



## Tenafly Sold Report 1.1.2008 to 12.31.2008

	Asking	Sold	%	Dom
Averages	\$950,758	\$843,793	-10%	87
Median	\$795,000	\$703,500	-8%	58

### 112 Homes Sold in 2008

	Address	style	BR	FB	HB	Asking	Sold For	%	Sold On	dom	Listing office	Selling office
38	GEORGE ST	COL	3	1	0	345900	355000	3%	6/11/2008	9	RE/MAX	EXCLUSIVE REALTY INC.
27	CHESTNUT ST	COL	2	1	0	349000	355000	2%	7/25/2008	8	FRIEDBERG	
220	JEFFERSON AVE	COL	3	1	1	460000	380000	-17%	2/8/2008	185	SPECIAL PROPERTIES	RE/MAX
22	N SUMMIT ST	C/C	2	1	0	459000	380000	-17%	6/5/2008	62	COLDWELL BANKER	OUTSIDE BROKER
22	JEWETT AVE	COL	3	2	0	549000	432500	-21%	2/8/2008	143	WEICHERT	COLDWELL BANKER
98	GORDON AVE	RANCH	3	2	0	519500	440000	-15%	3/14/08	84	WEICHERT REALTORS	WEICHERT REALTORS
55	DAY AVE	C/C	3	2	0	499000	450000	-10%	7/11/2008	32	COLDWELL BANKER	GLOBAL REALTY GROUP
228	RIVEREDGE RD	COL	3	1	0	529820	450000	-15%	8/22/2008	64	RE/MAX	EXCLUSIVE PROPERTIES
15	COLEMAN TER	COL	4	2	0	499000	460000	-8%	5/19/2008	383	RE/MAX	CLASSIC REALTY
7	SISSON TER	COL	3	2	0	619000	465000	-25%	12/2/2008	112	COLDWELL BANKER	WEICHERT REALTORS
2	TENAFLY CT	COL	3	1	1	485000	475000	-2%	6/6/2008	58	RE/MAX	MCALLEAR-CAVALIER
10	HAMILTON PL	COL	3	1	2	499000	481500	-4%	5/28/2008	41	COLDWELL BANKER	COLDWELL BANKER, TENAFLY
206	JEFFERSON AVE	COL	2	2	1	489000	485000	-1%	6/19/2008	40	COLDWELL BANKER	GOLDEN SERVICE REAL ESTATE
78	WESTERVELT AVE	COL	2	1	0	479000	485000	1%	8/28/2008	9	COLDWELL BANKER	COLDWELL BANKER
584	KNICKERBOCKER RD	C/C	4	3	0	519000	490000	-6%	6/3/2008	44	COLDWELL BANKER	WEICHERT REALTORS
10	SCHULTZ CT	RANCH	4	2	0	550000	490000	-11%	11/14/2008	131	LIBERTY REALTY	LIBERTY REALTY
59	N BROWNING AVE	COL	3	1	1	539000	500000	-7%	11/18/2008	57	COLDWELL BANKER	GOLDEN SERVICE
479	KNICKERBOCKER RD	COL	4	1	1	724900	500000	-31%	11/3/2008	162	WEICHERT REALTORS	WEICHERT REALTORS
212	SERPENTINE RD	C/C	3	1	1	519000	517000	0%	7/24/2008	21	FRIEDBERG	WEICHERT REALTORS
99	IVY LN	S/L	4	2	0	599000	520000	-13%	3/27/08	88	BURGDORFF	BURGDORFF
18	SOMERSET RD	COL	4	2	0	545000	520000	-5%	12/10/2008	62	CENTURY 21	WEICHERT REALTORS
48	BUFF RD	COL	4	1	1	649000	530000	-18%	3/14/08	158	BURGDORFF	BURGDORFF
120	COLUMBUS DR	RANCH	5	3	0	529900	533000	1%	10/17/2008	14	WEICHERT REALTORS	RE/MAX
181	WESTERVELT AVE	C/C	3	1	1	549000	535000	-3%	7/2/2008	50	COLDWELL BANKER	COLDWELL BANKER
25	N BROWNING AVE	COL	3	2	0	559000	535000	-4%	7/1/2008	189	FRIEDBERG	KERGE REALTORS
96	ELM ST	COL	3	1	0	550000	535000	-3%	8/8/2008	11	KERGE REALTORS	COLDWELL BANKER
75	FLORAL TER	C/C	3	1	1	555000	542500	-2%	4/11/2008	29	COLDWELL BANKER	TOP REALTY

