

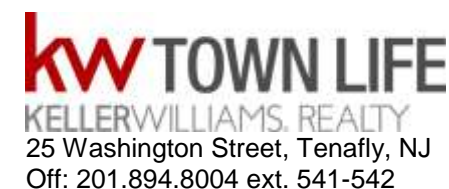


Saddle River SoldReport

Anat Eisenberg

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1.1.2014 to 12.31.2014

24 Properties Sold in 2014 vs. 45 sold in 2013 ↓47%

	Asking	Sold for	%	Dom
Average	\$2,824,432	\$2,353,915	-14%	136
Median	\$2,295,000	\$1,923,500	-11%	102

		ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
12		DATER	LN	S/L	3	2	1	\$699,000	\$490,000	-30%	5/1/2014	152	TERRIE O'CONNOR REALTORS	TERRIE O'CONNOR REALTORS
37		DATER	LN	COL	4	3	0	\$799,000	\$716,500	-10%	8/28/2014	85	PROMINENT PROPERTIES SOTHEBY'S	OUTSIDE BROKER
34		WESTERLY	RD	COL	3	2	1	\$799,900	\$750,000	-6%	2/26/2014	33	MARRON GILDEA REALTY, INC.	RE/MAX
3		BRIDLE	WAY	RANCH	4	3	0	\$1,250,000	\$875,000	-30%	2/12/2014	22	COLDWELL BANKER	COLDWELL BANKER
39		CHESTNUT RIDGE	RD	COL	4	3	0	\$1,095,000	\$970,375	-11%	8/22/2014	29	SPECIAL PROPERTIES, DIVISION BROOK HOLLOW GROUP, INC.	SPECIAL PROPERTIES
224	E	SADDLE RIVER	RD	COL	3	2	0	\$1,099,000	\$990,999	-10%	1/24/2014	69	COLDWELL BANKER	RE/MAX
30		MOHEGAN	TRL	COL	5	5	1	\$1,299,000	\$1,270,000	-2%	12/30/2014	43	TERRIE O'CONNOR REALTORS	RE/MAX
10		DENISON	DR	COL	4	4	0	\$1,725,000	\$1,500,000	-13%	2/24/2014	326	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
109	W	SADDLE RIVER	RD	COL	4	4	2	\$1,599,900	\$1,599,000	0%	9/29/2014	11	MARRON GILDEA REALTY, INC.	PROMINENT PROPERTIES SOTHEBY'S
45	W	WILDWOOD	RD	COL	5	4	1	\$2,195,000	\$1,780,000	-19%	8/28/2014	67	A1 PREFERRED REALTY ASSOCIATES, INC.	COLDWELL BANKER, RAMSEY
8		POWDER HILL	RD	COL	6	6	1	\$2,295,000	\$1,850,000	-19%	10/10/2014	200	SPECIAL PROPERTIES	TERRIE O'CONNOR
99		FOX HEDGE	RD	RANCH	3	2	0	\$2,050,000	\$1,910,000	-7%	5/8/2014	11	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
12		ECKERT FARM	RD	CONTP	5	6	1	\$2,395,000	\$1,923,500	-20%	2/28/2014	226	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
25		WILDWOOD	RD	COL	5	5	1	\$2,395,000	\$1,950,000	-19%	3/4/2014	187	SPECIAL PROPERTIES	SPECIAL PROPERTIES
38		CAMERON	RD	COL	6	5	1	\$2,295,000	\$2,100,000	-8%	5/15/2014	163	PROMINENT PROPERTIES SOTHEBY'S	TERRIE O'CONNOR REALTORS
23		CAMERON	RD	COL	6	7	2	\$2,695,000	\$2,500,000	-7%	1/14/2014	289	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
7		TOBOGGAN RIDGE	RD	COL	5	5	3	\$2,750,000	\$2,500,000	-9%	7/11/2014	26	COLDWELL BANKER	COLDWELL BANKER
4		PELL FARM	RD	COL	5	6	2	\$3,495,000	\$2,730,000	-22%	10/28/2014	141	TERRIE O'CONNOR	PROMINENT PROPERTIES SOTHEBY'S
12		PINE TREE	DR	COL	6	6	1	\$3,300,000	\$3,100,000	-6%	10/20/2014	18	KELLER WILLIAMS	PROMINENT PROPERTIES SOTHEBY'S
26		FOX HEDGE	RD	COL	6	6	1	\$3,595,000	\$3,312,500	-8%	7/11/2014	41	COLDWELL BANKER	GARDEN HOME REALTY
8		DENISON	DR	COL	7	7	2	\$3,995,000	\$3,550,000	-11%	2/25/2014	168	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S



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

	ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
11	SAWMILL	RD	COL	6	7	3	\$4,495,000	\$3,780,000	-16%	6/30/2014	102	SPECIAL PROPERTIES	TERRIE O'CONNOR
5	JUSTIN	CT	COL	6	7	2	\$8,000,000	\$4,900,000	-39%	1/10/2014	707	COLDWELL BANKER	WEICHERT REALTORS
6	WINDING	WAY	COL	6	6	2	\$5,795,000	\$5,300,000	-9%	4/28/2014	148	SPECIAL PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
11	ELDEN	DR	COL	6	7	2	\$8,500,000	\$6,500,000	-24%	7/23/2014	147	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX