

Berkeley Heights

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	47 Hamilton Avenue	Ranch	3	2.0	42	\$625,000	\$625,000	\$625,000	100.00%	\$233,000	2.68
2	43 Beech Avenue	CapeCod	4	2.0	10	\$675,000	\$675,000	\$725,000	107.41%	\$262,000	2.77
3	379 Snyder Avenue	Split Level	6	2.1	68	\$769,900	\$749,900	\$750,000	100.01%	\$321,800	2.33
4	3 Peacock Lane	TwnIntUn	4	4.1	21	\$1,674,995	\$1,674,995	\$1,589,000	94.87%		
AVERAGE					35	\$936,224	\$931,224	\$922,250	100.57%		2.59

"Active" Listings in Berkeley Heights

Number of Units: 9
 Average List Price: \$1,066,333
 Average Days on Market: 70

"Under Contract" Listings in Berkeley Heights

Number of Units: 11
 Average List Price: \$834,900
 Average Days on Market: 36

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												35
List Price	\$931,224												\$931,224
Sales Price	\$922,250												\$922,250
SP:LP%	100.57%												100.57%
SP to AV	2.59												2.59
# Units Sold	4												4
3 Mo Rate of Ab	1.65												1.65
Active Listings	9												9
Under Contracts	11												11

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	43	35	-17.54%
Sales Price	\$670,750	\$922,250	37.50%
LP:SP	101.47%	100.57%	-0.88%
SP:AV	2.32	2.59	11.64%

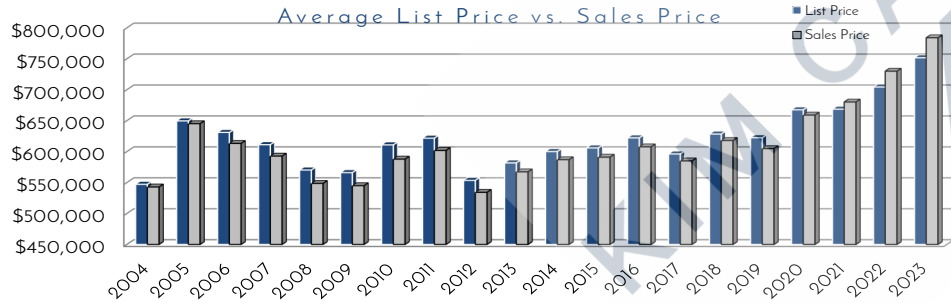
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	4	4	0.00%
Rate of Ab 3 Mo	1.00	1.65	65.00%
Actives	7	9	28.57%
Under Contracts	17	11	-35.29%

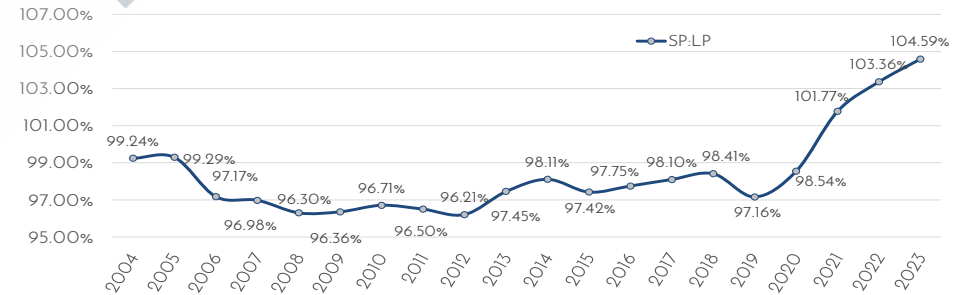
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

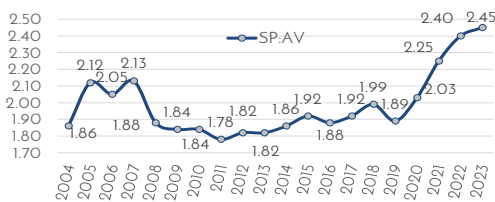


Berkeley Heights Yearly Market Trends

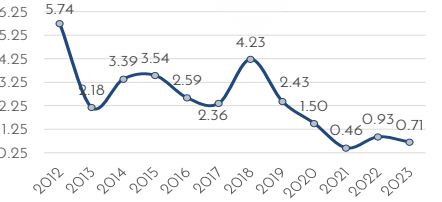
Sales Price to List Price Ratios



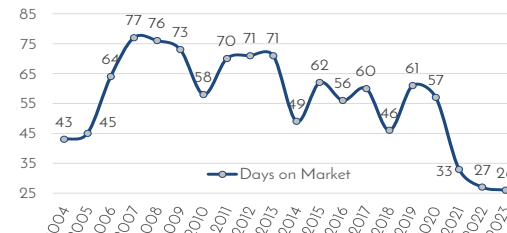
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

