

BERKELEY HEIGHTS 2025 SALES

Sales Comparison – Berkeley Heights

	<u>2024</u>	<u>2025</u>	<u>Change</u>
New Listings	151	180	19.21%
Sold Listings	136	145	6.62%
Average Sale Price	\$910,016	\$957,023	5.16%
Average Days on Market	24	18	-25%
List Price / Sale Price	107.3%	107.4%	-.04%

	<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>BED</u>	<u>BATH</u>	<u>SALE PRICE</u>	<u>DOM</u>	<u>CLOSE DATE</u>
83	Park Edge Condo*	\$ 389,900	1	1.0	\$ 389,900	15	7/11/25
47	Park Edge	\$ 400,000	2	1.0	\$ 400,000	28	11/4/25
31	Park Edge	\$ 450,000	2	2.0	\$ 450,000	15	8/1/25
56	Arthurs Ct*	\$ 470,000	2	2.1	\$ 512,000	13	5/12/25
25	Park Edge*	\$ 475,000	2	2.0	\$ 475,000	18	6/26/25
274	Diamond Hill Rd*	\$ 475,000	3	1.1	\$ 469,000	80	9/19/25
23	Wren Court	\$ 499,000	3	1.1	\$ 545,125	13	10/22/25
459B	Springfield Avenue	\$ 499,900	2	2.1	\$ 480,000	43	10/6/25
5	Castle Drive	\$ 519,000	2	2.1	\$ 580,000	9	10/22/25
3	Cottage Court	\$ 519,900	2	2.1	\$ 542,000	15	12/12/25
143	Plain Field Aveunit3*	\$ 525,000	3	2.1	\$ 515,000	39	6/9/25
328	Emerson Ln*	\$ 525,000	2	1.0	\$ 540,000	23	7/15/25
74	Springholm Dr*	\$ 529,500	3	2.1	\$ 560,000	15	5/13/25
40	Lancelot Drive	\$ 549,000	3	2.1	\$ 580,000	16	9/8/25
157	Pearl St*	\$ 560,000	2	1.0	\$ 510,000	36	1/28/25



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27	Angela Way	\$	575,000	2	2.1	\$	655,000	16	11/21/25
1	Daisy Rd*	\$	589,000	2	2.1	\$	611,000	18	4/25/25
7	Starling Way*	\$	589,000	2	3.1	\$	629,000	10	6/30/25
22	Arthurs Court	\$	589,000	3	2.1	\$	635,000	10	7/25/25
4	Daria Lane	\$	589,000	2	2.1	\$	630,000	8	10/31/25
9	Cottage Court	\$	595,000	3	2.1	\$	618,000	18	8/14/25
57	Marion Ave*	\$	600,000	4	2.0	\$	630,000	10	5/5/25
566	Plainfield Ave*	\$	600,000	3	1.1	\$	592,500	63	12/16/25
4	Meadowview Lane	\$	610,000	2	2.1	\$	651,000	15	10/24/25
9	Meadowview Lane	\$	639,000	2	2.1	\$	658,000	13	9/29/25
2	Daria Lane	\$	640,000	2	2.1	\$	640,000	1	12/5/25
105	Mountain Avenue	\$	649,000	3	2.1	\$	675,000	23	3/14/25
63	Shadow Ln*	\$	649,000	3	2.1	\$	631,000	28	11/17/25
536	Snyder Ave*	\$	649,000	3	1.0	\$	735,000	8	10/27/25
126	Emerson Ln*	\$	650,000	4	1.1	\$	727,500	18	1/13/25
34	Meadowview Lane	\$	659,000	3	2.1	\$	740,000	14	11/21/25
41	Debbie Pl*	\$	675,000	3	1.1	\$	737,500	10	7/23/25
179	Berkeley Ave*	\$	679,999	4	1.1	\$	680,000	29	10/6/25
1	Whispering Way E	\$	684,900	3	2.1	\$	672,000	34	3/28/25
245	Garfield St*	\$	685,000	3	2.0	\$	782,800	8	1/9/25
33	Archer Ln*	\$	695,000	3	1.1	\$	775,000	13	1/29/25
50	Hamilton Ave*	\$	699,000	3	1.1	\$	805,000	17	4/10/25
46	Brookside Ln*	\$	699,000	3	2.1	\$	810,000	12	5/7/25
62	Forest Ave*	\$	699,000	3	1.1	\$	810,000	17	6/27/25
44	Evergreen Dr*	\$	699,000	3	2.0	\$	710,000	14	7/8/25
155	Dogwood Ln*	\$	699,000	3	1.1	\$	752,000	8	7/17/25



