



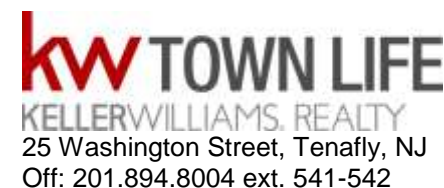
Englewood Sold Report

Anat Eisenberg

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Cel: 201.341.4765



1.1.2014 to 12.31.2014

119 Properties Sold in 2014 vs. 141 sold in 2013 ↓16%

	Asking	Sold For	%	Dom
Average	\$638,843	\$568,112	-10%	139
Median	\$3,999,000	\$359,000	-7%	86

		ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
115	W	ENGLEWOOD	AVE	COL	3	1	0	\$124,900	\$50,000	-60%	1/8/2014	311	ENGLISH REALTY	ENGLISH REALTY
31	E	FOREST	AVE	C/C	3	1	0	\$259,000	\$150,000	-42%	7/30/2014	56	TOP REALTY	FRIEDBERG PROPERTIES
264		WASHINGTON	PL	COL	3	1	0	\$132,900	\$155,000	17%	8/15/2014	58	FAST TRACK REAL ESTATE	RE/MAX
441		VALLEY VIEW	RD	COL	3	1	0	\$160,000	\$159,000	-1%	5/21/2014	5	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
300		FRANKLIN	RD	C/C	4	3	0	\$225,000	\$160,125	-29%	2/18/2014	130	KELLER WILLIAMS	RE/MAX
315		HOWLAND	AVE	C/C	3	1	1	\$225,000	\$165,000	-27%	6/16/2014	384	REMAX	REMAX
266		COOLIDGE	AVE	S/L	4	2	0	\$439,000	\$172,500	-61%	11/6/2014	2214	MCDONALD INTEGRITY	WILLIAM RAVEIS BAER & MCINTOSH
281		PINDLE	AVE	COL	3	2	1	\$179,000	\$175,000	-2%	5/1/2014	90	CONSU CASA REALTY	OUTSIDE BROKER
451	W	HUDSON	AVE	S/L	3	1	1	\$260,000	\$175,000	-33%	10/24/2014	800	RE/MAX	RE/MAX
242		CENTRAL	AVE	C/C	1	1	0	\$174,900	\$180,000	3%	9/23/2014	60	PREMIER RESIDENCES	FRIEDBERG PROPERTIES
115		GLENBROOK	PKWY	C/C	3	1	0	\$199,900	\$190,000	-5%	8/21/2014	209	RE/MAX	HOME BENEFITS REALTY
54		BELMONT	ST	RANCH	2	1	0	\$249,000	\$215,000	-14%	10/10/2014	46	WEICHERT REALTORS	RE/MAX
15		HIGHWOOD	AVE	C/C	4	1	1	\$239,900	\$220,000	-8%	8/6/2014	26	CENTURY 21	CENTURY 21
81		GLENBROOK	PKWY	C/C	3	2	0	\$260,000	\$225,500	-13%	1/24/2014	88	KELLER WILLIAMS	BETTER HOMES AND GARDENS
329		WASHINGTON	PL	C/C	4	1	1	\$239,900	\$230,000	-4%	6/27/2014	91	RUSSO REAL ESTATE	REMAX
365	W	HUDSON	AVE	COL	4	3	0	\$269,000	\$231,000	-14%	1/30/2014	119	CENTURY 21	CENTURY 21
126	W	IVY	LN	COL	3	1	1	\$229,900	\$234,000	2%	12/8/2014	27	NICHOLAS REAL ESTATE	OUTSIDE BROKER
64		BROOK	AVE	COL	3	1	0	\$250,000	\$240,000	-4%	11/21/2014	201	CENTURY 21	SYNERGY REALTY GROUP
452		TENAFLY	RD	COL	3	1	0	\$279,000	\$248,000	-11%	12/17/2014	44	FRIEDBERG PROPERTIES	RE/MAX
297		FRANKLIN	RD	COL	3	1	0	\$259,900	\$250,000	-4%	9/23/2014	149	KELLER WILLIAMS	RE/MAX

