

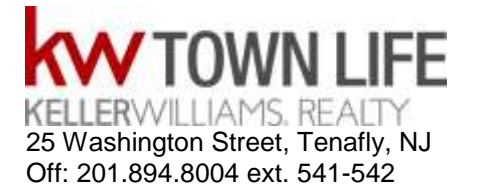


## Cluster Sold Report

**Anat Eisenberg**

[www.anateisenberg.com](http://www.anateisenberg.com)  
[eisenberganat@gmail.com](mailto:eisenberganat@gmail.com)

**Cel: 201.341.4765**



### 1.1.2016 to 12.31.2016

108 Properties Sold in 2016 vs. 101 sold in 2015 ↑7%

	ASKING	SOLD FOR	%	DOM
AVERAGES	\$824,178	\$753,656	-7%	83
MEDIAN	\$684,000	\$631,500	-6%	55

	ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
40	Chestnut Ave	C/C	3	1	1	\$235,000	\$247,500	5%	4/6/2016	42	Coldwell Banker	Better Homes and Gardens
229	Knickerbocker Rd	C/C	3	1	0	\$265,000	\$253,000	-5%	11/8/2016	11	Weichert Realtors	Weichert Realtors
107	Oak St	Ranch	3	1	1	\$319,000	\$320,000	0%	9/29/2016	20	Coldwell Banker	RE/MAX
36	Pine St	C/C	2	1	0	\$380,000	\$325,000	-14%	4/21/2016	23	Friedberg Properties	Keller Williams
67	Knickerbocker Rd	Col	3	1	1	\$345,000	\$328,000	-5%	12/20/2016	25	Keller Williams	Prominent Properties Sotheby's
11	Roden Way	Ranch	4	1	0	\$319,000	\$335,100	5%	4/4/2016	36	Ridgeco Properties,	Prominent Properties Sotheby's
233	High St	C/C	3	1	1	\$352,600	\$366,350	4%	12/6/2016	13	Coldwell Banker	Coldwell Banker
99	Oak St	Col	3	2	1	\$379,000	\$380,000	0%	11/3/2016	54	Realty Express	Coldwell Banker
237	Cedar Ln	C/C	5	1	1	\$399,000	\$385,000	-4%	3/22/2016	33	McSpirit & Beckett	Keller Williams
51	Crescent St	Ranch	3	1	0	\$450,000	\$385,000	-14%	12/19/2016	66	Coldwell Banker	RE/MAX
7	Carlson Ct	S/L	3	1	1	\$397,500	\$388,000	-2%	11/1/2016	127	RE/MAX	Weichert Realtors
149	Durie Ave	S/L	3	1	0	\$399,900	\$395,000	-1%	5/2/2016	156	Coldwell Banker	Agram Realty, LLC
49	Robinhood Ave	Ranch	2	1	0	\$415,000	\$395,000	-5%	2/8/2016	89	Coldwell Banker	RE/MAX
180	Durie Ave	B/L	3	2	0	\$450,000	\$400,000	-11%	7/27/2016	14	ABC Realty	Century 21
99	Columbus Ave	Col	3	1	1	\$430,000	\$400,000	-7%	12/22/2016	164	Vista Point Properties	Coldwell Banker
422	Durie Ave	Ranch	3	1	0	\$449,000	\$400,000	-11%	8/25/2016	38	Keller Williams	Keller Williams
104	Oak St	S/L	4	2	1	\$459,900	\$415,000	-10%	12/13/2016	29	Nicholas Real Estate	Nicholas Real Estate
55	Everett St	Col	2	1	1	\$439,000	\$439,000	0%	7/27/2016	16	Coldwell Banker	Friedberg Properties
100	Blanch Ave	B/L	4	1	1	\$499,000	\$440,000	-12%	8/8/2016	12	Better Homes and Gardens	Coldwell Banker
106	Birch St	S/L	3	2	0	\$475,000	\$440,000	-7%	2/26/2016	97	RE/MAX	Relo Redac, Inc.
69	Columbus Ave	Col	3	2	1	\$478,988	\$449,000	-6%	12/1/2016	201	Coldwell Banker	RE/MAX

