



Closter Sold Report

Team Eisenberg

eisenberganat@gmail.com, eisenberg1998@gmail.com

Anat: 201.341.4765 Eran: 201.390.8854



25 Washington Street, Tenafly, NJ
Off: 201.894.8004 ext. 541-542

1.1.2017 to 12.31.2017

98 Properties Sold in 2017 vs. 108 sold in 2016 ↓ 9%

| | ASKING | SOLD FOR | % | DOM |
|----------|-----------|-----------|-----|-----|
| AVERAGES | \$796,306 | \$725,528 | -7% | 82 |
| MEDIAN | \$672,000 | \$635,000 | -5% | 49 |

| | ADDRESS | STYLE | BR | FB | HB | ASKING | SOLD FOR | % | SOLD ON | DOM | LISTING OFFICE | SELLING OFFICE |
|-----|-------------------|-------|----|----|----|-----------|-----------|------|------------|-----|--------------------------------|--------------------------------|
| 40 | Valley Rd | Ranch | 3 | 3 | 0 | \$350,000 | \$300,000 | -14% | 8/16/2017 | 10 | ABC Realty | ABC Realty |
| 383 | Closter Dock Rd | Ranch | 3 | 1 | 0 | \$318,000 | \$307,000 | -3% | 1/24/2017 | 62 | Fast Track | Keller Williams |
| 89 | Knickerbocker Rd | Ranch | 3 | 2 | 0 | \$320,000 | \$315,000 | -2% | 4/24/2017 | 26 | C Land Realty | C Land Realty |
| 40 | Pine St | Ranch | 2 | 1 | 0 | \$399,900 | \$340,000 | -15% | 10/12/2017 | 57 | Friedberg Properties | Coldwell Banker |
| 15 | Demarest Ave | Ranch | 4 | 1 | 1 | \$449,000 | \$343,590 | -23% | 7/10/2017 | 360 | Better Homes and Gardens | Karla K. Cino, LLC |
| 30 | Robinhood Ave | C/C | 3 | 2 | 0 | \$350,000 | \$350,000 | 0% | 7/27/2017 | 133 | 2Win Realty LLC | 2Win Realty LLC |
| 284 | Demarest Ave | C/C | 3 | 1 | 1 | \$385,000 | \$360,000 | -6% | 4/3/2017 | 92 | Realty 7, LLC | Keller Williams |
| 51 | Haring St | Ranch | 2 | 2 | 0 | \$399,000 | \$392,500 | -2% | 9/11/2017 | 139 | Coldwell Banker | Weichert Realtors |
| 52 | Closter Dock Rd | Col | 3 | 2 | 0 | \$399,000 | \$394,000 | -1% | 9/20/2017 | 56 | Keller Williams | Coldwell Banker |
| 278 | Demarest Ave | C/C | 4 | 2 | 0 | \$399,000 | \$399,000 | 0% | 7/10/2017 | 14 | Coldwell Banker | Coldwell Banker |
| 272 | Knickerbocker Rd | C/C | 4 | 2 | 0 | \$369,900 | \$400,000 | 8% | 6/1/2017 | 16 | Coldwell Banker | Public Trust Realty Group |
| 22 | Tenakill St | Ranch | 3 | 2 | 0 | \$349,000 | \$411,500 | 18% | 3/16/2017 | 9 | ERA/Lancia Realty | ERA/Lancia Realty |
| 69 | Robinhood Ave | Ranch | 2 | 1 | 1 | \$398,777 | \$415,000 | 4% | 6/9/2017 | 15 | Coldwell Banker | Weichert Realtors |
| 33 | John St | C/C | 3 | 1 | 1 | \$475,000 | \$419,000 | -12% | 9/1/2017 | 96 | Prominent Properties Sotheby's | Coldwell Banker |
| 72 | Eckerson Ave | Col | 4 | 1 | 0 | \$525,000 | \$460,000 | -12% | 8/8/2017 | 95 | Keller Williams | Keller Williams |
| 55 | Poplar St | C/C | 3 | 1 | 1 | \$549,000 | \$465,000 | -15% | 10/2/2017 | 126 | Weichert Realtors | 2Win Realty LLC |
| 13 | Cedar Ln | Ranch | 3 | 2 | 0 | \$495,000 | \$480,000 | -3% | 6/8/2017 | 28 | Prominent Properties Sotheby's | Prominent Properties Sotheby's |
| 254 | Schraalenburgh Rd | S/L | 3 | 3 | 0 | \$469,000 | \$490,000 | 4% | 6/29/2017 | 29 | RE/MAX | Coldwell Banker |



