



## Cresskill 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

**79 Properties Sold in 2014 vs. 95 sold in 2013 ↓17%**

	Asking	Sold For	%	Dom
Average	\$1,036,090	\$962,734	-5%	67
Median	\$648,000	\$610,000	-4%	38

#	ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
166	HARRINGTON AVE	COL	3	1	0	\$329,900	\$280,000	-15%	12/11/2014	150	PRUDENTIAL	COLDWELL BANKER
115	KNICKERBOCKER RD	S/L	3	2	1	\$300,000	\$307,000	2%	1/2/2014	10	YOUNG STAR REALTY, LLC	YOUNG STAR REALTY, LLC
622	KNICKERBOCKER RD	RANCH	3	2	0	\$349,000	\$329,000	-6%	3/28/2014	67	REAL LIVING GOLD STAR REALTY	RE/MAX PROPERTY CENTER
5	8TH ST	COL	3	1	1	\$319,000	\$333,000	4%	9/9/2014	23	ALL JERSEY REALTY, INC.	RE/MAX
109	HEATHERHILL RD	COL	0	0	0	\$255,000	\$356,000	40%	11/26/2014	56	PREMIER RESIDENCES	KELLER WILLIAMS
62	MORNINGSIDE AVE	COL	0	0	0	\$399,000	\$360,000	-10%	10/6/2014	19	FRIEDBERG PROPERTIES	OUTSIDE BROKER
26	HEATHERHILL RD	RANCH	3	2	0	\$385,000	\$365,000	-5%	8/21/2014	3	RE/MAX	RE/MAX
162	8TH ST	C/C	3	1	0	\$385,000	\$371,000	-4%	7/16/2014	35	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
181	5TH ST	COL	3	1	0	\$379,900	\$379,000	0%	10/15/2014	23	MC SPIRIT & BECKETT REAL ESTATE	WEICHERT REALTORS
61	PARK AVE	COL	3	1	0	\$399,000	\$385,000	-4%	4/18/2014	7	FRIEDBERG PROPERTIES	RE/MAX PROPERTIES PLUS
55	MAGNOLIA AVE	RANCH	3	1	1	\$449,000	\$390,000	-13%	1/23/2014	27	CENTURY 21	COLDWELL BANKER
93	CRESCENT ST	C/C	5	2	0	\$424,000	\$390,000	-8%	12/29/2014	130	FRIEDBERG PROPERTIES	AGRAM REALTY, LLC
271	MADISON AVE	S/L	3	1	0	\$429,000	\$400,000	-7%	7/31/2014	222	REALTY 7, LLC	TOP REALTY
187	14TH ST	RANCH	3	1	0	\$392,900	\$411,000	5%	7/23/2014	11	COLDWELL BANKER	RE/MAX
29	S CREST DR	C/C	3	2	0	\$453,000	\$420,000	-7%	3/31/2014	61	WEICHERT REALTORS, TENAFLY	PROMISE REALTY
121	4TH ST	B/L	3	2	0	\$424,900	\$430,000	1%	7/8/2014	33	RE/MAX	RE/MAX
63	CARLTON TER	RANCH	3	1	0	\$384,999	\$431,600	12%	5/28/2014	29	WEICHERT REALTORS	RE/MAX
265	CONCORD ST	C/C	4	2	0	\$450,000	\$435,000	-3%	7/28/2014	35	BERGEN REALTY GROUP	WEICHERT
131	DAVENPORT ST	C/C	4	2	0	\$479,900	\$447,000	-7%	4/4/2014	82	WEICHERT REALTORS, TENAFLY	WEICHERT REALTORS, TENAFLY
102	E MADISON AVE	S/L	4	2	2	\$500,000	\$460,000	-8%	7/1/2014	3	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
52	7TH ST	COL	3	2	1	\$525,000	\$475,000	-10%	1/31/2014	142	RE/MAX	FRIEDBERG