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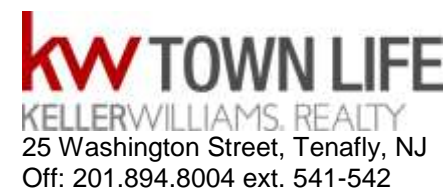
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322		DECATUR	AVE	COL	3	2	0	\$259,900	\$252,500	-3%	4/23/2014	70	A.J.C. REALTY EXCHANGE	CENTURY 21 ALLSTARS 100
218		WALDO	PL	COL	4	3	0	\$259,000	\$257,000	-1%	1/22/2014	48	CENTURY 21	ERA
113		ORANGE	ST	COL	4	2	1	\$259,900	\$259,900	0%	12/4/2014	372	CENTURY 21	CENTURY 21
161		TRYON	AVE	COL	3	2	0	\$279,000	\$260,000	-7%	6/23/2014	29	COLDWELL BANKER, FORT LEE	PROMINENT HOMES REALTY
194		CENTRAL	AVE	C/C	4	2	1	\$299,123	\$262,000	-12%	4/25/2014	104	ENGLISH REALTY	RE/MAX PROPERTIES
61		MATTLAGE	PL	COL	3	2	1	\$299,000	\$265,000	-11%	1/17/2014	65	WEICHERT REALTORS	WEICHERT REALTORS
208	W	ENGLEWOOD	AVE	DUPLEX	3	2	2	\$299,900	\$267,000	-11%	6/26/2014	73	WEICHERT REALTORS	WEICHERT REALTORS, FORT LEE
160		EVERETT	PL	C/C	4	2	1	\$299,000	\$270,000	-10%	6/12/2014	181	WEICHERT REALTORS	CENTURY 21
286		HIRLIMAN	RD	S/L	3	2	0	\$325,000	\$280,000	-14%	8/20/2014	83	MCDONALD INTEGRITY	RE/MAX
113		BELMONT	ST	C/C	3	1	1	\$310,000	\$285,000	-8%	4/4/2014	67	KELLER WILLIAMS	KELLER WILLIAMS
315		HOWLAND	AVE	C/C	3	1	1	\$309,900	\$285,000	-8%	9/26/2014	48	BLAST REALTY	RE/MAX
225		TRYON	AVE	COL	4	2	1	\$310,000	\$287,000	-7%	9/8/2014	58	LIBERTY REALTY	COLDWELL BANKER
335		SHEPARD	AVE	S/L	3	1	1	\$289,900	\$290,000	0%	5/27/2014	24	BETTER HOMES AND GARDENS	OUTSIDE BROKER
91		REIS	AVE	COL	3	2	0	\$299,000	\$290,000	-3%	8/11/2014	40	PROMINENT HOMES REALTY	WEICHERT REALTORS
583		RIDGELAND	TER	C/C	4	1	0	\$349,900	\$290,000	-17%	12/16/2014	378	RE/MAX	RE/MAX
72		GLENWOOD	RD	COL	3	1	1	\$370,000	\$310,000	-16%	1/27/2014	194	GILMORE THE WRIGHT REALTY, INC.	KELLER WILLIAMS
100		OAKLAND	ST	C/C	4	2	0	\$325,000	\$310,000	-5%	1/10/2014	76	PRUDENTIAL	COLDWELL BANKER
411		WINDSOR	RD	S/L	3	3	0	\$335,000	\$310,000	-7%	12/10/2014	307	REALTYLINE	COLDWELL BANKER
161		BELMONT	ST	CONTP	2	2	0	\$339,000	\$315,000	-7%	3/18/2014	60	COLDWELL BANKER, TENAFLY	MILLER & CO. REAL ESTATE
94		KNAPP	PL	COL	3	1	0	\$345,000	\$315,000	-9%	4/30/2014	88	FRIEDBERG PROPERTIES	VENTURE VR REALTORS
168		EVERETT	PL	COL	3	2	0	\$329,900	\$315,000	-5%	7/31/2014	55	RE/MAX REAL	OUTSIDE BROKER
272		SHEPARD	AVE	COL	7	7	0	\$379,973	\$320,000	-16%	1/30/2014	157	ENGLISH REALTY	RE/MAX
144	W	HUDSON	AVE	COL	4	1	1	\$331,500	\$321,000	-3%	5/15/2014	86	GILMORE THE WRIGHT REALTY, INC.	CENTURY 21 CALABRESE REALTY
302		VAN NOSTRAND	AVE	COL	3	2	1	\$369,000	\$325,000	-12%	1/10/2014	195	ANHALT REALTY	EASTERN INTERNATIONAL
408		CONRAD	RD	COL	3	1	1	\$339,900	\$325,000	-4%	5/2/2014	20	GROUP TWENTY SIX, LLC	COLDWELL BANKER, FORT LEE
411		MOUNTAIN VIEW	RD	COL	3	2	0	\$325,000	\$325,000	0%	5/2/2014	15	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
183	W	HUDSON	AVE	COL	3	2	0	\$379,000	\$325,000	-14%	11/3/2014	165	WEICHERT REALTORS	WEICHERT REALTORS
369		SHEPARD	AVE	RANCH	3	2	0	\$329,000	\$327,000	-1%	8/7/2014	21	WEICHERT REALTORS	RE/MAX

