

Berkeley Heights

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	274 Diamond Hill Road	Colonial	3	1.1	80	\$525,000	\$475,000	\$469,000	98.74%	\$157,600	2.98
2	40 Lancelot Drive	TwnIntUn	3	2.1	16	\$549,000	\$549,000	\$580,000	105.65%	\$205,300	2.83
3	9 Meadowview Lane	TwnEndUn	2	2.1	13	\$639,000	\$639,000	\$658,000	102.97%	\$235,600	2.79
4	50 Briarwood Drive	Custom	4	2.1	7	\$725,000	\$725,000	\$825,000	113.79%	\$291,000	2.84
5	194 Sutton Drive	Custom	4	3.0	26	\$965,000	\$965,000	\$860,000	89.12%	\$319,400	2.69
6	328 Chaucer Drive	Ranch	3	2.0	10	\$849,000	\$849,000	\$900,013	106.01%	\$265,300	3.39
7	67 Emerson Lane	Colonial	4	2.1	9	\$800,000	\$800,000	\$907,500	113.44%	\$322,800	2.81
8	15 Woglum Place	Bi-Level	4	3.0	9	\$950,000	\$950,000	\$999,000	105.16%	\$324,400	3.08
9	141 Garfield Street	Colonial	5	2.1	11	\$899,000	\$899,000	\$1,060,000	117.91%	\$361,900	2.93
10	3 Baker Avenue	Colonial	4	3.1	11	\$1,150,000	\$1,150,000	\$1,366,000	118.78%	\$434,200	3.15
AVERAGE					19	\$805,100	\$800,100	\$862,451	107.16%		2.95

"Active" Listings in Berkeley Heights

Number of Units: 19
Average List Price: \$854,458
Average Days on Market: 41

"Under Contract" Listings in Berkeley Heights

Number of Units: 25
Average List Price: \$908,190
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	20	19				16
List Price	\$804,200	\$951,600	\$874,986	\$944,500	\$806,393	\$873,625	\$919,493	\$979,090	\$800,100				\$885,059
Sales Price	\$860,039	\$1,034,150	\$951,857	\$1,025,500	\$886,571	\$984,726	\$989,743	\$1,035,667	\$862,451				\$959,568
SP:LP%	106.99%	107.63%	108.72%	108.56%	109.34%	112.57%	106.96%	106.45%	107.16%				108.33%
SP to AV	3.06	3.09	2.83	2.86	2.97	3.08	3.21	3.08	2.95				3.04
# Units Sold	10	3	7	6	14	16	14	21	10				101
3 Mo Rate of Ab	0.46	1.43	1.95	2.47	1.61	1.55	1.29	0.92	1.11				1.42
Active Listings	3	10	12	12	14	16	18	17	19				13
Under Contracts	6	9	17	24	26	28	27	20	25				20

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	16	-29.72%
Sales Price	\$942,240	\$959,568	1.84%
LP:SP	107.48%	108.33%	0.79%
SP:AV	2.80	3.04	8.50%

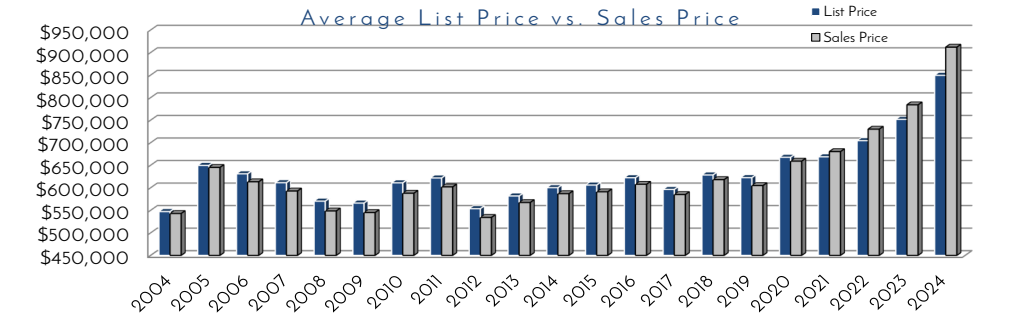
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	102	101	-0.98%
Rate of Ab 3 Mo	1.25	1.42	13.69%
Actives	11	13	27.37%
Under Contracts	20	20	0.00%

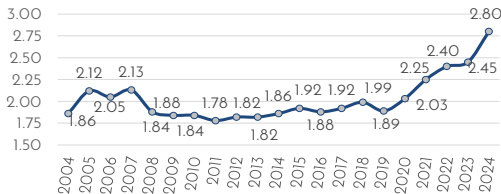
Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

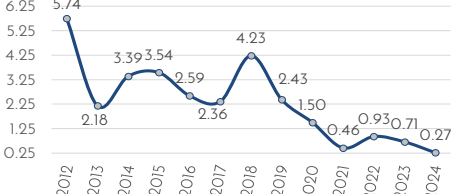


LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SP	\$547K	\$650K	\$631K	\$611K	\$570K	\$566K	\$611K	\$622K	\$554K	\$582K	\$600K	\$606K	\$622K	\$596K	\$628K	\$622K	\$668K	\$669K	\$704K	\$752K	849K
	\$543K	\$645K	\$613K	\$593K	\$549K	\$545K	\$588K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

Sales Price to Assessed Value Ratio



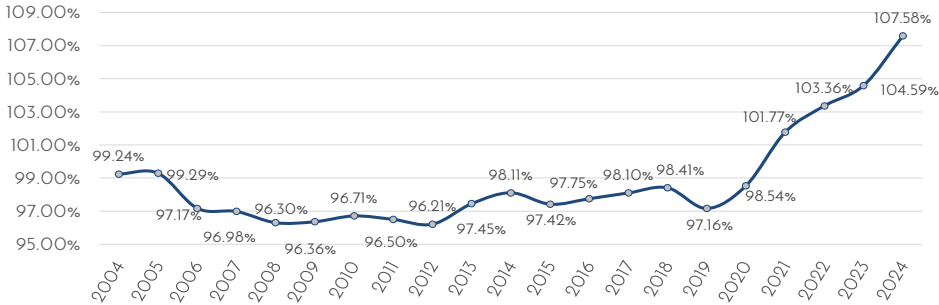
12 Month Rate of Absorption



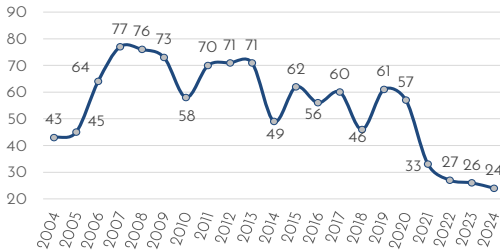
Data only available until 2012

Berkeley Heights Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

