



## Cresskill SoldReport

**1.1.2008 through 12.31.2008 – 56 homes sold in 2008**

	Asking	Sold For	%	Dom
<b>Average</b>	\$988,037	\$869,643	-11%	112
<b>Median</b>	\$658,500	\$627,000	-10%	86

	Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing Office	Selling Office
37	ALLEN ST	COL	3	1	0	409000	275000	-33%	10/3/2008	281	CENTURY 21	CENTURY 22
74	PROSPECT AVE	COL	3	2	0	399000	280000	-30%	6/3/2008	184	RE/MAX	WEICHERT REALTORS
87	MADISON AVE	COL	4	1	0	409000	318000	-22%	8/4/2008	184	RRM REALTY	CENTURY 21
604	KNICKERBOCKER RD	RANCH	2	2	0	390000	340000	-13%	3/14/2008	34	COLDWELL BANKER	COLDWELL BANKER
40	NEW ST	COL	2	1	0	350000	340000	-3%	2/27/2008	60	COLDWELL BANKER	COLDWELL BANKER
12	MORNINGSIDE AVE	COL	3	1	0	415000	363000	-13%	11/6/2008	223	BURGDORFF	BURGDORFF
14	WEIL PL	COL	2	1	1	439900	380000	-14%	5/21/2008	72	MCSPRIT & BECKETT	MCSPRIT & BECKETT
112	LINWOOD AVE	B/L	3	1	2	482888	392000	-19%	12/31/2008	192	COLDWELL BANKER	COLDWELL BANKER
38	DELMAR AVE	RANCH	3	1	1	428000	416000	-3%	7/14/2008	12	RE/MAX	EASTERN INTERNATIONAL
144	COUNTY RD	RANCH	3	1	1	459000	420000	-8%	5/28/2008	1	FRIEDBERG	RE/MAX
32	DELMAR AVE	RANCH	3	1	0	469900	420000	-11%	6/25/2008	201	FRIEDBERG PROPERTIES	COSMO REALTY
40	JEFFERSON AVE	S/L	3	1	1	467000	430000	-8%	3/4/2008	66	BURGDORFF	WEICHERT REALTORS
11	PHELPS AVE	S/L	3	1	1	429900	438000	2%	12/1/2008	23	COLDWELL BANKER	COLDWELL BANKER
181	14TH ST	C/C	4	2	0	525000	440000	-16%	12/19/2008	47	RE/MAX	COLDWELL BANKER
45	ROOSEVELT ST	C/C	4	1	1	519000	450000	-13%	6/25/2008	120	WEICHERT REALTORS	WEICHERT REALTORS
12	DOUGLAS DR	C/C	4	1	0	519900	460000	-12%	3/7/2008	156	BURGDORFF	WEICHERT REALTORS
178	COUNTY RD	COL	4	1	1	569000	460000	-19%	7/10/2008	85	FRIEDBERG	FRIEDBERG
22	PIERCE AVE	S/L	3	2	0	499000	475000	-5%	10/15/2008	184	COSMO REALTY	GAMBOURG
132	HEATHERHILL RD	RANCH	3	2	0	519900	477000	-8%	3/10/2008	149	RE/MAX	NOVAS REALTY, LLC
110	ROOSEVELT ST	COL	3	3	0	485000	485000	0%	3/27/2008	15	COLDWELL BANKER	COLDWELL BANKER
247	JEFFERSON AVE	COL	5	2	0	535000	485000	-9%	7/31/2008	143	FRIEDBERG	COLDWELL BANKER
188	JEFFERSON AVE	S/L	3	2	1	559000	485000	-13%	10/7/2008	63	PROSTAR	TOP REALTY
57	PALISADE AVE	COL	4	1	1	510000	490000	-4%	7/24/2008	35	CENTURY 22	FRIEDBERG
223	MADISON AVE	RANCH	3	2	0	559000	525000	-6%	7/17/2008	156	BURGDORFF	PRUDENTIAL
20	BURTON PL	C/C	4	2	0	559000	525000	-6%	11/5/2008	109	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
388	11TH ST	COL	3	2	1	649000	550000	-15%	5/6/2008	70	SMART REALTY	FRIEDBERG
288	CONCORD ST	COL	4	4	0	579000	585000	1%	7/1/2008	79	CENTURY 21	COLDWELL BANKER