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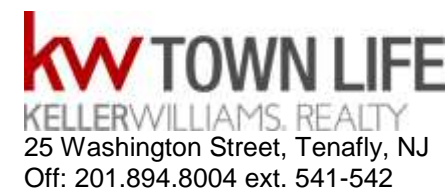
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433		CONRAD	RD	COL	3	1	1	\$354,900	\$332,800	-6%	12/19/2014	138	PROMINENT PROPERTIES SOTHEBY'S	REALTY 7
119		KNICKERBOCKER	RD	COL	3	2	0	\$329,900	\$335,000	2%	4/3/2014	32	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
208		JANE	ST	COL	4	1	1	\$345,000	\$335,000	-3%	8/4/2014	28	KELLER WILLIAMS	EXIT ON THE HUDSON REALTY
265		EVERETT	PL	COL	3	1	1	\$359,000	\$337,000	-6%	3/21/2014	190	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
173		WALTON	ST	COL	3	2	1	\$379,000	\$345,000	-9%	7/28/2014	81	ROYAL REALTY SERVICES, LLC	WEICHERT
109	E	SHEFFIELD	AVE	COL	3	2	0	\$398,000	\$345,000	-13%	11/6/2014	115	COLDWELL BANKER,	COLDWELL BANKER,
594		OVERLOOK	PL	S/L	3	2	1	\$349,000	\$349,000	0%	3/31/2014	154	YOUNG STAR REALTY, LLC	TOP REALTY
521		TENAFLY	RD	RANCH	4	3	0	\$379,000	\$350,000	-8%	5/9/2014	48	REALMART REALTY, LLC	GILMORE REALTY, LLC
390	W	PALISADE	AVE	C/C	3	2	0	\$359,000	\$350,000	-3%	5/28/2014	12	VENTURE VR REALTORS	OUTSIDE BROKER
471		GRANDVIEW	AVE	RANCH	2	1	0	\$400,000	\$350,000	-13%	11/10/2014	175	WEICHERT REALTORS	WEICHERT REALTORS
363		MURRAY	AVE	S/L	4	4	0	\$399,900	\$352,000	-12%	5/16/2014	35	FRIEDBERG PROPERTIES	MORE REALTY
330		WINDSOR	RD	COL	3	2	1	\$359,000	\$359,000	0%	10/27/2014	54	TERRIE O'CONNOR	TERRIE O'CONNOR
178		SAINT NICHOLAS	AVE	COL	3	1	1	\$379,000	\$360,000	-5%	3/24/2014	89	WEICHERT REALTORS, TENAFLY	WEICHERT REALTORS, TENAFLY
415		SHANNON	CT	C/C	3	2	1	\$372,000	\$367,000	-1%	7/7/2014	52	WEICHERT	COLDWELL BANKER
332		STARLING	RD	COL	3	1	1	\$435,000	\$375,000	-14%	1/31/2014	201	TERRIE O'CONNOR REALTORS	TERRIE O'CONNOR REALTORS
383		LANTANA	AVE	COL	3	1	1	\$419,000	\$375,000	-11%	1/30/2014	70	WEICHERT REALTORS	WEICHERT REALTORS
263		CAMBRIDGE	AVE	COL	5	2	1	\$450,000	\$380,000	-16%	1/30/2014	66	SASSANO PROPERTIES INC.	VERA & NECHAMA REALTY
370		WINDSOR	RD	S/L	3	2	1	\$410,000	\$380,000	-7%	11/19/2014	42	VERA & NECHAMA REALTY	RE/MAX
432		MOUNTAIN VIEW	RD	COL	3	1	0	\$429,000	\$392,000	-9%	3/17/2014	159	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER, TENAFLY
592		LORRAINE	CT	S/L	3	1	1	\$399,900	\$392,000	-2%	8/29/2014	21	RE/MAX	RE/MAX
288		MARLBORO	RD	COL	3	2	0	\$419,900	\$395,000	-6%	2/10/2014	53	FRIEDBERG	CENTURY 21
418		CONRAD	RD	COL	3	1	1	\$419,900	\$409,000	-3%	10/28/2014	24	COLDWELL BANKER	MIRON PROPERTIES
285		LANTANA	AVE	COL	4	2	1	\$436,000	\$410,000	-6%	4/1/2014	101	REALTY EXPRESS COUNTYWIDE	COLDWELL BANKER, HILLSDALE
340		TENAFLY	RD	COL	5	2	0	\$499,500	\$450,000	-10%	2/4/2014	82	WEICHERT	PROMINENT PROPERTIES SOTHEBY'S
400		LANTANA	AVE	COL	4	3	0	\$495,000	\$475,000	-4%	7/15/2014	16	PROMINENT PROPERTIES SOTHEBY'S	MIRON PROPERTIES
627		RIDGELAND	TER	C/C	4	3	0	\$499,000	\$485,000	-3%	9/3/2014	45	RE/MAX	CENTURY 21 MAINSTREAM
260	W	HUDSON	AVE	COL	4	2	0	\$499,000	\$490,000	-2%	1/30/2014	15	MIRON PROPERTIES	LINKS REAL ESTATE
299		WINDSOR	RD	COL	3	3	1	\$524,900	\$502,500	-4%	8/22/2014	71	WEICHERT REALTORS	HALSTEAD PROPERTY

