

Berkeley Heights

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	87 Park Edge	OneFloor	2	1.0	119	\$205,000	\$199,000	\$195,000	97.99%	\$112,000	1.74
2	28 Beech Avenue	Ranch	2	1.1	36	\$409,000	\$409,000	\$409,000	100.00%	\$234,900	1.74
3	39 Greenbriar	Bi-Level	4	2.1	39	\$515,000	\$515,000	\$510,000	99.03%	\$263,800	1.93
4	325 Diamond Hill Road	Colonial	5	3.0	8	\$595,000	\$595,000	\$595,000	100.00%	\$196,000	3.04
5	301 Diamond Hill Road	Bi-Level	4	3.0	7	\$579,000	\$579,000	\$595,000	102.76%	\$254,100	2.34
6	27 Fawn Circle	Bi-Level	4	2.1	121	\$670,000	\$635,000	\$627,500	98.82%	\$288,700	2.17
AVERAGE					55	\$495,500	\$488,667	\$488,583	99.77%		2.16

"ACTIVE" Listings in Berkeley Heights

Number of Units: 36
Average List Price: \$717,183
Average Days on Market: 61

"UNDER CONTRACT" Listings in Berkeley Heights

Number of Units: 28
Average List Price: \$597,625
Average Days on Market: 57

Berkeley Heights 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	73	55											67
List Price	\$606,991	\$488,667											\$565,229
Sales Price	\$595,091	\$488,583											\$557,500
Sales Price as a % of List Price	97.65%	99.77%											98.40%
Sales Price to Assessed Value	1.75	2.16											1.92
# Units Sold	11	6											17
Active Listings	29	36											33
Under Contracts	21	28											25

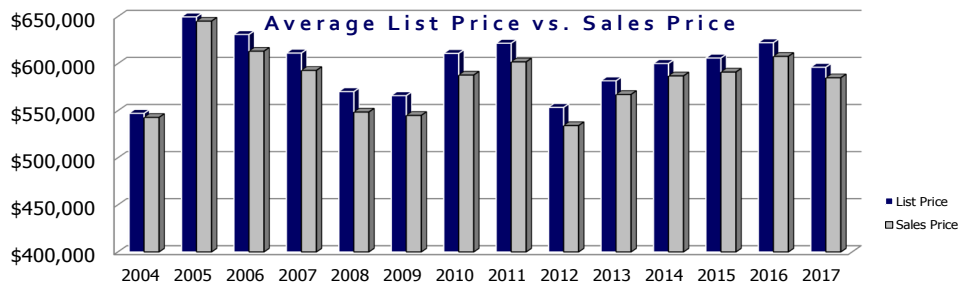
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	96	67	-30.88%
Sales Price	\$584,413	\$557,500	-4.61%
Sales Price to Assessed Value	1.85	1.92	3.49%



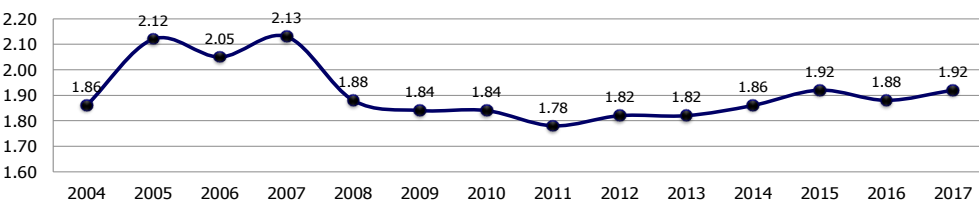
YTD	2017	2018	% Change
# Units Sold	19	17	-10.53%
Active Listings	50	36	-28.00%
Under Contracts	31	28	-9.68%

Berkeley Heights Yearly Market Trends

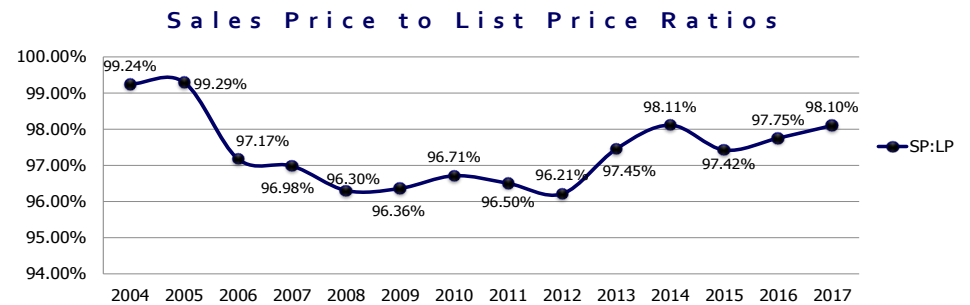


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$547,175	\$649,598	\$630,909	\$611,203	\$570,257	\$565,975	\$610,860	\$621,659	\$553,521	\$581,727	\$600,101	\$605,955	\$622,208	\$596,167
SP	\$542,895	\$645,132	\$613,206	\$592,779	\$548,573	\$545,016	\$587,857	\$601,870	\$534,178	\$567,268	\$586,942	\$591,058	\$607,711	\$584,960

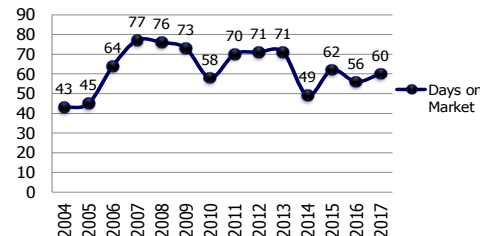
Sales Price to Assessed Value Ratio



Berkeley Heights Yearly Market Trends



Average Days on Market



Number of Units Sold

