

# Berkeley Heights

## March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	16 Washington Street	Ranch	2	1.0	1	\$550,000	\$550,000	\$550,000	100.00%	Land	
2	57 Daria Lane	TwnIntUn	2	2.1	24	\$599,999	\$599,999	\$641,000	106.83%	\$218,400	2.93
3	31 Angela Way	TwnIntUn	2	2.1	17	\$595,000	\$595,000	\$711,000	119.50%	\$223,200	3.19
4	49 Pine Grove Road	Bi-Level	3	2.0	13	\$747,000	\$747,000	\$816,000	109.24%	\$243,900	3.35
5	56 Valley Road	SplitLev	4	3.0	19	\$850,000	\$850,000	\$888,000	104.47%	\$281,700	3.15
6	46 Coolidge Drive	Colonial	4	2.1	14	\$1,150,000	\$1,150,000	\$1,410,000	122.61%	\$403,000	3.50
AVERAGE					15	\$748,667	\$748,667	\$836,000	110.44%		3.22

### *"Active"* Listings in Berkeley Heights

Number of Units: 14  
 Average List Price: \$1,247,6500  
 Average Days on Market: 31

### *"Under Contract"* Listings in Berkeley Heights

Number of Units: 19  
 Average List Price: \$831,621  
 Average Days on Market: 24

# Berkeley Heights 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	35	15										36
List Price	\$822,254	\$863,380	\$748,667										\$811,532
Sales Price	\$848,593	\$899,780	\$836,000										\$856,792
SP:LP%	102.17%	103.82%	110.44%										104.80%
SP to AV	2.69	2.86	3.22										2.86
# Units Sold	11	5	6										22
3 Mo Rate of Ab	1.18	1.38	2.05										1.54
Active Listings	12	11	14										12
Under Contracts	6	8	19										11

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	17	36	109.12%
Sales Price	\$918,292	\$856,792	-6.70%
LP:SP	107.69%	104.80%	-2.69%
SP:AV	2.98	2.86	-4.19%

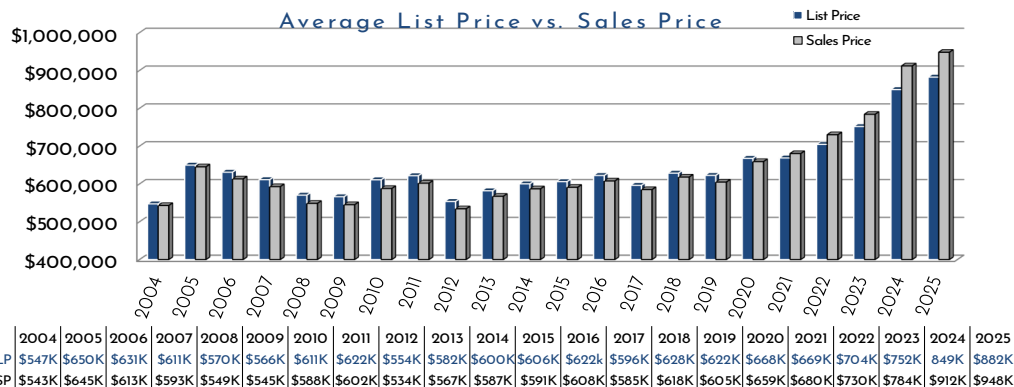
Prominent Properties

**Sotheby's**  
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YTD	2025	2026	% Change
# Units Sold	20	22	10.00%
Rate of Ab 3 Mo	1.28	1.54	20.05%
Actives	8	12	48.00%
Under Contracts	11	11	0.00%

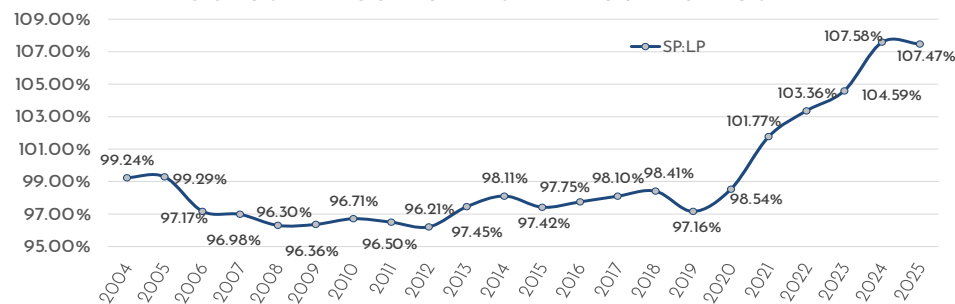
## Berkeley Heights Yearly Market Trends

Average List Price vs. Sales Price

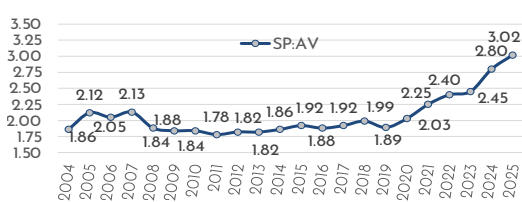


## Berkeley Heights Yearly Market Trends

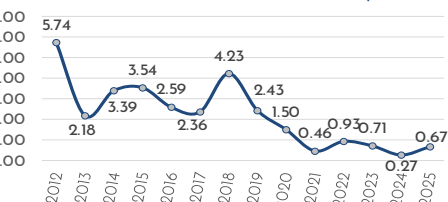
Sales Price to List Price Ratios



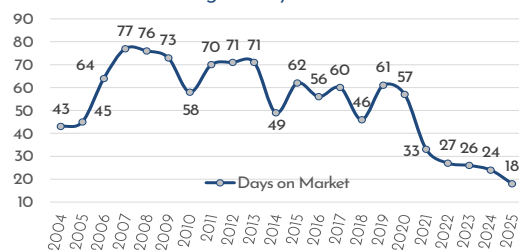
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