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

[www.anateisenberg.com](http://www.anateisenberg.com)

[blog.anateisenberg.com](http://blog.anateisenberg.com)

[Connect on Facebook](#)

[Connect on Twitter](#)

[Connect on RSS Feed](#)



## Cluster Sold Report

**Anat Eisenberg**

[www.anateisenberg.com](http://www.anateisenberg.com)  
[eisenberganat@gmail.com](mailto:eisenberganat@gmail.com)

**Cel: 201.341.4765**



**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
40	Union St	Ranch	3	2	0	\$479,000	\$453,000	-5%	11/22/2016	29	Weichert Realtors	Top Realty
15	Primrose Ln	S/L	3	1	1	\$499,000	\$455,000	-9%	10/11/2016	55	Liberty Realty, LLC/Hoboken 1	Keller Williams
32	Tenakill St	S/L	3	2	0	\$499,999	\$462,000	-8%	6/29/2016	57	Keller Williams	Simply Real Estate
4	Smith St	S/L	4	2	0	\$545,000	\$467,500	-14%	2/23/2016	84	Friedberg Properties	Friedberg Properties
180	Knickerbocker Rd	C/C	3	2	0	\$475,000	\$485,000	2%	10/3/2016	16	Coldwell Banker	Coldwell Banker
25	Poplar St	C/C	4	2	0	\$512,000	\$485,000	-5%	8/31/2016	39	Coldwell Banker	Prominent Properties Sotheby's
19	Columbus Ave	B/L	4	2	0	\$499,999	\$490,000	-2%	10/31/2016	70	Coldwell Banker	Prominent Properties Sotheby's
100	Piermont Rd	Contp	3	3	0	\$579,900	\$493,000	-15%	8/17/2016	154	Premier Residences	Premier Residences
16	Harvey St	Ranch	3	1	1	\$525,000	\$500,000	-5%	8/22/2016	26	Keller Williams	Coldwell Banker
39	Asmus Rd	Col	3	2	0	\$605,000	\$505,000	-17%	7/29/2016	75	Joseph A. Del Forno, Inc.	Coldwell Banker
196	High St	B/L	4	2	0	\$529,000	\$505,000	-5%	8/18/2016	224	Coldwell Banker	Prominent Properties Sotheby's
175	Demarest Ave	Col	3	2	0	\$524,900	\$515,000	-2%	10/13/2016	114	Coldwell Banker	Better Homes and Gardens
40	Grove St	Ranch	3	2	0	\$549,000	\$515,000	-6%	10/17/2016	93	Keller Williams	Hayden Oakley Realtors
38	Garry Rd	Ranch	3	2	0	\$589,000	\$515,000	-13%	4/15/2016	153	Coldwell Banker	Weichert Realtors
58	Alpine Dr	Ranch	3	2	0	\$525,000	\$525,000	0%	10/14/2016	16	Friedberg Properties	Coldwell Banker
14	Gwynne Ct	S/L	4	2	0	\$585,000	\$530,000	-9%	6/17/2016	48	Coldwell Banker	C Land Realty
377	Homans Ave	Col	4	1	1	\$699,000	\$530,000	-24%	8/2/2016	96	RE/MAX	RE/MAX
139	Columbus Ave	Col	3	4	0	\$599,999	\$530,000	-12%	2/24/2016	115	Better Homes and Gardens	Weichert Realtors
62	O Shaughnessy Ln	Col	4	2	1	\$875,000	\$535,000	-39%	3/29/2016	37	Keller Williams	Keller Williams
64	Carlson Ct	S/L	4	2	1	\$535,000	\$540,000	1%	12/16/2016	26	Links Residential	Prominent Properties Sotheby's
238	Durie Ave	S/L	3	1	2	\$580,000	\$545,000	-6%	8/4/2016	264	Coldwell Banker	Coldwell Banker
22	Legion Pl	B/L	4	3	0	\$540,900	\$546,000	1%	4/6/2016	37	RE/MAX	RE/MAX
30	Grove St	Contp	3	2	0	\$549,000	\$549,000	0%	10/7/2016	8	Keller Williams	Weichert Realtors
412	Homans Ave	Col	4	3	0	\$579,900	\$565,000	-3%	1/14/2016	59	Group Twenty Six	Promise Realty
127	Alpine Dr	Ranch	3	2	0	\$595,000	\$568,000	-5%	3/30/2016	12	Weichert Realtors	Weichert Realtors
111	Herbert Ave	Col	3	1	1	\$575,000	\$570,000	-1%	4/1/2016	98	RE/MAX	Keller Williams
130A	Knickerbocker Rd	B/L	5	3	0	\$669,000	\$580,000	-13%	5/10/2016	33	RE/MAX	RE/MAX
50	Harvey St	Col	3	2	1	\$629,000	\$580,000	-8%	11/7/2016	168	RE/MAX	RE/MAX

