

# Berkeley Heights

September 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	59 Park Edge	OneFloor	1	1.0	230	\$220,000	\$220,000	\$197,000	89.55%	\$110,100	1.79
2	52 Springholm Drive	TwnIntUn	2	2.1	57	\$379,000	\$365,000	\$360,000	98.63%	\$197,900	1.82
3	68 Orion Road	Split Level	3	2.1	83	\$499,900	\$449,900	\$436,500	97.02%	\$283,000	1.54
4	5 Paula Way	TwnEndUn	2	2.2	34	\$475,000	\$475,000	\$457,000	96.21%	\$228,200	2.00
5	89 Passaic Avenue	Bi-Level	4	2.0	31	\$459,000	\$459,000	\$459,000	100.00%	\$259,200	1.77
6	450 Park Avenue	Split Level	4	2.1	27	\$545,000	\$545,000	\$545,000	100.00%	\$272,000	2.00
7	89 Timber Drive	Ranch	3	2.1	14	\$599,000	\$599,000	\$620,000	103.51%	\$301,500	2.06
8	200 Sherman Avenue South	TwnEndUn	3	3.1	91	\$650,000	\$625,000	\$621,000	99.36%	\$288,000	2.16
9	80 Lawrence Drive	Colonial	4	2.1	15	\$687,500	\$687,500	\$665,000	96.73%	\$352,000	1.89
10	150 Sutton Drive	Colonial	4	2.1	7	\$689,000	\$689,000	\$710,000	103.05%	\$312,100	2.27
11	87 Lawrence Drive	Colonial	4	2.1	11	\$789,000	\$789,000	\$775,000	98.23%	\$358,900	2.16
12	43 Timothy Field Road	Colonial	5	3.2	161	\$888,669	\$888,669	\$870,000	97.90%	\$576,700	1.51
13	42 Sussex Road	Colonial	5	3.1	7	\$898,000	\$898,000	\$901,000	100.33%	\$423,000	2.13
AVERAGE					59	\$598,390	\$591,544	\$585,885	98.50%		1.93

## "ACTIVE" Listings in Berkeley Heights

**Number of Units:** 62  
**Average List Price:** \$645,784  
**Average Days on Market:** 70

## "UNDER CONTRACT" Listings in Berkeley Heights

**Number of Units:** 26  
**Average List Price:** \$583,796  
**Average Days on Market:** 114

# 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	59				54
List Price	\$555,575	\$690,271	\$596,413	\$581,188	\$556,593	\$659,816	\$632,118	\$613,470	\$591,544				\$609,995
Sales Price	\$544,488	\$652,857	\$593,875	\$575,385	\$539,883	\$646,023	\$623,024	\$603,436	\$585,885				\$598,506
Sales Price as a % of List Price	98.17%	94.88%	99.80%	99.27%	97.45%	97.83%	98.91%	98.08%	98.50%				98.19%
Sales Price to Assessed Value	1.87	1.82	1.72	1.91	1.80	2.00	2.00	2.01	1.93				1.93
# Units Sold	12	7	8	16	15	25	17	23	13				136
Active Listings	39	50	53	67	68	72	70	55	62				60
Under Contracts	18	31	40	40	48	36	39	29	26				34

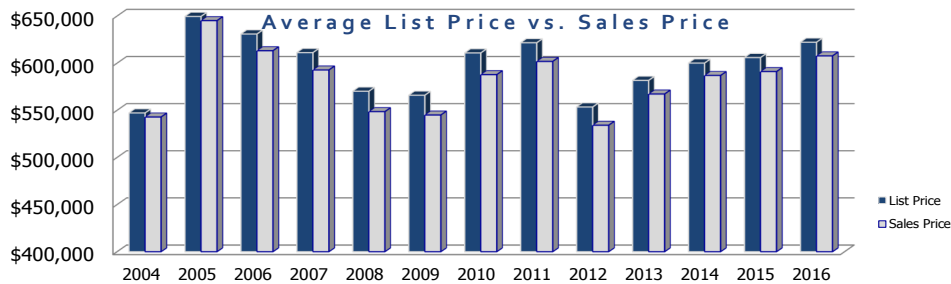
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	57	54	-4.94%
Sales Price	\$620,890	\$598,506	-3.61%
Sales Price to Assessed Value	1.86	1.93	3.80%



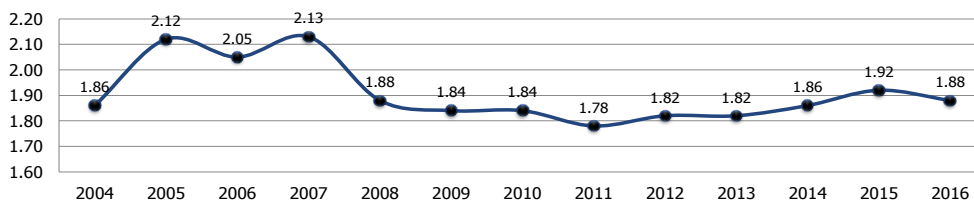
	2016	2017	% Change
# Units Sold	117	136	16.24%
Active Listings	61	62	1.64%
Under Contracts	27	26	-3.70%

### Berkeley Heights Yearly Market Trends

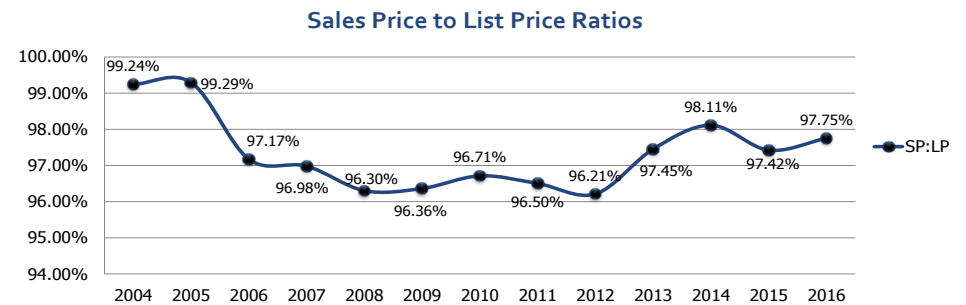


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268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

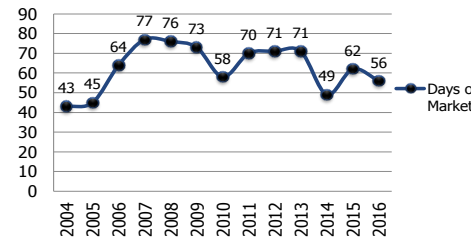
### Sales Price to Assessed Value Ratio



### Berkeley Heights Yearly Market Trends



### Average Days on Market



### Number of Units Sold

