

Berkeley Heights

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	67 Park Edge	OneFloor	1	1.0	25	\$238,000	\$238,000	\$215,000	90.34%	\$107,300	2.00
2	19 Guenevere Way	TwnIntUn	2	2.1	9	\$475,000	\$475,000	\$502,000	105.68%	\$188,300	2.67
3	2 Meadowview Lane	TwnEndUn	2	2.1	8	\$525,000	\$525,000	\$530,000	100.95%	\$234,500	2.26
4	14 Arthurs Court	TwnIntUn	3	2.1	8	\$499,900	\$499,900	\$540,000	108.02%	\$205,300	2.63
5	114 Hampton Drive	Split Level	3	1.1	7	\$612,500	\$612,500	\$730,000	119.18%	\$275,600	2.65
6	93 Greenbriar Drive	Split Level	4	2.1	11	\$679,000	\$679,000	\$750,000	110.46%	\$275,300	2.72
7	267 McMane Avenue	Colonial	4	2.1	14	\$749,900	\$749,900	\$807,500	107.68%	\$322,900	2.50
8	16 Arden Court	Split Level	3	2.1	9	\$749,000	\$749,000	\$850,000	113.48%	\$319,000	2.66
9	229 Emerson Lane	Contemp	4	3.1	21	\$799,900	\$799,900	\$851,000	106.39%	\$310,600	2.74
10	26 Pine Grove Road	Split Level	4	2.1	11	\$795,000	\$795,000	\$851,000	107.04%	\$328,500	2.59
11	83 Rutgers Avenue	Ranch	4	2.0	13	\$799,999	\$799,999	\$880,000	110.00%	\$298,800	2.95
12	52 Harwood Avenue	Colonial	6	3.0	12	\$949,000	\$949,000	\$1,140,000	120.13%	\$388,300	2.94
13	51 Webster Drive	Custom	5	5.0	12	\$1,199,000	\$1,199,000	\$1,310,000	109.26%	\$439,800	2.98
AVERAGE					12	\$697,785	\$697,785	\$765,885	108.36%		2.64

"Active" Listings in Berkeley Heights

Number of Units: 19
Average List Price: \$909,554
Average Days on Market: 41

"Under Contract" Listings in Berkeley Heights

Number of Units: 25
Average List Price: \$796,376
Average Days on Market: 28

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	16	12							26
List Price	\$665,650	\$711,171	\$683,625	\$766,671	\$703,523	\$697,785							\$705,748
Sales Price	\$670,750	\$716,687	\$696,812	\$809,986	\$741,462	\$765,885							\$740,687
SP:LP%	101.47%	101.24%	101.22%	106.37%	106.76%	108.36%							105.03%
SP to AV	2.32	2.38	2.26	2.47	2.47	2.64							2.47
# Units Sold	4	8	8	7	13	13							53
3 Mo Rate of Ab	1.00	1.15	1.91	1.69	2.07	1.84							1.61
Active Listings	7	10	15	14	19	19							14
Under Contracts	17	15	15	22	24	25							20

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	27	26	-6.03%
Sales Price	\$735,807	\$740,687	0.66%
LP:SP	104.26%	105.03%	0.74%
SP:AV	2.37	2.47	4.01%

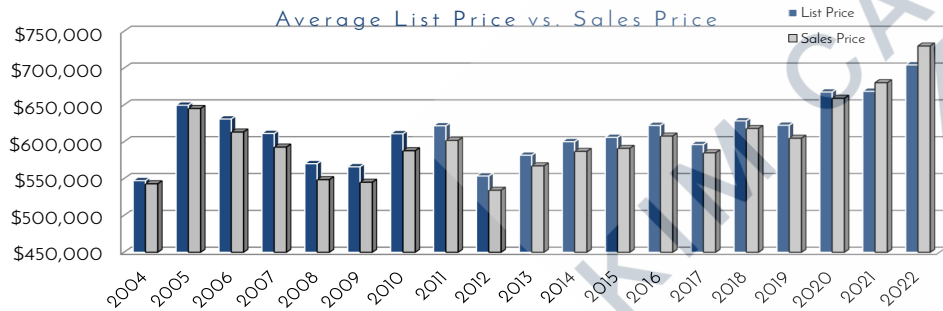
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	68	53	-22.06%
Rate of Ab 3 Mo	1.64	1.61	-1.63%
Actives	18	14	-22.22%
Under Contracts	29	20	-32.57%

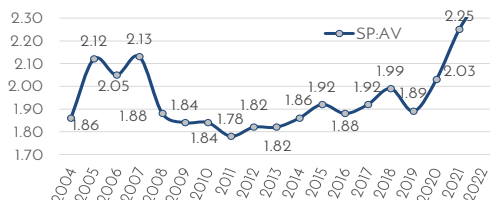
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

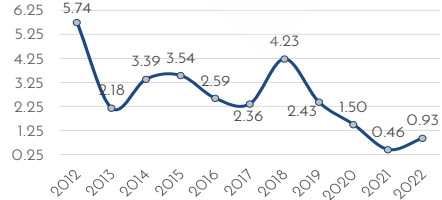


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405	\$667,547	\$668,573	\$704,377
SP	\$542,895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



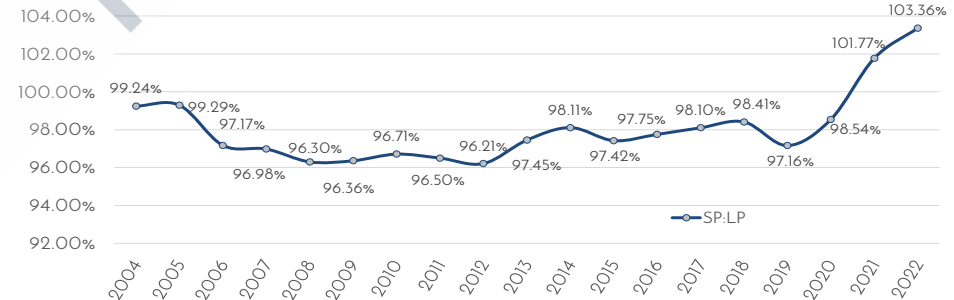
12 Month Rate of Absorption



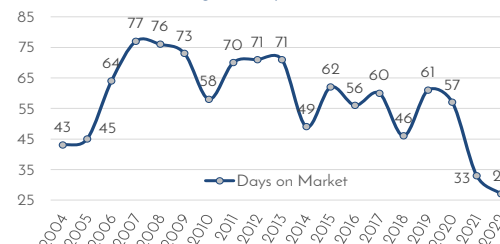
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

