

# Berkeley Heights

## October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6 Paula Way	TwnIntUn	2	2.1	41	\$389,000	\$389,000	\$370,000	95.12%	\$219,000	1.69
2	24 Shadow Lane	Ranch	3	1.1	25	\$415,000	\$415,000	\$390,000	93.98%	\$218,300	1.79
3	140 Mountain Avenue	Ranch	3	2.0	15	\$444,900	\$444,900	\$415,000	93.28%	\$280,000	1.48
4	5 Meadowview Lane	TwnEndUn	2	2.1	53	\$485,000	\$485,000	\$500,000	103.09%	\$246,000	2.03
5	10 Meadowview Lane	TwnEndUn	3	2.1	10	\$509,000	\$509,000	\$551,000	108.25%	\$241,000	2.29
6	39 Lenape Lane	Ranch	3	2.0	83	\$625,000	\$625,000	\$600,000	96.00%	\$284,600	2.11
7	44 Brook Street	SplitLev	3	2.0	33	\$624,000	\$610,000	\$605,000	99.18%	\$250,900	2.41
8	275 Hamilton Avenue	Bi-Level	4	2.1	14	\$579,000	\$579,000	\$609,418	105.25%	\$281,500	2.16
9	560 Mountain Avenue	Custom	4	3.1	14	\$639,000	\$639,000	\$630,000	98.59%	\$264,700	2.38
10	100 Lincoln Street	Ranch	4	3.0	104	\$700,000	\$675,000	\$660,000	97.78%	\$277,400	2.38
11	14 Putnam Avenue	Custom	4	3.0	12	\$699,000	\$699,000	\$699,000	100.00%	\$235,000	2.97
12	102 Exeter Drive	Colonial	5	2.1	102	\$765,000	\$750,000	\$735,000	98.00%	\$395,900	1.86
13	27 Ridge Drive	Colonial	4	2.1	5	\$765,000	\$765,000	\$765,000	100.00%	\$355,400	2.15
14	27 Orchard Lane	Colonial	4	3.0	18	\$759,000	\$759,000	\$780,000	102.77%	\$331,300	2.35
15	271 Lorraine Drive	Colonial	4	2.1	9	\$795,000	\$795,000	\$800,000	100.63%	\$386,800	2.07
16	140 Spring Ridge Drive	Colonial	4	2.1	11	\$844,000	\$844,000	\$853,849	101.17%	\$415,700	2.05
17	44 Rutherford Road	Colonial	4	2.1	8	\$854,000	\$854,000	\$861,200	100.84%	\$456,100	1.89
18	34 Upper Drive	Ranch	3	3.0	30	\$929,000	\$885,000	\$870,000	98.31%	\$426,300	2.04
19	5 Kings Court	Colonial	4	2.1	21	\$870,000	\$870,000	\$880,000	101.15%	\$451,300	1.95
20	261 Lorraine Drive	Colonial	6	3.0	46	\$985,000	\$925,000	\$888,000	96.00%	\$419,000	2.12
21	32 Liberty Avenue	Colonial	4	3.1	20	\$999,000	\$999,000	\$995,000	99.60%		
AVERAGE					32	\$698,757	\$691,233	\$688,451	99.48%		2.11

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

Number of Units: 45  
 Average List Price: \$767,984  
 Average Days on Market: 62

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

Number of Units: 37  
 Average List Price: \$684,695  
 Average Days on Market: 31

# Berkeley Heights 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	143	65	77	77	59	50	59	65	56	32			61
List Price	\$452,980	\$586,583	\$578,750	\$636,829	\$606,463	\$588,843	\$666,529	\$729,895	\$730,832	\$691,233			\$657,011
Sales Price	\$437,500	\$565,375	\$564,984	\$632,000	\$597,750	\$579,857	\$659,583	\$715,652	\$728,105	\$688,451			\$648,165
SP:LP%	95.51%	96.34%	97.80%	99.52%	98.75%	97.82%	98.90%	98.05%	99.54%	99.48%			98.53%
SP to AV	1.64	2.00	2.06	1.79	2.02	1.91	1.99	2.05	2.09	2.11			2.02
# Units Sold	5	12	16	7	16	7	24	21	28	21			157
3 Mo Rate of Ab	4.08	4.70	4.80	3.97	4.18	5.81	3.47	3.18	1.84	1.71			3.77
Active Listings	44	46	44	48	55	58	52	50	45	36			48
Under Contracts	21	26	21	14	23	43	45	44	37	37			31

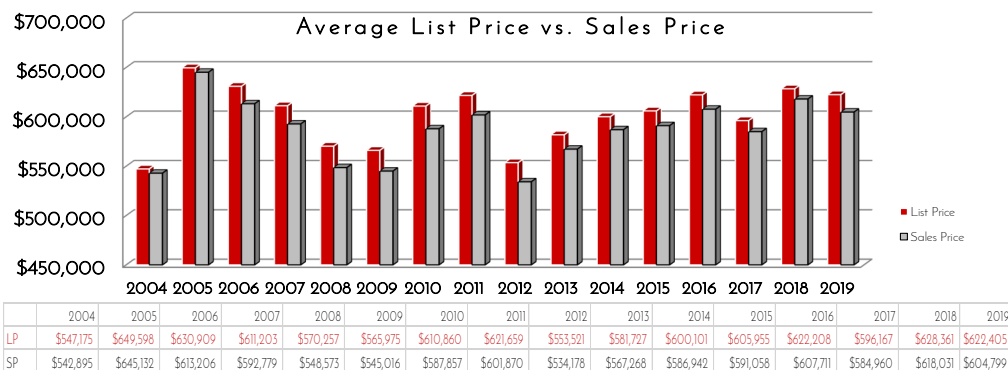
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	61	61	0.56%
Sales Price	\$608,373	\$648,165	6.54%
LP:SP	97.28%	98.53%	1.28%
SP:AV	1.89	2.02	6.89%



YTD	2019	2020	% Change
# Units Sold	155	157	1.29%
Rate of Ab 3 Mo	4.33	1.71	-60.51%
Actives	60	36	-40.00%
Under Contracts	27	37	37.04%

## Berkeley Heights Yearly Market Trends



## Berkeley Heights Yearly Market Trends