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| 255 | Irving Ave | | B/L | 3 | 2 | 0 | \$519,900 | \$495,000 | -5% | 7/21/2017 | 112 | Fast Track Real Estate Co, LLC | Eastern Realty, Inc. |
| 5 | Bethany Cir | | Col | 4 | 2 | 1 | \$588,800 | \$500,000 | -15% | 1/5/2017 | 290 | Howard Realty | RE/MAX |
| 32 | Ryerson Pl | | Ranch | 3 | 2 | 0 | \$500,000 | \$500,000 | 0% | 5/15/2017 | 18 | OPEN LISTING-SOLD | Prominent Properties Sotheby's |
| 7 | Wilson Pl | | S/L | 3 | 2 | 1 | \$454,900 | \$500,000 | 10% | 7/17/2017 | 59 | Premier Residences | Better Homes and Gardens |
| 326 | Piermont Rd | | S/L | 3 | 2 | 0 | \$590,000 | \$500,000 | -15% | 9/15/2017 | 218 | Friedberg Properties | Friedberg Properties |
| 199 | Schraalenburgh Rd | | S/L | 3 | 2 | 1 | \$499,900 | \$503,000 | 1% | 6/30/2017 | 24 | RE/MAX | Coldwell Banker |
| 29 | Hickory Ln | | B/L | 3 | 2 | 0 | \$559,000 | \$505,000 | -10% | 7/14/2017 | 83 | Keller Williams | Coldwell Banker |
| 229 | Knickerbocker Rd | | C/C | 3 | 2 | 0 | \$548,900 | \$515,000 | -6% | 11/15/2017 | 101 | Weichert Realtors | Weichert Realtors |
| 100 | Cedar Ln | | S/L | 4 | 3 | 0 | \$529,900 | \$525,000 | -1% | 1/4/2017 | 34 | RE/MAX | Coldwell Banker |
| 64 | Chestnut Ave | | Ranch | 3 | 2 | 0 | \$515,000 | \$525,000 | 2% | 6/30/2017 | 54 | Realmart Realty, LLC | Coldwell Banker |
| 67 | Knickerbocker Rd | | Col | 3 | 2 | 0 | \$599,000 | \$525,000 | -12% | 10/12/2017 | 70 | Prominent Properties Sotheby's | Prominent Properties Sotheby's |
| 14 | Ethel Pl | | S/L | 5 | 2 | 0 | \$569,000 | \$530,000 | -7% | 1/26/2017 | 143 | Weichert Realtors | Keller Williams |
| 22 | Truman Ct | | B/L | 4 | 3 | 0 | \$709,900 | \$530,250 | -25% | 1/20/2017 | 64 | RE/MAX | ABC Realty |
| 248 | Harrington Ave | | Col | 6 | 2 | 1 | \$675,000 | \$535,000 | -21% | 10/31/2017 | 94 | Coldwell Banker | Coldwell Banker |
| 98 | Wainwright Ave | | Ranch | 3 | 1 | 0 | \$515,000 | \$535,000 | 4% | 12/1/2017 | 27 | Friedberg Properties | Coldwell Banker |
| 110 | Maple Ave | | S/L | 4 | 3 | 0 | \$599,000 | \$535,000 | -11% | 12/5/2017 | 21 | Better Homes and Gardens | Coldwell Banker |
| 174 | Harrington Ave | | Col | 6 | 2 | 0 | \$618,000 | \$545,000 | -12% | 6/15/2017 | 120 | Prominent Properties Sotheby's | Coldwell Banker |
| 375 | Demarest Ave | | Col | 4 | 1 | 1 | \$549,900 | \$545,000 | -1% | 3/22/2017 | 10 | Redfin Corporation | ABC Realty |
| 46 | Bergenline Ave | | S/L | 4 | 2 | 0 | \$549,900 | \$545,000 | -1% | 7/28/2017 | 39 | RE/MAX | C Land Realty |
| 63 | Everett St | | Col | 3 | 3 | 0 | \$579,000 | \$550,000 | -5% | 8/15/2017 | 31 | RE/MAX | Gambourg Properties |
| 65 | Union St | | Col | 4 | 3 | 1 | \$549,000 | \$550,000 | 0% | 9/11/2017 | 11 | New Star Realty | New Star Realty |
| 2 | Carlson Ct | | B/L | 4 | 2 | 0 | \$575,000 | \$575,000 | 0% | 11/6/2017 | 11 | Friedberg Properties | RE/MAX |
| 116 | Cedar Ln | | C/C | 4 | 3 | 0 | \$579,000 | \$579,000 | 0% | 9/14/2017 | 44 | Keller Williams | Coldwell Banker |
| 38 | 5th St | | Ranch | 3 | 3 | 0 | \$610,000 | \$580,000 | -5% | 9/21/2017 | 12 | Eastern Realty, Inc. | New World Properties |
| 127 | Cedar Ln | | Ranch | 3 | 3 | 0 | \$629,900 | \$585,000 | -7% | 10/30/2017 | 80 | Keller Williams | Coldwell Banker |
| 66 | Legion Pl | | C/C | 5 | 2 | 1 | \$599,900 | \$592,000 | -1% | 12/29/2017 | 53 | McSpirit & Beckett | McSpirit & Beckett |

