

BERKELEY HEIGHTS 2025 SALES

	<u>ADDRESS</u>	<u>BEDS</u>	<u>BAT HS</u>	<u>LIST PRICE</u>	<u>SALE PRICE</u>	<u>SALE DATE</u>	<u>SQUARE FT*</u>	<u>PRICE PER SQ. FT.</u>	<u>DO M</u>
56	Arthurs Ct*	2	2.1	\$ 470,000	\$ 512,000	5/12/25	1294	\$ 395.67	13
25	Park Edge*	2	2.0	\$ 475,000	\$ 475,000	6/26/25	n/a	n/a	18
143	Plain Field Aveunit3*	3	2.1	\$ 525,000	\$ 515,000	6/9/25	n/a	n/a!	39
74	Springholm Dr*	3	2.1	\$ 529,500	\$ 560,000	5/13/25	1734	\$ 322.95	15
157	Pearl St*	2	1.0	\$ 560,000	\$ 510,000	1/28/25	648	\$ 787.04	36
1	Daisy Rd*	2	2.1	\$ 589,000	\$ 611,000	4/25/25	1628	\$ 375.31	18
7	Starling Way*	2	3.1	\$ 589,000	\$ 629,000	6/30/25	1628	\$ 386.36	10
57	Marion Ave*	4	2.0	\$ 600,000	\$ 630,000	5/5/25	1702	\$ 370.15	10
105	Mountain Avenue	3	2.1	\$ 649,000	\$ 675,000	3/14/25	1676	\$ 402.74	23
126	Emerson Ln*	4	1.1	\$ 650,000	\$ 727,500	1/13/25	2171	\$ 335.10	18
1	Whispering Way E	3	2.1	\$ 684,900	\$ 672,000	3/28/25	1864	\$ 360.52	34
245	Garfield St*	3	2.0	\$ 685,000	\$ 782,800	1/9/25	1305	\$ 599.85	8
33	Archer Ln*	3	1.1	\$ 695,000	\$ 775,000	1/29/25	1580	\$ 490.51	13
50	Hamilton Ave*	3	1.1	\$ 699,000	\$ 805,000	4/10/25	1431	\$ 562.54	17
46	Brookside Ln*	3	2.1	\$ 699,000	\$ 810,000	5/7/25	1472	\$ 550.27	12
62	Forest Ave*	3	1.1	\$ 699,000	\$ 810,000	6/27/25	1152	\$ 703.13	17
274	Mountain Aveune	4	3.0	\$ 735,000	\$ 780,000	1/9/25	2599	\$ 300.12	21
246	Sutton Dr*	3	2.1	\$ 749,000	\$ 825,000	3/21/25	2124	\$ 388.42	15
200	Sherman Ave S, Unit 8	3	3.1	\$ 755,000	\$ 808,108	6/6/25	2381	\$ 339.40	15
124	Rutgers Ave*	4	3.0	\$ 765,000	\$ 765,000	5/1/25	2003	\$ 381.93	0
90	Delmore Ave*	4	2.0	\$ 769,000	\$ 860,000	6/11/25	1604	\$ 536.16	10
75	Pine Grove Rd*	3	2.0	\$ 775,000	\$ 878,000	5/15/25	2545	\$ 344.99	9
464	Park Ave*	3	2.1	\$ 789,000	\$ 810,000	5/2/25	1981	\$ 408.88	23
5	Whitney Dr*	3	2.1	\$ 795,000	\$ 916,000	3/4/25	1760	\$ 520.45	7
14	Honeyman Pl*	4	3.0	\$ 799,000	\$ 907,000	4/22/25	1657	\$ 547.37	8
99	Hamilton Ave*	4	3.0	\$ 799,000	\$ 917,500	6/6/25	1868	\$ 491.17	11
5	River Bend Rd*	4	2.0	\$ 799,000	\$ 939,000	6/9/25	1932	\$ 486.02	9
133	Baker Ave*	4	2.0	\$ 799,000	\$ 1,051,000	6/30/25	2693	\$ 390.27	7
4	Holly Glen Lane North	4	2.1	\$ 799,900	\$ 875,000	2/20/25	2080	\$ 420.67	36
44	Riceman Rd*	5	2.1	\$ 800,000	\$ 800,000	5/22/25	2360	\$ 338.98	0
57	Hampton Dr*	3	2.1	\$ 825,000	\$ 930,000	5/6/25	2928	\$ 317.62	9
70	Maple Ave*	3	2.1	\$ 829,000	\$ 1,051,000	6/30/25	2399	\$ 438.10	17
35	La Secla Pl*	4	2.1	\$ 830,000	\$ 880,000	4/21/25	1926	\$ 456.91	14
5	North Rd*	4	2.1	\$ 849,000	\$ 950,000	5/12/25	2476	\$ 383.68	10
411	Park Ave*	4	3.0	\$ 859,000	\$ 895,000	1/24/25	1606	\$ 557.29	9
44	Cambridge Dr*	4	2.1	\$ 869,000	\$ 970,088	1/13/25	2536	\$ 382.53	4
22	Greenbriar Dr*	4	2.1	\$ 874,900	\$ 837,450	2/20/25	1974	\$ 424.24	15
63	Hampton Dr*	4	2.1	\$ 875,000	\$ 900,000	6/6/25	2542	\$ 354.05	9
34	Chestnut Hill Dr*	3	2.1	\$ 889,000	\$ 1,050,000	1/10/25	2450	\$ 428.57	25



