

BERKELEY HEIGHTS 2025 SALES

<u>ADDRESS</u>	<u>BEDS</u>	<u>BATHS</u>	<u>LIST PRICE</u>	<u>SALE PRICE</u>	<u>SALE DATE</u>	<u>SQUARE FT*</u>	<u>PRICE PER SQ. FT.</u>	<u>DOM</u>
8 Murray Hill Sq*	1	1.0	\$ 395,000	\$ 430,000	1/31/25	1000	\$430.00	14
13 The Arbors*	2	2.1	\$ 490,000	\$ 490,000	1/24/25	1278	\$383.41	0
249 Union Ave*	3	1.1	\$ 579,000	\$ 640,000	1/23/25	1510	\$423.84	113
46 Grant Ave*	4	1.1	\$ 599,000	\$ 675,000	2/28/25	1156	\$583.91	15
37 Brook Rd*	3	2.0	\$ 699,000	\$ 735,000	2/28/25	1497	\$490.98	14
56 Murray Hill Sq*	3	3.1	\$ 779,000	\$ 799,000	1/9/25	2016	\$396.33	24
117								
0 Springfield Ave*	4	3.0	\$ 789,000	\$ 750,000	2/6/25	2090	\$358.85	127
111 Gallinson Dr*	3	2.1	\$ 799,000	\$ 825,000	1/15/25	1884	\$437.90	12
168 The Fellsway*	3	1.1	\$ 799,000	\$ 770,000	3/28/25	1090	\$706.42	16
64 Primrose Dr*	5	2.1	\$ 799,999	\$ 930,000	1/7/25	2389	\$389.28	13
31 Delwick Ln*	4	2.1	\$ 829,000	\$ 901,000	1/10/25	2252	\$400.09	10
233 Elkwood Ave*	4	2.1	\$ 849,000	\$ 916,000	3/14/25	2439	\$375.56	15
81 Woodland Rd*	5	2.1	\$ 1,079,000	\$ 1,210,000	1/16/25	2716	\$445.51	16
55 Dogwood Ln*	4	2.1	\$ 1,095,000	\$ 1,130,000	2/27/25	2066	\$546.95	12
28 Seven Oaks Dr*	4	2.1	\$ 1,100,000	\$ 1,185,000	1/15/25	2174	\$545.08	16
31 Porter Pl*	5	3.0	\$ 1,150,000	\$ 1,300,000	1/10/25	2426	\$535.86	11
8 East Second St	4	2.1	\$ 1,180,000	\$ 1,420,000	1/17/25	2612	\$543.64	11
11 Alison Ct*	5	3.1	\$ 1,200,000	\$ 1,527,000	3/17/25	2712	\$563.05	8
172 Woodbine Cir*	5	5.0	\$ 1,295,000	\$ 1,440,000	2/20/25	2841	\$506.86	15
15 Delaware Ave*	6	5.1	\$ 2,099,000	\$ 2,275,000	1/6/25	3908	\$582.14	15

<u>ADDRESS</u>	<u>BEDS</u>	<u>BATHS</u>	<u>LIST PRICE</u>	<u>SALE PRICE</u>	<u>DOM</u>	<u>SQUARE FT*</u>	<u>SP/LP Ratio</u>
179 Passaic St	2	1	\$ 459,000	\$ 400,000	21		87%
15 Murray Hill Sq	1	1.2	\$ 499,000	\$ 557,000	17		112%
1200 Springfield Ave	2	2.1	\$ 525,000	\$ 555,000	21		106%
289 Livingston Ave	4	2	\$ 590,000	\$ 705,000	8		119%
30 Lavina Ct	4	1.1	\$ 610,000	\$ 620,000	53		102%
95 Holmes Oval	4	1	\$ 615,000	\$ 710,000	11		115%
27 Brook Rd	3	2	\$ 645,000	\$ 660,000	11		102%
241 Livingston Ave	4	2.1	\$ 650,000	\$ 640,000	31		98%
1065 Springfield Ave	3	1.1	\$ 650,000	\$ 630,000	22		97%
217 Union Ave	3	1.1	\$ 660,000	\$ 700,000	12	1472	106%
107 Woodland Rd	3	1.1	\$ 685,000	\$ 685,000	288		100%
28 Bradford St	3	2	\$ 699,000	\$ 775,000	19		111%
107 Pleasantview Ave	3	1.1	\$ 699,000	\$ 785,000	9		112%



