



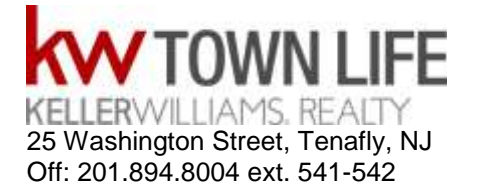
Englewood Cliffs Sold Report

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1.1.2014 to 12.31.2014

69 Properties Sold in 2014 vs. 64 sold in 2013 ↑8%

	Asking	Sold for	%	Dom
Average	\$1,491,155	\$1,369,312	-7%	104
Median	\$1,240,000	\$1,162,000	-7%	84

		ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
5		3RD	ST	C/C	3	2	0	\$499,900	\$487,500	-2%	7/16/2014	97	COLDWELL BANKER	COLDWELL BANKER
36	E	BAYVIEW	AVE	C/C	3	2	0	\$579,000	\$530,000	-8%	11/3/2014	148	COLDWELL BANKER	MASUKO REALTY
20		5TH	ST	B/L	5	2	1	\$669,500	\$620,000	-7%	3/12/2014	33	PLAWKER REAL ESTATE, INC.	REALTY 7, LLC
11		6TH	ST	RANCH	3	2	0	\$669,000	\$630,000	-6%	2/21/2014	61	REALTY 7, LLC - PALISADES PARK	RE/MAX
485	E	PALISADE	AVE	S/L	3	2	1	\$779,000	\$650,000	-17%	3/4/2014	155	CBS REALTY	FRIEDBERG PROPERTIES
43		NEW	ST	S/L	3	2	0	\$720,000	\$720,000	0%	6/5/2014	3	REALTY INTERNATIONAL INC.	RIDGECO PROPERTIES
20		MERCER	AVE	RANCH	3	2	0	\$779,000	\$781,000	0%	3/7/2014	13	RE/MAX PROPERTIES PLUS	COLDWELL BANKER
9		MARJORIE	TER	S/L	3	2	0	\$819,000	\$790,000	-4%	12/8/2014	38	COLDWELL BANKER	RE/MAX
51	W	BAYVIEW	AVE	B/L	3	2	1	\$750,000	\$800,000	7%	1/6/2014	75	BETTER HOMES REALTY	OUTSIDE BROKER
360		FOREST	DR	COL	4	2	1	\$980,088	\$827,000	-16%	12/2/2014	102	TERRIE O'CONNOR	TERRIE O'CONNOR REALTORS
33		JOHN	ST	COL	4	2	1	\$825,000	\$845,000	2%	7/24/2014	10	REALTY INTERNATIONAL INC.	PLAWKER
51		SHERWOOD	AVE	RANCH	3	3	0	\$919,000	\$860,000	-6%	3/11/2014	89	FRIEDBERG PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
188		WOOD	RD	CONTP	4	3	0	\$869,000	\$870,000	0%	1/7/2014	28	PLAWKER REAL ESTATE, INC.	RE/MAX
11		SNYDER	RD	B/L	4	3	0	\$919,000	\$880,000	-4%	4/4/2014	92	PLAWKER REAL ESTATE, INC.	COLDWELL BANKER
13		IRVING	AVE	COL	6	4	0	\$988,000	\$925,000	-6%	8/12/2014	259	FRIEDBERG PROPERTIES	EXCLUSIVE PROPERTIES
152		CHESTNUT	ST	S/L	3	2	0	\$999,888	\$930,000	-7%	4/14/2014	13	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
11		RIDGE	RD	S/L	4	2	2	\$998,000	\$937,500	-6%	7/30/2014	32	REALTY INTERNATIONAL INC.	PREFERRED INTERNATIONAL
61		ANDERSON	AVE	B/L	4	3	0	\$990,000	\$940,000	-5%	3/17/2014	13	L. CHO REALTY, INC.	PROSTAR PROPERTIES, LLC
2		CONNOR	DR	COL	4	2	1	\$1,025,000	\$940,000	-8%	9/5/2014	21	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
292		CASTLE	DR	B/L	4	2	1	\$975,000	\$950,000	-3%	3/5/2014	19	VOLPE & VOLPE REAL ESTATE, INC.	PROMINENT PROPERTIES SOTHEBY'S
68		JANE	DR	COL	5	3	0	\$1,175,000	\$950,000	-19%	6/18/2014	566	BERTELSEN REALTY	PINNACLE REALTY

