

# Berkeley Heights

## May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	46 Snyder Avenue	Colonial	5	2.0	28	\$649,900	\$599,888	\$550,000	91.68%	\$220,600	2.49
2	35 La Secla Place	FixrUppr	4	2.1	8	\$599,000	\$599,000	\$650,000	108.51%	\$236,300	2.75
3	140 Briarwood Drive	Split Level	3	2.1	14	\$749,000	\$749,000	\$862,000	115.09%	\$278,200	3.10
4	230 Washington Street	Colonial	5	5.0	10	\$849,900	\$849,900	\$917,982	108.01%	Renovated	
5	92 Sawmill Drive	Split Level	4	2.1	40	\$950,000	\$950,000	\$977,000	102.84%	\$338,300	2.89
6	55 Grandview Avenue	Colonial	4	2.1	9	\$940,000	\$940,000	\$1,175,000	125.00%	\$405,800	2.90
7	154 Hillside Avenue	Colonial	5	4.0	22	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$579,200	2.68
AVERAGE					19	\$898,257	\$891,113	\$954,569	107.31%		2.80

### "Active" Listings in Berkeley Heights

Number of Units: 10  
 Average List Price: \$723,900  
 Average Days on Market: 45

### "Under Contract" Listings in Berkeley Heights

Number of Units: 30  
 Average List Price: \$872,853  
 Average Days on Market: 15

# Berkeley Heights 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	57	19	33	19								33
List Price	\$931,224	\$878,874	\$855,143	\$902,520	\$891,113								\$890,670
Sales Price	\$922,250	\$891,624	\$895,460	\$996,066	\$954,569								\$944,224
SP:LP%	100.57%	100.87%	105.67%	110.23%	107.31%								106.19%
SP to AV	2.59	2.50	2.84	2.76	2.80								2.72
# Units Sold	4	8	7	15	7								41
3 Mo Rate of Ab	1.65	1.59	1.17	1.18	1.39								1.40
Active Listings	9	8	4	11	10								8
Under Contracts	11	18	21	15	30								19

## Flashback! YTD 2023 vs YTD 2024

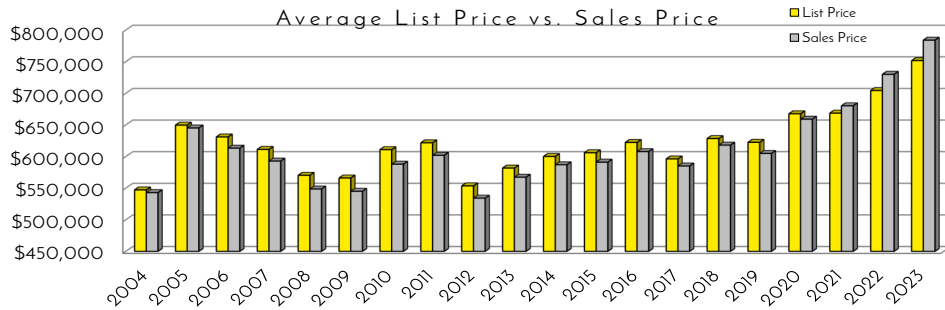
YTD	2023	2024	% Change
DOM	30	33	9.40%
Sales Price	\$732,497	\$944,224	28.90%
LP:SP	103.95%	106.19%	2.15%
SP:AV	2.40	2.72	13.18%



YTD	2023	2024	% Change
# Units Sold	40	41	2.50%
Rate of Ab 3 Mo	1.56	1.40	-10.74%
Actives	13	8	-35.38%
Under Contracts	19	19	2.15%

### Berkeley Heights Yearly Market Trends

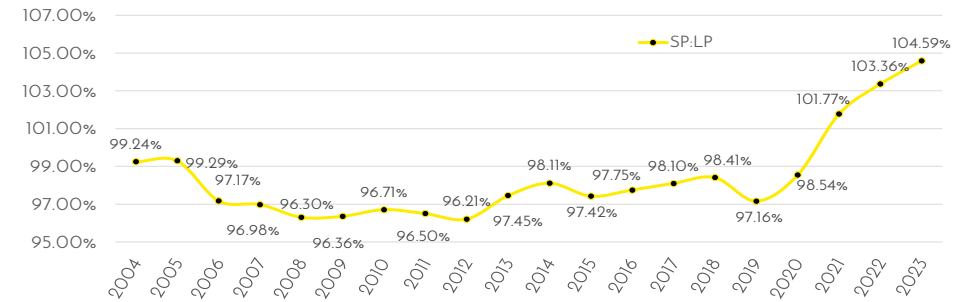
Average List Price vs. Sales Price



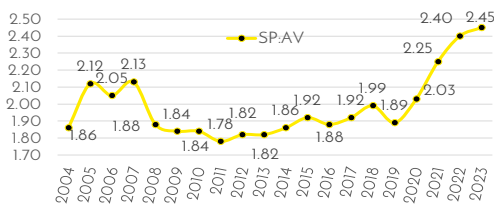
Year	LP	SP
2004	\$547,175	\$542,895
2005	\$649,598	\$645,132
2006	\$630,909	\$613,206
2007	\$611,203	\$592,779
2008	\$570,257	\$548,573
2009	\$565,975	\$545,016
2010	\$610,860	\$587,857
2011	\$621,659	\$601,870
2012	\$553,521	\$534,178
2013	\$581,727	\$567,268
2014	\$600,101	\$586,942
2015	\$605,955	\$591,058
2016	\$622,208	\$607,711
2017	\$596,167	\$584,960
2018	\$626,361	\$618,031
2019	\$622,405	\$604,799
2020	\$667,547	\$659,029
2021	\$704,377	\$680,158
2022	\$751,945	\$729,978
2023	\$890,670	\$783,954

### Berkeley Heights Yearly Market Trends

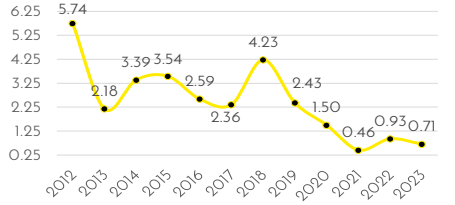
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

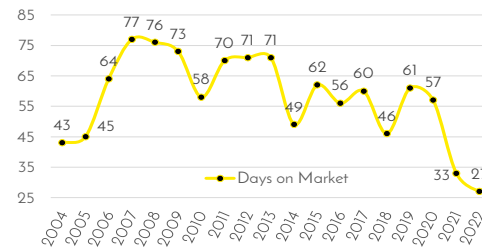


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

