

Local Market Update for February 2019

Provided by New Jersey REALTORS®



Berkeley Heights Twp

Union County

Single Family

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	22	18	- 18.2%	37	48	+ 29.7%
Closed Sales	6	8	+ 33.3%	14	14	0.0%
Days on Market Until Sale	45	76	+ 68.9%	59	81	+ 37.3%
Median Sales Price*	\$595,000	\$661,250	+ 11.1%	\$595,000	\$550,000	- 7.6%
Percent of List Price Received*	100.1%	96.2%	- 3.9%	98.8%	96.2%	- 2.6%
Inventory of Homes for Sale	37	60	+ 62.2%	--	--	--
Months Supply of Inventory	2.9	5.6	+ 93.1%	--	--	--

Townhouse-Condo

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	2	2	0.0%	3	7	+ 133.3%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	119	19	- 84.0%	114	70	- 38.6%
Median Sales Price*	\$195,000	\$350,000	+ 79.5%	\$250,000	\$345,000	+ 38.0%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	97.1%	97.2%	+ 0.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

Adult Community

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	2	2	0.0%	2	2	0.0%
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

