

Berkeley Heights

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	31 Angela Way	TwntIntUn	2	2.1	12	\$379,000	\$379,000	\$410,000	108.18%	\$217,300	1.89
2	182 Springfield Avenue	Ranch	2	2.0	15	\$499,900	\$499,900	\$585,000	117.02%	\$234,800	2.49
3	50 Kingman Road	Ranch	4	3.0	118	\$699,000	\$649,900	\$649,900	100.00%		
4	36 Putnam Avenue	Bi-Level	3	2.0	72	\$699,000	\$689,000	\$675,000	97.97%	\$271,000	2.49
5	71 Ferndale Drive	Bi-Level	4	2.1	6	\$699,000	\$699,000	\$775,000	110.87%	\$268,700	2.88
6	155 Overhill Way	Colonial	4	3.2	23	\$1,249,900	\$1,249,900	\$1,215,000	97.21%	\$464,000	2.62
7	286 Washington Street	Colonial	5	5.0	12	\$1,200,000	\$1,200,000	\$1,360,000	113.33%		
AVERAGE					37	\$775,114	\$766,671	\$809,986	106.37%		2.47

"Active" Listings in Berkeley Heights

Number of Units: 14
Average List Price: \$794,493
Average Days on Market: 40

"Under Contract" Listings in Berkeley Heights

Number of Units: 22
Average List Price: \$731,029
Average Days on Market: 26

Berkeley Heights 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	43	29	37									37
List Price	\$665,650	\$711,171	\$683,625	\$766,671									\$710,654
Sales Price	\$670,750	\$716,687	\$696,812	\$809,986									\$728,181
SP:LP%	101.47%	101.24%	101.22%	106.37%									102.60%
SP to AV	2.32	2.38	2.26	2.47									2.36
# Units Sold	4	8	8	7									27
3 Mo Rate of Ab	1.00	1.15	1.91	1.69									1.44
Active Listings	7	10	15	14									12
Under Contracts	17	15	15	22									17

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	37.4	37.0	-1.01%
Sales Price	\$678,524	\$728,181	7.32%
LP:SP	102.57%	102.60%	0.02%
SP:AV	2.32	2.36	1.87%

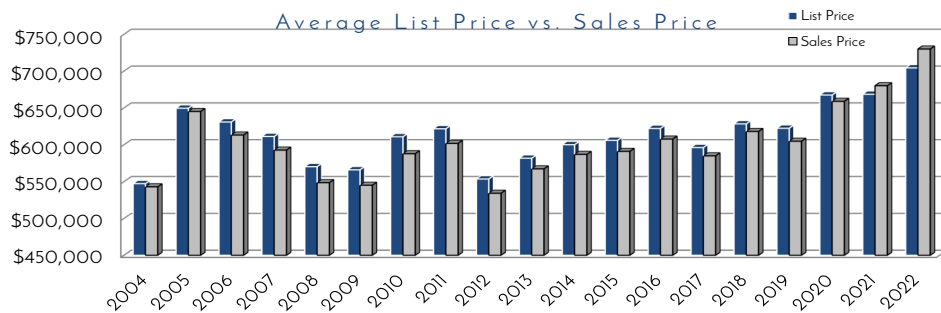
Prominent
Properties

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YTD	2022	2023	% Change
# Units Sold	37	27	-27.03%
Rate of Ab 3 Mo	1.31	1.44	9.73%
Actives	14	12	-17.86%
Under Contracts	23	17	-25.00%

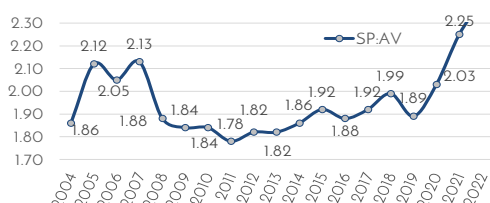
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

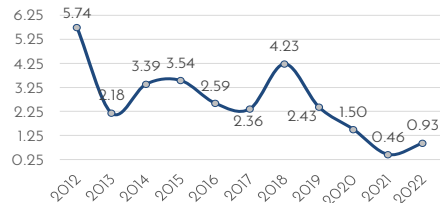


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,573	\$704,377
SP	\$542,895	\$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	\$729,978

Sales Price to Assessed Value Ratio



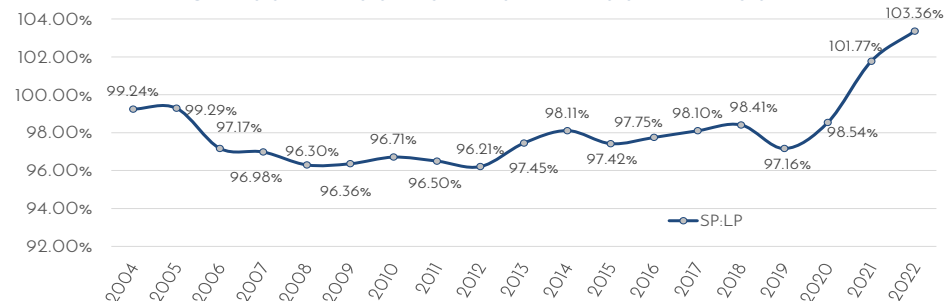
12 Month Rate of Absorption



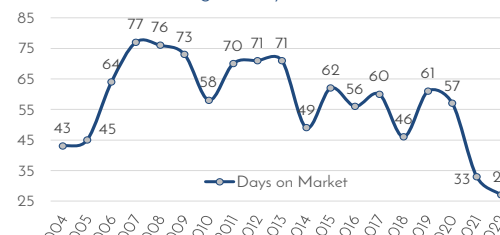
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

