

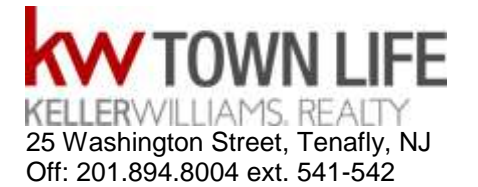


Closter Sold Report

Anat Eisenberg

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1.1.2014 to 12.31.2014

111 Properties Sold in 2014 vs. 94 sold in 2013 ↑18%

	Asking	Sold For	%	Dom
Averages	\$773,197	\$712,486	-7%	99
Median	\$629,000	\$590,000	-6%	60

	ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
50	HARVEY ST	C/C	3	1	1	\$199,000	\$235,000	18%	6/2/2014	533	REALTY 7, LLC	RE/MAX
166	HARRINGTON AVE	COL	3	1	0	\$329,900	\$280,000	-15%	12/11/2014	150	PRUDENTIAL	COLDWELL BANKER
147	CLOSTER DOCK RD	COL	4	2	0	\$325,000	\$290,000	-11%	4/21/2014	570	REALTY 7, LLC - PALISADES PARK	REALTY 7, LLC - PALISADES PARK
6	WILLIS DR	S/L	3	2	0	\$399,000	\$305,000	-24%	4/15/2014	343	CENTURY 21 CREST	PROMINENT PROPERTIES SOTHEBY'S
159	HIGH ST	RANCH	3	2	0	\$379,000	\$340,000	-10%	9/2/2014	22	COLDWELL BANKER	COLDWELL BANKER
157	DURIE AVE	S/L	3	2	0	\$429,000	\$350,000	-18%	1/9/2014	153	COLDWELL BANKER	COLDWELL BANKER
225	PIERMONT RD	C/C	3	2	0	\$399,000	\$350,000	-12%	7/18/2014	457	EASTERN INTERNATIONAL	EASTERN INTERNATIONAL
371	DEMAREST AVE	COL	4	1	1	\$389,000	\$352,000	-10%	3/13/2014	220	COLDWELL BANKER, ALPINE/CLOSTER	SIMPLY REAL ESTATE
31	FOREST ST	C/C	3	1	0	\$350,000	\$355,000	1%	6/20/2014	11	ANDREW FRANK REAL ESTATE	ANDREW FRANK REAL ESTATE
240	DEMAREST AVE	RANCH	2	2	0	\$404,900	\$362,000	-11%	6/6/2014	41	BETTER HOMES AND GARDENS	WEICHERT REALTORS
421	DURIE AVE	RANCH	2	1	0	\$399,000	\$380,000	-5%	3/7/2014	205	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
45	CHESTNUT AVE	COL	3	1	0	\$389,000	\$380,000	-2%	8/7/2014	26	COLDWELL BANKER	KELLER WILLIAMS
377	DEMAREST AVE	COL	3	2	1	\$409,000	\$382,000	-7%	10/3/2014	36	COLDWELL BANKER	COLDWELL BANKER
36	CRESCENT ST	S/L	3	2	0	\$424,900	\$385,000	-9%	3/17/2014	79	RE/MAX	WEICHERT REALTORS RAMSEY
181	CRESCENT ST	S/L	3	1	0	\$399,000	\$386,000	-3%	1/31/2014	37	WEICHERT REALTORS	COLDWELL BANKER
44	CRESCENT ST	S/L	3	1	1	\$419,900	\$386,000	-8%	8/1/2014	74	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
14	PEARL RD	S/L	3	1	0	\$429,000	\$390,000	-9%	5/22/2014	185	PLAWKER REAL ESTATE, INC.	COLDWELL BANKER
93	CRESCENT ST	C/C	5	2	0	\$424,000	\$390,000	-8%	12/29/2014	130	FRIEDBERG PROPERTIES	AGRAM REALTY, LLC
467	DURIE AVE	COL	4	2	1	\$549,000	\$395,000	-28%	2/26/2014	142	KELLER WILLIAMS	FRIEDBERG
81	ECKERSON AVE	RANCH	2	1	0	\$458,000	\$395,000	-14%	10/2/2014	180	MCSPRIT & BECKETT REAL ESTATE	MCSPRIT & BECKETT REAL ESTATE
31	MAYCOCK CT	B/L	4	2	1	\$399,000	\$399,000	0%	8/19/2014	8	COLDWELL BANKER	EASTERN INTERNATIONAL

