

Berkeley Heights

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	36 Springholm Drive	TwnEndUn	2	2.1	8	\$419,000	\$419,000	\$424,000	101.19%	\$197,900	2.14
2	28 Angela Way	TwnIntUn	2	2.1	8	\$463,000	\$463,000	\$468,000	101.08%	\$217,800	2.15
3	60 Ralph Place	Colonial	5	3.1	69	\$749,000	\$699,000	\$675,000	96.57%	\$269,800	2.50
4	106 Briarwood Drive E	Colonial	4	2.1	44	\$839,999	\$839,999	\$800,000	95.24%	\$288,800	2.77
5	51 Kline Boulevard	Colonial	4	3.0	37	\$929,000	\$929,000	\$945,000	101.72%	\$343,900	2.75
6	630 Plainfield Avenue	Colonial	4	2.2	28	\$1,199,000	\$1,199,000	\$1,199,000	100.00%	\$445,100	2.69
7	10 Hawfinch Drive	TwnIntUn	4	3.1	248	\$1,251,539	\$1,231,995	\$1,221,995	99.19%		
8	34 Bristol Court	Colonial	4	3.1	14	\$1,250,000	\$1,250,000	\$1,400,000	112.00%		
AVERAGE					57	\$887,567	\$878,874	\$891,624	100.87%	\$293,883	2.50

"Active" Listings in Berkeley Heights

Number of Units: 8
 Average List Price: \$930,001
 Average Days on Market: 47

"Under Contract" Listings in Berkeley Heights

Number of Units: 18
 Average List Price: \$947,655
 Average Days on Market: 31

Berkeley Heights 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	57											50
List Price	\$931,224	\$878,874											\$896,324
Sales Price	\$922,250	\$891,624											\$901,833
SP:LP%	100.57%	100.87%											100.77%
SP to AV	2.59	2.50											2.53
# Units Sold	4	8											12
3 Mo Rate of Ab	1.65	1.59											1.62
Active Listings	9	8											9
Under Contracts	11	18											15

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	43	50	16.37%
Sales Price	\$701,375	\$901,833	28.58%
LP:SP	101.32%	100.77%	-0.54%
SP:AV	2.36	2.53	7.31%

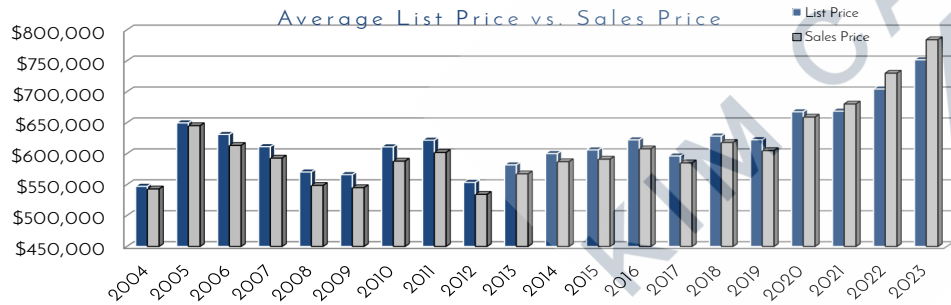
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	12	12	0.00%
Rate of Ab 3 Mo	1.08	1.62	50.70%
Actives	9	9	0.00%
Under Contracts	16	15	-9.38%

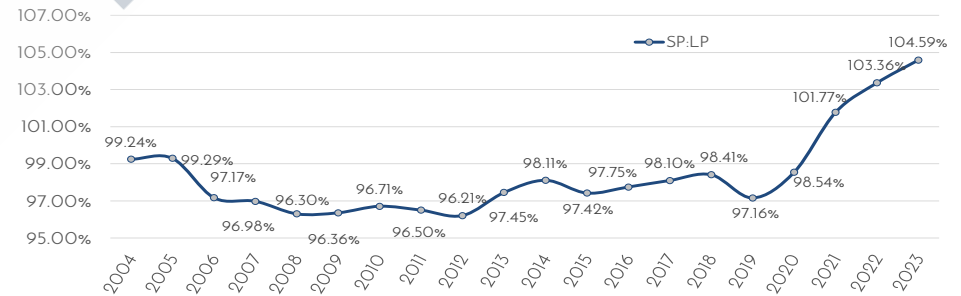
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price



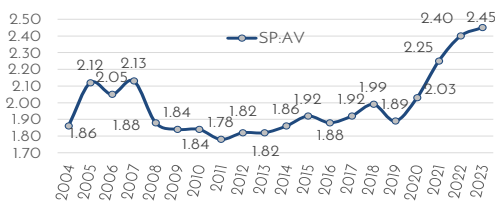
Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios

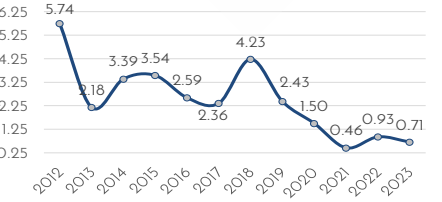


Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,204
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$587,268
2014	\$600,101	\$586,942
2015	\$605,955	\$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
2023	\$751,945	\$783,954

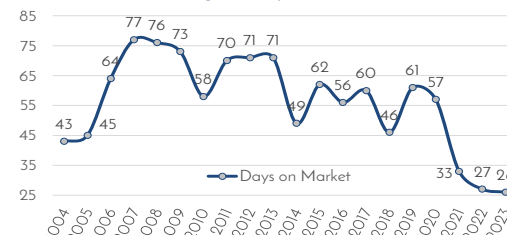
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

