

Berkeley Heights

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	25 Park Edge	TwnIntUn	2	2.0	18	\$475,000	\$475,000	\$475,000	100.00%	\$168,200	2.82
2	143 Plain Field Avenue U3	MultiFlr	3	2.1	39	\$525,000	\$525,000	\$515,000	98.10%	\$179,100	2.88
3	7 Starling Way	TwnEndUn	2	3.1	10	\$589,000	\$589,000	\$629,000	106.79%	\$240,500	2.62
4	200 Sherman Avenue U8	TwnEndUn	3	3.1	15	\$755,000	\$755,000	\$808,108	107.03%	\$286,100	2.82
5	62 Forest Avenue	Ranch	3	1.1	17	\$699,000	\$699,000	\$810,000	115.88%	\$236,600	3.42
6	90 Delmore Avenue	CapeCod	4	2.0	10	\$769,000	\$769,000	\$860,000	111.83%	\$235,900	3.65
7	63 Hampton Drive	SplitLev	4	2.1	9	\$875,000	\$875,000	\$900,000	102.86%	\$311,100	2.89
8	99 Hamilton Avenue	Ranch	4	3.0	11	\$799,000	\$799,000	\$917,500	114.83%	\$292,300	3.14
9	5 River Bend Road	Colonial	4	2.0	9	\$799,000	\$799,000	\$939,000	117.52%	\$260,900	3.60
10	34 Ridge Drive	Colonial	5	2.1	12	\$969,000	\$969,000	\$990,000	102.17%	\$351,000	2.82
11	133 Baker Avenue	Ranch	4	2.0	7	\$799,000	\$799,000	\$1,051,000	131.54%	\$349,200	3.01
12	70 Maple Avenue	CapeCod	3	2.1	17	\$829,000	\$829,000	\$1,051,000	126.78%	Renovated	
13	162 Maple Avenue	Bi-Level	4	3.0	9	\$899,000	\$899,000	\$1,256,000	139.71%	\$366,400	3.43
14	87 Highland Circle	Tudor	5	3.1	38	\$1,499,000	\$1,399,000	\$1,355,000	96.85%	\$464,900	2.91
15	101 Kent Drive	Colonial	5	4.1	16	\$1,199,000	\$1,199,000	\$1,400,000	116.76%	\$450,600	3.11
16	682 Plainfield Avenue	Colonial	6	6.1	13	\$1,599,000	\$1,599,000	\$1,799,000	112.51%	\$577,200	3.12
AVERAGE					16	\$879,875	\$873,625	\$984,726	112.57%	\$318,000	3.08

"Active" Listings in Berkeley Heights

Number of Units: 16
Average List Price: \$1,020,563
Average Days on Market: 22

"Under Contract" Listings in Berkley Heights

Number of Units: 28
Average List Price: \$997,457
Average Days on Market: 20

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							15
List Price	\$804,200	\$951,600	\$874,986	\$944,500	\$806,393	\$873,625							\$856,361
Sales Price	\$860,039	\$1,034,150	\$951,857	\$1,025,500	\$886,571	\$984,726							\$940,829
SP:LP%	106.99%	107.63%	108.72%	108.56%	109.34%	112.57%							109.59%
SP to AV	3.06	3.09	2.83	2.86	2.97	3.08							3.00
# Units Sold	10	3	7	6	14	16							56
3 Mo Rate of Ab	0.46	1.43	1.95	2.47	1.61	1.55							1.58
Active Listings	3	10	12	12	14	16							11
Under Contracts	6	9	17	24	26	28							18

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	28	15	-46.15%
Sales Price	\$949,603	\$940,829	-0.92%
LP:SP	106.56%	109.59%	2.84%
SP:AV	2.72	3.00	10.45%

