

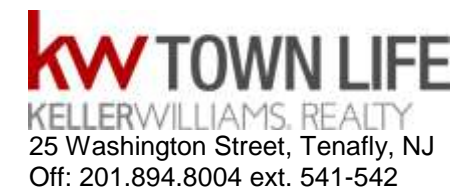


Ft Lee SoldReport

Anat Eisenberg

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Cel: 201.341.4765



1.1.2014 to 12.31.2014

68 Properties Sold in 2014 vs. 66 sold in 2013 ↑3%

	Asking	Sold For	%	Dom
Average	\$808,372	\$724,110	-9%	97
Median	\$649,500	\$584,250	-7%	66

	ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
2017	JONES	RD	COL	3	1	1	\$349,000	\$250,000	-28%	7/29/2014	281	CENTURY 21	CENTURY 21
821	FAIRVIEW	LN	DUPLEX	3	1	0	\$359,900	\$274,300	-24%	11/14/2014	225	COLDWELL BANKER	COLDWELL BANKER
2469	HAMMETT	AVE	RANCH	3	2	0	\$309,000	\$310,000	0%	10/3/2014	16	LIBERTY REALTY	LIBERTY REALTY
1600	ANDERSON	AVE	COL	3	1	0	\$349,000	\$335,000	-4%	1/31/2014	30	WEICHERT REALTORS	WEICHERT REALTORS
439	JANE	ST	COL	4	1	1	\$345,000	\$340,000	-1%	7/10/2014	8	SIMPLY REAL ESTATE	L. CHO REALTY, INC.
2040	HOEFLEYS	LN	COL	3	2	1	\$399,000	\$350,000	-12%	3/14/2014	158	FURUMOTO REALTY INC.	RIDGECO PROPERTIES,
499	BLUFF	RD	COL	3	1	1	\$399,000	\$375,000	-6%	10/8/2014	24	HERITAGE REALTY GROUP	HERITAGE REALTY GROUP
1631	ANDERSON	AVE	COL	3	1	1	\$439,000	\$380,000	-13%	11/11/2014	130	COLDWELL BANKER	REALTY 7, LLC -
1023	ANDERSON	AVE	COL	3	2	1	\$489,000	\$435,000	-11%	5/6/2014	260	SOKOLICH REAL ESTATE	SOKOLICH REAL ESTATE
2473	7TH	ST	DUPLEX	3	2	1	\$469,500	\$435,000	-7%	7/25/2014	85	FAST TRACK REAL ESTATE	COLDWELL BANKER
388	WILSON	AVE	C/C	4	2	1	\$490,000	\$450,000	-8%	4/17/2014	50	FURUMOTO REALTY INC.	FURUMOTO REALTY INC.
1045	PALISADE	AVE	RANCH	3	2	0	\$698,000	\$450,000	-36%	8/27/2014	50	THE CHEN AGENCY	COLDWELL BANKER
9	DRURY	LN	COL	4	1	2	\$469,000	\$450,000	-4%	9/3/2014	4	BERTELSEN REALTY	BERTELSEN REALTY
1025	JASSAMINE	WAY	COL	3	2	0	\$488,000	\$450,000	-8%	10/15/2014	105	COLDWELL BANKER	COLDWELL BANKER
1451	CENTER	AVE	RANCH	3	1	1	\$489,000	\$455,000	-7%	12/18/2014	46	KELLER WILLIAMS	KELLER WILLIAMS
343	RIVERDALE	DR	C/C	4	1	1	\$449,000	\$460,000	2%	1/22/2014	7	RE/MAX	OUTSIDE BROKER
1066	KINGSLAND	LN	COL	4	2	0	\$475,000	\$475,000	0%	2/9/2014	22	COLDWELL BANKER	NOVAS REALTY, LLC
368	NEW YORK	AVE	COL	4	2	1	\$509,000	\$485,000	-5%	11/25/2014	159	COLDWELL BANKER	WEICHERT REALTORS
2043	MARGUERITE	ST	COL	4	2	0	\$549,000	\$500,000	-9%	5/15/2014	12	SIMPLY REAL ESTATE	SIMPLY REAL ESTATE
1083	JASSAMINE	WAY	S/L	3	2	0	\$549,000	\$507,500	-8%	12/29/2014	102	WEICHERT REALTORS	WEICHERT REALTORS