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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
7		ROSLYN	AVE	RANCH	3	3	0	\$1,199,900	\$970,000	-19%	4/1/2014	176	MC SPIRIT & BECKETT REAL ESTATE	COSMO REALTY, INC.
15		HUDSON	TER	CONTP	4	2	1	\$1,149,000	\$970,000	-16%	7/2/2014	58	RE/MAX	TOP REALTY
23	S	VIRGINIA	CT	S/L	5	3	1	\$998,000	\$975,000	-2%	10/3/2014	16	COLDWELL BANKER	TOP REALTY
7		8TH	ST	COL	5	3	1	\$1,155,000	\$990,000	-14%	12/4/2014	43	HOWARD REALTY	REALTY 7, LLC
23		CONNOR	DR	CONTP	3	3	0	\$969,000	\$999,000	3%	4/10/2014	26	MADISON ADAMS LLC	PROMINENT PROPERTIES SOTHEBY'S
121		VAN NOSTRAND	AVE	COL	4	3	1	\$1,190,000	\$999,000	-16%	10/28/2014	123	HOPE REALTY	TRUST REALTY, INC.
363		CASTLE	DR	S/L	5	3	2	\$1,209,000	\$1,050,000	-13%	8/1/2014	91	PLAWKER	PLAWKER
31		REINER	PL	B/L	4	3	0	\$1,189,951	\$1,075,000	-10%	4/16/2014	32	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
30		IRVING	AVE	COL	5	3	1	\$1,080,000	\$1,080,000	0%	6/20/2014	15	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
17		IRVING	AVE	COL	5	3	1	\$1,199,000	\$1,100,000	-8%	1/6/2014	222	FRIEDBERG PROPERTIES	WEICHERT REALTORS
433		SUMMIT	ST	COL	5	3	0	\$1,199,000	\$1,100,000	-8%	11/24/2014	172	RE/MAX	RE/MAX
56		CENTER	ST	COL	6	3	1	\$1,250,000	\$1,140,000	-9%	8/20/2014	53	PROMINENT PROPERTIES SOTHEBY'	COLDWELL BANKER
5		REINER	PL	RANCH	4	3	0	\$1,250,000	\$1,150,000	-8%	12/19/2014	72	REAL ESTATE	NOVAS REALTY, LLC
117		HOLLYWOOD	AVE	COL	5	3	1	\$1,195,000	\$1,162,000	-3%	5/6/2014	25	PROMINENT PROPERTIES SOTHEBY'S	REALMART REALTY, LLC
427		SUMMIT	ST	COL	5	3	1	\$1,280,000	\$1,175,000	-8%	8/18/2014	31	PLAWKER	PLAWKER
34	S	VIRGINIA	CT	COL	5	2	1	\$1,238,000	\$1,178,000	-5%	7/25/2014	21	MADISON ADAMS LLC	REALMART REALTY, LLC
8		JEAN	DR	B/L	6	3	0	\$1,299,000	\$1,200,000	-8%	1/15/2014	84	TOP REALTY	REALTY INTERNATIONAL INC.
28		VAN NOSTRAND	AVE	COL	4	4	1	\$1,240,000	\$1,215,000	-2%	7/18/2014	144	EASTERN INTERNATIONAL	PROMINENT PROPERTIES SOTHEBY'S
134		JENKINS	DR	COL	5	4	1	\$1,349,000	\$1,225,000	-9%	7/1/2014	97	RE/MAX	RE/MAX
11		LYNN	DR	S/L	4	2	1	\$1,280,000	\$1,230,000	-4%	5/15/2014	11	FRIEDBERG PROPERTIES	WEICHERT REALTORS, FORT LEE
48		VAN NOSTRAND	AVE	COL	4	4	1	\$1,350,000	\$1,250,000	-7%	2/28/2014	392	MIRON PROPERTIES	MIRON PROPERTIES
11		CAROL	DR	COL	5	2	1	\$1,500,000	\$1,270,000	-15%	8/29/2014	55	C & J REALTY LLC	BETTER HOMES AND GARDENS
90		IRVING	AVE	COL	5	4	1	\$1,250,000	\$1,275,000	2%	12/19/2014	17	RE/MAX	RE/MAX
36		VAN NOSTRAND	AVE	COL	4	4	1	\$1,320,000	\$1,300,000	-2%	10/20/2014	39	TOP REALTY	COLDWELL BANKER
11		ROBERTS	RD	S/L	4	2	1	\$1,325,000	\$1,330,000	0%	12/11/2014	10	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
89		IRVING	AVE	COL	4	3	2	\$1,389,000	\$1,340,000	-4%	5/30/2014	101	BETTER HOMES AND GARDENS	KINGSTONE REALTY
24		JEAN	DR	COL	5	4	1	\$1,750,000	\$1,500,000	-14%	8/20/2014	138	PROMISE REALTY	PROMISE REALTY
53		JEAN	DR	CONTP	5	3	2	\$1,585,000	\$1,560,000	-2%	5/27/2014	57	KAYMAX REALTY, INC.	MADISON ADAMS LLC

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KELLERWILLIAMS. REALTY
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190	CHESTNUT	ST	CONTP	6	5	2	\$1,895,000	\$1,600,000	-16%	1/7/2014	211	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
392	CASTLE	DR	COL	5	4	1	\$1,749,999	\$1,625,000	-7%	11/21/2014	124	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
10	SAMFORD	DR	S/L	5	4	0	\$1,885,000	\$1,675,000	-11%	12/5/2014	92	COLDWELL BANKER	PLAWKER REAL ESTATE
48	CAROL	DR	COL	4	4	1	\$1,995,000	\$1,780,500	-11%	11/14/2014	101	PLAWKER REAL ESTATE	PROMINENT PROPERTIES SOTHEBY'S
31	EGAN	PL	COL	4	4	2	\$2,150,000	\$1,950,000	-9%	9/16/2014	76	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
2	JANE	DR	RANCH	5	3	1	\$2,200,000	\$2,000,000	-9%	3/28/2014	20	MCSPRIT & BECKETT REAL ESTATE	PLAWKER REAL ESTATE, INC.
166	CHARLOTTE	PL	COL	5	4	1	\$2,199,000	\$2,045,000	-7%	12/23/2014	123	TOP REALTY	COLDWELL BANKER
15	KARENS	LN	COL	6	4	1	\$2,285,000	\$2,098,000	-8%	11/26/2014	32	VOLPE & VOLPE	THE CHEN AGENCY
70	ROCK	RD	COL	6	6	1	\$2,295,000	\$2,110,000	-8%	6/25/2014	154	PLAWKER REAL ESTATE, INC.	REALTY 7, LLC
58	ROBERTS	RD	COL	5	6	2	\$2,490,000	\$2,230,000	-10%	9/19/2014	278	REALTYLINE	PROSTAR PROPERTIES, LLC
38	STEPHEN	DR	COL	5	4	2	\$2,800,000	\$2,260,000	-19%	12/30/2014	183	GRG REALTY GROUP	GRG REALTY GROUP
6	SKYLINE	DR	COL	6	6	1	\$2,499,000	\$2,273,000	-9%	12/19/2014	194	PLAWKER REAL ESTATE	OUTSIDE BROKER
14	MARTIN	CT	COL	5	5	1	\$2,385,000	\$2,275,000	-5%	10/1/2014	158	FRIEDBERG PROPERTIES	OUTSIDE BROKER
18	CAMBRIDGE	PL	COL	6	6	1	\$2,389,000	\$2,290,000	-4%	1/9/2014	304	PLAWKER REAL ESTATE, INC.	FRIEDBERG PROPERTIES
187	FAIRVIEW	AVE	COL	7	6	1	\$2,449,000	\$2,300,000	-6%	10/2/2014	89	PLAWKER	EASTERN INTERNATIONAL
12	WILLOW	DR	COL	5	5	1	\$2,575,000	\$2,350,000	-9%	3/28/2014	100	PRUDENTIAL ELIA REAL ESTATE	PROMINENT PROPERTIES SOTHEBY'S
35	GERALDINE	RD	COL	6	7	1	\$2,850,000	\$2,400,000	-16%	2/14/2014	194	FRIEDBERG	PROMINENT PROPERTIES SOTHEBY'S
14	JEAN	DR	COL	7	5	1	\$2,899,500	\$2,700,000	-7%	12/12/2014	337	PLAWKER REAL ESTATE	PLAWKER REAL ESTATE
60	ROBERTS	RD	COL	7	8	1	\$3,289,000	\$3,150,000	-4%	4/11/2014	102	PLAWKER REAL ESTATE, INC.	WEICHERT REALTORS
173	CHESTNUT	ST	COL	6	6	1	\$4,295,000	\$3,700,000	-14%	8/6/2014	82	PLAWKER	RE/MAX

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