



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

DECEMBER 2025

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

WHAT DOES DECEMBER 2025'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 **0.6 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	Balanced Market	High Market Inventory	High Market Inventory
Seller's Market			Buyer'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
Nov-24	0.36	6
Dec-24	0.00	11
Jan-25	0.35	10
Feb-25	1.20	3
Mar-25	1.56	7
Apr-25	1.95	7
May-25	1.73	14
Jun-25	1.93	16
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

MONTHLY ACTIVITY SUMMARY

December	2025	2024	Y-o-Y
Total Homes Sold	10	11	-9.1%
Average Original List Price	\$1,005,480	\$878,345	14.5%
Average Sold Price	\$1,012,050	\$851,536	18.8%
Median Sold Price	\$999,000	\$777,500	28.5%
Average Days On Market from Original List Date	42	69	-39.8%
Average Sold Price/Original List Price	101.47%	96.76%	4.9%

SIX-MONTH ABSORPTION RATE

December	Six-Month Absorption Rate		
	2025	2024	% Change
Active	8	0	n/a
Sold	85	75	13.3%
Six-Month Average Sold Per Month	14.17	12.50	13.4%
Months of Supply	0.56	0.00	n/a

DECEMBER 2025 CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
3 Cottage Court	\$519,900	TwnIntUn	2	2.1	\$542,000	15	104%
566 Plainfield Avenue	\$600,000	Colonial	3	1.1	\$592,500	63	99%
2 Daria Lane	\$640,000	TwnEndUn	2	2.1	\$640,000	1	100%
41 Meadowview Lane	\$749,900	TwnEndUn	4	3.1	\$750,000	71	100%
78 Twin Falls Road	\$849,000	Custom	4	2.1	\$882,000	7	104%
37 Oak Ridge Road	\$899,000	SplitLev	4	2.1	\$999,000	22	111%
33 Bristol Court	\$924,999	Colonial	4	2.2	\$999,999	14	108%
140 Countryside Drive	\$1,175,000	Ranch	4	3.1	\$1,130,000	16	96%
28 Peacock Lane Unit 28	\$1,398,000	TwnEndUn	4	2.1	\$1,300,000	116	93%
183 Countryside Drive	\$2,299,000	Colonial	6	6.1	\$2,285,000	93	99%
Average	\$1,005,480		3.7	2.6	\$1,012,050	42	101.5%
Median	\$899,000		4.0	2.1	\$999,000	22	100.0%

* denotes home that was previously listed for sale.

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