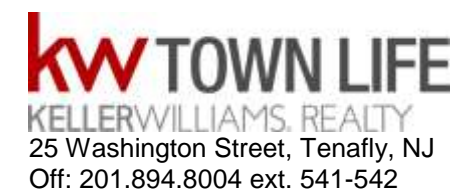


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1103	FAIRVIEW	LN	RANCH	3	2	1	\$525,000	\$515,000	-2%	2/11/2014	14	THE CHEN AGENCY	THE CHEN AGENCY
1122	JUANITA	PL	RANCH	3	3	0	\$599,900	\$539,000	-10%	3/22/2014	106	RUSSO REAL ESTATE / TEANECK	CENTURY 21
372	MCCLOUD	DR	COL	4	2	0	\$539,000	\$539,000	0%	4/15/2014	6	REALTY INTERNATIONAL INC.	SIMPLY REAL ESTATE
273	GRANDVIEW	TER	S/L	3	2	1	\$579,000	\$540,000	-7%	10/16/2014	95	COLDWELL BANKER	PRUDENTIAL ELIA REAL ESTATE
1060	INWOOD	TER	RANCH	3	2	0	\$535,000	\$550,000	3%	10/30/2014	22	PRUDENTIAL	COLDWELL BANKER, FORT LEE
305	WESTVIEW	AVE	RANCH	4	2	1	\$645,000	\$550,000	-15%	12/31/2014	198	PROMINENT PROPERTIES SOTHEBY'	COLDWELL BANKER
31	CUMBERMEADE	RD	COL	4	2	0	\$469,000	\$555,000	18%	5/5/2014	13	COLDWELL BANKER	SOKOLICH REAL ESTATE
1420	OLERI	TER	RANCH	3	2	1	\$560,000	\$560,000	0%	1/2/2014	14	OPEN LISTING-SOLD	COLDWELL BANKER
1030	FAIRVIEW	LN	C/C	3	2	0	\$559,000	\$560,000	0%	5/30/2014	15	WEICHERT REALTORS	WEICHERT REALTORS
218	MCCLOUD	DR	C/C	4	3	0	\$639,000	\$565,000	-12%	6/6/2014	230	CENTURY 21	CENTURY 21
1051	FAIRVIEW	LN	S/L	3	1	1	\$635,000	\$572,000	-10%	10/17/2014	24	COLDWELL BANKER	COLDWELL BANKER
1211	FAIRMOUNT	PL	C/C	3	2	1	\$579,000	\$579,000	0%	4/10/2014	15	KELLER WILLIAMS	REDSTONE REALTY LLC
1037	EDGEWOOD	LN	COL	4	2	1	\$619,000	\$580,000	-6%	7/14/2014	51	KELLER WILLIAMS	REDSTONE REALTY LLC
2357	JONES	RD	CONTP	4	3	0	\$747,800	\$582,500	-22%	9/2/2014	384	PROMINENT PROPERTIES SOTHEBY'S	Z REALTY GROUP, LLC
1111	GLEN	RD	RANCH	3	3	0	\$699,000	\$586,000	-16%	5/30/2014	252	OTSUBO REALTY	OTSUBO REALTY
469	DEERWOOD	RD	S/L	3	3	0	\$629,000	\$590,000	-6%	12/31/2014	175	GROUP TWENTY SIX	PROMINENT PROPERTIES SOTHEBY'S
21	PLATEAU	AVE	B/L	3	3	0	\$699,000	\$608,000	-13%	11/7/2014	143	MIRON PROPERTIES	MIRON PROPERTIES
2348	JONES	RD	B/L	4	3	0	\$698,000	\$625,000	-10%	2/21/2014	160	THE CHEN AGENCY	MASUKO REALTY
2077	JONES	RD	CONTP	5	3	0	\$649,000	\$625,000	-4%	7/8/2014	28	RE/MAX	SMART REALTY, INC.
1015	BERGEN	BLVD	COL	3	1	0	\$650,000	\$640,000	-2%	8/15/2014	29	COLDWELL BANKER	COLDWELL BANKER
232	BELLEMEADE	AVE	C/C	4	2	1	\$654,888	\$645,000	-2%	2/3/2014	66	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S
1075	EDGEWOOD	LN	COL	5	3	1	\$768,888	\$670,000	-13%	12/29/2014	321	PROMINENT PROPERTIES SOTHEBY'	PROMINENT PROPERTIES SOTHEBY'S
1056	INWOOD	TER	CONTP	4	2	1	\$688,000	\$688,000	0%	9/3/2014	20	KINGSTONE REALTY	COLDWELL BANKER
1081	INWOOD	TER	COL	4	3	0	\$699,000	\$690,000	-1%	9/17/2014	28	CENTURY 21	CENTURY 21
328	NEW YORK	AVE	COL	3	2	2	\$779,000	\$725,000	-7%	4/4/2014	91	RIDGECO PROPERTIES,	RIDGECO PROPERTIES,
1050	CUMBERMEADE	RD	COL	5	4	0	\$849,000	\$730,000	-14%	12/11/2014	146	WEICHERT REALTORS	WEICHERT REALTORS
1170	CUMBERMEADE	RD	COL	4	4	1	\$949,000	\$748,000	-21%	10/16/2014	14	REALTY 7, LLC	REALTY 7, LLC
2407	HAMMETT	AVE	DUPLEX	3	3	1	\$762,500	\$762,500	0%	11/4/2014	20	GROUP TWENTY SIX	GROUP TWENTY SIX

