

# Berkeley Heights

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	76 Springholm Drive	TwnIntUn	2	2.1	12	\$369,000	\$369,000	\$360,000	97.56%	\$197,900	1.82
2	223 River Bend Road	Split Level	4	3.0	139	\$474,999	\$409,000	\$370,000	90.46%	\$290,200	1.27
3	11 Cottage Court	TwnIntUn	2	2.1	52	\$395,000	\$394,900	\$380,000	96.23%	\$203,500	1.87
4	40 Greenbrook Road	Custom	4	2.0	170	\$440,000	\$425,000	\$383,675	90.28%		
5	6 Castle Drive	TwnEndUn	2	2.1	14	\$395,000	\$395,000	\$387,500	98.10%	\$217,600	1.78
6	536 Snyder Avenue	Split Level	3	1.0	16	\$445,000	\$445,000	\$450,000	101.12%	\$224,200	2.01
7	90 Delmore Avenue	CapeCod	4	2.0	27	\$499,000	\$499,000	\$490,000	98.20%	\$229,600	2.13
8	111 Pine Grove Road	Ranch	4	3.0	41	\$619,000	\$599,000	\$570,000	95.16%	\$291,400	1.96
9	6 Clover Court	TwnIntUn	3	2.1	86	\$645,000	\$620,000	\$600,000	96.77%		
10	192 Chaucer Drive	Split Level	4	2.1	21	\$609,000	\$609,000	\$609,000	100.00%	\$268,100	2.27
11	16 Gallinson Drive	Ranch	3	2.1	69	\$629,000	\$629,000	\$610,000	96.98%	\$312,600	1.95
12	2 Ridge Drive E	CapeCod	3	2.1	35	\$598,000	\$598,000	\$612,800	102.47%	\$256,900	2.39
13	20 Ridge Drive E	Colonial	4	2.1	33	\$659,000	\$659,000	\$633,600	96.15%	\$304,000	2.08
14	215 Chaucer Drive	Split Level	4	2.1	17	\$639,000	\$639,000	\$657,555	102.90%	\$276,700	2.38
15	54 Robbins Avenue	Bi-Level	4	2.1	41	\$679,000	\$679,000	\$670,000	98.67%	\$324,000	2.07
16	118 Sutton Drive	Bi-Level	4	2.1	16	\$665,000	\$665,000	\$675,000	101.50%	\$335,100	2.01
17	793 Mountain Avenue	Colonial	6	3.0	154	\$779,000	\$695,000	\$685,000	98.56%	\$354,900	1.93
18	42 Burlington Road	Colonial	4	2.1	14	\$699,000	\$699,000	\$710,000	101.57%	\$371,400	1.91
19	324 Diamond Hill Road	Split Level	5	3.0	75	\$749,900	\$734,900	\$734,900	100.00%	\$255,000	2.88
20	40 Eleni Way	Colonial	5	2.1	74	\$760,000	\$760,000	\$750,000	98.68%	\$463,300	1.62
21	19 Warren Place	Split Level	5	3.0	27	\$799,999	\$799,999	\$780,000	97.50%	\$346,500	2.25
22	35 Swenson Circle	Colonial	4	3.1	16	\$849,000	\$849,000	\$830,000	97.76%	\$481,500	1.72
23	30 Camptown Drive	Colonial	5	2.1	28	\$938,000	\$938,000	\$930,000	99.15%	\$472,700	1.97
AVERAGE					51	\$623,256	\$613,470	\$603,436	98.08%		2.01

## "ACTIVE" Listings in Berkeley Heights

Number of Units: **55**  
 Average List Price: **\$627,109**  
 Average Days on Market: **79**

## "UNDER CONTRACT" Listings in Berkeley Heights

Number of Units: **29**  
 Average List Price: **\$598,378**  
 Average Days on Market: **97**

