

Berkeley Heights

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	31 Park Edge	TwndEndUn	2	2.0	15	\$450,000	\$450,000	\$450,000	100.00%	\$168,200	2.68
2	9 Cottage Court	TwndEndUn	3	2.1	18	\$595,000	\$595,000	\$618,000	103.87%	\$231,200	2.67
3	17 Sycamore Avenue	CapeCod	3	2.0	13	\$699,000	\$699,000	\$655,000	93.71%	\$273,900	2.39
4	294 McMane Avenue	CapeCod	4	2.0	17	\$750,000	\$750,000	\$760,000	101.33%	\$258,600	2.94
5	138 Garfield Street	Bi-Level	4	2.0	51	\$829,000	\$799,000	\$770,000	96.37%	\$237,900	3.24
6	142 Timber Drive	Bi-Level	4	3.0	42	\$879,000	\$829,000	\$800,000	96.50%	\$344,300	2.32
7	242 Park Avenue	CapeCod	3	2.1	13	\$779,900	\$779,900	\$809,000	103.73%	\$250,700	3.23
8	273 Chaucer Drive	Ranch	4	2.0	23	\$825,000	\$825,000	\$865,000	104.85%	\$262,400	3.30
9	275 Hamilton Avenue	Bi-Level	4	2.1	11	\$779,000	\$779,000	\$890,000	114.25%	\$290,000	3.07
10	303 River Bend Road	SplitLev	4	2.1	15	\$890,000	\$890,000	\$950,000	106.74%	\$283,100	3.36
11	1078 Mountain Avenue	CapeCod	6	3.1	30	\$899,000	\$899,000	\$960,000	106.79%	\$396,800	2.42
12	301 Diamond Hill Road	Bi-Level	4	3.0	13	\$799,000	\$799,000	\$975,000	122.03%	Renovated	
13	185 River Bend Road	Custom	4	2.1	14	\$949,000	\$949,000	\$1,022,000	107.69%	\$257,500	3.97
14	99 Exeter Drive	Colonial	4	2.1	12	\$950,000	\$950,000	\$1,025,000	107.89%	\$353,500	2.90
15	20 Canterbury Lane	SplitLev	3	2.1	9	\$849,000	\$849,000	\$1,050,000	123.67%	\$274,100	3.83
16	1127 Mountain Avenue	Custom	3	2.1	12	\$995,000	\$995,000	\$1,150,000	115.58%	No Data	
17	116 Wentworth Drive	Colonial	5	2.1	13	\$995,000	\$995,000	\$1,250,000	125.63%	\$364,900	3.43
18	28 Sherbrook Drive	Colonial	5	3.0	48	\$1,289,000	\$1,289,000	\$1,400,000	108.61%	\$402,600	3.48
19	25 Liberty Avenue	Colonial	5	4.1	2	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$455,400	3.40
20	75 Countryside Drive	Colonial	4	3.1	7	\$1,595,000	\$1,595,000	\$1,600,000	100.31%	\$568,900	2.81
21	805 Mountain Avenue	Contemp	6	5.1	51	\$2,750,000	\$2,295,000	\$2,200,000	95.86%	New	
AVERAGE					20	\$1,004,567	\$979,090	\$1,035,667	106.45%		3.08

"Active" Listings in Berkeley Heights

Number of Units: 17
Average List Price: \$959,168
Average Days on Market: 26

"Under Contract" Listings in Berkeley Heights

Number of Units: 20
Average List Price: \$860,595
Average Days on Market: 26

Berkeley Heights 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	22	17	15	11	16	14	20					16
List Price	\$804,200	\$951,600	\$874,986	\$944,500	\$806,393	\$873,625	\$919,493	\$979,090					\$894,396
Sales Price	\$860,039	\$1,034,150	\$951,857	\$1,025,500	\$886,571	\$984,726	\$989,743	\$1,035,667					\$970,240
SP:LP%	106.99%	107.63%	108.72%	108.56%	109.34%	112.57%	106.96%	106.45%					108.46%
SP to AV	3.06	3.09	2.83	2.86	2.97	3.08	3.21	3.08					3.05
# Units Sold	10	3	7	6	14	16	14	21					91
3 Mo Rate of Ab	0.46	1.43	1.95	2.47	1.61	1.55	1.29	0.92					1.46
Active Listings	3	10	12	12	14	16	18	17					13
Under Contracts	6	9	17	24	26	28	27	20					20

