

Berkeley Heights

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Springholm Drive	MultiFlr	3	2.1	29	\$405,000	\$405,000	\$399,000	98.52%	\$190,100	2.10
2	60 Lancelot Drive	TwnIntUn	2	2.1	11	\$400,000	\$400,000	\$405,000	101.25%	\$188,300	2.15
3	365 Diamond Hill Road	CapeCod	4	2.0	16	\$445,000	\$445,000	\$435,000	97.75%	\$205,600	2.12
4	7 Valley Road	Colonial	5	3.0	65	\$499,000	\$479,000	\$445,000	92.90%	\$276,500	1.61
5	88 Valley Road	Colonial	5	2.1	14	\$449,000	\$449,000	\$449,000	100.00%	\$291,100	1.54
6	52 Evergreen Drive	CapeCod	4	2.0	32	\$525,000	\$500,000	\$478,412	95.68%	\$296,200	1.62
7	63 Evergreen Drive	Ranch	3	2.0	36	\$559,000	\$550,000	\$540,000	98.18%	\$274,700	1.97
8	15 Rogers Place	Colonial	4	2.1	23	\$549,000	\$549,000	\$560,000	102.00%	\$258,000	2.17
9	17 Robbins Avenue	CapeCod	4	2.1	20	\$529,000	\$529,000	\$565,000	106.81%	\$286,200	1.97
10	64 Cedar Green Lane	RanchRas	5	3.0	14	\$599,000	\$599,000	\$599,000	100.00%	\$330,800	1.81
11	5 Franklin Court	Split Level	5	2.1	28	\$685,000	\$655,000	\$660,000	100.76%	\$334,000	1.98
12	30 Woodruff Avenue	Bi-Level	4	3.0	20	\$655,000	\$655,000	\$661,000	100.92%	\$290,100	2.28
13	36 Arden Court	Split Level	4	2.1	8	\$659,000	\$659,000	\$665,000	100.91%	\$293,300	2.27
14	15 Kings Court	Colonial	4	3.1	30	\$889,000	\$889,000	\$860,000	96.74%	\$400,300	2.15
15	716 Plainfield Avenue	Colonial	6	5.0	44	\$1,299,000	\$1,299,000	\$1,220,000	93.92%		
16	89 Hillside Avenue	Colonial	5	3.0	27	\$1,245,000	\$1,245,000	\$1,225,000	98.39%	\$472,000	2.60
17	28 Sycamore Avenue	Ranch	3	1.1	13	\$439,000	\$439,000	\$425,000	96.81%	\$254,300	1.67
AVERAGE					25	\$637,059	\$632,118	\$623,024	98.91%		2.00

"ACTIVE" Listings in Berkeley Heights

Number of Units: 70
Average List Price: \$646,414
Average Days on Market: 70

"UNDER CONTRACT" Listings in Berkeley Heights

Number of Units: 39
Average List Price: \$606,415
Average Days on Market: 71

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	51	71	34	25						54
List Price	\$555,575	\$690,271	\$596,413	\$581,188	\$556,593	\$659,816	\$632,118						\$611,594
Sales Price	\$544,488	\$652,857	\$593,875	\$575,385	\$539,883	\$646,023	\$623,024						\$599,012
Sales Price as a % of List Price	98.17%	94.88%	99.80%	99.27%	97.45%	97.83%	98.91%						98.18%
Sales Price to Assessed Value	1.87	1.82	1.72	1.91	1.80	2.00	2.00						1.91
# Units Sold	12	7	8	16	15	25	17						100
Active Listings	39	50	53	67	68	72	70						60
Under Contracts	18	31	40	40	48	36	39						36

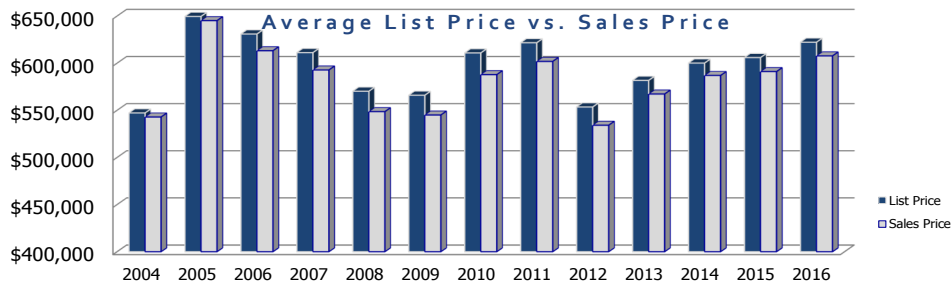
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	57	54	-5.51%
Sales Price	\$629,108	\$599,012	-4.78%
Sales Price to Assessed Value	1.88	1.91	1.60%



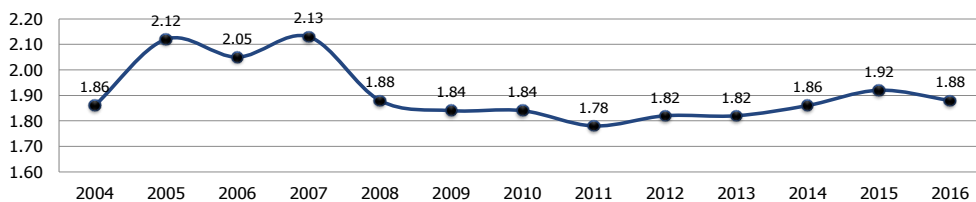
	2016	2017	% Change
# Units Sold	95	100	5.26%
Active Listings	57	70	22.81%
Under Contracts	26	39	50.00%

Berkeley Heights Yearly Market Trends

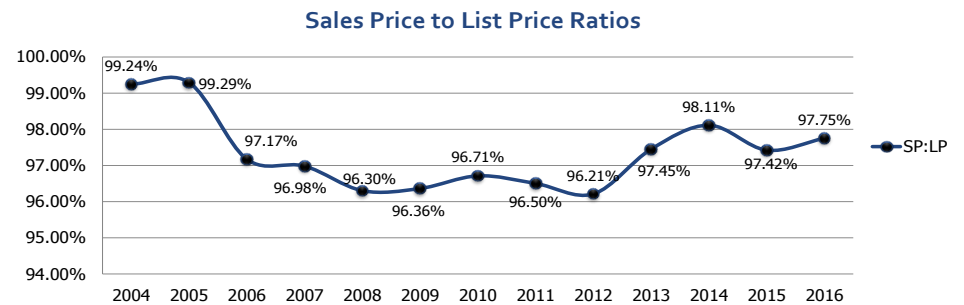


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268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

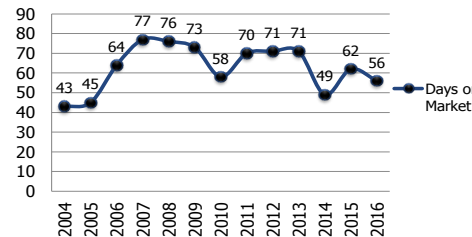
Sales Price to Assessed Value Ratio



Berkeley Heights Yearly Market Trends



Average Days on Market



Number of Units Sold