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365	DEMAREST	AVE	C/C	4	1	0	\$399,999	\$400,000	0%	7/31/2014	41	REALTY EXPRESS COUNTYWIDE	WEICHERT
518	HIGH	ST	C/C	5	2	0	\$425,000	\$405,000	-5%	10/15/2014	52	COLDWELL BANKER	COLDWELL BANKER
185	CEDAR	LN	C/C	3	2	0	\$479,000	\$410,000	-14%	10/24/2014	128	COLDWELL BANKER	GROUP TWENTY SIX, LLC
119	CRESCENT	ST	S/L	3	1	1	\$410,000	\$412,500	1%	7/1/2014	15	FRIEDBERG	ERA/LANCIA REALTY
89	BIRCH	ST	S/L	3	1	1	\$449,000	\$420,000	-6%	10/24/2014	66	COLDWELL BANKER	COLDWELL BANKER
38	BERGENLINE	AVE	S/L	4	2	0	\$424,900	\$425,000	0%	4/28/2014	12	PUBLIC TRUST REALTY GROUP	PROMINENT PROPERTIES SOTHEBY'S
47	5TH	ST	S/L	3	2	1	\$499,000	\$427,000	-14%	5/1/2014	325	VISTA POINT PROPERTIES, LLC	SIMPLY REAL ESTATE
205	DEMAREST	AVE	C/C	4	2	0	\$459,000	\$430,000	-6%	7/1/2014	30	COLDWELL BANKER	COLDWELL BANKER
75	COLUMBUS	AVE	COL	4	2	0	\$499,000	\$439,500	-12%	5/23/2014	103	COLDWELL BANKER	WEICHERT REALTORS, TENAFLY
14	MICHAELS	LN	B/L	4	2	0	\$530,000	\$440,000	-17%	7/24/2014	131	WEICHERT	GROUP TWENTY SIX, LLC
192	HERBERT	AVE	COL	3	2	0	\$489,000	\$445,000	-9%	7/15/2014	192	FRIEDBERG	COLDWELL BANKER
40	WESTMINSTER	AVE	B/L	3	1	1	\$449,000	\$459,000	2%	11/26/2014	13	COLDWELL BANKER	COLDWELL BANKER
20	JOHN	ST	RANCH	4	2	0	\$488,000	\$460,000	-6%	2/21/2014	21	FRIEDBERG	FRIEDBERG
376	CLOSTER DOCK	RD	COL	3	2	0	\$489,000	\$460,000	-6%	3/17/2014	179	EXCLUSIVE PROPERTIES REALTY	COLDWELL BANKER
11	LOCKWOOD	LN	S/L	3	1	1	\$464,000	\$464,000	0%	8/21/2014	19	COLDWELL BANKER	COLDWELL BANKER
495	HIGH	ST	S/L	3	1	1	\$469,000	\$465,000	-1%	8/22/2014	20	RE/MAX	RE/MAX
33	CHESTNUT	AVE	RANCH	3	2	0	\$495,000	\$480,000	-3%	7/11/2014	58	SIMPLY REAL ESTATE	EASTERN INTERNATIONAL
47	RUTGERS	ST	RANCH	2	1	0	\$498,000	\$482,500	-3%	7/28/2014	37	FRIEDBERG	COLDWELL BANKER
384	KNICKERBOCKER	RD	B/L	4	2	1	\$528,000	\$485,000	-8%	7/29/2014	72	FRIEDBERG	COLDWELL BANKER
187	SCHRAALENBURGH	RD	S/L	3	3	0	\$549,900	\$485,000	-12%	7/8/2014	42	COLDWELL BANKER	YOUNG STAR REALTY, LLC
136	HERBERT	AVE	S/L	3	2	1	\$549,000	\$495,000	-10%	3/31/2014	159	COLDWELL BANKER	BETTER HOMES AND GARDENS
430	HIGH	ST	COL	4	2	1	\$559,900	\$505,000	-10%	10/15/2014	61	RE/MAX	FRIEDBERG PROPERTIES
14	ETHEL	PL	S/L	4	2	0	\$550,000	\$531,000	-3%	2/6/2014	225	C LAND REALTY	WEICHERT REALTORS
32	HALSEY	LN	RANCH	4	2	0	\$599,000	\$535,000	-11%	10/17/2014	107	TOP REALTY	FRIEDBERG PROPERTIES
285	DURIE	AVE	COL	3	3	1	\$550,000	\$545,000	-1%	4/17/2014	12	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX PROPERTIES
32	OLIVE	ST	RANCH	3	3	0	\$545,000	\$545,000	0%	7/3/2014	37	RE/MAX	RE/MAX
50	COLUMBUS	AVE	COL	5	2	0	\$575,000	\$545,000	-5%	7/29/2014	40	PROMINENT PROPERTIES SOTHEBY'S	RUSSO REAL ESTATE
38	JANE	ST	COL	3	2	1	\$629,000	\$545,000	-13%	8/15/2014	20	YOUNG STAR REALTY	YOUNG STAR REALTY, LLC



