

# Berkeley Heights

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Park Edge	TwnIntUn	2	2.0	39	\$250,000	\$250,000	\$250,000	100.00%	\$168,200	1.49
2	101 Maple Avenue	Bi-Level	4	2.1	16	\$489,000	\$489,000	\$475,000	97.14%	\$330,700	1.44
3	29 Princeton Avenue	CapeCod	3	2.0	10	\$517,500	\$517,500	\$530,000	102.42%	\$260,200	2.04
4	47 Meadowview Lane	TwnEndUn	2	3.1	36	\$549,900	\$565,000	\$555,000	98.23%	\$246,500	2.25
5	64 Balmoral Drive	Colonial	4	2.1	145	\$635,000	\$590,000	\$590,000	100.00%	\$320,600	1.84
6	16 Ford Place	Split Level	3	2.1	8	\$634,900	\$634,900	\$671,000	105.69%	\$351,700	1.91
7	24 Beattie Way	Tudor	4	5.0	63	\$875,000	\$875,000	\$820,000	93.71%	\$702,700	1.17
8	1051 Mountain Avenue	Colonial	5	4.1	58	\$868,000	\$849,900	\$860,000	101.19%	\$516,900	1.66
AVERAGE					47	\$602,413	\$596,413	\$593,875	99.80%		1.72

## "ACTIVE" Listings in Berkeley Heights

Number of Units: 53  
 Average List Price: \$686,296  
 Average Days on Market: 51

## "UNDER CONTRACT" Listings in Berkeley Heights

Number of Units: 40  
 Average List Price: \$582,718  
 Average Days on Market: 77

# Berkeley Heights 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	93	102	47										82
List Price	\$555,575	\$690,271	\$596,413										\$602,596
Sales Price	\$544,488	\$652,857	\$593,875										\$587,217
Sales Price as a % of List Price	98.17%	94.88%	99.80%										97.80%
Sales Price to Assessed Value	1.87	1.82	1.72										1.81
# Units Sold	12	7	8										27
Active Listings	39	50	53										47
Under Contracts	18	31	40										30

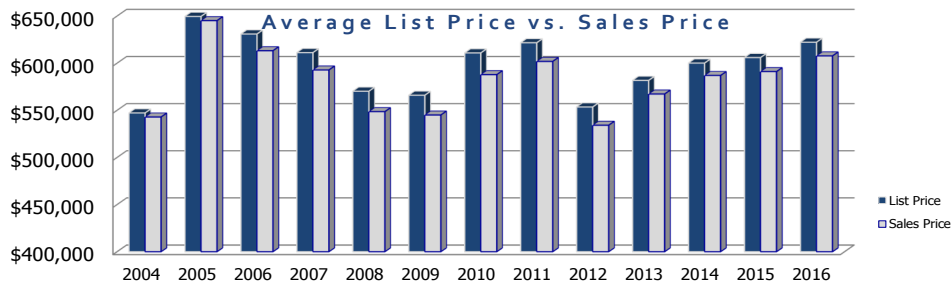
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	101	82	-19.29%
Sales Price	\$554,770	\$587,217	5.85%
Sales Price to Assessed Value	1.80	1.81	0.81%



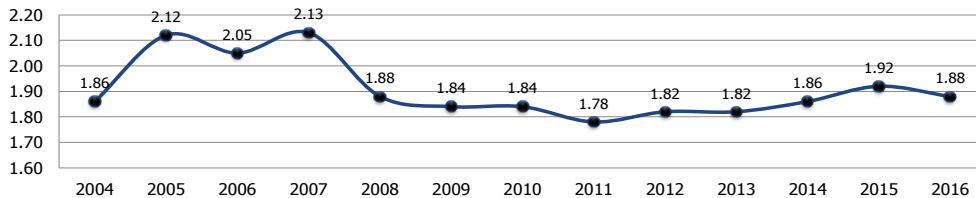
	2016	2017	% Change
# Units Sold	25	27	8.00%
Active Listings	59	53	-10.17%
Under Contracts	41	40	-2.44%

### Berkeley Heights Yearly Market Trends

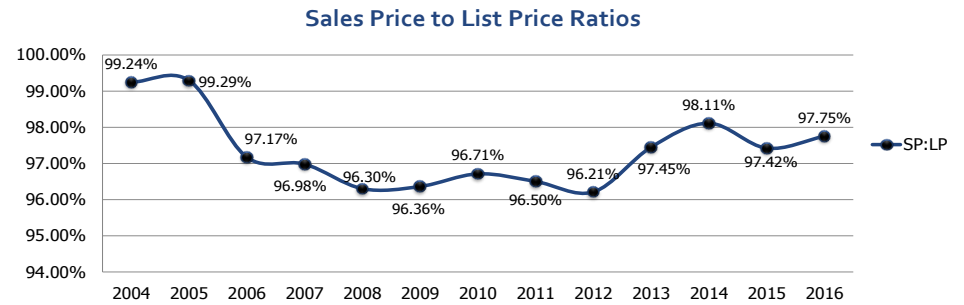


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268	\$586,942	\$591,058	\$607,711

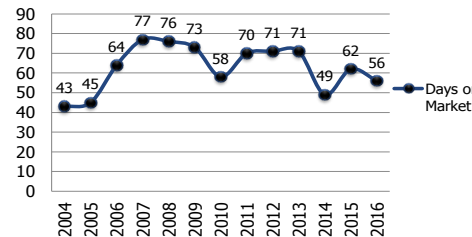
### Sales Price to Assessed Value Ratio



### Berkeley Heights Yearly Market Trends



### Average Days on Market



### Number of Units Sold

