



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

MARCH 2026

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

WHAT DOES **MARCH** 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	Balanced Market	High Market Inventory	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
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
Jan-26	1.00	11
Feb-26	1.09	5
Mar-26	1.47	6

MONTHLY ACTIVITY SUMMARY

March	2026	2025	Y-o-Y
Total Homes Sold	6	7	-14.3%
Average Original List Price	\$838,177	\$882,129	-5.0%
Average Sold Price	\$856,792	\$951,857	-10.0%
Median Sold Price	\$862,500	\$916,000	-5.8%
Average Days On Market from Original List Date	57	17	227.6%
Average Sold Price/Original List Price	102.46%	107.66%	-4.8%

SIX-MONTH ABSORPTION RATE

March	Six-Month Absorption Rate		
	2026	2025	% Change
Active	15	13	15.4%
Sold	61	50	22.0%
Six-Month Average Sold Per Month	10.17	8.33	22.1%
Months of Supply	1.47	1.56	-5.8%

MARCH 2026 CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
16 Washington Street	\$550,000	Ranch	2	1	\$550,000	0	100%
31 Angela Way	\$595,000	TwnIntUn	2	2.1	\$711,000	17	119%
57 Daria Lane	\$599,999	TwnIntUn	2	2.1	\$641,000	24	107%
49 Pine Grove Road	\$747,000	Bi-Level	3	2	\$816,000	13	109%
56 Valley Road*	\$850,000	SplitLev	4	3	\$888,000	99	104%
46 Coolidge Drive	\$1,150,000	Colonial	4	2.1	\$1,410,000	14	123%
Average	\$748,667		3	2	\$836,000	28	110.44%
Median	\$673,500		3	2	\$763,500	16	108.04%

* denotes home that was previously listed for sale.

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