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



		Address		style	BR	FB	HB	Asking	Sold For	%	Sold On	dom	Listing office	Selling office
280		TENAFLY	RD	COL	3	1	1	645000	545000	-16%	7/10/2008	73	COLDWELL BANKER	KERGE REALTORS
11		SISSON	TER	COL	3	2	1	679000	545000	-20%	11/4/2008	82	COLDWELL BANKER	REALTYLINE
78		FLORAL	TER	COL	3	1	1	558000	550000	-1%	4/3/2008	21	COLDWELL BANKER	FRIEDBERG
4		LYLEWOOD	DR	C/C	4	2	0	572000	560000	-2%	3/6/08	15	COLDWELL BANKER	COLDWELL BANKER
47		WINDSOR	RD	COL	4	2	0	598500	560000	-6%	11/20/2008	118	FRIEDBERG PROPERTIES	WEICHERT REALTORS
6		PORTER	AVE	C/C	3	2	0	629000	567500	-10%	6/30/2008	46	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
7		STANDISH	CT	C/C	3	2	1	579000	570000	-2%	5/5/2008	6	FRIEDBERG	FRIEDBERG
8		DELANEY	PL	COL	3	1	0	599000	585000	-2%	4/2/2008	14	COLDWELL BANKER	COLDWELL BANKER
6		EDWARD	CT	COL	3	2	0	575000	586000	2%	2/29/2008	20	WEICHERT	WEICHERT
19		WILLOW	LN	RANCH	3	3	0	639000	590000	-8%	5/15/2008	164	CLASSIC REALTY GROUP/FORT LEE	NENO-ROSA AGENCY
107		SUNSET	LN	COL	3	2	0	619000	595000	-4%	8/28/2008	19	WEICHERT REALTORS	FRIEDBERG PROPERTIES
115		OAK	ST	COL	4	2	0	695000	600000	-14%	6/13/2008	17	COLDWELL BANKER	COLDWELL BANKER
213		ENGLE	ST	COL	4	3	0	950000	600000	-37%	12/30/2008	325	FRIEDBERG	WEICHERT REALTORS
45		OAK	AVE	COL	3	2	1	659500	615000	-7%	7/14/2008	39	CLASSIC REALTY	COLDWELL BANKER
181	W	CLINTON	AVE	RANCH	4	2	1	645000	620000	-4%	5/29/2008	19	COLDWELL BANKER	RE/MAX
97		MAGNOLIA	AVE	COL	3	2	0	784500	625000	-20%	8/19/2008	121	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S
52		NORMAN	PL	COL	3	1	1	688000	655000	-5%	8/15/2008	24	WEICHERT REALTORS	PROMINENT PROPERTIES SOTHEBY'S
8		BRADFORD	CT	C/C	3	2	0	680000	660000	-3%	11/21/2008	36	BURGDORFF	COLDWELL BANKER
8		DEMOTT	ST	COL	4	2	1	699000	665000	-5%	10/17/2008	34	COLDWELL BANKER	RE/MAX
131		WALNUT	DR	S/L	3	1	2	699000	675000	-3%	9/2/2008	32	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
114		LYLEWOOD	DR	RANCH	3	2	1	715000	680000	-5%	2/15/2008	80	PROMINENT PROPERTIES SOTHEBY'S	VOLPE & VOLPE
301	E	CLINTON	AVE	COL	4	2	1	699000	680000	-3%	9/8/2008	16	RE/MAX	NEW STAR REALTY
46		EVERGREEN	PL	S/L	3	2	1	698888	690000	-1%	7/29/2008	16	WEICHERT REALTORS	WEICHERT REALTORS
114		HIGHWOOD	AVE	C/C	3	2	0	945000	690000	-27%	11/20/2008	144	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
49		EVERGREEN	PL	S/L	3	3	0	769000	699888	-9%	6/30/2008	185	HOPE REALTY	OUTSIDE BROKER
107		WALNUT	DR	S/L	4	3	0	719000	700000	-3%	8/29/2008	28	HOPE REALTY	COLDWELL BANKER
79		PARK	ST	COL	4	2	1	848000	700000	-17%	11/10/2008	175	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
15		MELLON	LN	RANCH	4	3	1	799000	703500	-12%	8/4/2008	66	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
15		GREENTREE	TER	S/L	3	3	1	938000	720000	-23%	3/20/08	279	COLDWELL BANKER	COLDWELL BANKER
131		HUDSON	AVE	COL	2	1	1	795000	730000	-8%	7/31/2008	76	EASTERN INTERNATIONAL	EASTERN INTERNATIONAL
77		HIGHWOOD	AVE	COL	5	3	2	848900	730000	-14%	11/7/2008	129	BURGDORFF	BURGDORFF
28		WINDSOR	RD	COL	4	3	1	765000	766000	0%	8/22/2008	29	COLDWELL BANKER	PLAWKER
20		CRESTON	AVE	COL	3	2	1	785000	790000	1%	8/26/2008	19	WEICHERT REALTORS	WEICHERT REALTORS
68		CHRISTIE	ST	S/L	4	2	1	895000	797500	-11%	3/6/08	82	BURGDORFF	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



