



Demarest SoldReport

Anat Eisenberg

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Cel: 201.341.4765



kw TOWN LIFE
 KELLERWILLIAMS. REALTY
 25 Washington Street, Tenafly, NJ
 Off: 201.894.8004 ext. 541-542

1.1.2014 to 12.31.2014

61 Properties Sold in 2014 vs. 42 sold in 2013 **↑45%**

	Asking	Sold For	%	Dom
Average	\$1,077,666	\$1,010,404	-5%	60
Median	\$999,000	\$970,000	-6%	38

	ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
100	KNICKERBOCKER	RD	S/L	3	1	0	\$280,000	\$270,000	-4%	5/20/2014	55	YOUNG STAR REALTY, LLC	YOUNG STAR REALTY, LLC
43	KNICKERBOCKER	RD	C/C	3	1	0	\$399,000	\$325,000	-19%	8/18/2014	85	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
159	HIGH	ST	RANCH	3	2	0	\$379,000	\$340,000	-10%	9/2/2014	22	COLDWELL BANKER	COLDWELL BANKER
10	DRURY	LN	RANCH	2	2	0	\$339,000	\$355,000	5%	2/25/2014	38	WEICHERT	ERA/JUSTIN REALTY CO.
22	SUNSET	RD	RANCH	2	1	0	\$375,000	\$390,000	4%	2/7/2014	21	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
36	COLUMBUS	RD	COL	3	1	1	\$419,900	\$419,000	0%	8/20/2014	9	RE/MAX	RIDGECO PROPERTIES
136	COUNTY	RD	B/L	3	2	1	\$415,000	\$440,000	6%	7/17/2014	42	COLDWELL BANKER	COLDWELL BANKER
31	HARDENBURGH	AVE	RANCH	3	1	1	\$449,000	\$449,000	0%	4/28/2014	29	KELLER WILLIAMS	RE/MAX
65	BELMAR	ST	RANCH	4	2	0	\$530,000	\$490,000	-8%	11/18/2014	10	PRUDENTIAL	RE/MAX
48	STELFOX	ST	COL	6	3	1	\$579,000	\$530,000	-8%	8/1/2014	88	GROUP TWENTY SIX	RE/MAX
52	PRESCOTT	ST	S/L	4	2	1	\$565,000	\$530,000	-6%	11/6/2014	76	COLDWELL BANKER	COLDWELL BANKER
23	HOLLAND	AVE	COL	3	1	1	\$519,000	\$535,500	3%	3/13/2014	21	WEICHERT REALTORS	COLDWELL BANKER
9	WESTERVELT	AVE	COL	4	2	0	\$550,000	\$550,000	0%	9/22/2014	21	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S
200	KNICKERBOCKER	RD	RANCH	4	3	0	\$599,000	\$590,000	-2%	12/4/2014	7	COLDWELL BANKER	FRIEDBERG PROPERTIES
9	JOHN	ST	C/C	3	2	0	\$569,900	\$635,000	11%	10/8/2014	9	RE/MAX	RE/MAX
119	ORCHARD	RD	S/L	4	2	2	\$709,000	\$650,000	-8%	10/20/2014	54	COLDWELL BANKER,	PROMINENT PROPERTIES SOTHEBY'S
15	GILETTA	CT	B/L	4	4	0	\$790,000	\$730,000	-8%	9/30/2014	75	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
59	FOREST	ST	S/L	4	3	0	\$749,900	\$740,000	-1%	9/4/2014	15	MCSPRIT & BECKETT REAL ESTATE	COLDWELL BANKER
24	DRURY	LN	COL	4	2	1	\$829,000	\$742,000	-10%	11/28/2014	144	GROUP TWENTY SIX	RE/MAX
21	CHRISTIE	ST	CONTP	4	2	1	\$780,000	\$752,500	-4%	1/2/2014	27	HAYDEN OAKLEY REALTORS	HAYDEN OAKLEY REALTORS