Data is obtained from the NJMLS & is deemed reliable but not guaranteed These properties were listed and sold by various participants of NJMLS

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1014	ANDERSON AVE		COL	5	3	1	\$888,000	\$765,000	-14%	12/31/2014	86	BIG CITY REALTY, LLC	BIG CITY REALTY, LLC
1074	EDGEWOOD LN		COL	5	3	1	\$879,900	\$810,000	-8%	3/7/2014	342	RE/MAX	RE/MAX
244	MCELROY AVE		COL	4	3	1	\$990,000	\$855,000	-14%	2/10/2014	98	INNOVATION	COLDWELL BANKER
1059	DEARBORN RD		COL	3	3	1	\$899,000	\$860,000	-4%	3/10/2014	40	SUNNY VISTA REALTY, INC.	WEICHERT
246	MCCLOUD DR		COL	4	3	1	\$948,000	\$920,000	-3%	8/15/2014	17	PROMINENT PROPERTIES SOTHEBY'S	TRUST REALTY, INC.
1403	OLERI TER		COL	5	3	1	\$1,149,000	\$950,000	-17%	7/18/2014	43	INNOVATION GROUP	COLDWELL BANKER
1101	PALISADE AVE		S/L	3	3	1	\$995,000	\$960,000	-4%	6/20/2014	74	REALTYLINE - TEANECK	ELITE REALTORS OF NEW JERSEY
1028	ARCADIAN WAY		COL	4	3	1	\$999,000	\$980,000	-2%	3/14/2014	38	ROYAL SIGNATURE REALTY, LLC	COLDWELL BANKER
39	BLUFF RD		COL	4	2	2	\$1,788,000	\$1,030,000	-42%	3/28/2014	183	RE/MAX	EASTERN INTERNATIONAL
265	MCELROY AVE		COL	5	3	1	\$1,399,000	\$1,171,200	-16%	7/31/2014	68	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
1011	EDGEWOOD LN		COL	4	3	1	\$1,288,000	\$1,182,500	-8%	9/17/2014	31	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
1025	ARCADIAN WAY		COL	4	4	0	\$1,488,000	\$1,200,000	-19%	9/22/2014	65	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
65	VIRGINIA AVE		COL	4	3	2	\$1,375,000	\$1,265,000	-8%	4/21/2014	180	RIDGECO PROPERTIES,	WEICHERT REALTORS, FORT LEE
1023	DEARBORN RD		COL	5	4	1	\$1,350,000	\$1,300,000	-4%	1/30/2014	23	COLDWELL BANKER	WEICHERT REALTORS
1224	BRIAR WAY		COL	4	3	2	\$1,375,000	\$1,310,000	-5%	5/23/2014	224	RIDGECO PROPERTIES, INC., ENGLEWOOD CLIFFS	GROUP TWENTY SIX, LLC
1239	BRIAR WAY		COL	4	4	2	\$1,595,000	\$1,360,000	-15%	4/22/2014	194	ELITE REALTY INTERNATIONAL	RE/MAX
1091	BRIAR WAY		COL	6	4	1	\$1,549,000	\$1,510,000	-3%	12/31/2014	29	RIDGECO PROPERTIES	RIDGECO PROPERTIES
124	BLUFF RD		COL	6	5	1	\$1,749,000	\$1,600,000	-9%	12/9/2014	85	RIDGECO PROPERTIES	COLDWELL BANKER
1115	ARCADIAN WAY		COL	5	4	1	\$1,900,000	\$1,675,000	-12%	12/5/2014	151	RE/MAX	WEICHERT REALTORS
2	MANATAUK AVE		COL	3	3	1	\$2,888,000	\$2,250,000	-22%	1/3/2014	201	THE CHEN AGENCY	RE/MAX