

Berkeley Heights

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3 Cottage Court	TwnIntUn	2	2.1	15	\$519,900	\$519,900	\$542,000	104.25%	\$203,700	2.66
2	566 Plainfield Avenue	Colonial	3	1.1	63	\$600,000	\$600,000	\$592,500	98.75%	\$210,100	2.82
3	2 Daria Lane	TwnEndUn	2	2.1	1	\$640,000	\$640,000	\$640,000	100.00%	\$237,800	2.69
4	41 Meadowview Lane	TwnEndUn	4	3.1	71	\$749,900	\$709,000	\$750,000	105.78%	\$259,100	2.89
5	78 Twin Falls Road	Custom	4	2.1	7	\$849,000	\$849,000	\$882,000	103.89%	\$294,100	3.00
6	37 Oak Ridge Road	SplitLev	4	2.1	22	\$899,000	\$899,000	\$999,000	111.12%	\$317,100	3.15
7	33 Bristol Court	Colonial	4	2.2	14	\$924,999	\$924,999	\$999,999	108.11%	\$337,000	2.97
8	140 Countryside Drive	Ranch	4	3.1	16	\$1,175,000	\$1,175,000	\$1,130,000	96.17%	\$371,300	3.04
9	28 Peacock Lane	TwnEndUn	4	2.1	116	\$1,398,000	\$1,300,000	\$1,300,000	100.00%	\$581,900	2.23
10	183 Countryside Drive	Colonial	6	6.1	93	\$2,299,000	\$2,299,000	\$2,285,000	99.39%	Renovated	
AVERAGE					42	\$1,005,480	\$991,590	\$1,012,050	102.75%		2.83

"Active" Listings in Berkeley Heights

Number of Units: 7
Average List Price: \$798,271
Average Days on Market: 63

"Under Contract" Listings in Berkeley Heights

Number of Units: 12
Average List Price: \$847,808
Average Days on Market: 47

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	19	17	16	42	18
List Price	\$804,200	\$951,600	\$874,986	\$944,500	\$806,393	\$873,625	\$919,493	\$979,090	\$800,100	\$826,809	\$846,575	\$991,590	\$882,297
Sales Price	\$860,039	\$1,034,150	\$951,857	\$1,025,500	\$886,571	\$984,726	\$989,743	\$1,035,667	\$862,451	\$862,772	\$917,867	\$1,012,050	\$947,988
SP:LP%	106.99%	107.63%	108.72%	108.56%	109.34%	112.57%	106.96%	106.45%	107.16%	104.87%	107.79%	102.75%	107.47%
SP to AV	3.06	3.09	2.83	2.86	2.97	3.08	3.21	3.08	2.95	3.02	2.97	2.83	3.02
# Units Sold	10	3	7	6	14	16	14	21	10	17	12	10	140
3 Mo Rate of Ab	0.46	1.43	1.95	2.47	1.61	1.55	1.29	0.92	1.11	1.08	1.23	0.63	1.31
Active Listings	3	10	12	12	14	16	18	17	19	17	13	7	13
Under Contracts	6	9	17	24	26	28	27	20	25	21	17	12	19

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	18	-25.30%
Sales Price	\$911,861	\$947,988	3.96%
LP:SP	107.58%	107.47%	-0.11%
SP:AV	2.80	3.02	7.62%

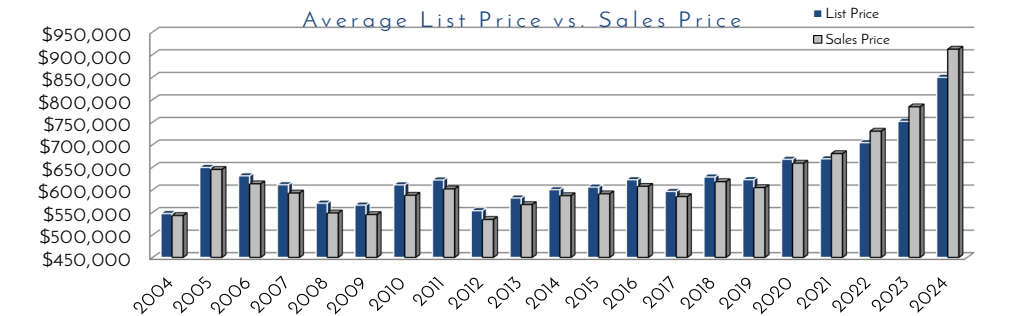
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	134	140	4.48%
Rate of Ab 3 Mo	1.04	1.31	26.35%
Actives	9	13	46.30%
Under Contracts	18	19	7.41%

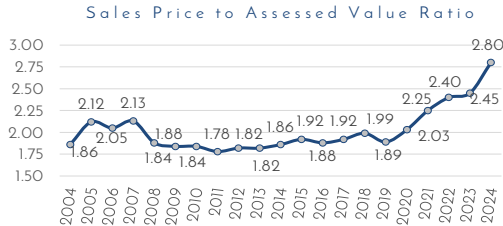
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

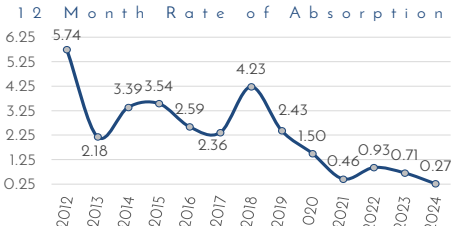


LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K
	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K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

Sales Price to Assessed Value Ratio



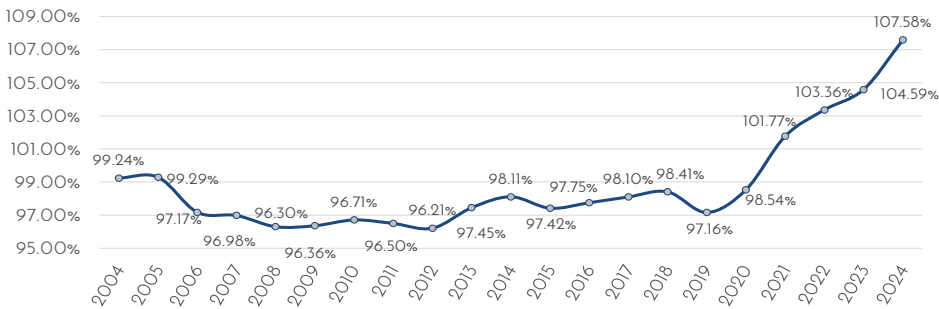
12 Month Rate of Absorption



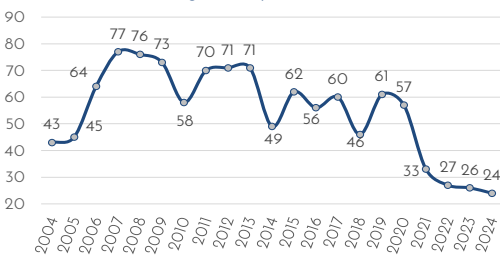
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