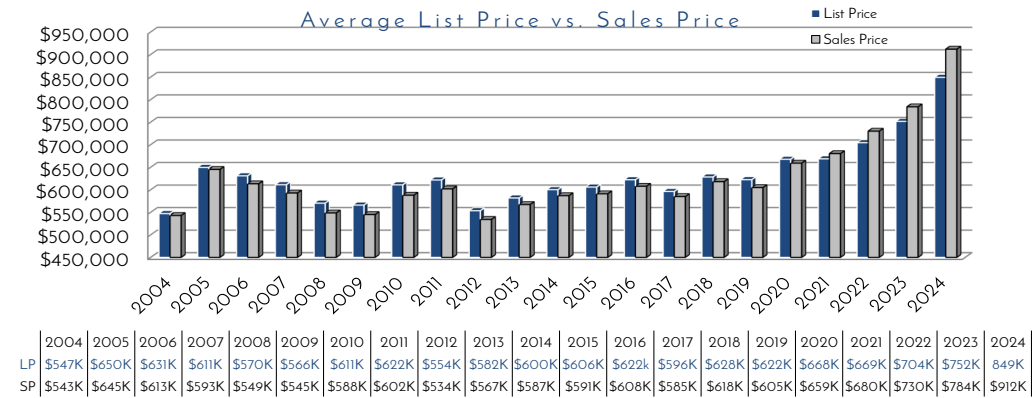
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	55	56	1.82%
Rate of Ab 3 Mo	1.38	1.58	14.51%
Actives	9	11	19.64%
Under Contracts	20	18	-9.84%

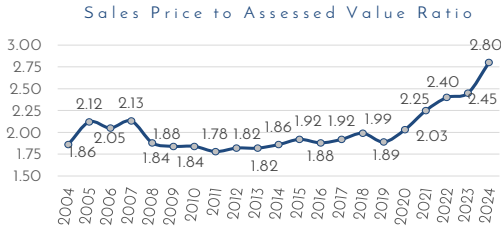
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

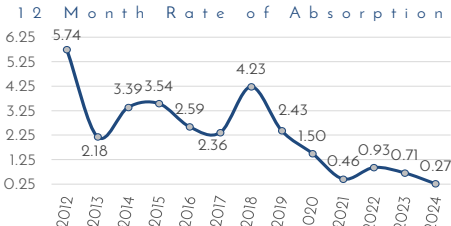


LP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K
SP	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K	\$602K	\$534K	\$567K	\$587K	\$591K	\$608K	\$585K	\$618K	\$605K	\$659K	\$680K	\$730K	\$784K	\$912K

Sales Price to Assessed Value Ratio



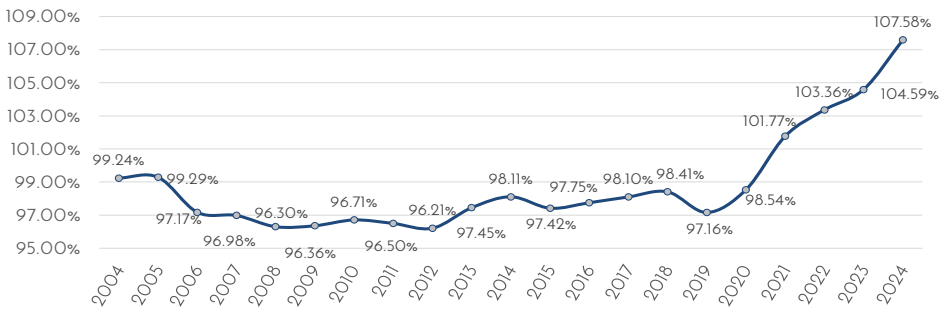
12 Month Rate of Absorption



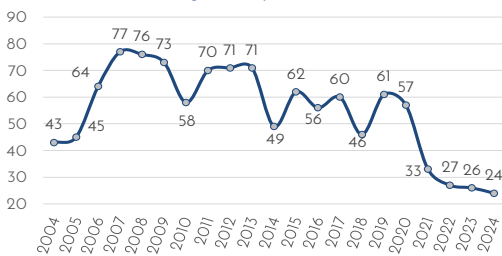
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

