

# Berkeley Heights

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	27 Cedar Lane	Ranch	3	2.0	142	\$319,000	\$279,000	\$250,000	89.61%	\$232,700	1.07
2	202 Springfield Avenue	Ranch	3	1.0	6	\$359,900	\$359,900	\$387,000	107.53%	\$178,100	2.17
3	32 Roosevelt Avenue	Ranch	4	2.0	165	\$450,000	\$409,000	\$405,000	99.02%	\$257,500	1.57
4	3 Clover Court	TwnIntUn	3	2.1	287	\$639,000	\$525,000	\$499,000	95.05%		
5	272 Garfield Street	CapeCod	4	2.0	98	\$589,000	\$560,000	\$550,000	98.21%	\$215,000	2.56
6	5 Clover Court	TwnIntUn	3	2.1	263	\$639,000	\$499,000	\$551,000	110.42%		
7	51 Emerson Lane	RanchRas	4	3.0	68	\$635,000	\$599,000	\$578,000	96.49%	\$369,100	1.57
8	44 Cambridge Drive	Bi-Level	4	2.1	15	\$689,900	\$678,500	\$670,000	98.75%	\$322,600	2.08
9	56 Whitney Drive	Bi-Level,	4	4.0	62	\$699,000	\$699,000	\$690,000	98.71%	\$314,000	2.20
10	44 Spring Ridge Drive	Ranch	4	3.0	79	\$759,000	\$759,000	\$718,000	94.60%	\$318,900	2.25
11	28 Overlook Drive	Colonial	5	2.1	128	\$800,000	\$775,000	\$744,000	96.00%	\$417,000	1.78
12	19 Hunterdon Boulevard	Custom	6	4.0	26	\$779,900	\$779,900	\$750,000	96.17%	\$421,100	1.78
13	10 Overhill Way	Colonial	4	2.1	56	\$789,000	\$769,000	\$755,000	98.18%	\$442,700	1.71
14	49 Roland Road	Custom	3	2.1	16	\$745,000	\$745,000	\$817,000	109.66%	\$411,000	1.99
15	7 Old Cannon Road	Colonial	5	4.1	62	\$999,000	\$969,000	\$969,000	100.00%	\$532,100	1.82
AVERAGE					98	\$659,447	\$627,020	\$622,200	99.23%		1.89

## "ACTIVE" Listings in Berkeley Heights

**Number of Units:** 36  
**Average List Price:** \$668,683  
**Average Days on Market:** 97

## "UNDER CONTRACT" Listings in Berkeley Heights

**Number of Units:** 19  
**Average List Price:** \$607,719  
**Average Days on Market:** 110

# 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	52	80	98	60
List Price	\$555,575	\$690,271	\$596,413	\$581,188	\$556,593	\$659,816	\$632,118	\$613,470	\$591,544	\$530,618	\$510,784	\$627,020	\$596,167
Sales Price	\$544,488	\$652,857	\$593,875	\$575,385	\$539,883	\$646,023	\$623,024	\$603,436	\$585,885	\$517,318	\$497,763	\$622,200	\$584,960
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%	97.43%	96.90%	99.23%	98.10%
Sales Price to Assessed Value	1.87	1.82	1.72	1.91	1.80	2.00	2.00	2.01	1.93	2.00	1.82	1.89	1.92
# Units Sold	12	7	8	16	15	25	17	23	13	11	19	15	181
Active Listings	39	50	53	67	68	72	70	55	62	47	51	36	56
Under Contracts	18	31	40	40	48	36	39	29	26	33	23	19	32

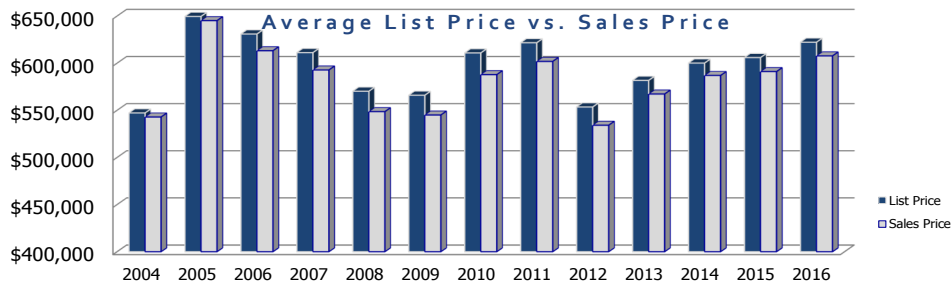
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	56	60	7.02%
Sales Price	\$607,711	\$584,960	-3.74%
Sales Price to Assessed Value	1.88	1.92	2.31%



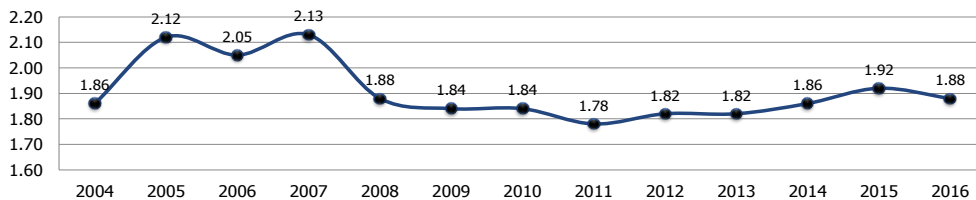
	2016	2017	% Change
# Units Sold	156	181	16.03%
Active Listings	32	36	12.50%
Under Contracts	21	19	-9.52%

### Berkeley Heights Yearly Market Trends

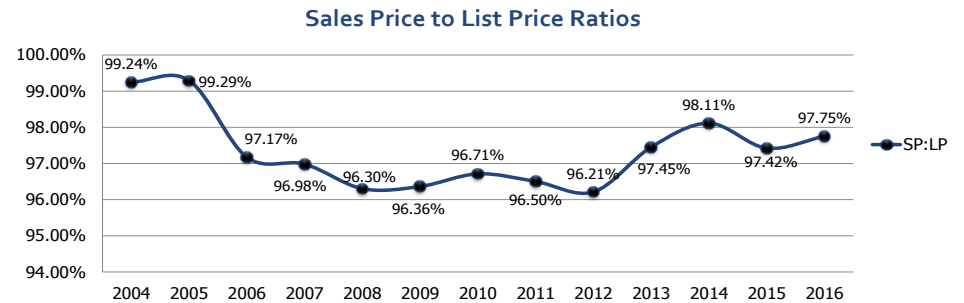


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268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

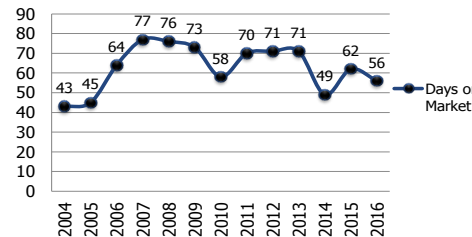
### Sales Price to Assessed Value Ratio



### Berkeley Heights Yearly Market Trends



### Average Days on Market



### Number of Units Sold

