

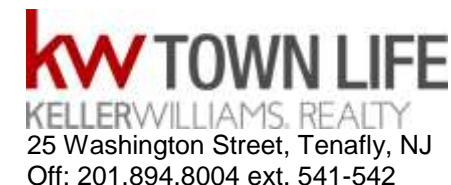


Englewood Cliffs Sold Report

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1.1.2015 to 12.31.2015

58 Properties Sold in 2015 vs. 69 sold in 2014 ↓16%

	Asking	Sold for	%	Dom
Average	\$1,532,602	\$1,387,933	-8%	113
Median	\$1,312,000	\$1,200,000	-8%	86

	ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
33	Hudson Ter	Ranch	3	2	0	\$555,000	\$530,000	-5%	5/22/2015	29	Century 21	Century 21
530	Floyd St	Ranch	2	2	0	\$668,000	\$585,000	-12%	1/27/2015	162	Keller Williams	Friedberg Properties
30	Hickory St	S/L	4	4	0	\$679,000	\$635,000	-6%	6/26/2015	168	Coldwell Banker	Prominent Properties Sotheby's
12	Clifton Ter	S/L	3	2	1	\$695,000	\$660,000	-5%	12/15/2015	12	Plawker Real Estate, Inc.	Plawker Real Estate, Inc.
35	W Bayview Ave	B/L	3	3	0	\$650,000	\$665,000	2%	6/22/2015	196	Coldwell Banker	Concord Realty Group
64	Center St	Contp	5	3	3	\$849,000	\$720,000	-15%	6/17/2015	198	Preferred International Realty	Top Realty
39	W Bayview Ave	B/L	3	3	0	\$710,000	\$725,000	2%	9/15/2015	34	Realty 7, LLC	Coldwell Banker,
57	Elm St	B/L	4	3	0	\$990,000	\$785,088	-21%	10/20/2015	290	Coldwell Banker	Weichert Realtors
55	Birch St	S/L	3	3	0	\$899,000	\$830,000	-8%	4/1/2015	489	Palisades Real Estate	Coldwell Banker
38	Irving Ave	Contp	4	3	0	\$959,000	\$830,000	-13%	11/4/2015	306	Plawker	Weichert Realtors
53	Elm St	B/L	5	3	1	\$839,000	\$839,000	0%	11/6/2015	32	Keller Williams	Legacy Realty
149	Charlotte Pl	S/L	4	2	1	\$888,000	\$870,000	-2%	8/14/2015	45	Coldwell Banker	Coldwell Banker
21	Mercer Ave	Contp	5	3	1	\$849,000	\$880,000	4%	9/1/2015	29	RE/MAX	RE/MAX
324	Casper Rd	Col	4	3	1	\$950,000	\$910,000	-4%	9/8/2015	105	Liberty Realty	RE/MAX
65	Rock Rd	Ranch	3	2	0	\$998,000	\$920,000	-8%	2/19/2015	80	Prominent Properties Sotheby's	Coldwell Banker
42	W Bayview Ave	S/L	4	3	0	\$949,000	\$950,000	0%	3/23/2015	10	RE/MAX	Plawker
289	Castle Dr	Ranch	4	4	0	\$1,038,000	\$970,000	-7%	6/9/2015	49	Prominent Properties Sotheby's	Prominent Properties Sotheby's
10	Connor Dr	Col	4	3	1	\$1,085,000	\$970,000	-11%	5/11/2015	205	Prominent Properties Sotheby's	Realmart Realty
115	Hollywood Ave	Col	5	3	0	\$1,150,000	\$987,000	-14%	5/19/2015	28	Prominent Properties Sotheby's	Plawker
180	Wood Rd	S/L	3	3	1	\$1,199,000	\$1,040,000	-13%	3/30/2015	105	RE/MAX	RE/MAX
25	Stephen Dr	Ranch	3	2	1	\$1,225,000	\$1,110,000	-9%	7/15/2015	45	Plawker	Plawker