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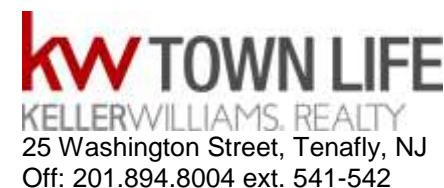
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42		JAMES	ST	COL	4	2	1	\$529,900	\$515,000	-3%	5/15/2014	149	LEGACY REALTY	FRIEDBERG PROPERTIES
38		JAMES	ST	COL	4	2	1	\$529,900	\$517,500	-2%	6/13/2014	189	LEGACY REALTY ASS	RUSSO REAL ESTATE / TEANECK
48		JAMES	ST	COL	4	2	1	\$529,900	\$522,000	-1%	12/10/2014	209	LEGACY REALTY	RE/MAX
150		HUGUENOT	AVE	COL	3	3	1	\$549,000	\$549,000	0%	3/14/2014	55	TRI-COUNTY REALTY OF	OUTSIDE BROKER
605		RIDGELAND	TER	COL	4	3	1	\$629,000	\$572,500	-9%	2/26/2014	92	CENTURY 21	KELLER WILLIAMS
400		GLOUCESTER	ST	S/L	4	2	1	\$725,000	\$575,000	-21%	12/4/2014	166	ANHALT REALTY	ROYAL REALTY
620		JONES	RD	COL	4	4	0	\$699,000	\$600,000	-14%	2/11/2014	177	ROYAL REALTY SERVICES, LLC	NEW STAR REALTY
218		KING	ST	COL	4	2	1	\$695,000	\$609,000	-12%	2/4/2014	228	FRIEDBERG	MIRON PROPERTIES
240		VAN NOSTRAND	AVE	COL	7	3	1	\$699,000	\$629,000	-10%	5/15/2014	82	MIRON PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
80		CHURCH	ST	COL	5	2	2	\$699,000	\$647,500	-7%	1/6/2014	44	BETTER HOMES REALTY	OUTSIDE BROKER
172		VAN NOSTRAND	AVE	COL	5	4	1	\$624,900	\$650,000	4%	6/30/2014	11	COLDWELL BANKER, FORT LEE	RUSSO REAL ESTATE / TEANECK
428		LEWELEN	CIR	S/L	4	3	0	\$795,000	\$650,000	-18%	8/11/2014	239	FRIEDBERG PROPERTIES	KELLER WILLIAMS
81	E	HAMILTON	AVE	COL	6	3	1	\$780,000	\$650,000	-17%	12/11/2014	831	PROMINENT PROPERTIES SOTHEBY'S	ROYAL REALTY