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	16	-29.73%
Sales Price	\$952,962	\$970,240	1.81%
LP:SP	107.98%	108.46%	0.44%
SP:AV	2.81	3.05	8.55%

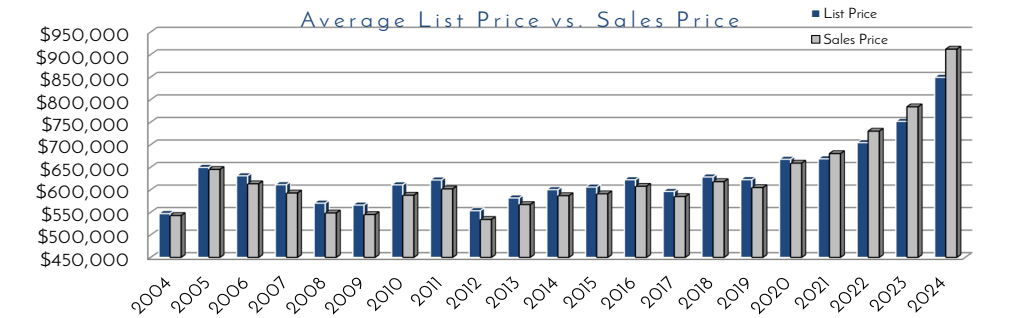
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	91	91	0.00%
Rate of Ab 3 Mo	1.31	1.46	11.77%
Actives	11	13	21.43%
Under Contracts	20	20	-3.68%

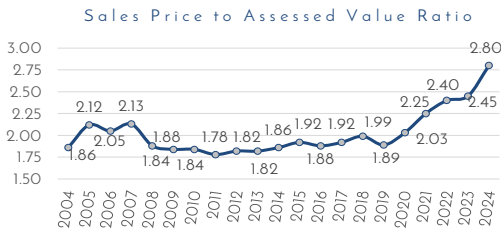
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

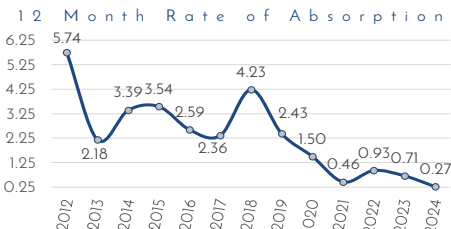


LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K
	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K	\$602K	\$534K	\$567K	\$587K	\$591K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K

Sales Price to Assessed Value Ratio



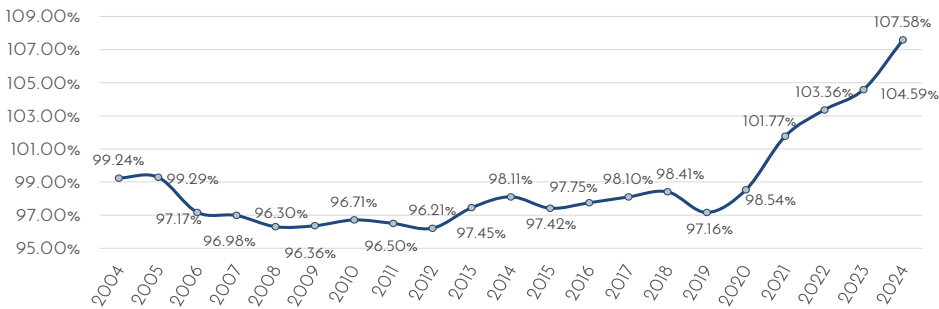
12 Month Rate of Absorption



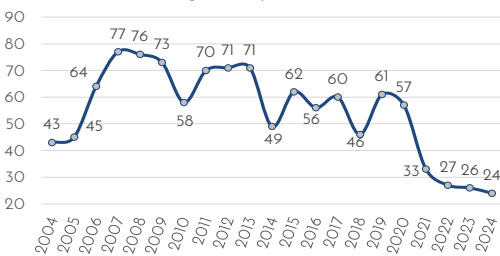
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