# 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	51					53
List Price	\$555,575	\$690,271	\$596,413	\$581,188	\$556,593	\$659,816	\$632,118	\$613,470					\$611,945
Sales Price	\$544,488	\$652,857	\$593,875	\$575,385	\$539,883	\$646,023	\$623,024	\$603,436					\$599,840
Sales Price as a % of List Price	98.17%	94.88%	99.80%	99.27%	97.45%	97.83%	98.91%	98.08%					98.16%
Sales Price to Assessed Value	1.87	1.82	1.72	1.91	1.80	2.00	2.00	2.01					1.93
# Units Sold	12	7	8	16	15	25	17	23					123
Active Listings	39	50	53	67	68	72	70	55					59
Under Contracts	18	31	40	40	48	36	39	29					35

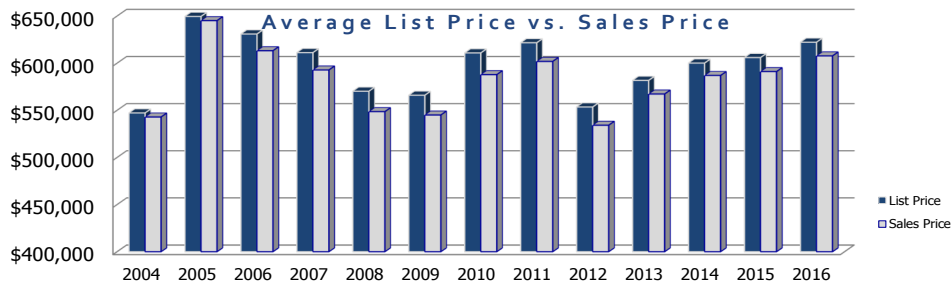
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	56	53	-5.11%
Sales Price	\$622,428	\$599,840	-3.63%
Sales Price to Assessed Value	1.87	1.93	2.91%



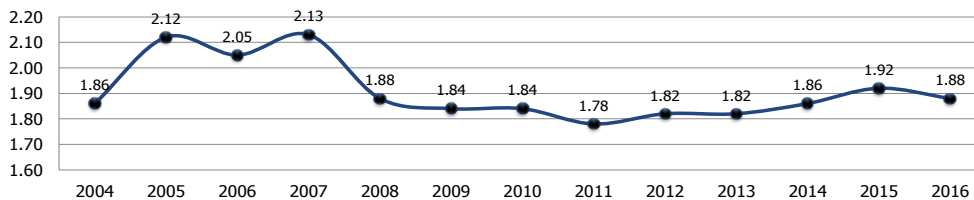
	2016	2017	% Change
# Units Sold	110	123	11.82%
Active Listings	57	55	-3.51%
Under Contracts	21	29	38.10%

### Berkeley Heights Yearly Market Trends

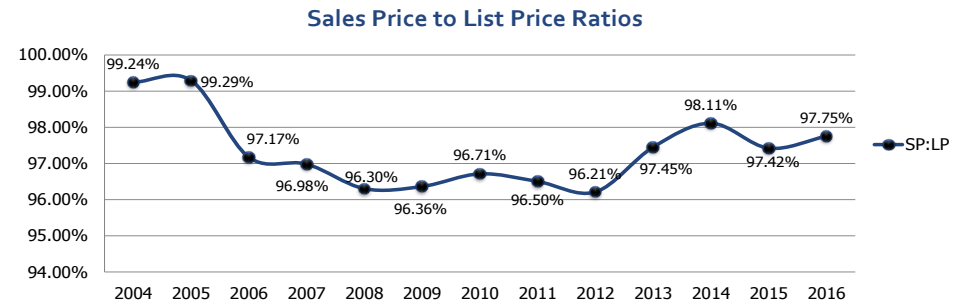


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268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

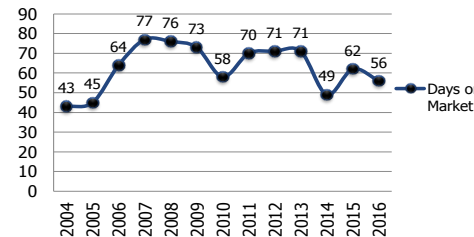
### Sales Price to Assessed Value Ratio



### Berkeley Heights Yearly Market Trends



### Average Days on Market



### Number of Units Sold

