



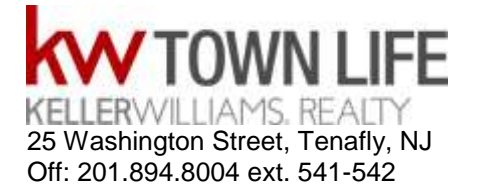
Englewood Cliffs SoldReport

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1.1.2016 to 12.31.2016

62 Properties Sold in 2016 vs. 58 sold in 2015 ↑7%

	ASKING	SOLD FOR	%	DOM
AVERAGE	\$1,445,435	\$1,288,063	-9%	111
MEDIAN	\$1,194,400	\$1,100,000	-8%	73

	ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE	
4	6th	St	C/C	3	2	0	\$549,000	\$515,000	-6%	6/17/2016	57	United Real Estate	Coldwell Banker
23	7th	St	Ranch	3	2	0	\$679,000	\$630,000	-7%	3/1/2016	242	Plawker	Eccendo
26	Dillingham	Pl	Col	4	3	0	\$699,000	\$658,000	-6%	8/19/2016	29	Top Realty	Weichert Realtors
35	Drury	Ln	B/L	4	3	0	\$699,000	\$700,000	0%	2/29/2016	29	Coldwell Banker	RE/MAX
42	Irving	Ave	S/L	3	2	0	\$749,000	\$730,000	-3%	10/13/2016	43	Coldwell Banker	Jois Realty LLC
30	W Bayview	Ave	S/L	3	2	1	\$749,900	\$750,000	0%	1/5/2016	14	RE/MAX	Plawker
58	Elm	St	B/L	4	3	0	\$935,000	\$790,000	-16%	7/22/2016	67	Plawker Real Estate, Inc.	Prominent Properties Sotheby's
533	Floyd	St	Col	3	2	0	\$1,050,000	\$800,000	-24%	8/19/2016	165	Plawker	Jois Realty LLC
22	Skyline	Dr	S/L	3	2	1	\$948,000	\$840,000	-11%	10/13/2016	134	Friedberg Properties	Weichert Realtors
47	Ash	St	Col	3	3	0	\$895,000	\$845,000	-6%	1/13/2016	70	New World Properties	New World Properties
37	Deborah	Ter	Contp	4	4	1	\$929,000	\$852,500	-8%	6/27/2016	84	Realmart Realty, LLC	Realmart Realty, LLC
60	Elm	St	Col	4	2	1	\$939,000	\$875,000	-7%	12/15/2016	66	Sassano Properties Inc.	Keller Williams
31	W Bayview	Ave	Contp	3	2	1	\$999,000	\$921,375	-8%	5/2/2016	174	The Chen Agency	Eastern Realty
6	Dorchester	Rd	S/L	4	2	3	\$1,100,000	\$962,500	-13%	7/13/2016	53	Friedberg Properties	Realty 7, LLC
15	Kimhunter	Rd	S/L	4	2	1	\$995,000	\$972,500	-2%	7/19/2016	29	Plawker Real Estate, Inc.	Prominent Properties Sotheby's
59	W Bayview	Ave	Col	6	2	1	\$1,049,000	\$975,000	-7%	4/29/2016	177	Prominent Properties Sotheby's	Eastern Realty, Inc.
530	Summit	St	S/L	4	2	1	\$1,125,000	\$975,000	-13%	9/19/2016	240	Plawker	Coldwell Banker
1	Stratford	Rd	Col	4	3	0	\$999,000	\$980,000	-2%	7/29/2016	25	The Chen Agency	Eastern Realty, Inc.
26	7th	St	B/L	4	3	0	\$1,100,000	\$990,000	-10%	1/27/2016	105	Plawker	RE/MAX
155	Wood	Rd	S/L	3	3	0	\$999,900	\$990,000	-1%	8/23/2016	20	Prominent Properties Sotheby's	Jois Realty LLC
9	5th	St	Contp	4	4	1	\$1,150,000	\$995,000	-13%	12/14/2016	347	Century 21	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