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17	Sycamore Ave*	\$	699,000	3	2.0	\$	655,000	13	8/20/25
136	Maple Ave*	\$	699,000	3	2.0	\$	701,000	12	10/1/25
41	Meadowview Lane	\$	709,000	4	3.1	\$	750,000	71	12/19/25
50	Briarwood Dr*	\$	725,000	4	2.1	\$	825,000	7	9/5/25
274	Mountain Aveune	\$	735,000	4	3.0	\$	780,000	21	1/9/25
246	Sutton Dr*	\$	749,000	3	2.1	\$	825,000	15	3/21/25
633	Plainfield Ave*	\$	749,900	3	2.1	\$	757,400	21	11/6/25
294	McMane Avenue	\$	750,000	4	2.0	\$	760,000	17	8/15/25
25	Harwood Ave*	\$	750,000	4	2.0	\$	750,000	18	7/31/25
200	Sherman Ave S, Unit 8	\$	755,000	3	3.1	\$	808,108	15	6/6/25
124	Rutgers Ave*	\$	765,000	4	3.0	\$	765,000	0	5/1/25
90	Delmore Ave*	\$	769,000	4	2.0	\$	860,000	10	6/11/25
75	Pine Grove Rd*	\$	775,000	3	2.0	\$	878,000	9	5/15/25
275	Hamilton Ave*	\$	779,000	4	2.1	\$	890,000	11	8/15/25
242	Park Ave*	\$	779,900	3	2.1	\$	809,000	13	8/1/25
464	Park Ave*	\$	789,000	3	2.1	\$	810,000	23	5/2/25
5	Whitney Dr*	\$	795,000	3	2.1	\$	916,000	7	3/4/25
63	Snyder Ave*	\$	795,000	3	2.0	\$	850,000	16	11/18/25
14	Honeyman Pl*	\$	799,000	4	3.0	\$	907,000	8	4/22/25
99	Hamilton Ave*	\$	799,000	4	3.0	\$	917,500	11	6/6/25
5	River Bend Rd*	\$	799,000	4	2.0	\$	939,000	9	6/9/25
133	Baker Ave*	\$	799,000	4	2.0	\$	1,051,000	7	6/30/25
301	Diamond Hill Rd*	\$	799,000	4	3.0	\$	975,000	13	8/29/25
138	Garfield St*	\$	799,000	4	2.0	\$	770,000	51	8/22/25
4	Holly Glen Lane North	\$	799,900	4	2.1	\$	875,000	36	2/20/25



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44	Riceman Rd*	\$	800,000	5	2.1	\$	800,000	0	5/22/25
67	Emerson Ln*	\$	800,000	4	2.1	\$	907,500	9	9/23/25
57	Hampton Dr*	\$	825,000	3	2.1	\$	930,000	9	5/6/25
76	Briarwood Dr E	\$	825,000	4	2.1	\$	825,000	35	7/25/25
273	Chaucer Dr*	\$	825,000	4	2.0	\$	865,000	23	8/1/25
70	Maple Ave*	\$	829,000	3	2.1	\$	1,051,000	17	6/30/25
142	Timber Dr*	\$	829,000	4	3.0	\$	800,000	42	8/15/25
35	La Secla Pl*	\$	830,000	4	2.1	\$	880,000	14	4/21/25
121	Windsor Way*	\$	839,000	4	2.1	\$	830,000	14	11/12/25
5	North Rd*	\$	849,000	4	2.1	\$	950,000	10	5/12/25
20	Canterbury Ln*	\$	849,000	3	2.1	\$	1,050,000	9	8/15/25
328	Chaucer Dr*	\$	849,000	3	2.0	\$	900,013	10	9/22/25
90	Greenbriar Dr*	\$	849,000	4	2.1	\$	900,000	8	10/15/25
52	Columbia Ave*	\$	849,000	3	2.1	\$	975,000	9	11/4/25
36	Shadow Ln*	\$	849,000	3	3.0	\$	925,000	12	11/7/25
217	Lincoln St*	\$	849,000	3	2.2	\$	999,999	13	11/17/25
78	Twin Falls Rd*	\$	849,000	4	2.1	\$	882,000	7	12/5/25
138	Glenside Rd*	\$	850,000	3	2.1	\$	836,000	34	10/9/25
411	Park Ave*	\$	859,000	4	3.0	\$	895,000	9	1/24/25
44	Cambridge Dr*	\$	869,000	4	2.1	\$	970,088	4	1/13/25
22	Greenbriar Dr*	\$	874,900	4	2.1	\$	837,450	15	2/20/25
63	Hampton Dr*	\$	875,000	4	2.1	\$	900,000	9	6/6/25
189	Lawrence Dr*	\$	875,000	4	2.1	\$	999,999	8	10/23/25
34	Chestnut Hill Dr*	\$	889,000	3	2.1	\$	1,050,000	25	1/10/25
128	Murray Hill Blvd*	\$	890,000	4	2.1	\$	866,000	18	5/30/25
303	River Bend Rd*	\$	890,000	4	2.1	\$	950,000	15	8/19/25



