

Berkeley Heights

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	83 Park Edge	OneFloor	1	1.0	15	\$389,900	\$389,900	\$389,900	100.00%	\$121,000	3.22
2	328 Emerson Lane	Cottage	2	1.0	23	\$525,000	\$525,000	\$540,000	102.86%	Land Lease	
3	22 Arthurs Court	TwnIntUn	3	2.1	10	\$589,000	\$589,000	\$635,000	107.81%	\$205,300	3.09
4	44 Evergreen Drive	Ranch	3	2.0	14	\$729,000	\$699,000	\$710,000	101.57%	\$270,100	2.63
5	41 Debbie Place	Colonial	3	1.1	10	\$675,000	\$675,000	\$737,500	109.26%	\$223,600	3.30
6	25 Harwood Avenue	CapeCod	4	2.0	18	\$750,000	\$750,000	\$750,000	100.00%	\$209,400	3.58
7	155 Dogwood Lane	Ranch	3	1.1	8	\$699,000	\$699,000	\$752,000	107.58%	\$226,900	3.31
8	218 Gallinson Drive	SplitLev	3	2.1	15	\$899,000	\$899,000	\$1,025,000	114.02%	\$367,900	2.79
9	315 Emerson Lane	Colonial	6	3.0	21	\$1,150,000	\$1,150,000	\$1,130,000	98.26%	\$410,000	2.76
10	113 Sutton Drive	SplitLev	4	2.1	13	\$949,000	\$949,000	\$1,171,000	123.39%	\$330,800	3.54
11	157 Spring Ridge Drive	Custom	5	3.1	9	\$1,200,000	\$1,200,000	\$1,275,000	106.25%	\$405,700	3.14
12	11 Putnam Avenue	Colonial	5	3.0	13	\$1,299,000	\$1,299,000	\$1,381,000	106.31%	\$348,900	3.96
13	295 Chaucer Drive	Colonial	4	3.1	14	\$1,450,000	\$1,450,000	\$1,550,000	106.90%	\$475,600	3.26
14	5 Rosegate Court	Colonial	6	6.0	9	\$1,599,000	\$1,599,000	\$1,810,000	113.20%	\$577,000	3.14
AVERAGE					14	\$921,636	\$919,493	\$989,743	106.96%		3.21

"Active" Listings in Berkeley Heights

Number of Units: 18
Average List Price: \$912,606
Average Days on Market: 21

"Under Contract" Listings in Berkley Heights

Number of Units: 27
Average List Price: \$965,848
Average Days on Market: 22

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						15
List Price	\$804,200	\$951,600	\$874,986	\$944,500	\$806,393	\$873,625	\$919,493						\$868,987
Sales Price	\$860,039	\$1,034,150	\$951,857	\$1,025,500	\$886,571	\$984,726	\$989,743						\$950,612
SP:LP%	106.99%	107.63%	108.72%	108.56%	109.34%	112.57%	106.96%						109.06%
SP to AV	3.06	3.09	2.83	2.86	2.97	3.08	3.21						3.04
# Units Sold	10	3	7	6	14	16	14						70
3 Mo Rate of Ab	0.46	1.43	1.95	2.47	1.61	1.55	1.29						1.54
Active Listings	3	10	12	12	14	16	18						12
Under Contracts	6	9	17	24	26	28	27						20

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	15	-40.39%
Sales Price	\$931,283	\$950,612	2.08%
LP:SP	107.34%	109.06%	1.61%
SP:AV	2.78	3.04	9.58%

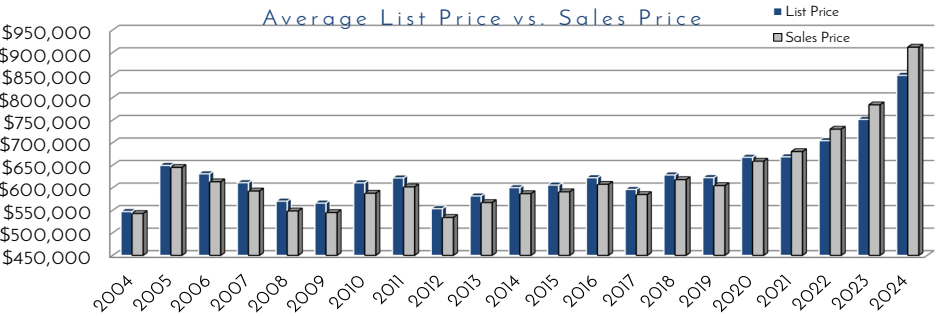
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	72	70	-2.78%
Rate of Ab 3 Mo	1.39	1.54	10.59%
Actives	10	12	18.06%
Under Contracts	21	20	-7.43%

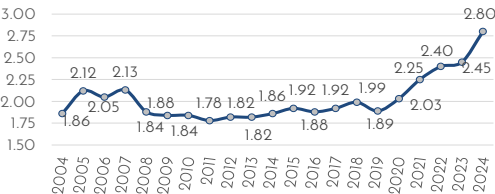
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

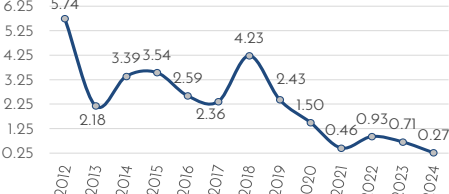


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K
SP	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K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

Sales Price to Assessed Value Ratio



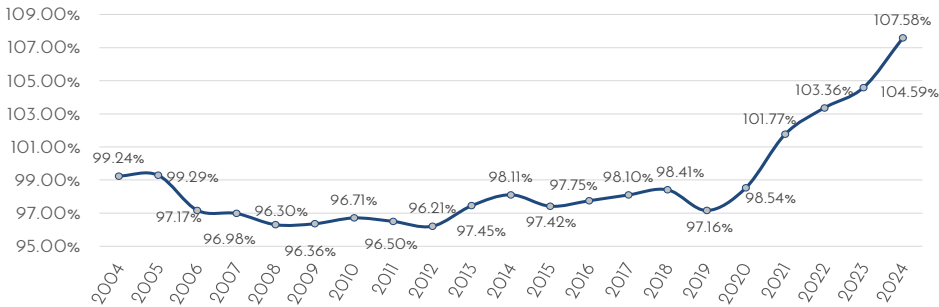
12 Month Rate of Absorption



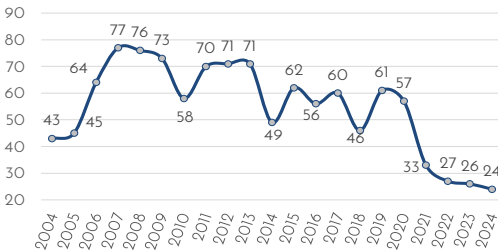
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