COLDWELL BANKER REALTY

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128	Murray Hill Blvd*	4	2.1	\$ 890,000	\$ 866,000	5/30/25	2264	\$ 382.51	18
28	Berkshire Dr*	4	2.1	\$ 899,000	\$ 1,025,000	3/17/25	2401	\$ 426.91	14
162	Maple Ave*	4	3.0	\$ 899,000	\$ 1,256,000	6/20/25	3164	\$ 396.97	9
214	Snyder Ave*	4	4.0	\$ 949,000	\$ 1,100,000	3/28/25	2861	\$ 384.48	15
49	Timber Dr*	4	3.1	\$ 949,000	\$ 1,030,000	5/7/25	2079	\$ 495.43	15
261	River Bend Rd*	4	3.0	\$ 950,000	\$ 960,000	1/15/25	2206	\$ 435.18	10
42	Mea Dr*	4	3.0	\$ 950,000	\$ 1,288,000	5/23/25	2380	\$ 541.18	9
34	Ridge Dr*	5	2.1	\$ 969,000	\$ 990,000	6/27/25	3134	\$ 315.89	12
2	Mary Ct*	5	3.1	\$ 1,150,000	\$ 1,150,000	1/16/25	2760	\$ 416.67	11
184	Berkeley Ave*	4	2.2	\$ 1,180,000	\$ 1,390,000	2/28/25	2709	\$ 513.10	16
101	Kent Dr*	5	4.1	\$ 1,199,000	\$ 1,400,000	6/16/25	1614	\$ 867.41	16
55	Sawmill Dr*	4	4.0	\$ 1,200,000	\$ 1,200,000	4/25/25	1782	\$ 673.40	22
299	Garfield St*	4	3.1	\$ 1,295,000	\$ 1,415,000	4/28/25	1780	\$ 794.94	9
105	Grassman Pl*	5	2.1	\$ 1,399,000	\$ 1,450,000	3/21/25	3591	\$ 403.79	13
87	Highland Cir*	5	3.1	\$ 1,399,000	\$ 1,355,000	6/16/25	3154	\$ 429.61	38
245	Spring Ridge Dr*	5	2.2	\$ 1,399,000	\$ 1,583,000	5/5/25	2546	\$ 621.76	8
6	Harding Dr*	5	4.1	\$ 1,550,000	\$ 1,750,000	4/16/25	3287	\$ 532.40	10
682	Plainfield Ave*	6	6.1	\$ 1,599,000	\$ 1,799,000	6/10/25	4215	\$ 426.81	13
56	Arthurs Ct*	2	2.1	\$ 470,000	\$ 512,000	5/12/25	1294	\$ 395.67	13
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682	Plainfield Ave*	6	6.1	\$ 1,599,000	\$ 1,799,000	6/10/25	4215	\$ 426.81	13