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	Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing Office	Selling Office	
147	12TH	ST	S/L	3	2	1	637888	618000	-3%	9/27/2008	60	COLDWELL BANKER	WEICHERT REALTORS
177	LEXINGTON	AVE	COL	4	3	0	668000	636000	-5%	7/14/2008	28	FRIEDBERG	COLDWELL BANKER
180	GRANT	AVE	RANCH	5	2	1	725000	650000	-10%	6/27/2008	45	KERGE REALTORS	BURGDORFF ERA
181	E MADISON	AVE	S/L	3	2	0	689000	660000	-4%	9/22/2008	51	COLDWELL BANKER	WEICHERT REALTORS
134	7TH	ST	COL	3	2	1	699000	670000	-4%	4/30/2008	39	COLDWELL BANKER	WEICHERT REALTORS
24	BEECHWOOD	RD	COL	5	3	0	775000	670000	-14%	6/4/2008	253	COLDWELL BANKER	WEICHERT REALTORS
11	WESTERVELT	PL	COL	4	3	1	729000	670000	-8%	7/18/2008	27	KERGE REALTORS	WEICHERT REALTORS
158	ROOSEVELT	ST	COL	4	3	2	849900	725000	-15%	5/23/2008	138	RE/MAX	FRIEDBERG
76	MONROE	AVE	COL	4	2	1	839000	740000	-12%	8/4/2008	147	CONTINENTAL	RE/MAX
8	SMITH	TER	COL	4	3	1	975000	777000	-20%	10/2/2008	228	COLDWELL BANKER	RE/MAX
64	EISENHOWER	DR	RANCH	3	3	0	1195000	810000	-32%	10/16/2008	86	RE/MAX	WEICHERT REALTORS
57	MONROE	AVE	COL	4	3	1	899000	825000	-8%	10/23/2008	158	GOLDEN SERVICE	TOP REALTY
74	MORNINGSIDE	AVE	COL	4	2	1	849000	832000	-2%	1/11/2008	62	BURGDORFF	PROMINENT PROPERTIES SOTHEBY'S
53	HEATHERHILL	RD	COL	4	4	0	925000	850000	-8%	6/20/2008	39	FRIEDBERG PROPERTIES	WEICHERT REALTORS
47	CARLTON	TER	COL	4	2	2	989000	880000	-11%	1/31/2008	123	WEICHERT REALTORS	COLDWELL BANKER
325	BROOKSIDE	AVE	COL	4	3	1	969000	900000	-7%	7/31/2008	96	FRIEDBERG	FRIEDBERG
61	LEGION	DR	COL	4	4	1	990000	920000	-7%	10/28/2008	15	BURGDORFF	RE/MAX
51	LEGION	DR	COL	4	4	1	1295000	930000	-28%	9/9/2008	345	PROMINENT PROPERTIES SOTHEBY'S	NEW STAR REALTY
52	CHURCHILL	RD	COL	4	2	1	980000	980000	0%	9/22/2008	10	OPEN LISTING-SOLD	COLDWELL BANKER
94	EVERGREEN	AVE	COL	4	3	1	1150000	1050000	-9%	4/25/2008	196	AUBURN REALTY	RE/MAX
27	CHURCHILL	RD	COL	4	3	1	1238888	1090000	-12%	1/16/2008	139	COLDWELL BANKER	COLDWELL BANKER
110	5TH	ST	COL	4	3	1	1350000	1280000	-5%	12/3/2008	34	GOLDEN SERVICE	BRIDGE REALTY
476	12TH	ST	COL	4	3	1	1499000	1350000	-10%	7/8/2008	139	FRIEDBERG	RUSSO REAL ESTATE
33	LOMAN	CT	COL	6	4	1	1775000	1498000	-16%	8/12/2008	83	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S
269	TRUMAN	DR	CONTP	4	4	2	1723000	1500000	-13%	7/28/2008	263	COLDWELL BANKER	PLAWKER REAL ESTATE
20	JACKSON	DR	COL	5	5	1	2695000	1935000	-28%	9/3/2008	246	PROMINENT PROPERTIES SOTHEBY'S	BURGDORFF
134	HOOVER	DR	MANOR	5	6	1	3250000	3050000	-6%	9/15/2008	36	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
102	TRUMAN	DR	COL	6	8	1	5588000	4350000	-22%	1/24/2008	223	COLDWELL BANKER	COLDWELL BANKER
360	E MADISON	AVE	COL	7	6	1	5248000	5150000	-2%	6/5/2008	43	COLDWELL BANKER	PLAWKER
						<b>Average</b>	<b>\$988,037</b>	<b>\$869,643</b>	<b>-11%</b>		<b>112</b>		
						<b>Median</b>	<b>\$658,500</b>	<b>\$627,000</b>	<b>-10%</b>		<b>86</b>		

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**Cresskill SoldReport**  
sorted lowest to highest sold price  
1.1.2008 to 12.31.2008

Average Asking Price: \$988,037  
Average Sold Price: \$869,643  
Asking /Sold Difference: -11%



56 homes sold in 2008