



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

JUNE 2026

WE'RE LOCAL, WE'RE GLOBAL

WHAT DOES **JUNE 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 **2.3 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
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
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

MONTHLY ACTIVITY SUMMARY

June	2026	2025	Y-o-Y
Total Homes Sold	22	16	37.5%
Average Original List Price	\$967,682	\$879,875	10.0%
Average Sold Price	\$1,040,159	\$984,726	5.6%
Median Sold Price	\$1,047,500	\$928,250	12.8%
Average Days On Market from Original List Date	25	16	61.7%
Average Sold Price/Original List Price	107.40%	112.17%	-4.3%

SIX-MONTH ABSORPTION RATE

June	Six-Month Absorption Rate		
	2026	2025	% Change
Active	21	17	23.5%
Sold	56	53	5.7%
Six-Month Average Sold Per Month	9.33	8.83	5.7%
Months of Supply	2.25	1.93	16.6%

JUNE 2026 CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
11 Park Edge	\$475,000	TwnEndUn	2	2	\$485,000	22	102%
239 Washington Street	\$559,000	Ranch	2	1	\$559,000	22	100%
38 Angela Way	\$639,000	MultiFlr	2	2.1	\$655,500	9	103%
34 Berkshire Drive	\$650,000	SplitLev	3	1.1	\$750,000	17	115%
39 Surrey Lane	\$750,000	SplitLev	3	1.2	\$830,000	13	111%
83 Cambridge Drive	\$775,000	SplitLev	4	2.1	\$850,000	0	110%
62 Forest Avenue*	\$810,000	Ranch	3	1.1	\$890,000	39	110%
64 Hampton Drive	\$925,000	Colonial	4	2.1	\$1,040,000	9	112%
15 Roosevelt Avenue	\$925,000	SplitLev	4	2	\$932,000	15	101%
223 Chaucer Drive*	\$939,000	Bi-Level	3	3	\$820,000	204	87%
101 Maple Avenue	\$949,000	Bi-Level	4	2.1	\$1,055,000	10	111%
262 Timber Drive	\$975,000	SplitLev	4	3.1	\$1,060,000	21	109%
42 Arden Court	\$979,000	SplitLev	4	3	\$1,100,000	13	112%
26 Crest Drive	\$980,000	SplitLev	4	3	\$1,080,000	14	110%
15 Wilson Drive	\$999,999	SplitLev	4	2.1	\$1,040,000	41	104%
24 Regent Place	\$1,050,000	SplitLev	4	2.1	\$1,365,000	10	130%
133 Murray Hill Boulevard	\$1,195,000	Custom	5	3.1	\$1,145,000	36	96%
285 Plainfield Avenue	\$1,195,000	Colonial	4	2.1	\$1,275,000	13	107%
136 Forest Avenue	\$1,225,000	Ranch	4	3	\$1,350,000	12	110%
236 Spring Ridge Drive	\$1,295,000	Colonial	5	4.1	\$1,502,000	9	116%
157 Pearl Street	\$1,399,000	Colonial	5	5	\$1,450,000	13	104%
152 Murray Hill Boulevard	\$1,600,000	Colonial	5	4.1	\$1,650,000	14	103%
Average	\$967,682		4	2	\$1,040,159	25	107.40%
Median	\$962,000		4	2	\$1,047,500	14	109.20%

* denotes home that was previously listed for sale.

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