



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

OCTOBER 2025

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

WHAT DOES **OCTOBER** 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		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
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
Aug-25	1.17	21
Sep-25	1.23	10
Oct-25	1.13	17

MONTHLY
ACTIVITY SUMMARY

October	2025	2024	Y-o-Y
Total Homes Sold	17	15	13.3%
Average Original List Price	\$841,221	\$742,187	13.3%
Average Sold Price	\$862,772	\$788,800	9.4%
Median Sold Price	\$836,000	\$755,000	10.7%
Average Days On Market from Original List Date	30	56	-45.7%
Average Sold Price/Original List Price	103.87%	106.81%	-2.8%

SIX-MONTH
ABSORPTION RATE

October	Six-Month Absorption Rate		
	2025	2024	% Change
Active	17	11	54.5%
Sold	90	84	7.1%
Six-Month Average Sold Per Month	15.00	14.00	7.1%
Months of Supply	1.13	0.79	44.2%

OCTOBER 2025
CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
23 Wren Court	\$499,000	TwnEndUn	3	1.1	\$545,125	13	109%
459 Springfield Avenue Unit B	\$499,900	TwnIntUn	2	2.1	\$480,000	43	96%
5 Castle Drive	\$519,000	TwnIntUn	2	2.1	\$580,000	9	112%
4 Daria Lane	\$589,000	TwnIntUn	2	2.1	\$630,000	8	107%
4 Meadowview Lane B:Blue	\$610,000	TwnIntUn	2	2.1	\$651,000	15	107%
536 Snyder Avenue	\$649,000	SplitLev	3	1	\$735,000	8	113%
179 Berkeley Avenue*	\$699,000	Colonial	4	1.1	\$680,000	117	97%
136 Maple Avenue	\$699,000	Ranch	3	2	\$701,000	12	100%
90 Greenbriar Drive*	\$849,000	SplitLev	4	2.1	\$900,000	25	106%
138 Glenside Road	\$850,000	SplitLev	3	2.1	\$836,000	34	98%
189 Lawrence Drive	\$875,000	Bi-Level	4	2.1	\$999,999	8	114%
21 Water Lane	\$899,000	Custom	4	2.1	\$890,000	23	99%
3 Branko Road	\$900,000	Colonial	5	3.1	\$999,993	9	111%
96 Exeter Drive	\$999,850	Colonial	5	3	\$1,060,000	21	106%
36 Sherbrook Drive	\$1,189,000	SplitLev	5	2.1	\$1,189,000	27	100%
44 Riceman Road*	\$1,200,000	Colonial	5	2.1	\$1,200,000	49	100%
48 Hunterdon Boulevard*	\$1,775,000	Colonial	5	5.1	\$1,590,000	95	90%
Average	\$841,221		4	2	\$862,772	30	103.87%
Median	\$849,000		4	2	\$836,000	21	106.01%

* denotes home that was previously listed for sale.

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