		Address		style	BR	FB	HB	Asking	Sold For	%	Sold On	dom	Listing office	Selling office
40		CRESTON AVE		C/C	4	2	1	795000	810000	2%	9/19/2008	18	CLASSIC REALTY	CLASSIC REALTY
87		NORMAN PL		COL	3	3	1	749000	825000	10%	7/25/2008	14	WEICHERT REALTORS	PROMINENT PROPERTIES SOTHEBY'S
31		BENJAMIN RD		C/C	4	3	2	955000	830000	-13%	2/5/2008	92	WEICHERT	CLASSIC REALTY
74		DEAN DR		COL	5	3	0	879000	833000	-5%	6/27/2008	208	FRIEDBERG PROPERTIES	SMART REALTY, INC.
26		COLEMAN TER		COL	4	2	1	948000	845000	-11%	1/18/2008	158	KERGE REALTORS	COLDWELL BANKER
136		OAK ST		COL	4	2	1	919000	845000	-8%	10/20/2008	37	COLDWELL BANKER	COLDWELL BANKER
100		LYLEWOOD DR		RANCH	4	2	1	869900	849900	-2%	8/7/2008	41	FRIEDBERG PROPERTIES	PROSTAR PROPERTIES
186		ELM ST		S/L	4	3	1	998500	850000	-15%	9/5/2008	72	CLASSIC REALTY	CLASSIC REALTY
1		SHERWOOD RD		COL	4	3	1	885000	860000	-3%	2/4/2008	68	CLASSIC REALTY	COLDWELL BANKER
290	E	CLINTON AVE		S/L	5	2	1	949000	860000	-9%	4/9/2008	70	PROMINENT PROPERTIES SOTHEBY'S	PRUDENTIAL
26		SISSON TER		COL	4	3	1	1300000	860000	-34%	11/19/2008	467	KERGE REALTORS	COLDWELL BANKER
91		PALMER AVE		COL	4	2	2	929000	865000	-7%	7/31/2008	31	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
1		CHURCHILL RD		COL	4	3	2	950000	875000	-8%	9/19/2008	32	COLDWELL BANKER	COLDWELL BANKER
29		JOYCE RD		COL	4	2	2	929900	875000	-6%	10/17/2008	14	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
97		COPPELL DR		COL	5	2	1	995000	910000	-9%	10/17/2008	26	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
110		STONEHURST DR		CONTP	4	4	0	1148000	918000	-20%	11/20/2008	99	COLDWELL BANKER	COLDWELL BANKER
273		WOODLAND ST		S/L	7	5	1	899900	925000	3%	6/7/2008	22	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
92		PARK ST		COL	4	2	1	1095250	935000	-15%	10/16/2008	136	WEICHERT REALTORS	BURGDORFF
17		LAWRENCE CT		RANCH	4	3	0	1149000	950000	-17%	4/1/2008	132	FRIEDBERG	COLDWELL BANKER
511		KNICKERBOCKER RD		COL	5	3	1	1020000	975000	-4%	4/1/2008	16	BURGDORFF	BURGDORFF
83		BRIARCLIFF RD		COL	4	5	1	1150000	985000	-14%	4/30/2008	82	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
67		WOODLAND PARK DR		COL	4	3	1	999000	990000	-1%	4/25/2008	45	PROMINENT PROPERTIES SOTHEBY'S	CLASSIC REALTY
24		SISSON TER		COL	5	3	1	998000	998000	0%	8/1/2008	22	COLDWELL BANKER	COLDWELL BANKER
128		THATCHER RD		COL	4	4	1	1148000	999000	-13%	7/31/2008	52	COLDWELL BANKER	COLDWELL BANKER
7		BIRCHWOOD PL		COL	4	3	1	1250000	999500	-20%	1/22/2008	35	KERGE REALTORS	EXCLUSIVE REALTY INC.
23		OLD SMITH RD		COL	6	4	1	1669000	1050000	-37%	7/11/2008	304	KEYSTONE REALTY	KEYSTONE REALTY
25		ELKWOOD TER		RANCH	6	4	0	1190000	1150000	-3%	3/31/08	32	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX PROPERTIES
27		WOODLAND PARK DR		COL	4	3	1	1299000	1172500	-10%	4/29/2008	30	BURGDORFF	CLASSIC REALTY
15		JOYCE RD		COL	5	2	2	1285000	1200000	-7%	8/4/2008	59	CLASSIC REALTY	MARGRIT VOGLER
3		MOUNTAIN RD		COL	6	4	1	1725000	1200000	-30%	8/25/2008	316	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
134		HUDSON AVE		COL	5	3	2	1399888	1200000	-14%	11/26/2008	155	BURGDORFF	WEICHERT REALTORS
59		WOODLAND PARK DR		COL	4	3	1	1250000	1250000	0%	8/25/2008	12	CLASSIC REALTY	COLDWELL BANKER
80		WOODLAND ST		S/L	5	4	0	1495000	1280000	-14%	7/25/2008	78	CLASSIC REALTY	REALTY 7, LLC



