

BERKELEY HEIGHTS 2024 SALES

Sales Comparison – Berkeley Heights

	<u>2023</u>	<u>2024</u>	<u>Change</u>
New Listings	156	151	-3.21%
Sold Listings	137	136	-0.73%
Average Sale Price	\$791,083	\$910,106	15.05%
Average Days on Market	29	24	-17.24%
List Price / Sale Price	104.5%	107.3%	2.75%

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>BED</u>	<u>BATH</u>	<u>SALE PRICE</u>	<u>DOM</u>
99 Park Edge*	\$ 268,000	2	1.0	\$ 295,000	8
21 Wren Ct*	\$ 289,000	1	1.0	\$ 310,000	13
585 Plainfield Ave*	\$ 375,000	2	1.1	\$ 375,000	0
36 Springholm Dr*	\$ 419,000	2	2.1	\$ 424,000	8
35 Park Edge*	\$ 420,000	2	2.0	\$ 415,000	20
76 Springholm Dr*	\$ 424,900	2	2.1	\$ 510,000	12
24 Park Edge*	\$ 450,000	2	2.0	\$ 450,000	137
14 Cottage Ct*	\$ 450,000	2	2.1	\$ 485,000	14
28 Angela Way*	\$ 463,000	2	2.1	\$ 468,000	8
58 Springholm Dr*	\$ 465,000	3	2.1	\$ 490,000	9
179 Berkeley Ave*	\$ 475,000	3	1.1	\$ 485,000	12
39 Angela Way*	\$ 475,000	2	2.1	\$ 485,000	19
459A Springfield Ave*	\$ 475,000	2	2.1	\$ 464,500	35



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8	Paula Way*	\$	480,000	2	2.1	\$	509,000	13
53	Daria Ln*	\$	499,000	2	2.1	\$	525,000	10
52	Arthurs Ct*	\$	499,000	3	2.1	\$	429,000	27
3	Starling Way*	\$	525,000	2	2.1	\$	522,000	48
37	Princeton Ave*	\$	529,000	4	2.0	\$	530,000	10
730	Plainfield Ave*	\$	539,900	3	1.1	\$	500,000	14
106	Mountain Ave*	\$	549,000	4	2.0	\$	632,000	9
06	Berkeley Square	\$	549,000	3	2.1	\$	540,000	28
53	Pine Grove Rd*	\$	579,000	3	2.0	\$	615,000	9
35	La Secla Pl*	\$	599,000	4	2.1	\$	650,000	8
57	Brookside Ln*	\$	599,000	3	2.0	\$	604,000	12
46	Snyder Ave*	\$	599,888	5	2.0	\$	550,000	28
14	Whispering Way*	\$	599,900	3	2.1	\$	685,000	8
104	Cornell Ave*	\$	599,900	3	1.0	\$	670,000	13
117	Berkshire Dr*	\$	600,000	4	1.1	\$	715,000	22
58	Twin Falls Rd*	\$	610,000	3	1.1	\$	740,000	9
275	Grant St*	\$	624,900	3	1.1	\$	650,000	12
47	Hamilton Ave*	\$	625,000	3	2.0	\$	625,000	42
312	Chaucer Dr*	\$	639,000	4	2.0	\$	646,000	15
67	Martins Ln*	\$	649,000	3	2.0	\$	770,000	18
41	Putnam Ave*	\$	649,900	3	2.1	\$	699,000	32
10	Cambridge Dr*	\$	650,000	3	2.1	\$	750,000	8
46	Meadowview Ln*	\$	650,000	3	2.1	\$	703,000	19