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39	JULIA	ST	COL	4	2	0	\$549,000	\$549,000	0%	6/25/2014	43	PROMINENT PROPERTIES SOTHEBY'S	PLAWKER REAL ESTATE, INC.
26	CEDAR	CT	S/L	5	2	1	\$590,000	\$550,000	-7%	6/16/2014	44	RE/MAX	COLDWELL BANKER
9	WESTERVELT	AVE	COL	4	2	0	\$550,000	\$550,000	0%	9/1/2014	21	COLDWELL BANKER	RE/MAX
36	FOREST	ST	CONTP	4	2	0	\$599,000	\$570,000	-5%	1/13/2014	39	COLDWELL BANKER	KELLER WILLIAMS
121	ALPINE	DR	RANCH	5	2	0	\$590,000	\$575,000	-3%	4/11/2014	11	WEICHERT REALTORS	WEICHERT REALTORS
26	WHITNEY	ST	COL	3	2	1	\$594,900	\$580,000	-3%	4/16/2014	49	MCSPRIT & BECKETT REAL ESTATE	COLDWELL BANKER
216	RUCKMAN	RD	S/L	3	2	1	\$635,000	\$590,000	-7%	1/6/2014	120	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
547	RUCKMAN	RD	COL	4	2	1	\$699,000	\$600,000	-14%	11/14/2014	60	COLDWELL BANKER	RE/MAX
502	CLOSTER DOCK	RD	COL	3	4	0	\$638,888	\$620,000	-3%	10/23/2014	31	COLDWELL BANKER	RE/MAX
765	CLOSTER DOCK	RD	B/L	5	3	0	\$629,000	\$635,000	1%	10/7/2014	35	RE/MAX	ATP REALTY INC.
70	OAK	ST	B/L	3	2	1	\$695,000	\$637,500	-8%	8/25/2014	31	WEICHERT REALTORS	MIRON PROPERTIES
4	LAURENCE	CT	RANCH	3	2	0	\$629,900	\$640,000	2%	4/29/2014	2	COLDWELL BANKER	COLDWELL BANKER
16	RUTGERS	ST	S/L	4	3	0	\$649,999	\$650,000	0%	6/25/2014	19	FRIEDBERG PROPERTIES	RE/MAX
91	FOREST	ST	COL	3	3	1	\$650,000	\$675,000	4%	3/31/2014	14	COLDWELL BANKER, HILLSDALE	PROMINENT PROPERTIES SOTHEBY'S
380	HOMANS	AVE	S/L	4	3	0	\$699,000	\$675,000	-3%	11/7/2014	30	WEICHERT REALTORS	PROMINENT PROPERTIES SOTHEBY'S
325	RUCKMAN	RD	S/L	4	3	2	\$835,000	\$680,000	-19%	1/31/2014	218	PROMINENT PROPERTIES SOTHEBY'S	REALTY 7, LLC
19	RYERSON	PL	COL	4	3	0	\$725,000	\$697,500	-4%	7/2/2014	36	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
15	GILETTA	CT	B/L	4	4	0	\$790,000	\$730,000	-8%	9/6/2014	75	RE/MAX	RE/MAX
1	CEDAR	CT	S/L	3	2	1	\$775,000	\$735,000	-5%	11/3/2014	92	KELLER WILLIAMS	RE/MAX
59	FOREST	ST	S/L	4	3	0	\$749,900	\$740,000	-1%	9/4/2014	15	MCSPRIT & BECKETT REAL ESTATE	COLDWELL BANKER
385	HOMANS	AVE	COL	4	2	1	\$775,000	\$750,000	-3%	4/30/2014	207	KARLA K. CINO, LLC	PROMINENT PROPERTIES SOTHEBY'S
69	BETHANY	CIR	COL	5	4	0	\$899,500	\$800,000	-11%	5/23/2014	182	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
11	HIGHVIEW	CT	COL	4	3	1	\$820,000	\$800,000	-2%	7/10/2014	26	REALMART REALTY, LLC	PROMISE REALTY
75	AURYANSEN	CT	COL	5	4	0	\$889,000	\$810,000	-9%	8/15/2014	110	REALTY EXPRESS	ALL GOLD REALTY, INC.
207	HERBERT	AVE	COL	7	5	0	\$899,000	\$820,000	-9%	7/31/2014	76	PRUDENTIAL GALAXY	PRUDENTIAL GALAXY REAL ESTATE
26	KENNEDY	CIR	COL	4	2	1	\$848,888	\$822,000	-3%	10/23/2014	71	COLDWELL BANKER	COLDWELL BANKER
410	PIERMONT	RD	COL	5	4	1	\$850,000	\$825,000	-3%	3/13/2014	360	GROUP TWENTY SIX, LLC	GROUP TWENTY SIX, LLC
106	CEDAR	CT	S/L	5	2	1	\$945,000	\$840,000	-11%	10/27/2014	73	RE/MAX	RE/MAX

