

Berkeley Heights

November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	23 Park Edge	TwndEndUn	2	2.0	49	\$324,000	\$324,000	\$320,000	98.77%	\$168,200	1.90
2	275 Grant Street	Bi-Level	3	1.1	18	\$349,000	\$349,000	\$322,000	92.26%	\$191,900	1.68
3	168 Washington Street	Ranch	2	1.0	28	\$352,000	\$335,000	\$332,000	99.10%	\$139,700	2.38
4	76 Springholm Drive	TwndIntUn	2	2.1	46	\$379,900	\$378,000	\$365,000	96.56%	\$197,900	1.84
5	5 Cottage Court	TwndEndUn	3	2.1	22	\$409,000	\$409,000	\$392,500	95.97%	\$224,800	1.75
6	23 Springholm Drive	TwndEndUn	3	2.1	12	\$389,900	\$389,900	\$405,000	103.87%	\$197,400	2.05
7	64 Arthurs Court	TwndIntUn	2	2.1	29	\$459,900	\$459,900	\$440,000	95.67%	\$188,700	2.33
8	77 Springfield Avenue	Colonial	3	2.0	499	\$589,000	\$549,900	\$525,000	95.47%	\$275,400	1.91
9	229 Emerson Lane	Custom	4	3.1	97	\$749,000	\$749,000	\$700,000	93.46%	\$302,700	2.31
10	30 E Ridge Drive	Colonial	4	3.1	16	\$699,000	\$699,000	\$705,000	100.86%	\$295,800	2.38
11	58 Sherbrook Drive	Colonial	4	2.1	7	\$699,900	\$699,900	\$725,000	103.59%	\$334,400	2.17
12	169 Maple Avenue	Split Level	4	2.1	11	\$725,000	\$725,000	\$751,000	103.59%	\$331,200	2.27
13	47 Columbia Avenue	Colonial	4	2.1	10	\$819,000	\$819,000	\$820,000	100.12%	\$371,900	2.20
14	154 Dogwood Lane	Custom	4	3.0	8	\$899,000	\$899,000	\$879,500	97.83%	\$369,000	2.38
15	19 Raleigh Court	Colonial	6	2.1	8	\$889,000	\$889,000	\$882,000	99.21%	\$384,000	2.30
16	282 Garfield Street	Custom	5	4.0	25	\$899,000	\$899,000	\$899,000	100.00%		
17	105 Grassman Place	Colonial	5	2.1	8	\$925,000	\$925,000	\$905,000	97.84%	\$594,700	1.52
18	474 Plainfield Avenue	Colonial	5	3.1	34	\$1,099,000	\$1,099,000	\$1,090,000	99.18%	\$562,500	1.94
19	9 Holly Mews	Colonial	5	4.1	16	\$1,200,000	\$1,200,000	\$1,180,000	98.33%	\$701,100	1.68
AVERAGE					50	\$676,611	\$673,558	\$665,158	98.51%		2.06

"Active" Listings in Berkeley Heights

Number of Units: 31
 Average List Price: \$603,239
 Average Days on Market: 52

"Under Contract" Listings in Berkeley Heights

Number of Units: 37
 Average List Price: \$808,307
 Average Days on Market: 39

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	50		60
List Price	\$452,980	\$586,583	\$578,750	\$636,829	\$606,463	\$588,843	\$666,529	\$729,895	\$730,832	\$691,233	\$673,558		\$658,797
Sales Price	\$437,500	\$565,375	\$564,984	\$632,000	\$597,750	\$579,857	\$659,583	\$715,652	\$728,105	\$688,451	\$665,158		\$649,999
SP:LP%	95.51%	96.34%	97.80%	99.52%	98.75%	97.82%	98.90%	98.05%	99.54%	99.48%	98.51%		98.52%
SP to AV	1.64	2.00	2.06	1.79	2.02	1.91	1.99	2.05	2.09	2.11	2.06		2.03
# Units Sold	5	12	16	7	16	7	24	21	28	21	19		176
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	1.39		3.56
Active Listings	44	46	44	48	55	58	52	50	45	36	31		46
Under Contracts	21	26	21	14	23	43	45	44	37	37	27		31

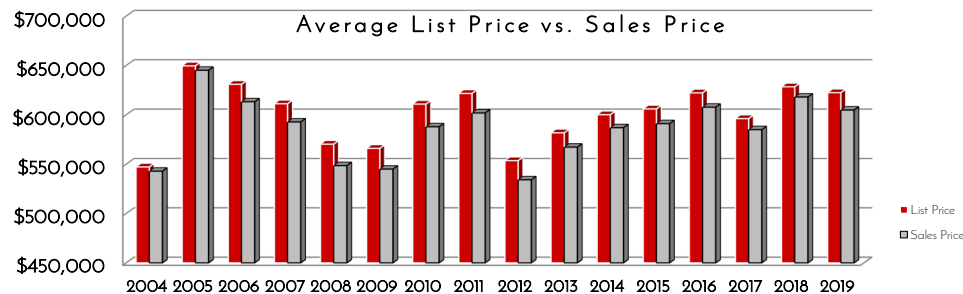
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	59	60	0.56%
Sales Price	\$611,622	\$649,999	6.27%
LP:SP	97.19%	98.52%	1.37%
SP:AV	1.90	2.03	6.48%



YTD	2019	2020	% Change
# Units Sold	172	176	2.33%
Rate of Ab 3 Mo	3.63	1.39	-61.71%
Actives	47	31	-34.04%
Under Contracts	19	27	42.11%

Berkeley Heights Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167	\$628,361	\$622,405
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,373	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268	\$586,942	\$591,058	\$607,711	\$584,960	\$618,031	\$604,799

Berkeley Heights Yearly Market Trends