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

[www.anateisenberg.com](http://www.anateisenberg.com)

[blog.anateisenberg.com](http://blog.anateisenberg.com)

[Connect on Facebook](#)

[Connect on Twitter](#)

[Connect on RSS Feed](#)



## Cluster Sold Report

**Anat Eisenberg**

[www.anateisenberg.com](http://www.anateisenberg.com)  
[eisenberganat@gmail.com](mailto:eisenberganat@gmail.com)

**Cel: 201.341.4765**



**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
4	N	Star	Rd	Ranch	3	2	1	\$599,888	\$590,000	-2%	3/22/2016	58	Coldwell Banker	Better Homes and Gardens
758		Closter Dock	Rd	Ranch	3	3	0	\$599,999	\$611,000	2%	4/18/2016	43	Coldwell Banker	Coldwell Banker
516		Ruckman	Rd	S/L	4	2	1	\$714,500	\$615,000	-14%	3/14/2016	142	Deera Homes	Deera Homes
449		Ruckman	Rd	Contp	4	4	0	\$727,000	\$620,000	-15%	6/9/2016	18	Prominent Properties Sotheby's	Ridgeco Properties,
107		Demarest	Ave	C/C	4	2	1	\$669,000	\$625,000	-7%	12/28/2016	55	Keller Williams	Prominent Properties Sotheby's
586		Anderson	Ave	Ranch	4	4	0	\$638,000	\$638,000	0%	4/12/2016	42	RE/MAX	RE/MAX
38		Sherman	Ave	S/L	4	2	1	\$645,000	\$645,000	0%	8/12/2016	6	Keller Williams	Keller Williams
248		Anderson	Ave	C/C	4	2	0	\$655,000	\$670,000	2%	8/26/2016	17	Friedberg Properties	William Raveis Baer
165		Hickory	Ln	Ranch	3	2	0	\$749,000	\$675,000	-10%	9/12/2016	163	Keller Williams	Gambourg Properties
56		Cedar	Ln	Col	4	2	0	\$724,999	\$690,000	-5%	5/23/2016	93	McSpirit & Beckett	McSpirit & Beckett
76		Hickory	Ln	Col	4	2	1	\$752,950	\$690,000	-8%	5/20/2016	133	Coldwell Banker	RE/MAX
42		Irene	Ct	S/L	3	2	1	\$649,000	\$690,000	6%	11/16/2016	22	Prominent Properties Sotheby's	Realmart Realty, LLC
49		Taylor	Dr	S/L	4	2	1	\$749,999	\$695,000	-7%	6/28/2016	45		Coldwell Banker
174		Demarest	Ave	B/L	5	3	0	\$750,000	\$705,000	-6%	7/5/2016	93	ABC Realty	ATP Realty Inc.
31		Maycock	Ct	B/L	4	3	0	\$749,000	\$705,000	-6%	9/29/2016	4	Eastern Realty, Inc.	Eastern Realty, Inc.
28		Maple	St	Col	5	3	1	\$834,500	\$720,000	-14%	11/18/2016	184	RE/MAX	RE/MAX
21		Kennedy	Cir	B/L	4	3	0	\$768,000	\$725,000	-6%	2/17/2016	29	Friedberg Properties	Friedberg Properties
202		Alpine	Dr	S/L	4	2	1	\$775,000	\$748,500	-3%	9/9/2016	41	Coldwell Banker	Prominent Properties Sotheby's
10		Locust	St	Col	4	3	1	\$749,900	\$749,900	0%	9/8/2016	5	McSpirit & Beckett	Prominent Properties Sotheby's
305		Durie	Ave	Col	4	3	2	\$799,000	\$750,000	-6%	4/28/2016	150	McSpirit & Beckett	Coldwell Banker
160		Alpine	Dr	Ranch	4	3	1	\$878,000	\$785,000	-11%	10/18/2016	134	Prominent Properties Sotheby's	Smart Realty, Inc.
25		Colgate	St	B/L	5	3	0	\$788,000	\$802,500	2%	7/29/2016	14	Coldwell Banker	Prominent Properties Sotheby's
63		Primrose	Ln	Col	4	3	1	\$928,000	\$850,000	-8%	4/26/2016	32	Friedberg Properties	Coldwell Banker
74		Susan	Dr	S/L	4	3	1	\$819,900	\$850,000	4%	8/12/2016	70	Weichert Realtors	Keller Williams
139		Alpine	Dr	Col	5	3	1	\$855,000	\$855,000	0%	11/3/2016	98	Coldwell Banker	Cosmo Realty, Inc.
211		Lindbergh	Ave	Col	4	3	1	\$899,000	\$865,000	-4%	7/18/2016	31	Weichert Realtors	Keller Williams
35		Wendy	Ln	Contp	4	4	0	\$939,000	\$867,000	-8%	12/6/2016	86	Keller Williams	RE/MAX
15		Cross	St	Col	4	3	0	\$889,888	\$880,000	-1%	6/29/2016	54	Coldwell Banker	RE/MAX

