

BERKELEY HEIGHTS 2022 SALES

Sales Comparison - Berkeley Heights

	<u>2021</u>	<u>2022</u>	<u>Change</u>
New Listings	263	219	-16.73%
Sold Listings	234	180	-23.08%
Average Sale Price	\$677,432	9.55%	9.55%
Average Days on Market	32	27	-15.63%
List Price / Sale Price	101.80%	103.50%	1.68%

ADDRESS	LIST PRICE	BED	BATH	SALE PRICE	DOM
51 Park Edge*	\$ 210,000	1	1	\$ 200,000	40
85 Park Edge*	\$ 212,000	1	1	\$ 205,000	38
99 Park Edge	\$ 229,000	2	1	\$ 250,000	22
43 Park Edge*	\$ 239,000	2	1	\$ 261,000	8
9 Park Edge*	\$ 349,000	2	2	\$ 369,000	7
22 Park Edge*	\$ 359,000	2	2	\$ 370,000	11
1153 Plainfield Ave*	\$ 375,000	5	2.1	\$ 280,000	54
241 Emerson Ln*	\$ 378,200	2	1	\$ 372,000	167
2 Ghost Pony*	\$ 380,000	4	1.1	\$ 427,000	23
10 Park Edge*	\$ 399,900	2	2	\$ 385,000	59
362 Emerson Ln*	\$ 399,999	3	2	\$ 425,000	13
473 PLAINFIELD AVENUE	\$ 412,000	4	1.1	\$ 475,000	8
1 Cottage Ct*	\$ 425,000	3	2.1	\$ 425,000	24
16 Springholm Dr*	\$ 425,000	2	2.1	\$ 430,000	13
5 Castle Dr*	\$ 430,000	2	2.1	\$ 432,000	65



Debbie Woerner



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459 Springfield Ave*	\$ 435,000	2	2.1	\$ 410,000	45
26 Castle Dr*	\$ 435,000	2	2.1	\$ 445,000	12
39 Stewart Lane	\$ 449,000	3	1.1	\$ 449,000	13
45 Maple Ave*	\$ 449,000	2	1.1	\$ 460,000	8
26 Appletree Row*	\$ 459,000	2	2	\$ 426,000	95
42 Springholm Dr*	\$ 459,000	3	2.1	\$ 430,000	40
15 Berkeley Sq*	\$ 469,000	2	2.2	\$ 469,000	18
147 Forest Ave*	\$ 470,000	3	1.1	\$ 470,000	5
170 Berkeley Ave*	\$ 470,000	3	2	\$ 515,000	14
4 Daria Ln*	\$ 475,000	2	2.1	\$ 455,000	39
458 Park Ave*	\$ 475,000	3	2	\$ 450,000	124
15 Pellinore Ln*	\$ 479,000	2	2.1	\$ 540,000	6
439 Plainfield Ave*	\$ 489,000	4	2.1	\$ 489,000	26
578 Snyder Ave*	\$ 489,500	4	1	\$ 515,000	9
231 Plainfield Ave*	\$ 498,880	5	2	\$ 535,000	19
5 Brook St*	\$ 499,000	4	1.1	\$ 475,000	22
64 Arthurs Ct*	\$ 499,000	2	2.1	\$ 490,000	47
1089 Mountain Ave*	\$ 499,900	3	2	\$ 440,000	158
Pellinore Ln*9	\$ 499,900	3	3	\$ 510,000	0
320 River Bend Rd*	\$ 500,000	4	2.1	\$ 550,000	12
280 Mountain Ave*	\$ 500,000	3	1.1	\$ 500,000	120
10 Berkeley Sq*	\$ 505,000	3	2.1	\$ 480,000	135
15 La Secla Pl*	\$ 510,000	3	2	\$ 561,000	18
20 Hampton Dr*	\$ 519,000	3	1.2	\$ 545,000	25
12 Hampton Dr*	\$ 519,000	3	2.1	\$ 550,000	8
29 River Bend Rd*	\$ 525,000	4	2	\$ 525,000	14