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	ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE	
682	Floyd	St	B/L	6	3	0	\$1,188,000	\$1,130,000	-5%	4/10/2015	23	Volpe & Volpe	RE/MAX
285	Center	St	Col	4	3	1	\$1,295,000	\$1,135,000	-12%	6/23/2015	229	Prominent Properties Sotheby's	Realty 7, LLC
16	8th	St	Contp	5	3	1	\$1,328,000	\$1,150,000	-13%	8/4/2015	63	Coldwell Banker	Jois Realty LLC
2	3rd	St	Col	6	5	0	\$1,250,000	\$1,150,000	-8%	7/2/2015	63	Prominent Properties Sotheby's	Novas Realty, LLC
6	8th	St	Contp	5	3	1	\$1,190,000	\$1,150,000	-3%	6/5/2015	84	Weichert Realtors	Realty 7, LLC
31	Laurie	Dr	S/L	4	2	1	\$1,450,000	\$1,180,000	-19%	3/19/2015	92	Friedberg Properties	Top Realty
15	6th	St	Col	5	3	1	\$1,199,000	\$1,200,000	0%	6/4/2015	139	Ridgeco Properties	RE/MAX
31	Cambridge	Pl	S/L	4	2	1	\$1,200,000	\$1,200,000	0%	9/30/2015	40	Furumoto Realty Inc.	Top Realty
18	Jean	Dr	Ranch	4	3	0	\$1,775,000	\$1,200,000	-32%	12/3/2015	44	Kurgan-Bergen Realtors	Friedberg Properties
15	Stephen	Dr	S/L	4	3	0	\$1,450,000	\$1,290,000	-11%	1/13/2015	159	All Gold Realty, Inc.	Plawker Real Estate, Inc.
1	Hudson	Ter	Col	4	5	1	\$1,599,000	\$1,300,000	-19%	8/28/2015	201	Village Homes	Outside Broker
71	N Virginia	Ct	S/L	4	3	1	\$1,299,000	\$1,310,000	1%	9/29/2015	27	Prominent Properties Sotheby's	Prominent Properties Sotheby's
7	Roberts	Rd	S/L	4	2	1	\$1,198,000	\$1,325,000	11%	1/22/2015	7	Prominent Properties Sotheby's	Exclusive Realty Inc.
21	Mercer	Ave	Col	5	3	1	\$1,325,000	\$1,325,000	0%	12/21/2015	2	Ridgeco Properties	Ridgeco Properties
26	Van Nostrand	Ave	Col	4	3	1	\$1,350,000	\$1,350,000	0%	4/22/2015	19	The Chen Agency	RE/MAX
32	Priscilla	Ln	Contp	4	3	2	\$1,598,000	\$1,380,000	-14%	4/29/2015	110	Coldwell Banker	Plawker
17	Priscilla	Ln	S/L	4	2	2	\$1,449,000	\$1,380,000	-5%	5/27/2015	12	Simply Real Estate	Prominent Properties Sotheby's
5	Lynn	Dr	Col	5	4	1	\$1,580,000	\$1,410,000	-11%	10/27/2015	144	Prominent Properties Sotheby's	Prominent Properties Sotheby's
34	Stephen	Dr	Contp	6	4	1	\$1,598,000	\$1,450,000	-9%	7/27/2015	92	Friedberg Properties	Outside Broker
9	Stratford	Rd	Col	5	5	1	\$1,950,000	\$1,458,000	-25%	12/16/2015	352	Prominent Properties Sotheby's	Madison Adams LLC
256	Marietta	St	Col	5	5	1	\$1,598,000	\$1,500,000	-6%	9/9/2015	98	Coldwell Banker,	Coldwell Banker,
521	Summit	St	Col	4	4	2	\$1,700,000	\$1,525,000	-10%	9/30/2015	181	Prominent Properties Sotheby's	Plawker Real Estate
21	Kimhunter	Rd	Contp	5	4	1	\$1,799,000	\$1,725,000	-4%	6/10/2015	50	Plawker	Plawker
52	Sherwood	Ave	Col	5	5	1	\$1,900,000	\$1,800,000	-5%	6/10/2015	137	Friedberg Properties	Friedberg Properties
325	Casper	Rd	Col	6	5	1	\$1,999,000	\$1,900,000	-5%	9/4/2015	83	Plawker Real Estate	Plawker Real Estate, Inc.
15	Cambridge	Pl	Col	5	4	1	\$2,468,000	\$2,060,000	-17%	7/14/2015	120	JJC Realty	Plawker
43	New	St	Col	6	6	1	\$2,099,000	\$2,075,000	-1%	5/22/2015	98	Ridgeco Properties	RE/MAX
31	Egan	Pl	Col	4	4	2	\$2,189,000	\$2,110,000	-4%	6/9/2015	18	Keller Williams	Keller Williams

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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15	Allison	Dr	Col	5	5	1	\$2,300,000	\$2,125,000	-8%	5/21/2015	21	RE/MAX	Prominent Properties Sotheby's
6	Beverly	Rd	Col	6	5	1	\$2,395,000	\$2,225,000	-7%	6/18/2015	56	Plawker	RE/MAX
649	Summit	St	Col	7	7	1	\$2,748,000	\$2,490,000	-9%	12/11/2015	210	Friedberg Properties	Coldwell Banker
4	Carol	Dr	Col	5	6	2	\$2,499,000	\$2,499,000	0%	10/23/2015	2	Plawker	Plawker
43	Carol	Dr	Col	5	5	1	\$3,380,000	\$2,500,000	-26%	9/14/2015	297	Eastern International	Prominent Properties Sotheby's
20	Booth	Ave	Col	6	7	1	\$2,795,000	\$2,554,000	-9%	7/21/2015	88	Plawker	Group Twenty Six, LLC
16	Cambridge	Pl	Col	6	6	1	\$2,988,888	\$2,628,000	-12%	2/23/2015	75	Coldwell Banker	RE/MAX
657	Summit	St	Col	7	7	1	\$3,288,000	\$2,900,000	-12%	12/31/2015	216	Friedberg Properties	Coldwell Banker
22	Roberts	Rd	Col	7	6	3	\$3,650,000	\$3,000,000	-18%	6/8/2015	281	Coldwell Banker	Coldwell Banker