



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

NOVEMBER 2025

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

WHAT DOES **NOVEMBER** 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 **1.1 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				
Seller's Market	Balanced Market		High Market Inventory	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

MONTHLY
ACTIVITY SUMMARY

November	2025	2024	Y-o-Y
Total Homes Sold	12	6	100.0%
Average Original List Price	\$846,575	\$659,000	28.5%
Average Sold Price	\$917,867	\$726,667	26.3%
Median Sold Price	\$840,000	\$632,500	32.8%
Average Days On Market from Original List Date	16	12	42.8%
Average Sold Price/Original List Price	107.79%	108.68%	-0.8%

SIX-MONTH
ABSORPTION RATE

November	Six-Month Absorption Rate		
	2025	2024	% Change
Active	16	5	220.0%
Sold	91	84	8.3%
Six-Month Average Sold Per Month	15.17	14.00	8.4%
Months of Supply	1.05	0.36	194.0%

NOVEMBER 2025
CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
47 Park Edge Building 1	\$400,000	FirstFlr	2	1	\$400,000	28	100%
27 Angela Way	\$575,000	TwnIntUn	2	2.1	\$655,000	16	114%
63 Shadow Lane	\$649,000	SplitLev	3	2.1	\$631,000	28	97%
34 Meadowview Lane	\$659,000	MultiFlr	3	2.1	\$740,000	14	112%
633 Plainfield Avenue	\$749,900	SplitLev	3	2.1	\$757,400	21	101%
63 Snyder Avenue	\$795,000	Colonial	3	2	\$850,000	16	107%
121 Windsor Way	\$839,000	SplitLev	4	2.1	\$830,000	14	99%
52 Columbia Avenue	\$849,000	SplitLev	3	2.1	\$975,000	9	115%
36 Shadow Lane	\$849,000	Ranch	3	3	\$925,000	12	109%
217 Lincoln Street	\$849,000	Colonial	3	2.2	\$999,999	13	118%
78 Spring Ridge Drive	\$1,395,000	Colonial	6	3.1	\$1,651,000	11	118%
286 Washington Street	\$1,550,000	Colonial	5	5	\$1,600,000	15	103%
Average	\$846,575		3	2	\$917,867	16	107.79%
Median	\$817,000		3	2	\$840,000	15	107.93%

* denotes home that was previously listed for sale.

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