

Berkeley Heights

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	459B Springfield Avenue	TwnIntUn	2	2.1	43	\$499,900	\$499,900	\$480,000	96.02%	\$166,300	2.89
2	23 Wren Court	TwndEndUn	3	1.1	13	\$499,000	\$499,000	\$545,125	109.24%	Condo	
3	5 Castle Drive	TwnIntUn	2	2.1	9	\$519,000	\$519,000	\$580,000	111.75%	\$215,400	2.69
4	4 Daria Lane	TwnIntUn	2	2.1	8	\$589,000	\$589,000	\$630,000	106.96%	\$230,700	2.73
5	4 Meadowview Lane	TwnIntUn	2	2.1	15	\$610,000	\$610,000	\$651,000	106.72%	\$227,800	2.86
6	179 Berkeley Avenue	Colonial	4	1.1	29	\$679,999	\$679,999	\$680,000	100.00%	\$173,300	3.92
7	136 Maple Avenue	Ranch	3	2.0	12	\$699,000	\$699,000	\$701,000	100.29%	\$243,400	2.88
8	536 Snyder Avenue	SplitLev	3	1.0	8	\$649,000	\$649,000	\$735,000	113.25%	\$232,600	3.16
9	138 Glenside Road	SplitLev	3	2.1	34	\$850,000	\$850,000	\$836,000	98.35%	\$313,300	2.67
10	21 Water Lane	Custom	4	2.1	23	\$899,000	\$899,000	\$890,000	99.00%	Free Acres	
11	90 Greenbriar Drive	SplitLev	4	2.1	8	\$849,000	\$849,000	\$900,000	106.01%	\$284,200	3.17
12	3 Branko Road	Colonial	5	3.1	9	\$900,000	\$900,000	\$999,993	111.11%	\$353,500	2.83
13	189 Lawrence Drive	Bi-Level	4	2.1	8	\$875,000	\$875,000	\$999,999	114.29%	\$321,700	3.11
14	96 Exeter Drive	Colonial	5	3.0	21	\$999,850	\$999,850	\$1,060,000	106.02%	\$346,100	3.06
15	36 Sherbrook Drive	SplitLev	5	2.1	27	\$1,189,000	\$1,189,000	\$1,189,000	100.00%	\$357,000	3.33
16	44 Riceman Road	Colonial	5	2.1	9	\$1,150,000	\$1,150,000	\$1,200,000	104.35%	Renovated	
17	48 Hunterdon Boulevard	Colonial	5	5.1	14	\$1,599,000	\$1,599,000	\$1,590,000	99.44%	New	
AVERAGE					17	\$826,809	\$826,809	\$862,772	104.87%		3.02

"Active" Listings in Berkeley Heights

Number of Units: 17
Average List Price: \$836,812
Average Days on Market: 48

"Under Contract" Listings in Berkeley Heights

Number of Units: 21
Average List Price: \$946,990
Average Days on Market: 30

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
List Price	\$804,200	\$951,600	\$874,986	\$944,500	\$806,393	\$873,625	\$919,493	\$979,090	\$800,100	\$826,809			\$876,667
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			\$945,623
SP:LP%	106.99%	107.63%	108.72%	108.56%	109.34%	112.57%	106.96%	106.45%	107.16%	104.87%			107.83%
SP to AV	3.06	3.09	2.83	2.86	2.97	3.08	3.21	3.08	2.95	3.02			3.04
# Units Sold	10	3	7	6	14	16	14	21	10	17			118
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			1.39
Active Listings	3	10	12	12	14	16	18	17	19	17			14
Under Contracts	6	9	17	24	26	28	27	20	25	21			20

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	16	-32.17%
Sales Price	\$922,568	\$945,623	2.50%
LP:SP	107.64%	107.83%	0.18%
SP:AV	2.80	3.04	8.41%

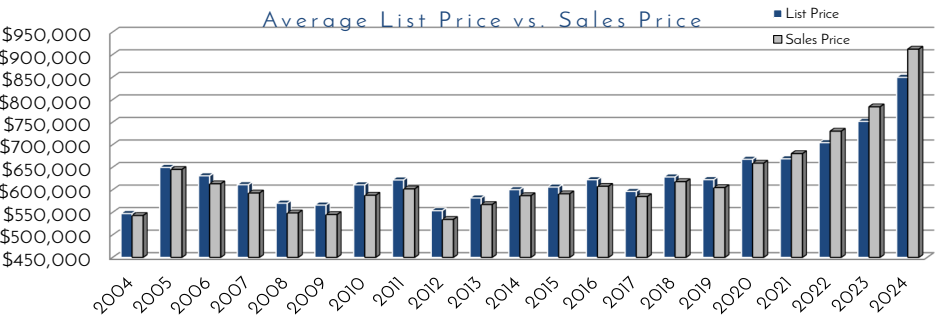
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	117	118	0.85%
Rate of Ab 3 Mo	1.20	1.39	15.78%
Actives	10	14	33.98%
Under Contracts	19	20	7.41%

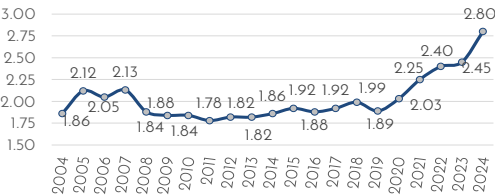
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

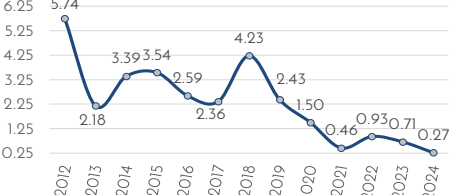


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K
SP	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K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

Sales Price to Assessed Value Ratio



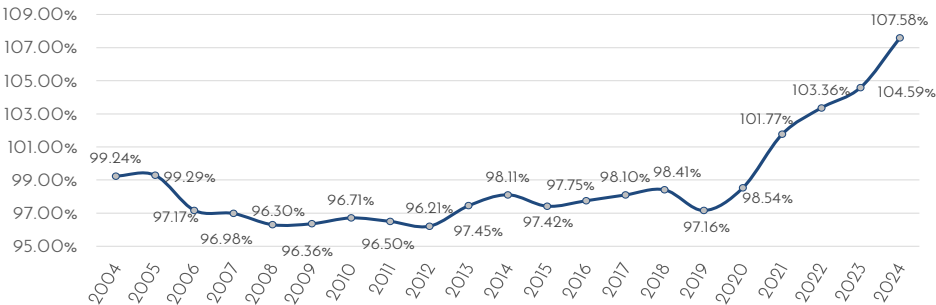
12 Month Rate of Absorption



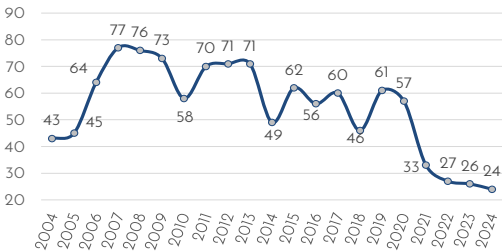
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

