

Berkeley Heights 07922

ZIP code · NJ · New Jersey · Union County

SELLER'S MARKET

\$924K

MEDIAN SALE PRICE

+20.5%

1-YR CHANGE

149

SALES (12 MO)

\$911K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

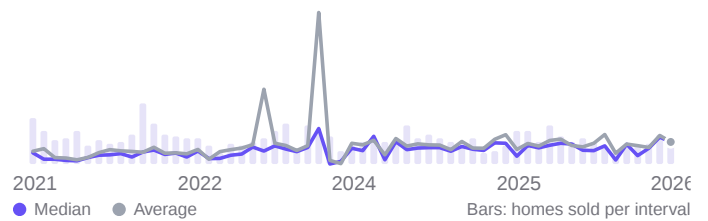
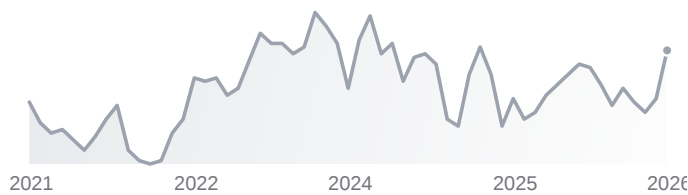
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$932K · Average \$936K

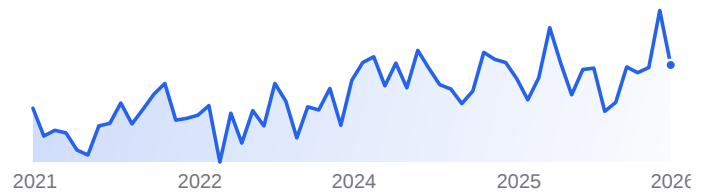
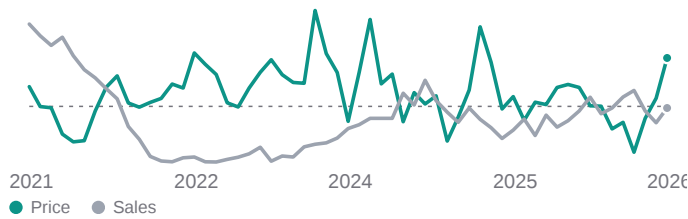


Growth (year over year)

Price +20.5% · Sales -0.7%

Price per square foot

\$418/ft²



Sale premium vs estimated value

+5.1%

Annual turnover (share of homes sold)

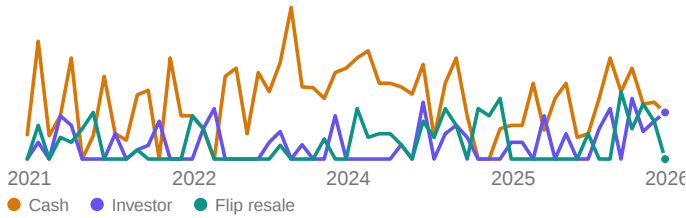
3.5%



BUYERS & OUTCOMES

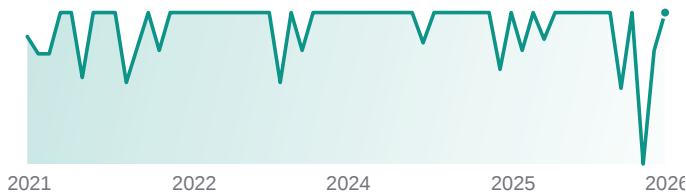
Buyer mix

Cash 15% · Investor 15% · Flip resale 0%



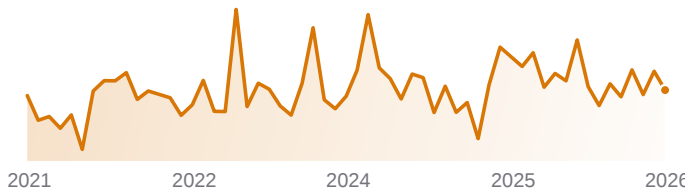
Sellers who sold at a gain

100%

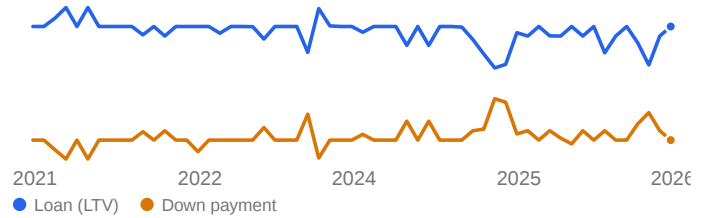


Median annualized return at resale

+3.9%

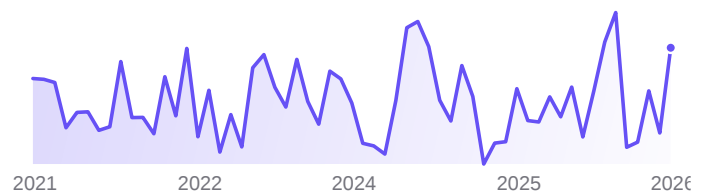


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



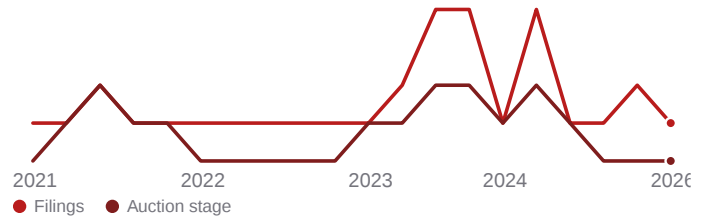
Typical hold before selling

18.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,309
Median value (AVM)	\$911K
Median size	2,073 ft²
Median year built	1962
Single family	93%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	10%
Median loan-to-value	45%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	13,020
Density	2,224 / mi²
Median household income	\$180K
Average household income	\$237K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	109
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	1.2%
Unemployment	1.6%
Average temp	51°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.