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27 Pellinore Ln*	\$ 525,000	3	2.1	\$ 515,000	50
924 Mountain Ave*	\$ 525,000	3	2.1	\$ 625,000	10
47 Briarwood Drive East	\$ 525,900	4	2	\$ 490,000	70
20 Whispering Way*	\$ 529,000	3	2.1	\$ 529,000	96
67 Chaucer Dr*	\$ 539,000	4	1.1	\$ 535,000	41
536 Snyder Ave*	\$ 549,000	3	1	\$ 649,000	8
33 Kuntz Ave*	\$ 549,000	5	2	\$ 565,000	6
11 Berkeley Sq*	\$ 549,000	2	2.1	\$ 560,000	13
9 Meadowview Ln*	\$ 550,000	2	2.1	\$ 555,000	11
14 Berkeley Sq*	\$ 575,000	3	2.1	\$ 605,000	7
36 Delmore Ave*	\$ 575,000	4	2	\$ 685,000	6
162 Washington St*	\$ 579,000	3	1.1	\$ 620,000	10
89 Springfield Ave*	\$ 585,000	3	2.1	\$ 625,000	18
68 Southview Dr*	\$ 589,000	3	2.1	\$ 570,000	48
14 York Pl*	\$ 589,000	4	2.1	\$ 592,600	4
138 Fairview Ave*	\$ 599,000	5	3	\$ 660,000	218
12 Hamilton Ave*	\$ 599,000	3	2	\$ 655,181	7
36 Meadowview Ln*	\$ 599,000	3	2.1	\$ 599,000	0
223 Chaucer Dr*	\$ 599,000	4	1.2	\$ 601,000	14
236 Garfield St*	\$ 599,000	4	1.1	\$ 635,000	8
58 Greenbriar Dr*	\$ 599,900	4	2.1	\$ 634,500	7
1120 Mountain Ave*	\$ 599,900	4	2.1	\$ 615,000	56
93 Cromwell Ct*	\$ 599,900	3	2	\$ 625,000	9
42 Hillcrest Ave*	\$ 599,900	4	2.1	\$ 640,000	9
23 Eaton Ct*	\$ 599,999	3	3	\$ 612,500	21
3 Beechwood Ln*	\$ 615,000	4	2.1	\$ 620,000	13



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113 Lawrence Dr*	\$ 639,000	4	2.1	\$ 691,000	15
37 Mea Drive	\$ 648,900	3	2.1	\$ 635,000	29
285 River Bend Rd*	\$ 649,000	4	2.1	\$ 637,000	75
41 Robbins Ave*	\$ 649,000	4	2.1	\$ 720,000	9
116 Twin Falls Rd*	\$ 649,000	3	2	\$ 762,000	13
31 Brook St	\$ 649,000	4	2	\$ 610,000	160
14 Hastings Rd*	\$ 649,000	4	3.1	\$ 708,000	10
15 Rogers Pl*	\$ 649,000	4	2.1	\$ 649,000	21
63 Evergreen Dr*	\$ 649,000	3	2	\$ 650,000	44
46 Stewart Ln*	\$ 649,000	3	2	\$ 670,000	12
91 Ferndale Dr*	\$ 649,000	4	2.1	\$ 682,000	12
31 Roosevelt Ave*	\$ 649,000	4	2	\$ 690,000	14
94 Twin Falls Rd*	\$ 649,900	4	2	\$ 665,000	14
47 Evergreen Dr*	\$ 650,000	3	2	\$ 675,000	14
80 Ferndale Dr*	\$ 654,700	4	2.1	\$ 660,000	17
20 Delmore Ave*	\$ 659,000	4	3	\$ 649,000	78
42 Hilltop Ave*	\$ 659,000	4	2	\$ 715,000	8
216 Chaucer Dr*	\$ 659,000	4	2.1	\$ 650,000	67
6 Clover Ct*	\$ 659,000	3	2.1	\$ 690,000	12
704 Plainfield Ave*	\$ 675,000	4	2.2	\$ 650,000	31
12 Elm Pl*	\$ 675,000	3	3	\$ 667,000	22
138 Fairview Ave*	\$ 675,000	5	3	\$ 635,000	16
83 RUTGERS AVENUE	\$ 679,000	4	2	\$ 780,000	6
569 Springfield Ave Unit 4	\$ 680,000	3	3.1	\$ 680,000	7
60 Lincoln St*	\$ 689,000	4	3	\$ 708,000	10
12 Hampton Dr*	\$ 689,000	3	2.1	\$ 705,000	15



