



Cresskill SoldReport

Anat Eisenberg

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Cel: 201.341.4765



1.1.2016 to 12.31.2016

105 Properties Sold in 2016 vs. 84 sold in 2015 ↑25%

	ASKING	SOLD FOR	%	DOM
AVERAGE	\$911,570	\$848,551	-6%	77
MEDIAN	\$698,000	\$650,000	-5%	48.5

	ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
40	New St	Col	2	1	0	\$319,000	\$319,000	0%	9/29/2016	8	Group Twenty Six, Tenafly	Wardell Realty, Inc.
22	Merritt Ave	Ranch	3	1	0	\$399,000	\$330,000	-17%	8/16/2016	80	Coldwell Banker	Coldwell Banker
11	Merritt Ave	Ranch	3	1	0	\$359,000	\$330,000	-8%	12/21/2016	8	RE/MAX	RE/MAX
23	Florence Ave	Col	3	1	0	\$349,000	\$335,000	-4%	3/1/2016	16	Relo Redac, Inc.	Prominent Properties Sotheby's
5	Margie Ave	Col	2	1	0	\$379,000	\$360,000	-5%	7/25/2016	75	RE/MAX	Keller Williams
186	6th St	Col	3	1	1	\$439,000	\$360,000	-18%	1/18/2016	240	Friedberg Properties	McSpirit & Beckett
169	Jefferson Ave	Ranch	2	2	0	\$398,000	\$380,000	-5%	8/8/2016	38	Top Realty	Coldwell Banker
171	Knickerbocker Rd	S/L	3	1	1	\$499,000	\$390,000	-22%	1/28/2016	93	Keller Williams	Century Homes
345	Brookside Ave	Ranch	3	2	0	\$399,000	\$395,000	-1%	9/1/2016	11	Coldwell Banker	Eastern Realty, Inc.
65	Merritt Ave	Ranch	3	1	0	\$414,900	\$399,000	-4%	10/5/2016	98	Keller Williams	Keller Williams
101	Palisade Ave	S/L	4	2	1	\$525,000	\$400,000	-24%	12/12/2016	171	Century 21	Friedberg Properties
235	County Rd	Col	3	4	0	\$659,000	\$400,000	-39%	5/3/2016	204	Keller Williams	Outside Broker
40	Park Ave	Col	3	1	1	\$369,900	\$405,000	9%	5/18/2016	33	Better Homes and Gardens	Weichert Realtors
274	Brookside Ave	Ranch	3	1	0	\$420,000	\$425,000	1%	2/3/2016	10	Furumoto Realty Inc.	Furumoto Realty Inc.
257	Madison Ave	S/L	3	2	0	\$440,000	\$430,000	-2%	8/12/2016	29	Otsubo Realty	Prominent Properties Sotheby's
169	6th St	C/C	4	2	0	\$465,000	\$450,000	-3%	4/18/2016	71	Realty 7, LLC	ABC Realty
40	Mountainview Rd	Col	3	1	0	\$438,000	\$450,000	3%	1/15/2016	30	Friedberg Properties	Cornerstone Partners
269	E Madison Ave	Ranch	2	1	0	\$450,000	\$450,000	0%	5/16/2016	31	OPEN LISTING-SOLD	Eastern Realty, Inc.