COLDWELL BANKER REALTY

NEW PROVIDENCE 2025 SALES

14	Magnolia Dr	3	2.1	\$ 699,000	\$ 835,000	12		119%
411	Central Ave	3	2	\$ 699,000	\$ 675,000	24		97%
4	Holmes Ave	4	1.1	\$ 699,000	\$ 650,000	13		93%
56	Pearl St	3	2.1	\$ 725,000	\$ 795,000	12		110%
25	E 5Th St	3	1.1	\$ 725,000	\$ 800,000	17		110%
20	2nd St	4	2.1	\$ 730,000	\$ 705,000	43	2025	97%
72	Brookside Dr	2	3	\$ 739,000	\$ 775,000	7		105%
36	Terrace Rd	4	2.1	\$ 749,000	\$ 875,000	7	2090	117%
77	Magnolia Dr	3	2	\$ 749,000	\$ 920,000	5		123%
4	Bromley Ct	3	1.2	\$ 775,000	\$ 900,000	6		116%
126	Hickson Dr	4	2.1	\$ 775,000	\$ 811,000	43		105%
63	Livingston Ave	3	2	\$ 789,000	\$ 755,000	33		96%
49	The Fellsway	4	2.1	\$ 799,000	\$ 742,500	10		93%
59	The Fellsway	4	2	\$ 799,000	\$ 880,000	10		110%
1660	Springfield Ave	3	2	\$ 799,000	\$ 900,000	9	1968	113%
38	Hickson Dr	4	2	\$ 799,000	\$ 915,000	8		115%
24	Etmore Pl	3	2.1	\$ 799,000	\$ 763,550	16		96%
15	Murray Hill Mnr	3	3.1	\$ 815,000	\$ 815,000	9		100%
41	2nd St	3	2	\$ 819,000	\$ 890,000	16		109%
1623	Springfield Ave	4	3	\$ 850,000	\$ 960,000	16		113%
167	Crane Cir	3	2.1	\$ 850,000	\$ 999,999	15		118%
201	Commonwealth Ave	4	3	\$ 865,000	\$ 999,999	4	2174	116%
274	Woodbine Cir	3	2.1	\$ 899,000	\$ 999,000	15		111%
65	Division Ave	3	2.1	\$ 899,000	\$ 1,075,000	14	1708	120%
60	Elm St	4	3.1	\$ 899,000	\$ 1,100,000	16		122%
83	Ryder Way	3	2	\$ 899,000	\$ 999,000	9		111%
10	Cross Way	4	2.1	\$ 899,000	\$ 900,000	20		100%
47	Knollwood Dr	4	2.1	\$ 899,000	\$ 999,000	9	2156	111%
198	Pittsford Way	3	2.1	\$ 951,245	\$ 1,180,000	6		124%
33	Tall Oaks Dr	4	2	\$ 975,000	\$ 1,289,000	7		132%
59	Fairmount Rd	3	2.1	\$ 999,000	\$ 1,187,000	16		119%
39	Salem Rd	4	3.1	\$ 999,000	\$ 1,108,000	9	1952	111%
14	Whitewood Dr	4	3	\$ 1,150,000	\$ 1,335,000	8	2355	116%
19	Hathaway Dr	4	2.1	\$ 1,150,000	\$ 1,253,000	14	2210	109%



NEW PROVIDENCE 2025 SALES

47	Dogwood Ln	4	2.1	\$ 1,150,000	\$ 1,340,000	10		117%
55	Walton Ave	4	3	\$ 1,180,000	\$ 1,315,000	16		111%
74	Holmes Oval	4	4	\$ 1,199,000	\$ 1,376,000	9		115%
27	Wesley Ct	3	2.1	\$ 1,199,888	\$ 1,405,000	9		117%
107	Overhill Rd	4	2.1	\$ 1,225,000	\$ 1,415,056	9		116%
1823	Springfield Ave	4	4.1	\$ 1,299,000	\$ 1,310,000	12		101%
27	Green Way	3	3.1	\$ 1,350,000	\$ 1,450,000	9		107%
8	Walker Dr	5	3.1	\$ 1,350,000	\$ 1,360,000	19		101%
12	Bromley Ct	5	4.1	\$ 1,450,000	\$ 1,700,000	117		117%
7	Green Way	3	3.1	\$ 1,450,000	\$ 1,725,000	34		119%
28	W 3rd St	4	4.1	\$ 1,495,000	\$ 1,560,000	14		104%
40	Marion Ave	7	6.1	\$ 1,499,000	\$ 1,499,000	56	4496	100%
40	Marion Ave	7	6.1	\$ 1,499,000	\$ 1,499,000	48	4637	100%
106	Woodbine Cir	4	3	\$ 1,599,000	\$ 1,780,000	9	3500	111%
111	Gallinson Dr	5	4.1	\$ 1,599,000	\$ 1,707,000	11		107%
36	Edgewood Ave	5	4.1	\$ 1,799,000	\$ 1,900,000	7	4500	106%
88	Hickson Dr	5	4.1	\$ 1,799,000	\$ 1,865,000	35		104%
6	Fairview Ave	5	4.1	\$ 1,800,000	\$ 1,700,000	7	3779	94%

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

