



MONTHLY MARKET SNAPSHOT

BERKELEY HEIGHTS, NJ

SEPTEMBER 2025

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

WHAT DOES **SEPTEMBER** 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 **1.2 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

MONTHLY
ACTIVITY SUMMARY

September	2025	2024	Y-o-Y
Total Homes Sold	10	11	-9.1%
Average Original List Price	\$821,700	\$840,254	-2.2%
Average Sold Price	\$862,451	\$853,538	1.0%
Median Sold Price	\$880,007	\$865,000	1.7%
Average Days On Market from Original List Date	34	27	26.0%
Average Sold Price/Original List Price	104.27%	102.10%	2.1%

SIX-MONTH
ABSORPTION RATE

September	Six-Month Absorption Rate		
	2025	2024	% Change
Active	17	11	54.5%
Sold	83	82	1.2%
Six-Month Average Sold Per Month	13.83	13.67	1.2%
Months of Supply	1.23	0.80	52.8%

SEPTEMBER 2025
CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
274 Diamond Hill Road	\$525,000	Colonial	3	1.1	\$469,000	80	89%
40 Lancelot Drive	\$549,000	TwnIntUn	3	2.1	\$580,000	16	106%
9 Meadowview Lane	\$639,000	TwnEndUn	2	2.1	\$658,000	13	103%
50 Briarwood Drive*	\$725,000	Custom	4	2.1	\$825,000	22	114%
67 Emerson Lane*	\$966,000	Colonial	4	2.1	\$907,500	115	94%
328 Chaucer Drive	\$849,000	Ranch	3	2	\$900,013	10	106%
141 Garfield Street	\$899,000	Colonial	5	2.1	\$1,060,000	11	118%
15 Woglum Place*	\$950,000	Bi-Level	4	3	\$999,000	35	105%
194 Sutton Drive	\$965,000	Custom	4	3	\$860,000	26	89%
3 Baker Avenue	\$1,150,000	Colonial	4	3.1	\$1,366,000	11	119%
Average	\$821,700		4	2	\$862,451	34	104.27%
Median	\$874,000		4	2	\$880,007	19	105.40%

* denotes home that was previously listed for sale.

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