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65	HILLSIDE AVE	COL	4	2	1	\$509,000	\$475,000	-7%	5/16/2014	31	WEICHERT REALTORS	WEICHERT REALTORS
56	MERRITT AVE	COL	4	2	0	\$479,900	\$479,000	0%	6/18/2014	29	RE/MAX REAL ESTATE LIMITED	OUTSIDE BROKER
40	JEFFERSON AVE	S/L	3	1	1	\$498,000	\$485,000	-3%	8/15/2014	81	PURE REAL ESTATE, LLC	OUTSIDE BROKER
149	HELPS AVE	COL	3	1	1	\$489,900	\$490,000	0%	1/10/2014	20	COLDWELL BANKER	COLDWELL BANKER
15	HOLLY LN	RANCH	3	2	1	\$495,000	\$495,000	0%	4/25/2014	3	RE/MAX PROPERTIES PLUS	RE/MAX PROPERTIES PLUS
130	E MADISON AVE	COL	4	2	0	\$539,000	\$500,000	-7%	6/27/2014	120	REALTY 7, LLC	REALTY 7, LLC -
4	NEW ST	COL	2	2	0	\$650,000	\$500,000	-23%	10/30/2014	30	WEICHERT REALTORS, TENAFLY	EASTERN INTERNATIONAL
321	HIGHLAND ST	C/C	4	2	0	\$485,000	\$505,000	4%	4/14/2014	37	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
93	DELMAR AVE	COL	3	2	0	\$535,000	\$525,000	-2%	11/10/2014	76	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
91	11TH ST	S/L	4	2	0	\$549,000	\$561,000	2%	6/18/2014	13	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
206	E MADISON AVE	S/L	5	3	1	\$548,000	\$568,000	4%	10/30/2014	93	COLDWELL BANKER	RE/MAX
29	7TH ST	RANCH	4	2	0	\$599,000	\$575,000	-4%	7/17/2014	16	<b>KELLER WILLIAMS</b>	COLDWELL BANKER
67	SHORT PL	RANCH	4	2	1	\$585,000	\$580,000	-1%	6/20/2014	14	MASUKO REALTY	PROMINENT PROPERTIES SOTHEBY'S
20	EVANS RD	C/C	4	3	0	\$599,000	\$583,000	-3%	8/4/2014	57	WEICHERT REALTOR	WEICHERT REALTOR
262	PIERMONT RD	COL	4	4	0	\$869,000	\$595,000	-32%	3/18/2014	165	COLDWELL BANKER, TENAFLY	COLDWELL BANKER, TENAFLY
285	CONCORD ST	COL	4	3	0	\$599,000	\$599,000	0%	8/4/2014	12	VENTURE VR REALTORS	PROMINENT PROPERTIES SOTHEBY'S
44	DOUGLAS DR	RANCH	4	2	1	\$625,000	\$605,000	-3%	4/16/2014	203	FRIEDBERG PROPERTIES	RE/MAX FORTUNE PROPERTIES
130	7TH ST	COL	4	3	0	\$649,900	\$610,000	-6%	1/10/2014	104	RE/MAX	RE/MAX
11	SYCAMORE ST	S/L	4	2	1	\$648,000	\$610,000	-6%	9/22/2014	35	WEICHERT REALTORS	WEICHERT REALTORS
4	CLARK ST	COL	5	2	0	\$625,000	\$615,000	-2%	6/25/2014	38	RE/MAX	WEICHERT REALTORS
166	12TH ST	S/L	3	2	1	\$599,000	\$620,000	4%	7/25/2014	7	MARRON GILDEA REALTY, INC.	COLDWELL BANKER
29	LEXINGTON AVE	COL	4	3	0	\$599,000	\$620,000	4%	7/18/2014	42	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
251	BROOKSIDE AVE	RANCH	4	2	1	\$688,000	\$625,000	-9%	6/9/2014	28	MADISON ADAMS LLC	GROUP TWENTY SIX, LLC
123	HELPS AVE	CONTP	3	3	0	\$649,000	\$639,000	-2%	6/24/2014	158	RE/MAX	RE/MAX
30	HEATHERHILL RD	COL	4	3	1	\$688,000	\$688,100	0%	3/28/2014	19	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
184	JEFFERSON AVE	COL	4	2	1	\$739,000	\$720,000	-3%	5/30/2014	93	RE/MAX	CENTURY 21
121	MAGNOLIA AVE	COL	3	3	1	\$739,000	\$725,800	-2%	4/11/2014	112	PROMINENT PROPERTIES SOTHEBY'S	<b>KELLER WILLIAMS</b>
6	OXFORD PL	RANCH	3	2	0	\$738,000	\$728,000	-1%	7/28/2014	26	COLDWELL BANKER	RE/MAX