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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| 35 | Storig Ave | | Col | 5 | 3 | 0 | \$600,000 | \$600,000 | 0% | 5/30/2017 | 19 | Friedberg Properties | Young Agency, Inc. |
| 376 | Anderson Ave | | Col | 3 | 2 | 0 | \$978,800 | \$615,000 | -37% | 11/2/2017 | 312 | Prominent Properties Sotheby's | Prominent Properties Sotheby's |
| 19 | Gwynne Ct | | S/L | 3 | 2 | 0 | \$649,000 | \$622,500 | -4% | 11/28/2017 | 45 | Friedberg Properties | Prominent Properties Sotheby's |
| 31 | Yale Pl | | S/L | 3 | 1 | 1 | \$649,000 | \$625,000 | -4% | 6/28/2017 | 32 | Coldwell Banker | Keller Williams |
| 108 | Demarest Ave | | Ranch | 3 | 3 | 1 | \$600,000 | \$630,000 | 5% | 6/3/2017 | 34 | Coldwell Banker | Better Homes and Gardens |
| 42 | Susan Dr | | Ranch | 3 | 3 | 0 | \$648,000 | \$640,000 | -1% | 4/3/2017 | 93 | Friedberg Properties | Prominent Properties Sotheby's |
| 46 | 1st St | | Col | 4 | 2 | 1 | \$675,000 | \$660,000 | -2% | 10/17/2017 | 13 | Keller Williams | Keller Williams |
| 54 | Garry Rd | | Ranch | 4 | 3 | 0 | \$699,000 | \$665,000 | -5% | 12/4/2017 | 92 | A1 Preferred Realty | RE/MAX |
| 247 | Demarest Ave | | Col | 3 | 2 | 0 | \$669,000 | \$669,000 | 0% | 7/21/2017 | 20 | Coldwell Banker | Century 21 |
| 9 | Westervelt Ave | | Col | 4 | 2 | 0 | \$689,000 | \$675,000 | -2% | 5/24/2017 | 43 | RE/MAX | Prominent Properties Sotheby's |
| 28 | Bradley Pl | | S/L | 4 | 2 | 1 | \$698,818 | \$681,000 | -3% | 3/1/2017 | 16 | Friedberg Properties | Friedberg Properties |
| 130A | Knickerbocker Rd | | B/L | 5 | 3 | 0 | \$719,000 | \$685,000 | -5% | 11/6/2017 | 20 | RE/MAX | Vista Point Properties, LLC |
| 115 | Macarthur Ave | | Ranch | 3 | 2 | 0 | \$735,000 | \$690,000 | -6% | 3/16/2017 | 47 | Friedberg Properties | Friedberg Properties |
| 25 | Sherman Ave | | S/L | 4 | 2 | 1 | \$798,000 | \$690,000 | -14% | 7/17/2017 | 222 | Prominent Properties Sotheby's | Prominent Properties Sotheby's |
| 75 | Everett St | | Col | 3 | 2 | 0 | \$649,999 | \$695,000 | 7% | 9/1/2017 | 10 | Prominent Properties Sotheby's | Realty 7, LLC |
| 91 | Forest St | | Col | 3 | 3 | 1 | \$749,000 | \$705,000 | -6% | 8/29/2017 | 79 | Prominent Properties Sotheby's | Young Star Realty, LLC |
| 26 | Roden Way | | Col | 5 | 3 | 1 | \$850,000 | \$705,000 | -17% | 11/30/2017 | 224 | Prominent Properties Sotheby's | Coldwell Banker |
| 18 | Taillon Ter | | Col | 3 | 2 | 1 | \$739,000 | \$730,000 | -1% | 1/20/2017 | 50 | Prominent Properties Sotheby's | Keller Williams |
| 2 | Gwynne Ct | | Contp | 3 | 3 | 1 | \$775,000 | \$735,000 | -5% | 8/31/2017 | 36 | Keller Williams | Eastern Realty, Inc. |
| 26 | Mill Pond Rd | | Col | 4 | 3 | 1 | \$849,000 | \$750,000 | -12% | 6/9/2017 | 215 | Keller Williams | Keller Williams |
| 68 | Collins Ave | | S/L | 4 | 2 | 1 | \$785,000 | \$755,000 | -4% | 5/12/2017 | 16 | Keller Williams | Keller Williams |
| 692 | Closter Dock Rd | | S/L | 5 | 3 | 1 | \$799,000 | \$765,000 | -4% | 1/17/2017 | 92 | Prominent Properties Sotheby's | Friedberg |
| 2 | Heaton Ct | | S/L | 4 | 3 | 0 | \$799,999 | \$800,000 | 0% | 2/28/2017 | 200 | Bergen Realty | Prominent Properties Sotheby's |
| 445 | Durie Ave | | Col | 3 | 2 | 1 | \$999,000 | \$815,000 | -18% | 6/15/2017 | 206 | Plawker Real Estate, Inc. | Prominent Properties Sotheby's |
| 22 | Division St | | Col | 4 | 3 | 1 | \$948,000 | \$815,000 | -14% | 3/3/2017 | 315 | Howard Realty | RE/MAX S |



