

Berkeley Heights

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	53 Pine Grove Road	Ranch	3	2.0	9	\$579,000	\$579,000	\$615,000	106.22%	\$271,700	2.26
2	95 Sycamore Avenue	CapeCod	3	1.1	10	\$699,000	\$699,000	\$750,000	107.30%	\$281,400	2.67
3	292 Washington Street	Split Level	3	2.1	10	\$739,000	\$739,000	\$785,000	106.22%		
4	5 Hunterdon Boulevard	Colonial	4	2.1	68	\$821,000	\$821,000	\$821,000	100.00%	\$338,000	2.43
5	33 Campbell Lane	Ranch	3	2.0	7	\$699,000	\$699,000	\$821,000	117.45%	\$239,100	3.43
6	184 River Bend Road	Colonial	4	2.1	22	\$1,250,000	\$1,250,000	\$1,175,000	94.00%	\$344,500	3.41
7	18 Powderhorn Way	Colonial	4	2.1	7	\$1,199,000	\$1,199,000	\$1,301,218	108.53%		
AVERAGE					19	\$855,143	\$855,143	\$895,460	105.67%	\$294,940	2.84

"Active" Listings in Berkeley Heights

Number of Units: 4
 Average List Price: \$568,472
 Average Days on Market: 71

"Under Contract" Listings in Berkeley Heights

Number of Units: 21
 Average List Price: \$973,276
 Average Days on Market: 28

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	19										38
List Price	\$931,224	\$878,874	\$855,143										\$881,152
Sales Price	\$922,250	\$891,624	\$895,460										\$899,485
SP:LP%	100.57%	100.87%	105.67%										102.58%
SP to AV	2.59	2.50	2.84										2.64
# Units Sold	4	8	7										19
3 Mo Rate of Ab	1.65	1.59	1.17										1.47
Active Listings	9	8	4										7
Under Contracts	11	18	21										17

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	37	38	3.70%
Sales Price	\$699,550	\$899,485	28.58%
LP:SP	101.28%	102.58%	1.28%
SP:AV	2.32	2.64	13.72%

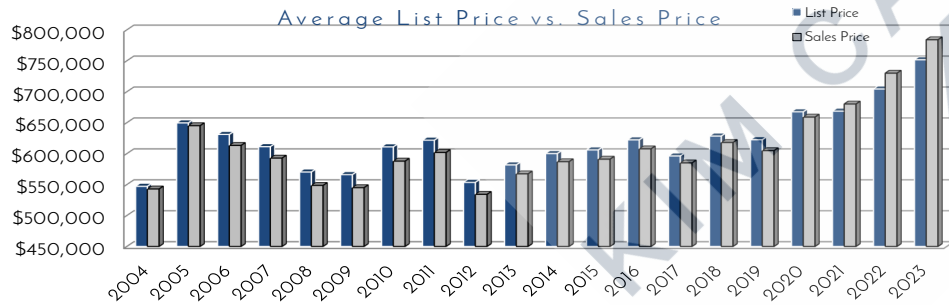
Prominent Properties

Sotheby's
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YTD	2023	2024	% Change
# Units Sold	20	19	-5.00%
Rate of Ab 3 Mo	1.35	1.47	8.62%
Actives	11	7	-34.38%
Under Contracts	16	17	6.38%

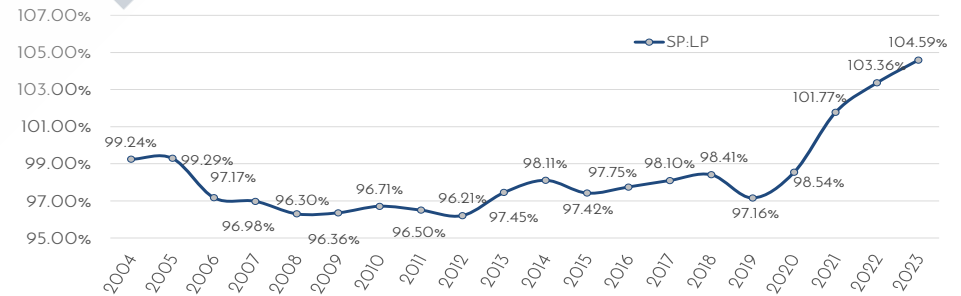
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

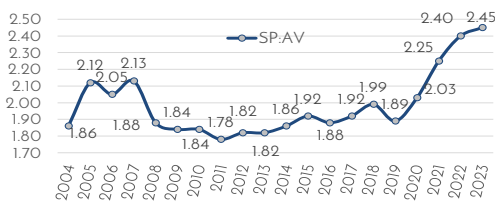


Berkeley Heights Yearly Market Trends

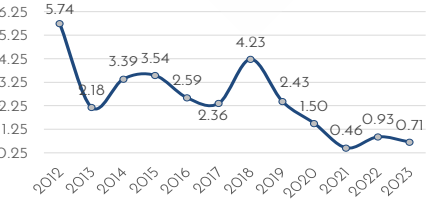
Sales Price to List Price Ratios



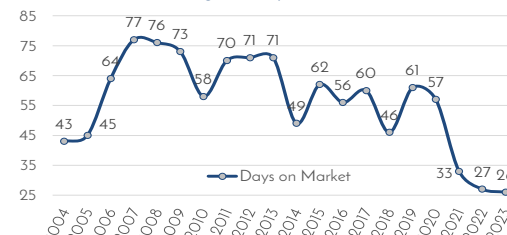
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

