

Bergen County NJ Real Estate
Marketed At The Highest Level

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Prominent Properties | Sotheby's INTERNATIONAL REALTY

Winner of NJAR®
Circle of Excellence®
Sales Award
Platinum Level
2004-2008, 2010, 2011

Englewood Cliffs Sold Report



1.1.2013 to 12.31.2013

64 Properties sold in 2013 vs. 62 sold in 2012 ↑3%

	Asking	Sold for	%	Dom
Average	\$1,283,026	\$1,165,146	-8%	98
Median	\$1,166,500	\$1,100,000	-8%	74

	Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing office	Selling office	
15	6TH	ST	COL	2	1	0	\$485,000	\$435,000	-10%	12/9/2013	54	FRIEDBERG PROPERTIES & ASSOCIATES	RIDGECO PROPERTIES, INC.
41	ANDERSON	AVE	B/L	3	3	0	\$500,000	\$524,250	5%	6/12/2013	40	COLDWELL BANKER	COLDWELL BANKER
25	JOHN	ST	COL	3	1	1	\$599,900	\$560,000	-7%	11/29/2013	28	COLDWELL BANKER	YOUNG STAR REALTY, LLC
14	IRVING	AVE	COL	3	2	0	\$549,999	\$580,000	5%	10/9/2013	33	MALONE REALTY, LLC	MALONE REALTY, LLC
19	CLIFTON	TER	RANCH	3	1	1	\$648,000	\$614,000	-5%	9/24/2013	25	PROMINENT PROPERTIES SOTHEBY'S	C LAND REALTY
35	HUDSON	TER	B/L	4	2	1	\$725,000	\$630,000	-13%	7/18/2013	154	PROMINENT PROPERTIES SOTHEBY'S	LANCE REALTY, INC.
26	BAYVIEW	AVE	S/L	3	2	1	\$645,000	\$635,000	-2%	9/10/2013	24	PLAWKER REAL ESTATE, INC.	COLDWELL BANKER
70	ROCK	RD	RANCH	3	2	0	\$740,000	\$677,500	-8%	1/17/2013	136	LEGACY REALTY ASSOCIATES, INC.	LEGACY REALTY ASSOCIATES, INC.
36	SHERWOOD	AVE	B/L	4	2	1	\$829,000	\$700,000	-16%	8/8/2013	144	ERA	ERA
60	SHERWOOD	AVE	S/L	3	2	1	\$698,000	\$750,000	7%	10/10/2013	13	THE CHEN AGENCY	PROMINENT PROPERTIES SOTHEBY'S
41	NEW	ST	RANCH	3	2	1	\$800,000	\$764,700	-4%	11/22/2013	33	EASTERN INTERNATIONAL REALTY, INC.	EASTERN INTERNATIONAL REALTY, INC.
281	CASTLE	DR	CONTP	4	3	0	\$845,000	\$775,000	-8%	6/21/2013	47	PLAWKER REAL ESTATE, INC.	RE/MAX
6	SKYLINE	DR	CONTP	4	3	0	\$859,000	\$785,000	-9%	9/5/2013	61	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
535	FLOYD	ST	RANCH	3	2	1	\$825,000	\$800,000	-3%	9/9/2013	183	PROMINENT PROPERTIES SOTHEBY'S	REALTY 7, LLC
5	REINER	PL	RANCH	3	2	1	\$950,000	\$810,000	-15%	3/15/2013	167	REGGO & KELEMEN REAL ESTATE	REGGO & KELEMEN REAL ESTATE
330	ELISA	DR	S/L	4	3	0	\$849,000	\$835,000	-2%	9/10/2013	21	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX

		Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing office	Selling office	
654		SUMMIT	ST	S/L	4	2	1	\$1,030,000	\$840,000	-18%	6/5/2013	95	FRIEDBERG PROPERTIES & ASSOCIATES	FRIEDBERG PROPERTIES & ASSOCIATES
63		ASH	ST	COL	4	2	1	\$885,000	\$850,000	-4%	3/20/2013	90	WEICHERT REALTORS	REALTYLINE
675		FLOYD	ST	S/L	4	3	1	\$999,000	\$850,000	-15%	9/17/2013	72	BETTER HOMES AND GARDENS REAL ESTATE	EASTERN INTERNATIONAL REALTY, INC.
28	E	BAYVIEW	AVE	S/L	5	4	0	\$1,075,000	\$890,000	-17%	11/18/2013	173	LE CONTE REALTY, LLC	LANCE REALTY, INC.
11		5TH	ST	COL	3	4	1	\$999,999	\$915,000	-8%	9/25/2013	121	CENTURY 21	PROMINENT PROPERTIES SOTHEBY'S
61		ASH	ST	COL	4	2	1	\$945,000	\$916,000	-3%	12/20/2013	40	WEICHERT REALTORS	KELLER WILLIAMS
18		VAN WAGONER	DR	B/L	5	3	0	\$999,000	\$920,000	-8%	12/12/2013	44	PLAWKER REAL ESTATE, INC.	COLDWELL BANKER
153		CHARLOTTE	PL	S/L	4	3	0	\$1,099,000	\$950,000	-14%	10/24/2013	42	EASTERN INTERNATIONAL REALTY, INC.	COLDWELL BANKER
11		KIMHUNTER	RD	S/L	3	2	1	\$999,000	\$960,000	-4%	7/31/2013	112	PLAWKER REAL ESTATE, INC.	NOVAS REALTY, LLC
10		SNYDER	RD	S/L	4	3	0	\$988,800	\$960,000	-3%	10/30/2013	89	WEICHERT REALTORS	WEICHERT REALTORS
10		JEAN	DR	RANCH	4	2	1	\$1,158,000	\$989,000	-15%	1/30/2013	245	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
31		REINER	PL	B/L	4	3	1	\$990,000	\$990,000	0%	4/10/2013	2	OPEN LISTING-SOLD	PROMINENT PROPERTIES SOTHEBY'S
71		ANDERSON	AVE	COL	4	2	2	\$1,179,950	\$1,000,000	-15%	6/24/2013	80	COLDWELL BANKER	RE/MAX
66		ROCK	RD	RANCH	4	3	0	\$1,088,000	\$1,050,000	-3%	9/4/2013	10	NOVAS REALTY, LLC	EXCLUSIVE PROPERTIES REALTY
21A		6TH	ST	COL	5	3	1	\$1,200,000	\$1,050,000	-13%	11/14/2013	61	RIDGECO PROPERTIES, INC.	RE/MAX
21		BERKSHIRE	PL	S/L	3	3	1	\$1,100,000	\$1,100,000	0%	1/17/2013	13	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
72		BIRCH	ST	COL	5	3	1	\$1,149,000	\$1,100,000	-4%	8/16/2013	95	ELITE REALTY INTERNATIONAL	FRIEDBERG PROPERTIES & ASSOCIATES
1		HAMMETT	AVE	COL	5	4	1	\$1,175,000	\$1,118,888	-5%	4/8/2013	14	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
255		CENTER	ST	CONTP	4	3	1	\$1,358,000	\$1,125,000	-17%	1/18/2013	139	FRIEDBERG PROPERTIES	COLDWELL BANKER
41		DILLINGHAM	PL	COL	4	2	1	\$1,180,000	\$1,125,000	-5%	3/5/2013	34	COLDWELL BANKER	COLDWELL BANKER
14		ROSLYN	CT	CONTP	4	3	1	\$1,195,000	\$1,135,000	-5%	6/7/2013	75	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
269		ALFRED	ST	CONTP	4	3	1	\$1,095,000	\$1,135,000	4%	9/6/2013	49	WEICHERT REALTORS	WEICHERT REALTORS
519	E	PALISADE	AVE	COL	4	4	1	\$1,495,000	\$1,175,000	-21%	1/25/2013	213	PLAWKER REAL ESTATE, INC.	PROMINENT PROPERTIES SOTHEBY'S
15		BAYVIEW	AVE	COL	5	3	1	\$1,389,000	\$1,175,000	-15%	9/23/2013	147	COLDWELL BANKER	PLAWKER REAL ESTATE, INC.
45		IRVING	AVE	COL	4	3	1	\$1,295,000	\$1,180,000	-9%	8/5/2013	66	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
23		ROBERTS	RD	RANCH	4	3	0	\$1,250,000	\$1,250,000	0%	8/9/2013	13	OPEN LISTING-SOLD	PLAWKER REAL ESTATE, INC.
46		VAN NOSTRAND	AVE	COL	4	4	1	\$1,350,000	\$1,250,000	-7%	8/13/2013	162	WEICHERT REALTORS	SASSANO PROPERTIES INC.
29		GERALDINE	CT	CONTP	5	4	1	\$1,299,000	\$1,250,000	-4%	10/15/2013	15	COLDWELL BANKER	TOP REALTY