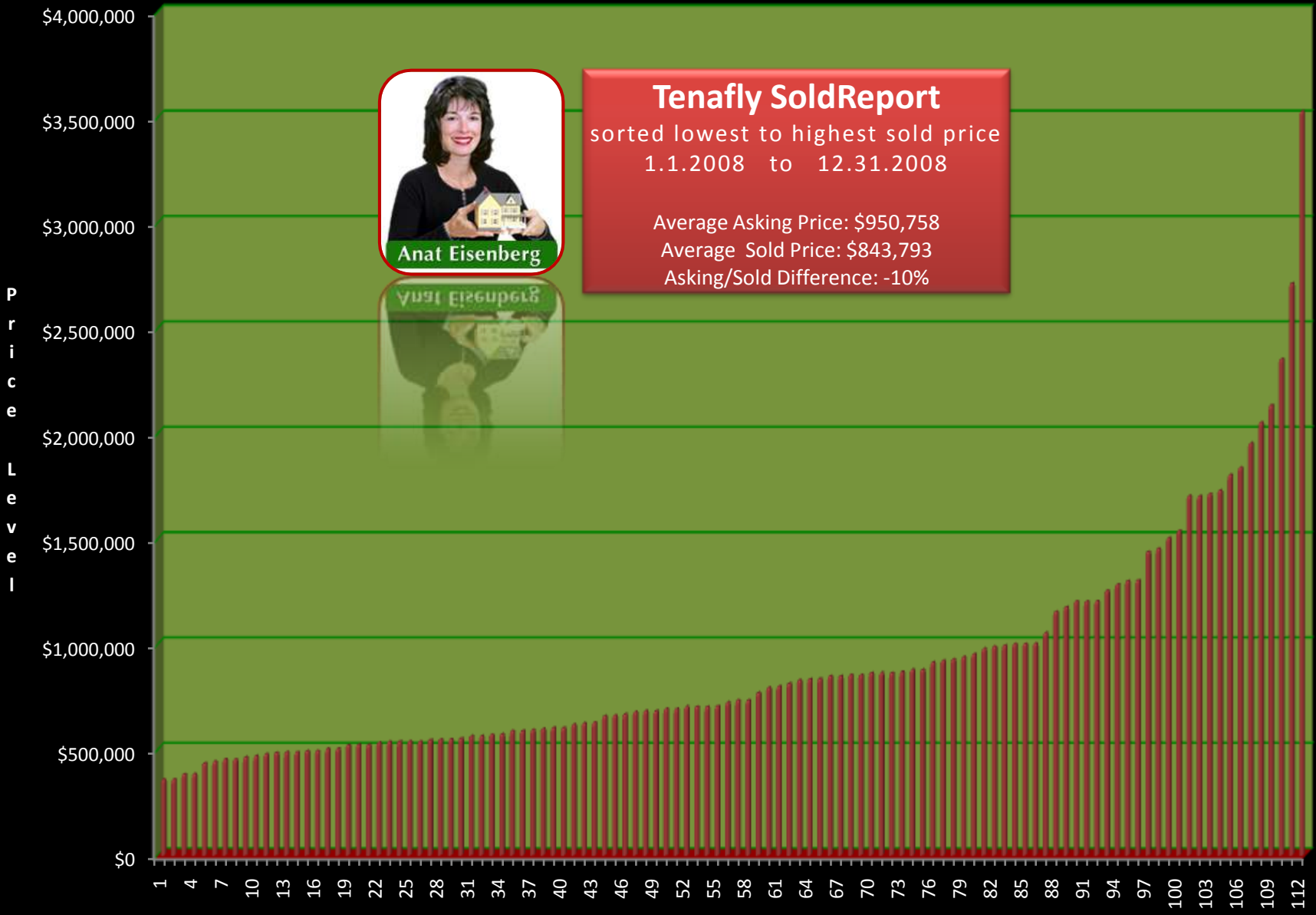
	Address		style	BR	FB	HB	Asking	Sold For	%	Sold On	dom	Listing office	Selling office
16	GRANDVIEW	TER	MANOR	7	5	1	1398000	1296667	-7%	8/27/2008	65	COLDWELL BANKER	COLDWELL BANKER
45	EDGEWOOD	ST	RANCH	6	4	0	1570000	1300000	-17%	8/21/2008	96	COLDWELL BANKER	RE/MAX PROPERTIES PLUS
10	RICHARD	ST	COL	5	4	1	1645000	1435000	-13%	1/29/2008	175	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
107	WOODLAND	ST	RANCH	4	3	1	1595000	1450000	-9%	6/26/2008	79	CLASSIC REALTY GROUP/TENAFLY	COLDWELL BANKER
47	OXFORD	DR	CONTP	6	4	3	1875000	1500000	-20%	9/9/2008	296	FRIEDBERG PROPERTIES	BURGDORFF
149	MAGNOLIA	AVE	COL	5	4	1	1660000	1535000	-8%	10/17/2008	34	COLDWELL BANKER	COLDWELL BANKER
184	HIGHWOOD	AVE	COL	6	5	1	1850000	1700000	-8%	2/5/2008	25	BURGDORFF	COLDWELL BANKER
147	WESTERVELT	AVE	COL	4	4	1	1850000	1700000	-8%	6/20/2008	214	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
134	CHURCHILL	RD	RANCH	5	4	1	1750000	1710000	-2%	11/6/2008	64	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
34	LEROY	ST	COL	5	5	2	2499000	1725000	-31%	10/21/2008	192	CLASSIC	KERN & ROGERS