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8	Clover Ct*	\$	650,000	3	2.1	\$	755,000	11
88	Forest Ave*	\$	659,000	3	2.0	\$	726,000	15
43	Beech Ave*	\$	675,000	4	2.0	\$	725,000	10
48	Hunterdon Blvd*	\$	679,000	3	2.1	\$	815,000	9
6	Windsor Way*	\$	679,000	4	3.0	\$	700,000	73
24	River Bend Rd*	\$	679,000	3	3.0	\$	727,500	15
53	Meadowview Ln*	\$	679,900	3	2.1	\$	680,000	29
59	Cedar Green Ln*	\$	685,000	3	1.1	\$	675,000	71
110	Sutton Dr*	\$	695,000	3	2.1	\$	757,000	12
60	Ralph Pl*	\$	699,000	5	3.1	\$	675,000	69
95	Sycamore Ave*	\$	699,000	3	1.1	\$	750,000	10
33	Campbell Ln*	\$	699,000	3	2.0	\$	821,000	7
113	Hamilton Ave*	\$	699,000	3	2.0	\$	809,000	9
16	Brookside Ln*	\$	699,000	4	2.1	\$	805,000	14
89	Timber Dr*	\$	699,000	3	2.1	\$	775,000	20
6	Holly Glen Ln S	\$	699,000	3	2.1	\$	775,000	14
209	Berkeley Ave*	\$	699,000	4	1.1	\$	790,000	21
78	Marion Ave*	\$	705,000	3	2.1	\$	791,000	5
114	Timber Dr*	\$	719,900	3	2.0	\$	860,250	14
183	Countryside Dr*	\$	729,000	3	2.0	\$	755,000	13
31	Evergreen Dr*	\$	729,900	3	2.0	\$	815,000	11
58	Hunterdon Blvd*	\$	735,000	3	2.1	\$	735,000	24
292	Washington St*	\$	739,000	3	2.1	\$	785,000	10



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140	Briarwood Dr*	\$	749,000	3	2.1	\$	862,000	14
200	Sherman Ave South	\$	749,000	4	2.1	\$	780,000	21
41	Robbins Ave*	\$	749,000	4	2.1	\$	815,000	15
90	Burlington Road	\$	749,000	3	2.1	\$	885,000	11
17	Hastings Rd*	\$	769,000	3	2.1	\$	865,000	9
187	Emerson Ln*	\$	775,000	4	1.2	\$	775,000	11
4	Branko Rd*	\$	775,000	3	3.0	\$	780,000	15
5	Orchard Ln*	\$	779,000	5	3.0	\$	940,000	7
19	Orchard Ln*	\$	779,000	4	2.1	\$	951,000	6
863	Mountain Ave*	\$	779,000	4	3.0	\$	800,000	11
34	Webster Dr*	\$	785,000	4	2.1	\$	881,000	7
31	Deepdale Dr*	\$	789,000	3	2.0	\$	820,000	13
631	Snyder Ave*	\$	799,000	4	2.1	\$	920,000	8
5	Hunterdon Blvd*	\$	821,000	4	2.1	\$	821,000	68
41	Janet Lane	\$	825,000	4	2.1	\$	925,000	14
31	Cromwell Ct*	\$	829,000	3	2.1	\$	842,000	8
113	Briarwood Drive W	\$	839,000	4	2.1	\$	951,000	13
106	Briarwood Dr E	\$	839,999	4	2.1	\$	800,000	44
70	Sutton Dr*	\$	849,000	4	2.1	\$	905,000	9
230	Washington St*	\$	849,900	5	5.0	\$	917,982	10
15	Sutton Dr*	\$	849,900	4	2.1	\$	962,000	8
243	Sutton Dr*	\$	850,000	4	3.0	\$	960,000	12
339	River Bend Rd*	\$	874,900	4	2.1	\$	900,000	12