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|-----|---------------|-----|-------|----|----|----|-------------|-------------|------|------------|-----|--------------------------------|--------------------------------|
| 12 | Mccain | Ct | Col | 4 | 3 | 1 | \$890,000 | \$825,000 | -7% | 6/23/2017 | 51 | Friedberg Properties | Friedberg Properties |
| 311 | Lindbergh | Ave | Col | 4 | 2 | 1 | \$850,000 | \$850,000 | 0% | 5/17/2017 | 14 | OPEN LISTING-SOLD | Keller Williams |
| 19 | Parsells | Ct | Col | 6 | 3 | 0 | \$925,000 | \$855,000 | -8% | 1/25/2017 | 48 | Furumoto Realty Inc. | Plawker |
| 139 | Hickory | Ln | Col | 5 | 4 | 0 | \$938,000 | \$860,000 | -8% | 5/31/2017 | 26 | Coldwell Banker | Realty 7, LLC |
| 32 | Buzzoni | Dr | Col | 4 | 2 | 1 | \$875,000 | \$875,000 | 0% | 5/30/2017 | 11 | Friedberg Properties | Russo Real Estate |
| 347 | High | St | Col | 6 | 4 | 1 | \$950,000 | \$910,000 | -4% | 9/15/2017 | 157 | Coldwell Banker | Coldwell Banker |
| 100 | Piermont | Rd | Contp | 4 | 3 | 1 | \$1,068,000 | \$965,000 | -10% | 12/19/2017 | 40 | Prominent Properties Sotheby's | Keller Williams |
| 9 | New | St | Col | 5 | 4 | 1 | \$988,000 | \$978,000 | -1% | 5/18/2017 | 15 | Coldwell Banker | Keller Williams |
| 1 | Flamm Brook | Rd | Col | 5 | 3 | 1 | \$1,050,000 | \$985,000 | -6% | 5/4/2017 | 15 | Coldwell Banker | Coldwell Banker |
| 77 | Legion | Pl | Col | 4 | 3 | 1 | \$1,199,000 | \$990,000 | -17% | 6/16/2017 | 200 | Plawker Real Estate, Inc. | RE/MAX |
| 187 | Piermont | Rd | Col | 5 | 4 | 0 | \$1,000,000 | \$995,000 | -1% | 12/20/2017 | 18 | Group Twenty Six, LLC | Weichert Realtors |
| 463 | Ruckman | Rd | Col | 4 | 4 | 0 | \$998,000 | \$999,000 | 0% | 7/13/2017 | 30 | Prominent Properties Sotheby's | Keller Williams |
| 15 | Harvard | St | Col | 6 | 5 | 1 | \$1,160,000 | \$999,000 | -14% | 7/13/2017 | 47 | Coldwell Banker | Eastern Realty, Inc. |
| 151 | Alpine | Dr | Col | 5 | 4 | 1 | \$1,300,000 | \$999,000 | -23% | 12/28/2017 | 231 | RE/MAX | Friedberg Properties |
| 36 | Hawthorne | Ter | Col | 5 | 3 | 1 | \$1,175,000 | \$999,900 | -15% | 8/16/2017 | 138 | McSpirit & Beckett | McSpirit & Beckett |