37	NELSON	PL	COL	5	4	2	1999999	1800000	-10%	6/23/2008	81	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
14	PETER LYNAS	CT	COL	5	5	1	2299000	1835000	-20%	5/14/2008	258	PROMINENT PROPERTIES SOTHEBY'S	CLASSIC REALTY
131	DEERFIELD	DR	CONTP	6	3	1	1990000	1950000	-2%	7/21/2008	58	BURGDORFF	RE/Max
80	PROSPECT	TER	COL	5	4	2	2450000	2050000	-16%	8/13/2008	47	FRIEDBERG PROPERTIES	CLASSIC REALTY
262	WOODLAND	ST	CONTP	5	4	1	2399000	2130000	-11%	9/12/2008	58	COLDWELL BANKER	PROMINENT PROPERTIES SOTHEBY'S
6	SISSON	TER	COL	6	6	1	2649500	2350000	-11%	6/5/2008	170	RE/MAX	RE/MAX
123	OXFORD	DR	MANOR	6	5	2	3298000	2707500	-18%	7/21/2008	96	COLDWELL BANKER	COLDWELL BANKER
26	TRAFALGAR	RD	MANOR	7	7	2	3579000	3525000	-2%	7/17/2008	432	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
							<b>Averages</b>	<b>\$950,758</b>	<b>\$843,793</b>	<b>-10%</b>	<b>87</b>		
							<b>Median</b>	<b>\$795,000</b>	<b>\$703,500</b>	<b>-8%</b>	<b>58</b>		





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

Average Asking Price: \$950,758  
Average Sold Price: \$843,793  
Asking/Sold Difference: -10%



112 homes sold in Tenafly in 2008