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

[www.anateisenberg.com](http://www.anateisenberg.com)

[blog.anateisenberg.com](http://blog.anateisenberg.com)

[Connect on Facebook](#)

[Connect on Twitter](#)

[Connect on RSS Feed](#)



## Cluster Sold Report

**Anat Eisenberg**

[www.anateisenberg.com](http://www.anateisenberg.com)  
[eisenberganat@gmail.com](mailto:eisenberganat@gmail.com)

**Cel: 201.341.4765**



**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
8	Macarthur Ave	Col	5	5	0	\$1,350,000	\$890,000	-34%	2/29/2016	612	Coldwell Banker	Eastern Realty, Inc.
19	Wainwright Ave	Col	4	3	1	\$998,000	\$890,000	-11%	1/6/2016	186	Coldwell Banker	PISHON
17	Buzzoni Dr	Col	4	2	1	\$948,888	\$897,500	-5%	8/15/2016	25	Coldwell Banker	Prominent Properties Sotheby's
6	Jays Ct	Col	4	2	1	\$944,000	\$910,000	-4%	1/8/2016	89	RE/MAX	RE/MAX
11	Jason Woods Rd	Col	5	3	1	\$987,600	\$925,000	-6%	7/21/2016	29	Coldwell Banker	Coldwell Banker
364	Blanch Ave	Col	5	3	1	\$995,800	\$935,000	-6%	4/5/2016	160	Friedberg Properties	Liberty Realty, LLC
56	Trautwein Cres	Col	4	4	1	\$945,000	\$935,000	-1%	8/29/2016	29	Weichert Realtors	Weichert Realtors
22	Mccain Ct	Col	5	3	1	\$995,000	\$945,000	-5%	6/14/2016	73	Friedberg Properties	Eastern Realty, Inc.
537	Homans Ave	Col	5	4	1	\$1,100,000	\$955,000	-13%	11/1/2016	17	RE/MAX	RE/MAX
166	Knickerbocker Rd	Col	6	5	2	\$1,095,000	\$965,000	-12%	9/16/2016	55	Keller Williams	Keller Williams
4	Mill Pond Rd	Col	5	4	1	\$999,888	\$985,000	-1%	8/3/2016	106	Friedberg Properties	Prominent Properties Sotheby's
14	Wainwright Ave	Col	5	4	1	\$1,088,000	\$995,000	-9%	7/13/2016	32	Keller Williams	Keller Williams
104	Macarthur Ave	Col	4	4	1	\$1,088,000	\$999,999	-8%	8/5/2016	50	Coldwell Banker	Realmart Realty, LLC
74	Robinhood Ave	Col	5	5	0	\$1,098,000	\$1,045,000	-5%	12/15/2016	30	Coldwell Banker	RE/MAX
55	Auryansen Ct	Col	5	3	1	\$1,150,000	\$1,075,000	-7%	7/26/2016	35	Friedberg Properties	Keller Williams
33	Arnold Ave	Col	5	5	1	\$1,288,000	\$1,117,000	-13%	1/8/2016	197	Friedberg Properties	Friedberg Properties
