



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

JULY 2025

WE'RE LOCAL, WE'RE GLOBAL

WHAT DOES **JULY** 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 **1.8 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-24	1.61	17
Aug-24	0.91	19
Sep-24	0.80	11
Oct-24	0.79	15
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

MONTHLY ACTIVITY SUMMARY

July	2025	2024	Y-o-Y
Total Homes Sold	15	17	-11.8%
Average Original List Price	\$915,193	\$809,689	13.0%
Average Sold Price	\$978,760	\$872,012	12.2%
Median Sold Price	\$825,000	\$815,000	1.2%
Average Days On Market from Original List Date	15	16	-6.1%
Average Sold Price/Original List Price	106.22%	109.40%	-2.9%

SIX-MONTH ABSORPTION RATE

July	Six-Month Absorption Rate		
	2025	2024	% Change
Active	18	18	0.0%
Sold	59	67	-11.9%
Six-Month Average Sold Per Month	9.83	11.17	-12.0%
Months of Supply	1.83	1.61	13.7%

JULY 2025 CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
83 Park Edge Condo Unit 3C	\$389,900	OneFloor	1	1	\$389,900	15	100%
328 Emerson Lane	\$525,000	Cottage	2	1	\$540,000	23	103%
22 Arthurs Court	\$589,000	TwnIntUn	3	2.1	\$635,000	10	108%
41 Debbie Place	\$675,000	Colonial	3	1.1	\$737,500	10	109%
44 Evergreen Drive	\$729,000	Ranch	3	2	\$710,000	14	97%
155 Dogwood Lane	\$699,000	Ranch	3	1.1	\$752,000	8	108%
25 Harwood Avenue	\$750,000	CapeCod	4	2	\$750,000	18	100%
76 Briarwood Drive East	\$825,000	SplitLev	4	2.1	\$825,000	35	100%
218 Gallinson Drive	\$899,000	SplitLev	3	2.1	\$1,025,000	15	114%
113 Sutton Drive	\$949,000	Colonial	4	2.1	\$1,171,000	13	123%
315 Emerson Lane	\$1,150,000	Colonial	6	3	\$1,130,000	21	98%
157 Spring Ridge Drive	\$1,200,000	Custom	5	3.1	\$1,275,000	9	106%
11 Putnam Avenue	\$1,299,000	Colonial	5	3	\$1,381,000	13	106%
295 Chaucer Drive	\$1,450,000	Colonial	4	3.1	\$1,550,000	14	107%
5 Rosegate Court	\$1,599,000	Colonial	6	6	\$1,810,000	9	113%
Average	\$915,193		4	2	\$978,760	15	106.22%
Median	\$825,000		4	2	\$825,000	14	106.31%

* denotes home that was previously listed for sale.

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