351		AUDUBON	RD	COL	4	3	1	\$775,000	\$675,000	-13%	5/12/2014	282	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
499		CAPE MAY	ST	B/L	4	2	1	\$695,000	\$675,000	-3%	9/5/2014	43	KELLER WILLIAMS	EVERGREEN REALTY
240		JONES	RD	COL	4	3	1	\$799,000	\$680,000	-15%	8/7/2014	244	COLDWELL BANKER	ROYAL REALTY SERVICES, LLC
361		GLOUCESTER	ST	S/L	5	3	1	\$759,000	\$690,000	-9%	11/10/2014	88	PAY LESS REALTY	PAY LESS REALTY
82		SPRING	LN	COL	6	3	0	\$819,000	\$715,000	-13%	5/29/2014	98	RE/MAX PROPERTIES PLUS	RE/MAX PROPERTIES PLUS
37		KING	ST	COL	4	2	2	\$768,000	\$739,000	-4%	5/27/2014	49	COLDWELL BANKER	COLDWELL BANKER
57		FRANKLIN	ST	COL	6	4	1	\$799,000	\$745,000	-7%	7/23/2014	24	MIRON PROPERTIES	VERA & NECHAMA REALTY
170		BRAYTON	ST	RANCH	3	3	1	\$699,000	\$746,000	7%	9/29/2014	28	WEICHERT REALTORS	WEICHERT REALTORS
340		LEWELEN	CIR	RANCH	4	2	1	\$899,900	\$750,000	-17%	4/1/2014	147	ROYAL REALTY SERVICES, LLC	KELLER WILLIAMS
54		JONES	RD	COL	5	3	0	\$997,000	\$805,000	-19%	4/30/2014	103	WEICHERT REALTORS, TENAFLY	ANHALT REALTY
416		LYDECKER	ST	CONTP	4	2	1	\$825,000	\$815,000	-1%	6/30/2014	7	KELLER WILLIAMS	KELLER WILLIAMS
488	N	WOODLAND	ST	RANCH	4	3	0	\$870,000	\$830,000	-5%	2/27/2014	184	REALTY INTERNATIONAL INC.	PROMINENT PROPERTIES SOTHEBY'S
372		THORNTON	RD	RANCH	3	2	1	\$990,000	\$830,000	-16%	8/21/2014	182	WEICHERT REALTORS	ROYAL REALTY SERVICES, LLC
430		NEXT DAY HILL	DR	RANCH	4	3	1	\$875,000	\$835,000	-5%	6/9/2014	19	KELLER WILLIAMS	KELLER WILLIAMS
78		FRANKLIN	ST	COL	5	2	1	\$949,000	\$885,000	-7%	9/12/2014	94	ROYAL REALTY SERVICES, LLC	ROYAL REALTY SERVICES, LLC