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 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
97		Magnolia Ave		Col	4	2	0	\$489,000	\$450,000	-8%	8/9/2016	60	Weichert Realtors	Weichert Realtors
53		Rose St		Col	3	1	1	\$459,000	\$452,500	-1%	6/9/2016	35	RE/MAX	Coldwell Banker
30		Pierce Ave		S/L	3	1	1	\$519,000	\$460,000	-11%	7/25/2016	82	RE/MAX	Prominent Properties Sotheby's
101		Hillside Ave		C/C	4	2	0	\$474,900	\$465,000	-2%	7/7/2016	9	Berkshire Hathaway	Berkshire Hathaway
247		Jefferson Ave		Col	4	2	0	\$493,888	\$470,000	-5%	4/20/2016	18	Coldwell Banker,	Coldwell Banker,
46	S	Crest Dr		C/C	3	2	0	\$469,000	\$479,000	2%	11/7/2016	29	Weichert Realtors	Weichert Realtors
66		Short Pl		C/C	4	1	1	\$548,888	\$485,000	-12%	2/5/2016	165	Keller Williams	Coldwell Banker
95		Mezzine Dr		Col	3	2	0	\$475,000	\$487,000	3%	3/29/2016	31	Coldwell Banker	Coldwell Banker
195		4th St		B/L	3	2	0	\$549,000	\$487,500	-11%	1/8/2016	177	Promise Realty	Prominent Properties Sotheby's
479		Piermont Rd		S/L	3	1	2	\$519,000	\$490,000	-6%	12/14/2016	72	Weichert Realtors,	Prestige Properties
151		Lexington Ave		Col	5	2	0	\$525,000	\$515,000	-2%	4/15/2016	20	Prominent Properties Sotheby's	Relo Redac, Inc.
26		Emerson St		Ranch	3	1	0	\$529,000	\$520,000	-2%	5/27/2016	45	Better Homes and Gardens	Coldwell Banker
31		Weil Pl		C/C	4	2	0	\$570,000	\$520,000	-9%	9/21/2016	118	Reggo & Kelemen	Group Twenty Six, LLC
82		6th St		S/L	3	2	0	\$565,000	\$528,000	-7%	12/15/2016	377	Hayden Oakley	Hayden Oakley
190		5th St		B/L	4	2	1	\$549,000	\$535,000	-3%	9/6/2016	14	Coldwell Banker	Coldwell Banker
296		Highland St		Col	4	2	0	\$537,888	\$535,000	-1%	8/10/2016	13	Coldwell Banker	Prominent Properties Sotheby's
27		Deacon Pl		Ranch	3	2	0	\$539,900	\$539,900	0%	10/14/2016	22	Russo Real Estate	Keller Williams
46		Pershing Pl		Col	4	2	0	\$649,000	\$545,000	-16%	6/22/2016	162	Weichert Realtors	Cornerstone Partners
406		Highland St		C/C	3	2	0	\$589,000	\$550,000	-7%	7/20/2016	179	RE/MAX	RE/MAX
368		11th St		S/L	4	2	0	\$598,888	\$550,000	-8%	3/4/2016	72	Prominent Properties Sotheby's	RE/MAX Properties Plus
215		Grant Ave		C/C	3	2	0	\$569,000	\$555,000	-2%	11/23/2016	14	Coldwell Banker	Weichert Realtors
2		Wright Pl		S/L	4	2	1	\$591,600	\$560,000	-5%	4/29/2016	109	Cambridge Homes Realty	RE/MAX
168		Knickerbocker Rd		Ranch	3	2	0	\$598,000	\$560,000	-6%	7/26/2016	94	Coldwell Banker	RE/MAX
20		Evans Rd		C/C	4	3	0	\$599,000	\$570,000	-5%	3/14/2016	24	Weichert Realtors	Coldwell Banker
101		Roosevelt St		Col	4	3	0	\$618,000	\$575,000	-7%	6/21/2016	C	Prominent Properties Sotheby's	Weichert Realtors
21		Cedar St		S/L	4	2	0	\$649,000	\$590,000	-9%	4/15/2016	284	RE/MAX	RE/MAX
79		Jefferson Ave		Col	3	1	1	\$628,800	\$595,000	-5%	12/15/2016	144	Weichert Realtors,	Keller Williams
38		Cranford Pl		S/L	3	2	1	\$639,000	\$602,500	-6%	8/29/2016	66	Coldwell Banker	The Chen Agency