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28	Berkshire Dr*	\$	899,000	4	2.1	\$	1,025,000	14	3/17/25
141	Garfield St*	\$	899,000	5	2.1	\$	1,060,000	11	9/26/25
162	Maple Ave*	\$	899,000	4	3.0	\$	1,256,000	9	6/20/25
1078	Mountain Ave*	\$	899,000	6	3.1	\$	960,000	30	8/7/25
21	Water Ln*	\$	899,000	4	2.1	\$	890,000	23	10/10/25
218	Gallinson Dr*	\$	899,000	3	2.1	\$	1,025,000	15	7/25/25
37	Oak Ridge Rd*	\$	899,000	4	2.1	\$	999,000	22	12/18/25
3	Branko Rd*	\$	900,000	5	3.1	\$	999,993	9	10/16/25
33	Bristol Ct*	\$	924,999	4	2.2	\$	999,999	14	12/10/25
113	Sutton Dr*	\$	949,000	4	2.1	\$	1,171,000	13	7/25/25
214	Snyder Ave*	\$	949,000	4	4.0	\$	1,100,000	15	3/28/25
49	Timber Dr*	\$	949,000	4	3.1	\$	1,030,000	15	5/7/25
185	River Bend Rd*	\$	949,000	4	2.1	\$	1,022,000	14	8/29/25
261	River Bend Rd*	\$	950,000	4	3.0	\$	960,000	10	1/15/25
42	Mea Dr*	\$	950,000	4	3.0	\$	1,288,000	9	5/23/25
99	Exeter Dr*	\$	950,000	4	2.1	\$	1,025,000	12	8/22/25
15	Woglum Pl*	\$	950,000	4	3.0	\$	999,000	9	9/2/25
194	Sutton Dr*	\$	965,000	4	3.0	\$	860,000	26	9/5/25
34	Ridge Dr*	\$	969,000	5	2.1	\$	990,000	12	6/27/25
116	Wentworth Drive	\$	995,000	5	2.1	\$	1,250,000	13	8/7/25
1127	Mountain Avenue	\$	995,000	3	2.1	\$	1,150,000	12	8/14/25
96	Exeter Dr*	\$	999,850	5	3.0	\$	1,060,000	21	10/30/25
2	Mary Ct*	\$	1,150,000	5	3.1	\$	1,150,000	11	1/16/25
315	Emerson Ln*	\$	1,150,000	6	3.0	\$	1,130,000	21	7/11/25
3	Baker Ave*	\$	1,150,000	4	3.1	\$	1,366,000	11	9/9/25
44	Riceman Rd*	\$	1,150,000	5	2.1	\$	1,200,000	9	10/24/25
140	Countryside Dr*	\$	1,175,000	4	3.1	\$	1,130,000	16	12/8/25
184	Berkeley Ave*	\$	1,180,000	4	2.2	\$	1,390,000	16	2/28/25



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36	Sherbrook Dr*	\$ 1,189,000	5	2.1	\$ 1,189,000	27	10/1/25
101	Kent Dr*	\$ 1,199,000	5	4.1	\$ 1,400,000	16	6/16/25
55	Sawmill Dr*	\$ 1,200,000	4	4.0	\$ 1,200,000	22	4/25/25
157	Spring Ridge Dr*	\$ 1,200,000	5	3.1	\$ 1,275,000	9	7/8/25
28	Sherbrook Dr*	\$ 1,289,000	5	3.0	\$ 1,400,000	48	8/25/25
299	Garfield St*	\$ 1,295,000	4	3.1	\$ 1,415,000	9	4/28/25
11	Putnam Ave*	\$ 1,299,000	5	3.0	\$ 1,381,000	13	7/25/25
28	Peacock Ln*	\$ 1,300,000	4	2.1	\$ 1,300,000	116	12/16/25
78	Spring Ridge Dr*	\$ 1,395,000	6	3.1	\$ 1,651,000	11	11/14/25
105	Grassman Pl*	\$ 1,399,000	5	2.1	\$ 1,450,000	13	3/21/25
87	Highland Cir*	\$ 1,399,000	5	3.1	\$ 1,355,000	38	6/16/25
245	Spring Ridge Dr*	\$ 1,399,000	5	2.2	\$ 1,583,000	8	5/5/25
295	Chaucer Dr*	\$ 1,450,000	4	3.1	\$ 1,550,000	14	7/31/25
6	Harding Dr*	\$ 1,550,000	5	4.1	\$ 1,750,000	10	4/16/25
25	Liberty Ave*	\$ 1,550,000	5	4.1	\$ 1,550,000	2	8/29/25
286	Washington St*	\$ 1,550,000	5	5.0	\$ 1,600,000	15	11/4/25
75	Countryside Dr*	\$ 1,595,000	4	3.1	\$ 1,600,000	7	8/15/25
5	Rosegate Ct*	\$ 1,599,000	6	6.0	\$ 1,810,000	9	7/24/25
682	Plainfield Ave*	\$ 1,599,000	6	6.1	\$ 1,799,000	13	6/10/25
48	Hunterdon Blvd*	\$ 1,599,000	5	5.1	\$ 1,590,000	14	10/16/25
41	Kline Pl*	\$ 2,050,000	5	6.1	\$ 2,075,000	0	9/2/25
805	Mountain Ave*	\$ 2,295,000	6	5.1	\$ 2,200,000	51	8/1/25
183	Countryside Dr*	\$ 2,299,000	6	6.1	\$ 2,285,000	93	12/22/25

