Sales Price	\$661,843	\$607,125	\$659,667	\$744,500	\$821,539	\$791,639	\$722,041	\$776,114	\$688,433				\$733,306
SP:LP%	102.32%	99.90%	104.01%	103.36%	106.93%	105.80%	105.19%	103.24%	101.67%				103.93%
SP to AV	2.38	2.09	2.22	2.53	2.56	2.33	2.42	2.41	2.32				2.38
# Units Sold	7	8	9	13	13	18	27	22	18				135
3 Mo Rate of Ab	0.63	0.69	1.80	2.12	2.65	1.93	1.24	0.86	1.09				1.45
Active Listings	13	7	14	22	25	27	23	13	24				19
Under Contracts	13	21	26	32	44	39	30	29	21				28

Flashback! YTD 2021 vs YTD 2022

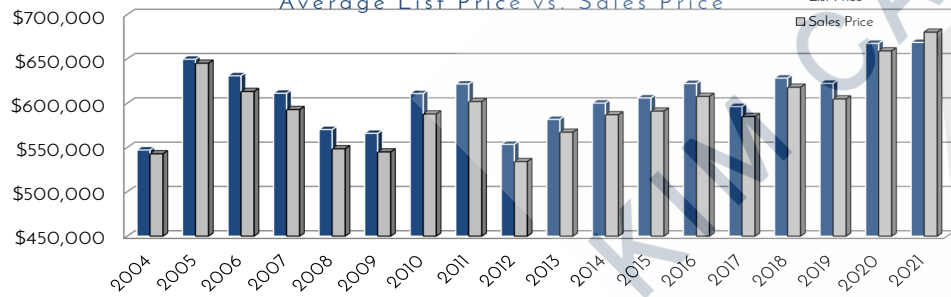
YTD	2021	2022	% Change
DOM	32	27	-15.63%
Sales Price	\$702,543	\$733,306	4.38%
LP:SP	101.85%	103.93%	2.04%
SP:AV	2.22	2.38	7.29%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	189	135	-28.57%
Rate of Ab 3 Mo	1.03	1.09	5.83%
Actives	21	24	14.29%
Under Contracts	24	21	-12.50%

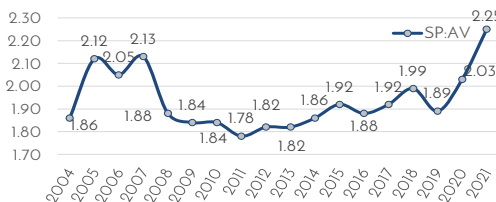
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

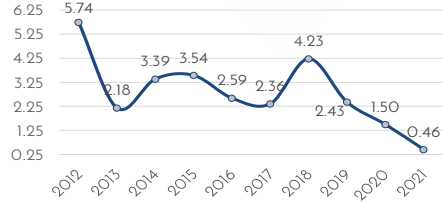


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955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



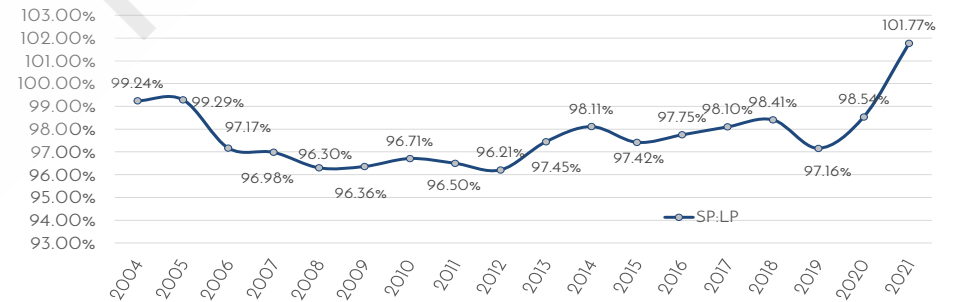
12 Month Rate of Absorption



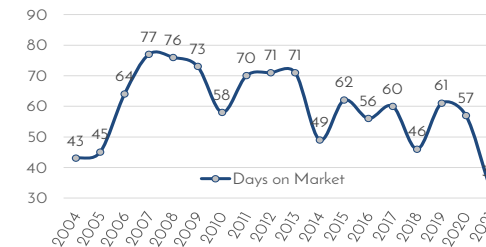
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