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30	Churchill Rd	Col	5	2	1	\$675,000	\$604,537	-10%	9/30/2016	96	Coldwell Banker	Outside Broker
12	Woodland Rd	Col	4	3	0	\$678,900	\$610,000	-10%	12/22/2016	65	RE/MAX	RE/MAX
141	Phelps Ave	Col	4	2	1	\$749,900	\$627,000	-16%	6/17/2016	53	Coldwell Banker	Keller Williams
194	8th St	Col	5	2	2	\$638,000	\$630,000	-1%	7/1/2016	45	Coldwell Banker	Public Trust Realty Group
175	Jefferson Ave	S/L	4	3	0	\$659,000	\$637,500	-3%	9/12/2016	23	RE/MAX	Coldwell Banker
259	Jefferson Ave	Col	4	2	1	\$748,000	\$650,000	-13%	12/20/2016	140	RE/MAX	Coldwell Banker
27	Short Pl	Col	4	2	1	\$628,000	\$650,000	4%	4/18/2016	16	Prominent Properties Sotheby's	Keller Williams
276	Jefferson Ave	Col	4	3	1	\$729,900	\$650,000	-11%	6/14/2016	184	Prominent Properties Sotheby's	Prominent Properties Sotheby's
5	Short Pl	S/L	3	2	1	\$698,000	\$657,500	-6%	8/12/2016	35	Realty 7, LLC	Coldwell Banker
25	Harvard St	Ranch	4	2	0	\$670,000	\$670,000	0%	7/26/2016	17	Andrew Frank	RE/MAX
77	Roosevelt St	Col	3	3	1	\$699,000	\$675,000	-3%	12/1/2016	2	Prominent Properties Sotheby's	Weichert Realtors
73	Park Ave	Col	4	2	1	\$699,900	\$685,000	-2%	12/6/2016	70	Auburn Realty, Inc.	Auburn Realty, Inc.
194	9th St	Col	3	2	1	\$698,000	\$698,000	0%	4/29/2016	15	Keller Williams	Weichert Realtors
125	Park Ave	Col	4	2	1	\$749,900	\$700,000	-7%	8/1/2016	222	Auburn Realty, Inc.	Coldwell Banker
203	Lexington Ave	Col	4	3	0	\$700,000	\$700,000	0%	8/8/2016	4	Weichert Realtors	Weichert Realtors
14	Michele Ct	Col	4	2	1	\$825,000	\$738,000	-11%	6/9/2016	23	Friedberg Properties	Keller Williams
175	4th St	Col	4	2	1	\$728,000	\$740,000	2%	7/7/2016	54	Friedberg Properties	Prominent Properties Sotheby's
296	County Rd	Col	5	4	0	\$1,190,000	\$750,000	-37%	3/10/2016	334	Top Realty	Top Realty
20	Maple St	Col	3	3	1	\$729,000	\$753,000	3%	8/24/2016	14	RE/MAX	Coldwell Banker
124	10th St	Contp	5	3	1	\$799,000	\$759,000	-5%	7/1/2016	62	RE/MAX	Keller Williams
64	Eisenhower Dr	Ranch	3	3	0	\$838,000	\$770,000	-8%	3/22/2016	200	Keller Williams	Keller Williams
155	Jefferson Ave	Col	4	3	0	\$799,001	\$770,000	-4%	5/17/2016	16	RE/MAX	Young Star Realty, LLC
18	Churchill Rd	Col	4	2	1	\$768,888	\$780,000	1%	11/15/2016	11	Coldwell Banker	Coldwell Banker
280	Highland St	Col	4	2	1	\$825,000	\$786,000	-5%	8/26/2016	37	Friedberg Properties	Weichert Realtors
270	Concord St	Col	5	3	1	\$959,000	\$800,000	-17%	9/6/2016	299	Prominent Properties Sotheby's	Prominent Properties Sotheby's
18 S	Crest Dr	Col	4	3	1	\$865,000	\$810,000	-6%	10/31/2016	126	Coldwell Banker	Eastern Realty, Inc.
173	6th St	Col	4	3	1	\$849,000	\$825,000	-3%	9/14/2016	27	Prominent Properties Sotheby's	Keller Williams
149	14th St	Col	4	2	1	\$880,000	\$830,000	-6%	6/1/2016	205	Prominent Properties Sotheby's	Miron Properties