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4	FAIRVIEW	AVE	COL	4	3	1	\$899,000	\$850,000	-5%	1/8/2014	5	WEICHERT REALTORS	FRIEDBERG PROPERTIES
626	CLOSTER DOCK	RD	COL	6	4	1	\$1,199,000	\$850,000	-29%	5/2/2014	394	RE/MAX	COLDWELL BANKER
11	CEDAR	LN	COL	4	2	1	\$899,900	\$860,000	-4%	10/20/2014	39	MCSPRIT & BECKETT REAL ESTATE	MCSPRIT & BECKETT
55	FOREST	ST	C/C	4	3	1	\$849,900	\$870,000	2%	5/22/2014	22	MCSPRIT & BECKETT REAL ESTATE	COLDWELL BANKER
52	BOWERS	LN	COL	4	2	1	\$880,000	\$875,000	-1%	8/1/2014	5	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
98	PIERMONT	RD	COL	5	4	1	\$999,000	\$900,000	-10%	1/17/2014	158	FRIEDBERG PROPERTIES	KELLER WILLIAMS
58	CEDAR	CT	S/L	5	3	1	\$980,000	\$900,000	-8%	10/27/2014	86	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
68	BOWERS	LN	COL	4	2	2	\$937,900	\$905,000	-4%	6/24/2014	193	FRIEDBERG PROPERTIES	COLDWELL BANKER
32	KING	PL	COL	5	3	1	\$995,000	\$920,000	-8%	9/5/2014	21	PROMINENT PROPERTIES SOTHEBY'S	FRIEDBERG PROPERTIES
2	WALKER	AVE	COL	5	5	1	\$899,900	\$945,500	5%	7/18/2014	43	RE/MAX	RE/MAX
14	TRUMAN	CT	CONTP	5	4	1	\$1,145,000	\$980,000	-14%	12/2/2014	130	COLDWELL BANKER	COLDWELL BANKER
26	GREENWAY	CT	CONTP	5	3	1	\$1,080,000	\$995,000	-8%	4/11/2014	123	COLDWELL BANKER	WEICHERT REALTORS
14	STORIG	AVE	COL	5	4	1	\$1,189,000	\$999,000	-16%	1/8/2014	170	WEICHERT REALTORS	WEICHERT REALTORS
250	PARSELLS	LN	COL	4	4	1	\$1,090,000	\$999,000	-8%	5/15/2014	25	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
32	BRODIL	CT	COL	5	4	0	\$1,090,000	\$1,050,000	-4%	9/7/2014	38	TOP REALTY	WEICHERT REALTORS
25	KINKAID	AVE	COL	5	3	0	\$1,199,000	\$1,115,000	-7%	7/31/2014	38	COLDWELL BANKER	COLDWELL BANKER
130	DURIE	AVE	COL	6	4	1	\$1,199,000	\$1,134,000	-5%	2/14/2014	60	COLDWELL BANKER	COLDWELL BANKER