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569 Springfield Ave Unit 6	\$ 690,000	3	3.1	\$ 696,000	15
945 Mountain Ave*	\$ 699,000	5	2.1	\$ 729,000	13
180 Emerson Ln*	\$ 699,000	3	3	\$ 710,000	12
90 Roland Rd*	\$ 699,000	3	2.1	\$ 775,000	7
89 Oakland St*	\$ 699,000	3	2	\$ 781,000	8
49 Lenape Ln*	\$ 699,000	3	2	\$ 804,000	11
189 McMane Ave	\$ 699,000	4	2	\$ 780,000	10
32 Debbie Pl*	\$ 699,000	5	3.1	\$ 750,000	13
2 Franklin Ct*	\$ 699,000	4	2.1	\$ 680,000	71
44 Ferndale Dr*	\$ 699,000	4	2.1	\$ 710,000	30
863 Mountain Ave*	\$ 699,000	4	3	\$ 701,000	6
86 Marion Ave*	\$ 699,900	3	2.1	\$ 775,000	11
52 Plymouth Dr*	\$ 699,900	5	2	\$ 699,900	31
28 Rutgers Ave*	\$ 699,900	4	2.1	\$ 720,000	21
79 Cromwell Ct*	\$ 699,999	4	2	\$ 731,000	26
271 River Bend Rd*	\$ 699,999	5	2.1	\$ 699,999	93
51 Ridge Dr*	\$ 700,000	4	2.2	\$ 707,000	51
12 Dell Ln*	\$ 719,900	4	2.1	\$ 710,000	57
9 Maple Ave*	\$ 725,000	4	3.1	\$ 825,000	12
141 Murray Hill Blvd*	\$ 725,000	4	2.1	\$ 722,000	0
47 Briarwood Dr E	\$ 735,000	4	2	\$ 718,888	61
261 River Bend Rd*	\$ 739,000	4	3	\$ 750,000	5
237 River Bend Rd*	\$ 749,000	4	3	\$ 735,000	71
25 Harrison Dr*	\$ 749,000	3	3	\$ 785,000	40
143 Hamilton Ave*	\$ 749,000	4	2.1	\$ 901,000	8
17 Elm Pl*	\$ 749,000	4	3	\$ 732,500	36



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#1 Small Team, Coldwell Banker Realty | Global Luxury Specialist

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160 Springfield Ave*	\$ 750,000	4	3.1	\$ 740,000	39
16 Windsor Way*	\$ 759,900	4	3	\$ 760,000	16
1105 Mountain Ave*	\$ 770,000	4	2.1	\$ 750,000	44
9 York Pl*	\$ 779,000	4	2.1	\$ 848,500	11
152 Lawrence Dr*	\$ 779,000	4	2.1	\$ 821,100	16
253 Emerson Ln*	\$ 779,000	4	3.1	\$ 783,000	9
20 Rutherford Rd*	\$ 779,000	4	2.1	\$ 790,000	8
95 Glenside Rd*	\$ 784,900	4	2.1	\$ 790,000	50
10 Riceman Rd*	\$ 789,000	5	2.1	\$ 740,000	63
53 Balmoral Dr*	\$ 795,000	5	2.1	\$ 810,000	16
115 Park Ave*	\$ 795,000	4	2.1	\$ 775,000	8
115 Chaucer Dr*	\$ 799,000	5	3	\$ 815,000	7
180 Emerson Ln*	\$ 799,000	3	3	\$ 782,800	19
621 Mountain Ave*	\$ 799,000	4	2.1	\$ 901,000	14
89 Roland Rd*	\$ 799,000	4	3.1	\$ 838,500	13
61 Sherbrook Dr*	\$ 799,000	4	2.1	\$ 740,000	36
43 Cornell Ave*	\$ 819,000	4	2.1	\$ 930,000	16
55 Scott Ave*	\$ 848,000	5	3	\$ 955,000	9
38 La Secla Pl*	\$ 849,000	4	3.1	\$ 962,000	11
83 Webster Dr*	\$ 849,000	5	3.1	\$ 999,999	8
9 Springfield Ave*	\$ 849,900	5	2.1	\$ 849,900	48
101 Columbia Ave*	\$ 850,000	5	3	\$ 857,000	20
230 Garfield St*	\$ 850,000	4	2.1	\$ 865,000	9
33 Cambridge Drive	\$ 850,000	4	2	\$ 954,000	15
265 Chaucer Dr*	\$ 850,000	4	3	\$ 850,000	9
54 Roland Rd*	\$ 895,000	4	3.1	\$ 900,000	28



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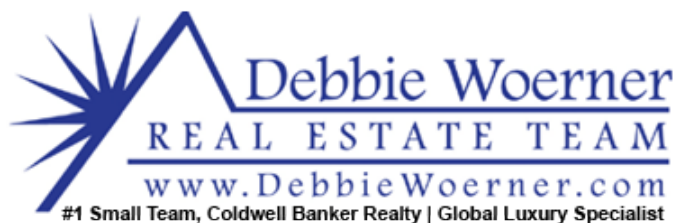
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514 Park Ave*	\$ 899,000	6	3	\$ 1,080,000	8
20 Old Forge Ln*	\$ 899,000	5	3.1	\$ 950,000	12
45 Overhill Way*	\$ 899,000	4	3.1	\$ 950,000	14
58 Holly Glen Ln*	\$ 899,900	4	3	\$ 915,000	22
73 Robbins Ave*	\$ 909,000	5	3.1	\$ 910,000	15
141 Lorraine Dr*	\$ 929,000	4	2.1	\$ 1,063,000	8
34 Bristol Ct*	\$ 949,000	4	2.1	\$ 1,125,000	17
281 Lorraine Dr*	\$ 949,000	5	2.1	\$ 975,000	18
20 Dorset Rd*	\$ 949,000	4	2.1	\$ 1,112,000	8
1090 Mountain Ave*	\$ 949,000	5	3	\$ 1,076,000	11
133 Washington St*	\$ 949,000	4	2.1	\$ 945,000	6
154 Dogwood Ln*	\$ 949,900	4	3	\$ 950,000	55
81 Hillside Ave*	\$ 959,000	4	3.1	\$ 975,000	11
135 North Rd*	\$ 965,000	4	3.1	\$ 965,000	29
75 Murray Hill Blvd*	\$ 975,000	5	2.1	\$ 1,076,000	14
33 Bolton Blvd*	\$ 989,000	4	2.1	\$ 1,085,000	21
25 Pinewood Cres*	\$ 999,000	4	2.1	\$ 1,080,000	12
36 Cambridge Dr*	\$ 1,029,000	5	3.1	\$ 985,000	37
16 Coolidge Dr*	\$ 1,050,000	5	3.1	\$ 1,040,000	21
4 Maple Ave*	\$ 1,095,000	4	2.2	\$ 1,140,000	12
6 Maple Ave*	\$ 1,095,000	4	2.2	\$ 1,125,000	8
24 Highland Cir*	\$ 1,099,000	5	2.1	\$ 1,216,000	15
180 Sutton Dr*	\$ 1,150,000	5	4.1	\$ 1,265,321	10
169 Emerson Ln*	\$ 1,169,999	5	3	\$ 1,169,999	52
30 Tip Top Way*	\$ 1,199,000	4	3.1	\$ 1,450,000	11
240 Killarney Dr*	\$ 1,199,000	4	3.1	\$ 1,205,000	8



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83 Kline Blvd*	\$ 1,249,000	5	4	\$ 1,195,000	14
33 Liberty Ave*	\$ 1,249,000	4	4.1	\$ 1,210,000	0
149 Emerson Ln*	\$ 1,315,000	5	4.2	\$ 1,315,000	0
716 Plainfield Ave*	\$ 1,359,900	6	5	\$ 1,349,000	5
679 Mountain Ave*	\$ 1,375,000	6	5	\$ 1,350,000	19
168 Murray Hill Blvd*	\$ 1,399,000	5	5.1	\$ 1,500,000	9
38 Middle Way*	\$ 1,445,000	4	3.1	\$ 1,450,000	15
92 Hillside Ave*	\$ 1,475,000	5	5.1	\$ 1,600,000	29
4 Treetop Ct*	\$ 1,525,000	6	4.2	\$ 1,580,000	9
553 Plainfield Ave*	\$ 1,595,000	6	4.1	\$ 1,600,000	5



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