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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109		Heatherhill	Rd	Col	4	2	1	\$849,000	\$870,001	2%	2/24/2016	13	Keller Williams	RE/MAX Fortune
298		Concord	St	Col	5	3	1	\$939,000	\$875,000	-7%	3/7/2016	63	Coldwell Banker	Keller Williams
4		Weil	Pl	Col	4	3	1	\$949,000	\$915,000	-4%	10/4/2016	106	C Land Realty	Coldwell Banker
102	E	Madison	Ave	S/L	5	3	1	\$999,000	\$930,000	-7%	9/29/2016	109	Friedberg Properties	Coldwell Banker
66	E	Madison	Ave	Col	5	4	1	\$985,000	\$970,000	-2%	8/29/2016	8	RE/MAX	Prominent Properties Sotheby's
47		Adams	Dr	Col	5	3	2	\$1,250,000	\$990,000	-21%	10/24/2016	159	McSpirit & Beckett	Prominent Properties Sotheby's
7		Oxford	Pl	Ranch	4	3	1	\$969,000	\$995,000	3%	7/26/2016	15	Better Homes and Gardens	RE/MAX
194		10th	St	Col	5	3	1	\$1,125,000	\$1,085,000	-4%	5/16/2016	47	Coldwell Banker	Keller Williams
274		Brookside	Ave	Col	5	4	1	\$1,189,000	\$1,100,000	-7%	10/7/2016	3	Coldwell Banker	Coldwell Banker
217		Wilson	Dr	Contp	5	4	0	\$1,199,000	\$1,100,000	-8%	4/18/2016	110	RE/MAX	Young Star Realty
52		Westervelt	Pl	Col	4	3	1	\$1,298,888	\$1,100,888	-15%	7/15/2016	57	Prominent Properties Sotheby's	Coldwell Banker
142		Heatherhill	Rd	Col	5	4	1	\$1,249,000	\$1,150,000	-8%	11/30/2016	3	Coldwell Banker	Coldwell Banker
12		Johnson	Ct	Contp	5	3	1	\$1,400,000	\$1,150,000	-18%	11/1/2016	145	Eastern Realty, Inc.	Coldwell Banker
40		5th	St	Col	5	4	1	\$1,295,000	\$1,150,000	-11%	12/13/2016	70	Prominent Properties Sotheby's	Keller Williams
90		Roosevelt	St	Col	5	4	1	\$1,198,000	\$1,175,000	-2%	7/14/2016	22	Cornerstone Partners	Eastern Realty, Inc.
322		Concord	St	Col	5	4	1	\$1,200,000	\$1,180,000	-2%	1/22/2016	5	Coldwell Banker	Weichert Realtors
102		Westervelt	Pl	Col	5	4	1	\$1,299,000	\$1,250,000	-4%	12/9/2016	70	Keller Williams	Redfin Corporation
51		Phelps	Ave	Col	5	4	1	\$1,285,000	\$1,255,000	-2%	8/4/2016	11	Cornerstone Partners	Keller Williams
126		Westervelt	Pl	Col	5	4	2	\$1,399,000	\$1,265,000	-10%	9/1/2016	38	Prominent Properties Sotheby's	Realty 7, LLC
6		Van Buren	Ct	Contp	5	4	1	\$1,345,000	\$1,275,000	-5%	7/28/2016	80	Weichert Realtors	RE/MAX
236		Grant	Ave	Col	6	5	1	\$1,349,000	\$1,349,000	0%	6/15/2016	13	Prominent Properties Sotheby's	RE/MAX
34		Ridge	Rd	Col	5	5	1	\$1,350,000	\$1,350,000	0%	4/14/2016	5	Keller Williams	Prominent Properties Sotheby's
59		Westervelt	Pl	Col	5	5	2	\$1,799,000	\$1,525,000	-15%	12/9/2016	96	Keller Williams	RE/MAX
80		Eisenhower	Dr	Col	7	4	2	\$1,695,000	\$1,600,000	-6%	10/26/2016	16	Prominent Properties Sotheby's	Prominent Properties Sotheby's
220		Hillside	Ave	Col	5	4	1	\$2,075,000	\$1,888,000	-9%	7/7/2016	100	Prominent Properties Sotheby's	Prominent Properties Sotheby's
10		Loman	Ct	Col	5	6	1	\$1,895,000	\$2,022,500	7%	12/15/2016	16	Coldwell Banker	Coldwell Banker
187		Vaccaro	Dr	Col	6	7	1	\$2,900,000	\$2,500,000	-14%	10/1/2016	6	Prominent Properties Sotheby's	Prominent Properties Sotheby's
79		Jackson	Dr	Col	6	8	1	\$2,795,000	\$2,850,000	2%	9/30/2016	50	Friedberg Properties	Keller Williams



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88	Eisenhower	Dr	Contp	6	6	1	\$3,595,000	\$3,150,000	-12%	8/26/2016	77	Prominent Properties Sotheby'	Outside Broker
29	Mcgrath	Dr	Col	7	6	2	\$3,950,000	\$3,672,500	-7%	6/13/2016	387	Prominent Properties Sotheby's	Prominent Properties Sotheby's
307	Truman	Dr	Col	7	7	1	\$4,150,000	\$3,775,000	-9%	11/1/2016	2	Coldwell Banker	Prominent Properties Sotheby's