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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
24	W	Bayview	Ave	Contp	5	3	0	\$1,050,000	\$998,000	-5%	1/19/2016	29	Prominent Properties Sotheby's	RE/MAX
31		Summit	St	Contp	4	2	2	\$1,050,000	\$999,000	-5%	4/29/2016	9	Prominent Properties Sotheby's	Keller Williams
26		Van Wagoner	Dr	S/L	4	2	1	\$1,125,000	\$999,000	-11%	7/22/2016	75	Plawker Real Estate, Inc.	Realtyline
41		Carol	Dr	S/L	4	2	1	\$999,000	\$999,000	0%	9/14/2016	6	Weichert Realtor	Weichert Realtor
323		Bolz	St	Col	4	4	1	\$1,699,999	\$1,050,000	-38%	3/1/2016	381	Prominent Properties Sotheby's	Eastern Realty, Inc.
431		Summit	St	Col	4	3	1	\$1,095,000	\$1,050,000	-4%	7/7/2016	19	Prominent Properties Sotheby's	Keller Williams
66	N	Virginia	Ct	B/L	5	3	0	\$1,160,000	\$1,060,000	-9%	12/16/2016	139	Weichert Realtors	Eastern Realty
2		8th	St	Col	4	4	1	\$1,198,800	\$1,100,000	-8%	7/8/2016	154	Friedberg Properties	Friedberg Properties
20		Lynn	Dr	Ranch	3	3	0	\$1,199,000	\$1,100,000	-8%	6/23/2016	4	McSpirit & Beckett	McSpirit & Beckett
287		Arthur	Ave	Col	5	5	1	\$1,300,000	\$1,100,000	-15%	1/22/2016	288	Coldwell Banke	Village Homes Realty
36		Allison	Dr	Col	4	2	2	\$999,000	\$1,100,000	10%	6/17/2016	24	Terrie O'Connor	Young Star Realty, LLC
65		Oakwood	Ln	Ranch	3	3	0	\$1,125,000	\$1,105,000	-2%	6/29/2016	38	Keller Williams	Friedberg Properties
9		Irving	Ave	Col	4	3	1	\$1,450,000	\$1,110,000	-23%	1/21/2016	194	RE/MAX	RE/MAX
2		Sara Hill	Ln	Col	5	3	1	\$1,500,000	\$1,113,000	-26%	12/22/2016	46	Top Quality	J Group Real Estate
38		Clifton	Ter	Contp	5	3	1	\$1,190,000	\$1,170,000	-2%	7/22/2016	31	Prominent Properties Sotheby's	Prominent Properties Sotheby's
14		Van Wagoner	Dr	Col	4	2	1	\$1,425,000	\$1,200,000	-16%	7/11/2016	235	Plawker Real Estate, Inc.	Realty 7, LLC
66		Roberts	Rd	Contp	5	4	1	\$1,799,999	\$1,200,000	-33%	8/26/2016	4	Prominent Properties Sotheby's	Coldwell Banker, Tenafly
11		Egan	Pl	Col	5	3	1	\$1,200,000	\$1,200,000	0%	8/18/2016	14	Simply Real Estate	Plawker
367		Castle	Dr	S/L	4	2	1	\$1,169,000	\$1,210,000	4%	8/10/2016	11	Keller Williams	RE/MAX
38		Van Nostrand	Ave	Col	5	4	1	\$1,429,000	\$1,250,000	-13%	3/30/2016	236	Prostar Properties	Redfin Corporation
24		Laurie	Dr	Col	5	5	0	\$1,475,000	\$1,290,000	-13%	3/16/2016	163	Keller Williams	Prominent Properties Sotheby's
44		Lynn	Dr	Ranch	4	2	2	\$1,349,000	\$1,310,000	-3%	3/15/2016	42	Plawker	Eastern Realty, Inc.
5		Summit	St	Col	5	4	1	\$1,388,000	\$1,388,000	0%	7/12/2016	119	Prominent Properties Sotheby's	Weichert Realtors
89		Irving	Ave	Contp	4	3	2	\$1,429,000	\$1,390,000	-3%	8/5/2016	7	RE/MAX	Realty 7, LLC
64		Center	St	Contp	5	4	2	\$1,397,000	\$1,397,000	0%	10/1/2016	2	Promise Realty	Promise Realty
41		Anderson	Ave	Col	4	4	0	\$1,588,000	\$1,440,000	-9%	4/15/2016	158	RE/MAX	Eastern Realty, Inc.
56		Irving	Ave	Col	4	4	1	\$1,550,000	\$1,470,000	-5%	5/17/2016	71	Eastern Realty	Coldwell Banker
77		Lake	Rd	Col	6	4	1	\$1,649,000	\$1,500,000	-9%	2/1/2016	46	Prominent Properties Sotheby's	United Real Estate



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29	Priscilla Ln	Col	5	3	2	\$1,750,000	\$1,550,000	-11%	9/7/2016	110	RE/MAX	Ridgeco Properties
96	Edward St	Col	5	4	2	\$1,748,000	\$1,585,000	-9%	2/8/2016	192	Coldwell Banker	Collis Realty, Inc.
5	Beverly Rd	Col	5	4	1	\$1,850,000	\$1,737,500	-6%	3/4/2016	115	Weichert Realtors	Madison Adams LLC
88	Alpine Ct	Col	7	5	2	\$2,188,888	\$1,850,000	-15%	2/9/2016	190	Prominent Properties Sotheby's	Keller Williams
311	Ropes Rd	Col	5	6	1	\$2,290,000	\$2,000,000	-13%	5/31/2016	109	Promise Realty	Promise Realty
60	Sherwood Ave	Col	6	6	1	\$2,399,000	\$2,162,500	-10%	8/3/2016	91	Prominent Properties Sotheby's	Coldwell Banker, Tenafly
70	Rock Rd	Col	6	6	1	\$2,295,000	\$2,350,000	2%	7/7/2016	24	Plawker Real Estate, Inc.	RE/MAX
4	Vine St	Col	6	5	1	\$2,750,000	\$2,350,000	-15%	7/7/2016	271	Prominent Properties Sotheby's	RE/MAX
734	Floyd St	Col	6	6	1	\$2,890,000	\$2,380,000	-18%	12/15/2016	227	RE/MAX	Weichert Realtors
5	Priscilla Ln	Col	7	7	1	\$3,395,000	\$2,450,000	-28%	12/28/2016	226	Sound Investments	Realtyline
23	S Virginia Ct	Col	5	6	1	\$2,595,000	\$2,500,000	-4%	12/22/2016	115	Friedberg Properties	RE/MAX
30	Stephen Dr	Col	6	7	1	\$3,150,000	\$2,650,000	-16%	7/29/2016	32	Keller Williams	C Land Realty
82	Roberts Rd	Col	7	5	2	\$3,989,500	\$3,250,000	-19%	6/30/2016	437	Plawker	Plawker