

Home Sales December 2006 Berkeley Heights

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
14	COTTAGE ST.	\$385,000	\$370,000	\$360,000	56	97.30%
104	EMERSON LN*	\$489,000	\$439,500	\$400,000	140	91.01%
26	Fawn Circle	\$499,000	\$499,000	\$400,000	45	80.16%
85	Beech Avenue	\$489,000	\$489,000	\$468,000	66	95.71%
2	E RIDGE DR*	\$525,000	\$525,000	\$490,750	69	93.48%
60	Cromwell Court	\$554,000	\$549,900	\$522,500	90	95.02%
85	Briarwood Drive, W.	\$594,700	\$539,000	\$527,000	185	97.77%
63	SOUTHVIEW DR*	\$549,000	\$549,000	\$532,000	22	96.90%
35	Wentworth Drive	\$729,000	\$629,000	\$612,500	211	97.38%
41	Club	\$689,000	\$639,000	\$620,000	148	97.03%
15	Meadowview Lane	\$649,000	\$649,000	\$625,000	54	96.30%
116	PINE GROVE ROAD	\$789,000	\$699,000	\$630,000	242	90.13%
45	RIDGE DR*	\$749,000	\$749,000	\$729,000	93	97.33%
245	KILLARNEY DR	\$874,900	\$849,900	\$827,500	82	97.36%
10	Cromwell Court	\$979,900	\$929,900	\$870,000	147	93.56%
32	Heather Court	\$899,000	\$899,000	\$899,000	10	100.00%
39	BALDWIN DR*	\$1,295,000	\$1,295,000	\$1,235,000	38	95.37%
6	Holly Mews	\$1,200,000	\$1,200,000	\$1,260,000	7	105.00%

Month of	Average List Price	\$694,400
December-06	Average Sold Price	\$667,125
	Average Days on Market	94.72
	Ratio SP/LP	96.07%



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