



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

JUNE 2025

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

WHAT DOES JUNE 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 **1.9 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	
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
May-24	1.73	7
Jun-24	1.67	15
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

MONTHLY
ACTIVITY SUMMARY

June	2025	2024	Y-o-Y
Total Homes Sold	16	15	6.7%
Average Original List Price	\$879,875	\$935,126	-5.9%
Average Sold Price	\$984,726	\$978,067	0.7%
Median Sold Price	\$928,250	\$925,000	0.4%
Average Days On Market from Original List Date	16	32	-50.7%
Average Sold Price/Original List Price	112.17%	105.80%	6.0%

SIX-MONTH
ABSORPTION RATE

June	Six-Month Absorption Rate		
	2025	2024	% Change
Active	17	15	13.3%
Sold	53	54	-1.9%
Six-Month Average Sold Per Month	8.83	9.00	-1.9%
Months of Supply	1.93	1.67	15.6%

JUNE 2025
CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
25 Park Edge Unit 25	\$475,000	MultiFlr	2	2	\$475,000	18	100%
143 Plain Field Avenue Unit 3	\$525,000	MultiFlr	3	2.1	\$515,000	39	98%
7 Starling Way	\$589,000	TwnEndUn	2	3.1	\$629,000	10	107%
62 Forest Avenue	\$699,000	Ranch	3	1.1	\$810,000	17	116%
200 Sherman Avenue South, Unit 8	\$755,000	TwnEndUn	3	3.1	\$808,108	15	107%
90 Delmore Avenue	\$769,000	CapeCod	4	2	\$860,000	10	112%
99 Hamilton Avenue	\$799,000	Ranch	4	3	\$917,500	11	115%
133 Baker Avenue	\$799,000	Ranch	4	2	\$1,051,000	7	132%
5 River Bend Road	\$799,000	Colonial	4	2	\$939,000	9	118%
70 Maple Avenue	\$829,000	CapeCod	3	2.1	\$1,051,000	17	127%
63 Hampton Drive	\$875,000	SplitLev	4	2.1	\$900,000	9	103%
162 Maple Avenue	\$899,000	Bi-Level	4	3	\$1,256,000	9	140%
34 Ridge Drive	\$969,000	Colonial	5	2.1	\$990,000	12	102%
101 Kent Drive	\$1,199,000	Colonial	5	4.1	\$1,400,000	16	117%
87 Highland Circle	\$1,499,000	Tudor	5	3.1	\$1,355,000	38	90%
682 Plainfield Avenue	\$1,599,000	Colonial	6	6.1	\$1,799,000	13	113%
Average	\$879,875		4	3	\$984,726	16	112.17%
Median	\$799,000		4	2	\$928,250	13	112.17%

* denotes home that was previously listed for sale.

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