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95	HOLLAND	AVE	S/L	4	2	0	\$829,000	\$755,000	-9%	3/24/2014	93	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
29	JOHN	ST	RANCH	4	2	0	\$748,000	\$765,000	2%	7/31/2014	14	COLDWELL BANKER	COLDWELL BANKER
11	HERITAGE	CT	COL	4	3	1	\$850,000	\$800,000	-6%	12/15/2014	34	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
63	MOUNTAIN VIEW	RD	COL	4	2	1	\$799,000	\$810,000	1%	5/2/2014	23	COLDWELL BANKER, FORT LEE	WEICHERT REALTORS, TENAFLY
256	HARDENBURGH	AVE	COL	4	2	1	\$925,000	\$824,500	-11%	12/19/2014	182	COLDWELL BANKER	COLDWELL BANKER
33	WOODLAND	RD	COL	5	3	1	\$839,900	\$830,000	-1%	10/17/2014	28	HOME SMART REALTY LLC	KELLER WILLIAMS
250	HARDENBURGH	AVE	COL	4	2	1	\$937,000	\$865,000	-8%	5/21/2014	263	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
32	KING	PL	COL	5	3	1	\$995,000	\$920,000	-8%	9/11/2014	21	PROMINENT PROPERTIES SOTHEBY'S	FRIEDBERG PROPERTIES
68	NORTHWOOD	AVE	S/L	4	2	1	\$935,000	\$925,000	-1%	8/7/2014	5	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
34	WOODLAND	RD	COL	4	4	1	\$1,149,000	\$930,000	-19%	7/9/2014	175	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT
32	MEADOW	ST	COL	5	4	1	\$999,000	\$970,000	-3%	4/7/2014	81	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
23	STELFOX	ST	COL	5	3	1	\$999,000	\$980,000	-2%	8/21/2014	41	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
6	HIGHLAND	AVE	COL	4	2	2	\$1,088,000	\$997,500	-8%	6/24/2014	51	TOP REALTY	MIJOO REAL ESTATE CENTER
81	ANDERSON	AVE	CONTP	4	3	0	\$998,000	\$1,041,000	4%	5/27/2014	11	WEICHERT REALTORS, TENAFLY	RE/MAX PROPERTIES PLUS
19	POPLAR	RD	COL	4	2	1	\$1,295,000	\$1,050,000	-19%	4/24/2014	49	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
32	BRODIL	CT	COL	5	4	0	\$1,090,000	\$1,050,000	-4%	9/22/2014	38	TOP REALTY	WEICHERT REALTORS
43	EDWARD	ST	COL	4	3	1	\$1,090,000	\$1,055,000	-3%	7/15/2014	19	COLDWELL BANKER	OUTSIDE BROKER
5	STRATFORD	CT	COL	6	4	1	\$1,195,000	\$1,061,164	-11%	6/10/2014	23	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
8	MEREDITH	RD	COL	4	2	1	\$1,150,000	\$1,075,000	-7%	3/31/2014	36	COLDWELL BANKER	TERRIE O'CONNOR.
159	DONNYBROOK	DR	COL	5	3	1	\$1,250,000	\$1,125,000	-10%	8/26/2014	44	PROMINENT PROPERTIES SOTHEBY'S	FRIEDBERG PROPERTIES
64	MOUNTAIN VIEW	RD	COL	5	4	1	\$1,198,000	\$1,155,000	-4%	7/30/2014	15	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
4	HEATHERHILL	RD	COL	5	4	1	\$1,250,000	\$1,165,000	-7%	7/25/2014	130	WEICHERT	EASTERN INTERNATIONAL
2	MYRTLE	AVE	COL	5	4	1	\$1,295,000	\$1,175,000	-9%	7/7/2014	93	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
319	HARDENBURGH	AVE	S/L	5	3	1	\$1,280,000	\$1,175,000	-8%	8/27/2014	36	LIBERTY REALTY	FRIEDBERG PROPERTIES
170	WOODLAND	RD	COL	5	4	2	\$1,490,000	\$1,220,000	-18%	3/21/2014	297	EASTERN INTERNATIONAL REALTY, INC.	COLDWELL BANKER
37	HOLLAND	AVE	COL	5	5	1	\$1,349,000	\$1,270,000	-6%	7/25/2014	15	COLDWELL BANKER	COLDWELL BANKER
10	CAROLINE	CT	COL	5	3	1	\$1,345,000	\$1,270,000	-6%	9/30/2014	33	COSMO REALTY, INC.	THE CHEN AGENCY
87	NORTHWOOD	AVE	COL	5	4	1	\$1,448,000	\$1,300,000	-10%	1/23/2014	67	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S

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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354	HARDENBURGH AVE		COL	5	2	2	\$1,450,000	\$1,300,000	-10%	11/6/2014	64	COLDWELL BANKER	COLDWELL BANKER
92	EVERETT RD		COL	4	2	1	\$1,375,000	\$1,300,000	-5%	12/10/2014	23	KELLER WILLIAMS	FRIEDBERG PROPERTIES
102	BLANCH AVE		COL	4	3	1	\$1,495,000	\$1,325,000	-11%	9/18/2014	190	KELLER WILLIAMS	PROMINENT PROPERTIES SOTHEBY'S
38	GLENWOOD AVE		COL	5	5	1	\$1,499,000	\$1,350,000	-10%	2/4/2014	98	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S
96	NORTHWOOD AVE		COL	5	4	0	\$1,299,000	\$1,350,000	4%	7/25/2014	24	KELLER WILLIAMS	TARVIN REALTORS
152	WOODLAND RD		COL	5	5	1	\$1,395,000	\$1,372,500	-2%	10/23/2014	15	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER,
45	ROSS AVE		COL	5	5	1	\$1,450,000	\$1,400,000	-3%	3/7/2014	126	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
3	BLACKLEDGE CT		COL	6	4	2	\$1,549,000	\$1,450,000	-6%	9/5/2014	24	CONTINENTAL	EASTERN INTERNATIONAL REALTY,
15	ERIC PL		COL	5	5	1	\$1,849,000	\$1,750,000	-5%	12/9/2014	95	COLDWELL BANKER	COLDWELL BANKER
12	ACADEMY LN		COL	5	5	1	\$2,200,000	\$1,870,000	-15%	6/2/2014	91	COLDWELL BANKER	COLDWELL BANKER
15	IRENE CT		COL	6	4	2	\$2,450,000	\$2,137,500	-13%	10/24/2014	54	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
54	RODNEY PL		COL	6	7	1	\$2,400,000	\$2,253,000	-6%	1/13/2014	3	FRIEDBERG PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
95	EDWARD ST		COL	7	7	1	\$3,685,000	\$3,754,500	2%	12/17/2014	75	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S