



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

AUGUST 2026

WE'RE LOCAL, **WE'RE GLOBAL**

WHAT DOES **AUGUST** 2026'S SIX-MONTH ABSORPTION RATE MEAN FOR BERKELEY HEIGHTS?

If no new listings were to come on the market, all of the existing inventory in Berkeley Heights should sell in **1.5 months**. This means that we currently have **lower inventory** and we are leaning towards a **seller's market**.

Monthly Absorption Rate				
0-2 Months	3-4 Months	5-7 Months	8-10 Months	11-12+ Months
Low Market Inventory	Balanced Market		High Market Inventory	
Seller's Market			Buyer's Market	

WHAT IS A SIX-MONTH ABSORPTION RATE?

It is the number of months it would take to sell all of the currently listed homes in the market based on the previous six months of closed sales.

HISTORICAL SIX-MONTH
ABSORPTION RATE & UNITS SOLD

Month-Year	Months of Supply	# of Units Sold
Jul-25	1.83	15
Aug-25	1.17	21
Sep-25	1.23	10
Oct-25	1.13	17
Nov-25	1.05	12
Dec-25	0.56	10
Jan-26	1.00	11
Feb-26	1.09	5
Mar-26	1.47	6
Apr-26	1.93	8
May-26	2.64	10
Jun-26	2.25	22
Jul-26	2.29	15
Aug-26	1.52	14

MONTHLY ACTIVITY SUMMARY

August	2026	2025	Y-o-Y
Total Homes Sold	14	21	-33.3%
Average Original List Price	\$1,115,429	\$1,009,329	10.5%
Average Sold Price	\$1,199,429	\$1,035,667	15.8%
Median Sold Price	\$1,250,000	\$960,000	30.2%
Average Days On Market from Original List Date	23	21	8.1%
Average Sold Price/Original List Price	109.58%	104.98%	4.4%

SIX-MONTH ABSORPTION RATE

August	Six-Month Absorption Rate		
	2026	2025	% Change
Active	19	15	26.7%
Sold	75	77	-2.6%
Six-Month Average Sold Per Month	12.50	12.83	-2.6%
Months of Supply	1.52	1.17	29.9%

AUGUST 2026 CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
81 Park Edge* Unit 2K	\$385,000	MultiFlr	2	1	\$305,000	75	79%
383 Emerson Lane	\$475,000	Ranch	3	2	\$750,000	13	158%
75 Hillside Avenue	\$750,000	CapeCod	4	2	\$745,000	66	99%
80 Briarwood Drive West	\$815,000	Colonial	4	2.1	\$961,000	10	118%
569 Springfield Ave Unit 7	\$825,000	TwnEndUn	3	3.1	\$872,000	14	106%
67 Tudor Lane	\$839,000	SplitLev	3	2.1	\$850,000	17	101%
48 Hastings Road	\$979,000	SplitLev	4	3.1	\$1,281,000	10	131%
36 Wentworth Drive	\$1,050,000	Colonial	4	2.1	\$1,300,000	10	124%
53 Maple Avenue	\$1,199,000	Colonial	4	3.2	\$1,475,000	9	123%
29 Upper Drive*	\$1,450,000	Ranch	4	3.1	\$1,219,000	44	84%
236 Park Avenue	\$1,450,000	Colonial	5	4.1	\$1,380,000	31	95%
6 Barnstable Road	\$1,450,000	Colonial	5	4.1	\$1,605,000	17	111%
27 Wardle Avenue	\$1,950,000	Colonial	6	5.1	\$2,050,000	9	105%
170 Killarney Drive	\$1,999,000	Colonial	5	3.1	\$1,999,000	0	100%
Average	\$1,115,429		4	3	\$1,199,429	23	109.58%
Median	\$1,014,500		4	3	\$1,250,000	14	105.41%

* denotes home that was previously listed for sale.

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