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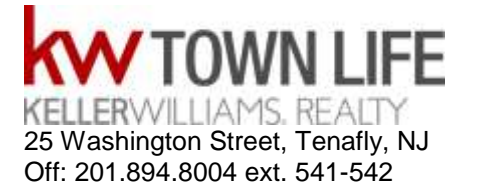


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84	E	LINDEN	AVE	COL	4	3	2	\$889,000	\$899,000	1%	5/1/2014	132	PROMINENT PROPERTIES SOTHEBY'S	ROYAL REALTY SERVICES, LLC
181		JONES	RD	COL	5	4	1	\$1,199,000	\$900,000	-25%	2/19/2014	152	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
414		JOHNSON	AVE	COL	5	3	1	\$1,250,000	\$930,000	-26%	1/22/2014	201	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
448		WESTVIEW	AVE	COL	5	5	0	\$1,149,000	\$975,000	-15%	11/13/2014	133	COLDWELL BANKER,	RE/MAX
148		BOOTH	AVE	CONTP	5	3	1	\$1,180,000	\$990,000	-16%	9/30/2014	82	FRIEDBERG PROPERTIES	RUSSO REAL ESTATE
391		ETON	ST	COL	4	5	0	\$1,199,000	\$999,000	-17%	4/10/2014	204	COLDWELL BANKER, TENAFLY	PROMINENT PROPERTIES SOTHEBY'S
401		DOUGLAS	ST	COL	5	4	1	\$1,395,000	\$1,200,000	-14%	6/26/2014	253	MIRON PROPERTIES	MIRON PROPERTIES
386		WALNUT	ST	COL	6	3	1	\$1,500,000	\$1,400,000	-7%	9/18/2014	45	FRIEDBERG PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
275		HUTCHINSON	RD	S/L	7	5	0	\$1,800,000	\$1,575,000	-13%	2/10/2014	61	FRIEDBERG	ANHALT REALTY
170	N	WOODLAND	ST	COL	6	5	2	\$1,699,999	\$1,625,000	-4%	6/10/2014	68	WEICHERT REALTORS, TENAFLY	ROYAL REALTY SERVICES, LLC
300		WALNUT	ST	COL	8	7	1	\$2,288,000	\$1,725,000	-25%	3/18/2014	123	COLDWELL BANKER, FORT LEE	PROMINENT PROPERTIES SOTHEBY'S
84		LYDECKER	ST	COL	6	6	1	\$1,975,000	\$1,850,000	-6%	5/20/2014	25	PROMINENT PROPERTIES SOTHEBY'S	ROYAL REALTY SERVICES, LLC
317		LYDECKER	ST	COL	5	4	2	\$2,099,000	\$1,850,000	-12%	6/10/2014	121	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
341		MOUNTAIN	RD	RANCH	6	4	2	\$4,300,000	\$3,000,000	-30%	11/17/2014	352	PROMINENT PROPERTIES SOTHEBY'S	MIRON PROPERTIES
58		BEECH	RD	COL	7	10	1	\$5,995,000	\$5,740,000	-4%	3/18/2014	204	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S