Data is obtained from the NJMLS & is deemed reliable but not guaranteed These properties were listed and sold by various participants of NJMLS

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124	CHARLOTTE	PL	CONTP	4	4	1	\$1,295,000	\$1,255,000	-3%	9/25/2013	50	PLAWKER REAL ESTATE, INC.	COLDWELL BANKER
15	CONNOR	DR	S/L	3	3	1	\$1,488,000	\$1,270,000	-15%	9/26/2013	57	PROMINENT PROPERTIES SOTHEBY'S	EASTERN INTERNATIONAL REALTY, INC.
11	BARBARA	DR	CONTP	3	4	1	\$1,550,000	\$1,275,000	-18%	6/28/2013	166	FRIEDBERG PROPERTIES & ASSOCIATES	REALTYLINE
89	DILLINGHAM	PL	COL	4	4	1	\$1,590,000	\$1,300,000	-18%	1/29/2013	369	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
28	6TH	ST	COL	5	4	1	\$1,398,000	\$1,350,000	-3%	8/19/2013	40	COLDWELL BANKER	WEICHERT REALTORS
37	ROBERTS	RD	S/L	4	4	1	\$1,395,000	\$1,350,000	-3%	12/31/2013	132	PLAWKER REAL ESTATE, INC.	COLDWELL BANKER
280	MARIETTA	ST	COL	4	4	1	\$1,580,000	\$1,480,000	-6%	7/29/2013	58	RE/MAX	COLDWELL BANKER
259	CENTER	ST	COL	5	4	1	\$1,749,000	\$1,535,000	-12%	9/13/2013	347	COLDWELL BANKER	FRIEDBERG PROPERTIES & ASSOCIATES
40	CLIFTON	TER	COL	6	4	1	\$1,799,000	\$1,580,000	-12%	10/30/2013	151	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
308	CENTER	ST	CONTP	5	4	2	\$1,777,000	\$1,600,000	-10%	8/30/2013	85	EXCLUSIVE REALTY INC.	THE CHEN AGENCY
397	CASTLE	DR	COL	6	5	1	\$1,849,000	\$1,640,000	-11%	9/20/2013	365	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
18	BERKSHIRE	PL	B/L	5	3	1	\$1,899,000	\$1,650,000	-13%	6/4/2013	37	RE/MAX	RE/MAX
22	SARA HILL	LN	COL	5	4	1	\$1,749,000	\$1,700,000	-3%	7/23/2013	81	CENTURY 21	RE/MAX
21	CAMBRIDGE	PL	COL	6	4	1	\$1,740,000	\$1,720,000	-1%	7/17/2013	27	C LAND REALTY	COSMO REALTY, INC.
178	PERSHING	RD	COL	5	5	1	\$2,195,000	\$1,800,000	-18%	2/1/2013	249	FRIEDBERG PROPERTIES	REALTYLINE
26	JANE	DR	COL	4	3	1	\$2,100,000	\$1,840,000	-12%	7/2/2013	2	SASSANO PROPERTIES INC.	SASSANO PROPERTIES INC.
24	KARENS	LN	COL	5	4	1	\$2,200,000	\$2,010,000	-9%	7/17/2013	86	FRIEDBERG PROPERTIES & ASSOCIATES	KELLER WILLIAMS
187	FAIRVIEW	AVE	COL	6	6	1	\$2,399,000	\$2,300,000	-4%	10/3/2013	243	SASSANO PROPERTIES INC.	PLAWKER REAL ESTATE, INC.
14	JOHNSON	AVE	COL	6	6	1	\$2,850,000	\$2,390,000	-16%	8/8/2013	176	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
102	PERSHING	RD	COL	4	4	3	\$3,998,000	\$3,400,000	-15%	9/27/2013	79	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S