25	WESTERVELT	AVE	COL	5	4	1	\$1,350,000	\$1,155,000	-14%	8/4/2014	156	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
388	ANDERSON	AVE	COL	5	4	1	\$1,879,000	\$1,200,000	-36%	10/10/2014	141	COLDWELL BANKER	COLDWELL BANKER
110	VENUS	DR	COL	4	3	1	\$1,350,000	\$1,200,000	-11%	10/7/2014	81	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
10	MEADOWS	LN	COL	6	4	1	\$1,250,000	\$1,225,000	-2%	7/15/2014	22	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
32	KINKAID	AVE	COL	5	4	1	\$1,349,000	\$1,260,000	-7%	2/19/2014	178	WEICHERT REALTORS	PROMINENT PROPERTIES SOTHEBY'S
18	LAURENCE	CT	COL	6	5	1	\$1,290,000	\$1,260,000	-2%	5/27/2014	23	COLDWELL BANKER	COLDWELL BANKER
10	CAROLINE	CT	COL	5	3	1	\$1,345,000	\$1,270,000	-6%	9/8/2014	33	COSMO REALTY, INC.	THE CHEN AGENCY
38	DEMAREST	AVE	COL	6	4	1	\$1,369,000	\$1,300,000	-5%	6/2/2014	124	CENTURY 21	COLDWELL BANKER
275	PIERMONT	RD	COL	5	4	0	\$1,390,000	\$1,300,000	-6%	6/18/2014	50	KELLER WILLIAMS	KELLER WILLIAMS
102	BLANCH	AVE	COL	4	3	1	\$1,495,000	\$1,325,000	-11%	9/14/2014	190	KELLER WILLIAMS	PROMINENT PROPERTIES SOTHEBY'S
390	HOMANS	AVE	RANCH	5	4	0	\$1,495,000	\$1,340,000	-10%	2/14/2014	106	PROMINENT PROPERTIES SOTHEBY'S	KELLER WILLIAMS

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3	HENMAR	DR	COL	6	5	1	\$1,380,000	\$1,350,000	-2%	1/21/2014	86	COLDWELL BANKER	TOP REALTY
37	MACARTHUR	AVE	COL	5	4	1	\$1,499,000	\$1,450,000	-3%	3/14/2014	67	RE/MAX	KELLER WILLIAMS
3	BLACKLEDGE	CT	COL	6	4	2	\$1,549,000	\$1,450,000	-6%	9/5/2014	24	CONTINENTAL REAL ESTATE	EASTERN INTERNATIONAL
30	SUSAN	DR	COL	5	6	1	\$1,750,000	\$1,530,000	-13%	2/28/2014	103	PROMINENT PROPERTIES SOTHEBY'S	KELLER WILLIAMS
38	VENUS	DR	COL	6	5	1	\$1,599,999	\$1,550,000	-3%	12/19/2014	52	RE/MAX	REALTY INTERNATIONAL INC.
256	PARSELLS	LN	COL	6	5	1	\$2,399,000	\$2,000,000	-17%	8/25/2014	47	KELLER WILLIAMS	KELLER WILLIAMS