

Berkeley Heights

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	16 Fickler Place	Split Level	3	1.1	14	\$539,000	\$539,000	\$575,000	106.68%	\$256,400	2.24
2	59 River Bend Road	Split Level	3	1.2	38	\$624,900	\$624,900	\$580,000	92.81%	\$271,300	2.14
3	18 Columbia Avenue	CapeCod	4	2.0	16	\$549,900	\$549,900	\$593,000	107.84%	\$209,200	2.83
4	58 Bristol Court	Colonial	5	3.0	103	\$985,000	\$948,800	\$935,000	98.55%	\$450,100	2.08
AVERAGE					43	\$674,700	\$665,650	\$670,750	101.47%		2.32

"Active" Listings in Berkeley Heights

Number of Units: 7
 Average List Price: \$707,652
 Average Days on Market: 56

"Under Contract" Listings in Berkeley Heights

Number of Units: 17
 Average List Price: \$728,377
 Average Days on Market: 51

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
List Price	\$665,650												\$665,650
Sales Price	\$670,750												\$670,750
SP:LP%	101.47%												101.47%
SP to AV	2.32												2.32
# Units Sold	4												4
3 Mo Rate of Ab	1.00												1.00
Active Listings	7												7
Under Contracts	17												17

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	41	43	5.37%
Sales Price	\$661,843	\$670,750	1.35%
LP:SP	102.32%	101.47%	-0.83%
SP:AV	2.38	2.32	-2.20%

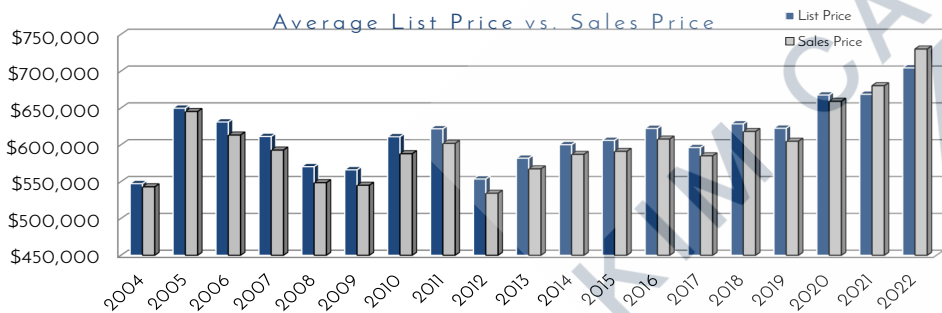
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	7	4	-42.86%
Rate of Ab 3 Mo	0.63	1.00	58.73%
Actives	13	7	-46.15%
Under Contracts	13	17	30.77%

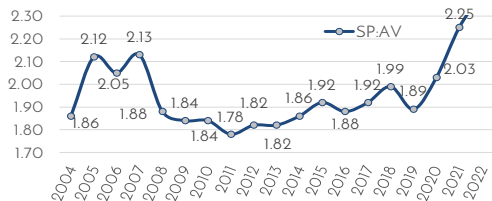
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

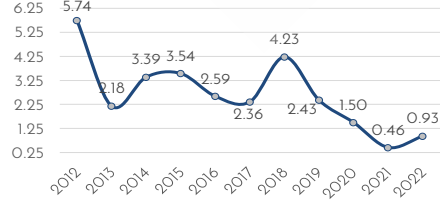


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955	\$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
2022	\$704,377	\$729,978

Sales Price to Assessed Value Ratio



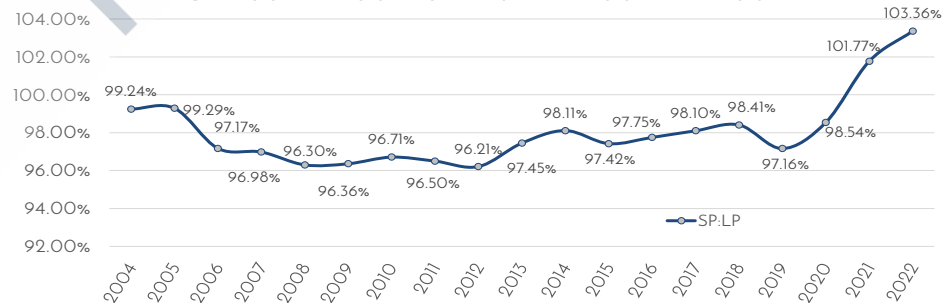
12 Month Rate of Absorption



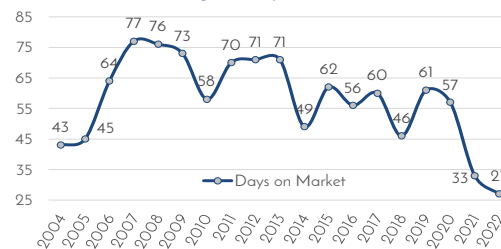
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