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47	Sycamore Ave*	\$	899,000	4	3.1	\$	1,150,000	9
38	Hunterdon Blvd*	\$	899,000	3	2.1	\$	930,000	10
8	Powderhorn Way*	\$	899,000	4	2.1	\$	925,000	8
4	Janet Ln*	\$	899,000	4	2.1	\$	920,000	72
186	Wentworth Dr*	\$	899,000	4	2.1	\$	962,000	15
21	Spring Ridge Dr*	\$	899,900	5	3.1	\$	1,056,000	7
89	Lenape Ln*	\$	899,900	4	3.1	\$	1,189,000	13
90	Exeter Dr*	\$	899,999	5	2.1	\$	925,414	8
122	Fairview Ave*	\$	915,000	4	2.2	\$	1,050,000	9
15	Swenson Circle	\$	925,000	4	2.1	\$	865,000	16
51	Kline Blvd*	\$	929,000	4	3.0	\$	945,000	37
55	Grandview Ave*	\$	940,000	4	2.1	\$	1,175,000	9
92	SAWMILL DRIVE	\$	950,000	4	2.1	\$	977,000	40
221	Plainfield Ave*	\$	975,000	4	2.1	\$	1,152,000	10
69	Orchard Ln*	\$	979,000	4	4.0	\$	1,250,000	10
43	Cambridge Dr*	\$	979,000	5	3.1	\$	1,200,888	7
2	Deerpath Ln*	\$	985,000	4	2.2	\$	1,251,234	15
151	Lorraine Drive	\$	985,000	4	3.0	\$	1,200,000	11
91	Crest Dr*	\$	989,000	3	2.1	\$	1,150,000	10
48	Baker Ave*	\$	998,000	4	3.0	\$	985,000	64
124	Lawrence Dr*	\$	1,099,000	5	3.0	\$	999,999	33
82	Delmore Ave*	\$	1,099,000	5	3.1	\$	1,175,000	14
44	Rutherford Rd*	\$	1,100,000	4	2.1	\$	1,301,000	14



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686	Mountain Ave*	\$ 1,145,000	5	3.1	\$ 1,227,250	18
373	Emerson Ln*	\$ 1,148,000	5	3.1	\$ 1,112,500	21
10	Mary Ct*	\$ 1,149,000	4	3.1	\$ 1,050,000	63
78	Woodwild Way*	\$ 1,150,000	4	4.0	\$ 1,301,000	7
221	Lorraine Dr*	\$ 1,150,000	4	2.1	\$ 1,300,000	10
439	Plainfield Ave*	\$ 1,150,000	4	3.1	\$ 1,125,000	105
54	Rutherford Rd*	\$ 1,150,000	4	2.1	\$ 1,375,000	8
630	Plainfield Ave*	\$ 1,199,000	4	2.2	\$ 1,199,000	28
18	Powderhorn Way*	\$ 1,199,000	4	2.1	\$ 1,301,218	7
5	Willow Way*	\$ 1,199,000	4	4.0	\$ 1,156,000	23
14	Hawfinch Dr*	\$ 1,199,995	3	3.1	\$ 1,196,995	293
10	Hawfinch Dr*	\$ 1,231,995	4	3.1	\$ 1,221,995	248
34	Bristol Ct*	\$ 1,250,000	4	3.1	\$ 1,400,000	14
184	River Bend Rd*	\$ 1,250,000	4	2.1	\$ 1,175,000	22
15	Shadow Ln*	\$ 1,299,000	4	4.0	\$ 1,477,000	13
88	Sherbrook Dr*	\$ 1,299,000	6	4.1	\$ 1,402,000	17
16	Lee Ln*	\$ 1,300,000	4	4.1	\$ 1,500,000	16
68	Runnymede Rd*	\$ 1,330,000	5	4.1	\$ 1,330,000	0
19	Cedar Green Ln*	\$ 1,350,000	5	4.0	\$ 1,520,000	14
111	Countryside Dr*	\$ 1,375,000	5	4.1	\$ 1,419,000	10
37	Brambling Rd*	\$ 1,379,005	4	4.1	\$ 1,351,705	65
21	Middle Way	\$ 1,395,000	4	4.2	\$ 1,675,000	10
91	Emerson Ln*	\$ 1,399,000	5	4.1	\$ 1,330,000	35
88	Lenape Ln*	\$ 1,399,000	4	3.0	\$ 1,525,000	8
288	Garfield St*	\$ 1,399,900	5	5.0	\$ 1,410,000	24
2	Holly Mews*	\$ 1,450,000	5	3.1	\$ 1,470,000	112



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47	Hillside Ave*	\$	1,529,000	5	3.0	\$	1,530,000	12
154	Hillside Ave*	\$	1,550,000	5	4.0	\$	1,550,000	22
1	Peacock Ln*	\$	1,649,995	4	4.1	\$	1,595,000	24
3	Peacock Ln*	\$	1,674,995	4	4.1	\$	1,589,000	21