10	Maplewood Rd	Col	6	5	1	\$1,299,000	\$1,150,000	-11%	8/1/2016	52	Prominent Properties Sotheby's	Coldwell Banker
45	Ann Arbor Pl	Col	5	5	1	\$1,300,000	\$1,150,000	-12%	1/25/2016	25	Friedberg Properties	Friedberg Properties
13	Arnold Ave	Col	5	4	1	\$1,475,000	\$1,200,000	-19%	2/26/2016	260	Coldwell Banker	RE/MAX
38	Kinkaid Ave	Col	4	4	1	\$1,475,000	\$1,300,000	-12%	8/15/2016	237	Prominent Properties Sotheby's	Coldwell Banker
32	Halsey Ln	Col	5	4	1	\$1,425,000	\$1,325,000	-7%	7/5/2016	85	Keller Williams	Prominent Properties Sotheby's
476	Ruckman Rd	Col	6	5	1	\$1,599,000	\$1,415,000	-12%	5/4/2016	145	Prominent Properties Sotheby's	Outside Broker
121	Alpine Dr	Col	6	5	1	\$1,649,000	\$1,490,000	-10%	9/8/2016	98	RE/MAX	Prominent Properties Sotheby's
97	Wainwright Ave	Col	6	6	1	\$1,680,000	\$1,500,000	-11%	10/3/2016	110	Coldwell Banker	ZSR Realty Corp
38	Laurence Ct	Col	6	5	1	\$1,599,000	\$1,550,000	-3%	7/14/2016	77	Coldwell Banker	Keller Williams
11	Wendy Ln	Col	6	5	1	\$1,850,000	\$1,560,000	-16%	9/21/2016	199	Top Realty	Prominent Properties Sotheby's
20	Sherman Ave	Col	6	5	1	\$1,870,000	\$1,625,000	-13%	5/6/2016	141	RE/MAX	Coldwell Banker
1	Piermont Rd	Col	6	5	1	\$1,799,000	\$1,625,000	-10%	4/15/2016	157	Coldwell Banker	Coldwell Banker

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

[www.anateisenberg.com](http://www.anateisenberg.com)

[blog.anateisenberg.com](http://blog.anateisenberg.com)

[Connect on Facebook](#)

[Connect on Twitter](#)

[Connect on RSS Feed](#)





## Closter SoldReport

**Anat Eisenberg**

[www.anateisenberg.com](http://www.anateisenberg.com)  
[eisenberganat@gmail.com](mailto:eisenberganat@gmail.com)

**Cel: 201.341.4765**



**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
20	Arnold Ave	Col	6	5	1	\$1,749,000	\$1,629,000	-7%	7/15/2016	30	Coldwell Banker	Keller Williams
166	Alpine Dr	Col	7	7	1	\$2,589,000	\$2,275,000	-12%	5/27/2016	116	Plawker	Prominent Properties Sotheby's
30	Laurence Ct	Col	6	6	1	\$2,999,999	\$2,400,000	-20%	12/12/2016	155	Coldwell Banker	Coldwell Banker