| 32 | Rutgers | St | Col | 5 | 4 | 1 | \$1,388,000 | \$1,038,000 | -25% | 10/24/2017 | 149 | Keller Williams | Keller Williams |
| 8 | Laurence | Ct | Col | 4 | 3 | 2 | \$1,150,000 | \$1,047,000 | -9% | 5/11/2017 | 35 | Coldwell Banker | Coldwell Banker |
| 49 | Collins | Ave | Col | 5 | 5 | 1 | \$1,190,000 | \$1,050,000 | -12% | 11/1/2017 | 79 | RE/MAX | Prominent Properties Sotheby's |
| 8 | Rutgers | St | Col | 5 | 4 | 1 | \$1,175,000 | \$1,060,000 | -10% | 7/14/2017 | 12 | Coldwell Banker | Keller Williams |
| 116 | O Shaughnessy | Ln | Col | 4 | 3 | 1 | \$1,199,000 | \$1,100,000 | -8% | 8/15/2017 | 41 | Coldwell Banker | Group Twenty Six |
| 18 | Buzzoni | Dr | Col | 6 | 4 | 0 | \$1,175,000 | \$1,140,000 | -3% | 6/13/2017 | 2 | Coldwell Banker | Keller Williams |
| 25 | Arnold | Ave | Col | 5 | 5 | 1 | \$1,549,000 | \$1,250,000 | -19% | 11/8/2017 | 136 | Keller Williams | Outside Broker |
| 47 | Rutgers | St | Col | 6 | 4 | 1 | \$1,389,000 | \$1,300,000 | -6% | 3/9/2017 | 87 | Keller Williams | Keller Williams |
| 11 | Blackledge | Ct | Col | 5 | 4 | 1 | \$1,595,000 | \$1,375,000 | -14% | 9/27/2017 | 99 | Prominent Properties Sotheby's | Friedberg Properties |
| 32 | Alpine | Dr | Col | 6 | 6 | 0 | \$1,995,000 | \$1,500,000 | -25% | 1/30/2017 | 175 | Plawker | RE/MAX |



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|-----|--------------|-------|----|----|----|-------------|-------------|------|-----------|-----|--------------------------------|--------------------------------|
| 38 | Laurence Ct | Col | 7 | 5 | 1 | \$1,600,000 | \$1,500,000 | -6% | 7/3/2017 | 43 | Keller Williams | Top Realty |
| 34 | Laurence Ct | Col | 5 | 5 | 1 | \$1,620,000 | \$1,585,000 | -2% | 6/14/2017 | 28 | Coldwell Banker | Redfin Corporation |
| 470 | Anderson Ave | Ranch | 4 | 4 | 1 | \$2,499,000 | \$1,800,000 | -28% | 7/14/2017 | 185 | Prominent Properties Sotheby's | Prominent Properties Sotheby's |
| 83 | Hickory Ln | Col | 7 | 5 | 1 | \$2,185,000 | \$1,908,500 | -13% | 5/15/2017 | 297 | Coldwell Banker | Coldwell Banker |