ADDRESS	BEDS	BATHS	LIST PRICE	SALE PRICE	DOM	SQUARE FT*	SP/LP Ratio
31 Park Edge	2	2	\$ 450,000	\$ 450,000	15		100%
274 Diamond Hill Rd	3	1.1	\$ 475,000	\$ 469,000	80	1275	99%
328 Emerson Ln	2	1	\$ 525,000	\$ 540,000	23		103%
40 Lancelot Drive	3	2.1	\$ 549,000	\$ 580,000	16		106%
22 Arthurs Court	3	2.1	\$ 589,000	\$ 635,000	10		108%



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9	Cottage Court Meadowview	3	2.1	\$	595,000	\$	618,000	18	1562	104%
9	Lane	2	2.1	\$	639,000	\$	658,000	13		103%
41	Debbie Pl	3	1.1	\$	675,000	\$	737,500	10		109%
44	Evergreen Dr	3	2	\$	699,000	\$	710,000	14		102%
155	Dogwood Ln	3	1.1	\$	699,000	\$	752,000	8		108%
17	Sycamore Ave	3	2	\$	699,000	\$	655,000	13		94%
50	Briarwood Dr	4	2.1	\$	725,000	\$	825,000	7		114%
294	McMane Avenue	4	2	\$	750,000	\$	760,000	17		101%
25	Harwood Ave	4	2	\$	750,000	\$	750,000	18		100%
275	Hamilton Ave	4	2.1	\$	779,000	\$	890,000	11		114%
242	Park Ave	3	2.1	\$	779,900	\$	809,000	13		104%
138	Garfield St	4	2	\$	799,000	\$	770,000	51	2290	96%
301	Diamond Hill Rd	4	3	\$	799,000	\$	975,000	13	2315	122%
67	Emerson Ln	4	2.1	\$	800,000	\$	907,500	9		113%
273	Chaucer Dr	4	2	\$	825,000	\$	865,000	23		105%
76	Briarwood Dr E	4	2.1	\$	825,000	\$	825,000	35		100%
142	Timber Dr	4	3	\$	829,000	\$	800,000	42	2696	97%
20	Canterbury Ln	3	2.1	\$	849,000	\$	1,050,000	9		124%
328	Chaucer Dr	3	2	\$	849,000	\$	900,013	10		106%
303	River Bend Rd	4	2.1	\$	890,000	\$	950,000	15		107%
218	Gallinson Dr	3	2.1	\$	899,000	\$	1,025,000	15		114%
1078	Mountain Ave	6	3.1	\$	899,000	\$	960,000	30		107%
141	Garfield St	5	2.1	\$	899,000	\$	1,060,000	11		118%
113	Sutton Dr	4	2.1	\$	949,000	\$	1,171,000	13		123%
185	River Bend Rd	4	2.1	\$	949,000	\$	1,022,000	14		108%
99	Exeter Dr	4	2.1	\$	950,000	\$	1,025,000	12		108%
15	Woglum Pl	4	3	\$	950,000	\$	999,000	9		105%
194	Sutton Dr	4	3	\$	965,000	\$	860,000	26	2828	89%
116	Wentworth Drive	5	2.1	\$	995,000	\$	1,250,000	13		126%
1127	Mountain Avenue	3	2.1	\$	995,000	\$	1,150,000	12		116%
315	Emerson Ln	6	3	\$	1,150,000	\$	1,130,000	21	3136	98%
3	Baker Ave	4	3.1	\$	1,150,000	\$	1,366,000	11	3456	119%
157	Spring Ridge Dr	5	3.1	\$	1,200,000	\$	1,275,000	9		106%



BERKELEY HEIGHTS 2025 SALES

28	Sherbrook Dr	5	3	\$ 1,289,000	\$ 1,400,000	48		109%
11	Putnam Ave	5	3	\$ 1,299,000	\$ 1,381,000	13	3216	106%
295	Chaucer Dr	4	3.1	\$ 1,450,000	\$ 1,550,000	14		107%
25	Liberty Ave	5	4.1	\$ 1,550,000	\$ 1,550,000	2		100%
75	Countryside Dr	4	3.1	\$ 1,595,000	\$ 1,600,000	7		100%
5	Rosegate Ct	6	6	\$ 1,599,000	\$ 1,810,000	9		113%
805	Mountain Ave	6	5.1	\$ 2,295,000	\$ 2,200,000	51		96%

**Square Footage obtained from County tax records. Information deemed reliable but not guaranteed.*