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110	TENAKILL	RD	COL	4	2	1	\$789,900	\$730,000	-8%	7/21/2014	17	CENTURY HOMES REALTY INC.	TOP REALTY
7	BUCKINGHAM	RD	RANCH	3	3	0	\$745,000	\$734,000	-1%	10/17/2014	148	COLDWELL BANKER	TOP REALTY
84	CHURCHILL	RD	COL	4	2	1	\$789,000	\$800,000	1%	3/28/2014	44	MCALEAR-CAVALIER REALTORS	PLAWKER REAL ESTATE, INC.
166	SOUTH	ST	CONTP	4	2	2	\$839,000	\$800,000	-5%	4/21/2014	145	COLDWELL BANKER, FORT LEE	COLDWELL BANKER, TENAFLY
35	6TH	ST	COL	5	4	0	\$849,000	\$830,000	-2%	6/23/2014	29	LIBERTY REALTY, LLC/HOBOKEN 1	OUTSIDE BROKER
269	JEFFERSON	AVE	COL	4	4	1	\$859,000	\$850,000	-1%	6/23/2014	5	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
128	5TH	ST	COL	4	3	1	\$889,000	\$850,000	-4%	6/26/2014	54	TOP REALTY	RE/MAX
184	5TH	ST	COL	3	2	1	\$899,000	\$865,000	-4%	4/10/2014	22	RE/MAX PINNACLE	<b>KELLER WILLIAMS</b>
156	SOUTH	ST	COL	4	4	1	\$899,000	\$885,000	-2%	1/6/2014	148	FRIEDBERG	PROMINENT PROPERTIES SOTHEBY'S
200	HILLSIDE	AVE	COL	6	4	2	\$1,050,000	\$900,000	-14%	9/30/2014	186	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
102	7TH	ST	COL	4	4	1	\$988,000	\$910,000	-8%	1/16/2014	144	FRIEDBERG	FRIEDBERG
20	CLARK	ST	COL	5	4	1	\$985,000	\$925,000	-6%	9/25/2014	42	FRIEDBERG PROPERTIES	WEICHERT REALTORS
94	EVERGREEN	AVE	COL	4	3	1	\$1,075,000	\$955,000	-11%	7/22/2014	24	MADISON ADAMS LLC	MADISON ADAMS LLC
388	11TH	ST	COL	5	3	1	\$998,000	\$970,000	-3%	9/12/2014	3	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
14	TRUMAN	CT	CONTP	5	4	1	\$1,145,000	\$980,000	-14%	12/2/2014	130	COLDWELL BANKER	COLDWELL BANKER
19	ELMWOOD	TER	COL	5	4	1	\$1,100,000	\$984,000	-11%	4/23/2014	4	FRIEDBERG PROPERTIES	OUTSIDE BROKER
177	ENGLE	ST	COL	4	4	1	\$1,148,000	\$995,000	-13%	2/6/2014	98	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
96	WESTERVELT	PL	COL	5	4	1	\$1,150,000	\$1,100,000	-4%	1/7/2014	2	COLDWELL BANKER	COSMO REALTY, INC.
19	WESTERVELT	PL	COL	4	4	1	\$1,349,000	\$1,200,000	-11%	6/30/2014	128	TOP REALTY	YOUNG STAR REALTY, LLC
38	VENUS	DR	COL	6	5	1	\$1,599,999	\$1,550,000	-3%	12/19/2014	52	RE/MAX	REALTY INTERNATIONAL INC.
199	WILSON	DR	COL	5	5	1	\$1,738,000	\$1,610,000	-7%	9/2/2014	79	FRIEDBERG PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
53	KENNEDY	DR	CONTP	6	6	1	\$2,179,000	\$1,950,000	-11%	6/25/2014	100	COLDWELL BANKER, ALPINE/CLOSTER	WEICHERT REALTORS
122	TRUMAN	DR	COL	7	7	1	\$3,100,000	\$2,350,000	-24%	11/7/2014	3	COLDWELL BANKER	COLDWELL BANKER
57	ADAMS	DR	COL	6	5	1	\$2,950,000	\$2,500,000	-15%	5/1/2014	319	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
113	HUYLER LANDING	RD	COL	7	8	2	\$3,895,000	\$3,250,000	-17%	1/16/2014	115	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
139	HOOVER	DR	CONTP	6	6	1	\$3,995,000	\$3,337,500	-16%	9/5/2014	156	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
85	HUYLER LANDING	RD	CONTP	7	6	1	\$3,629,000	\$3,500,000	-4%	8/15/2014	182	<b>KELLER WILLIAMS</b>	OUTSIDE BROKER
36	MCGRATH	DR	COL	6	7	2	\$3,795,000	\$3,500,000	-8%	10/1/2014	18	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S



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141	TRUMAN	DR	COL	6	5	2	\$4,495,000	\$4,270,000	-5%	10/6/2014	66	COLDWELL BANKER	PROSTAR PROPERTIES, LLC
153	TRUMAN	DR	COL	6	7	2	\$6,500,000	\$6,500,000	0%	8/6/2014	5	OPEN LISTING-SOLD	COLDWELL BANKER