



Cresskill SoldReport

Anat Eisenberg

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Cel: 201.341.4765



1.1.2014 to 7.31.2014

52 Properties Sold in 2014 vs. 49 sold in 2013 ↑6%

	Asking	Sold For	%	Dom
Average	\$798,217	\$742,240	-5%	66
Median	\$625,000	\$612,500	-4%	35

	Address		Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing Office	Selling Office
	KNICKERBOCKER	RD	S/L	3	2	1	\$300,000	\$307,000	2%	1/2/2014	10	YOUNG STAR REALTY, LLC	YOUNG STAR REALTY, LLC
	KNICKERBOCKER	RD	RANCH	3	2	0	\$349,000	\$329,000	-6%	3/28/2014	67	REAL LIVING GOLD STAR REALTY	RE/MAX PROPERTY CENTER
	8TH	ST	C/C	3	1	0	\$385,000	\$371,000	-4%	7/16/2014	35	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
	PARK	AVE	COL	3	1	0	\$399,000	\$385,000	-4%	4/18/2014	7	FRIEDBERG PROPERTIES	RE/MAX PROPERTIES PLUS
	MAGNOLIA	AVE	RANCH	3	1	1	\$449,000	\$390,000	-13%	1/23/2014	27	CENTURY 21	COLDWELL BANKER
	MADISON	AVE	S/L	3	1	0	\$429,000	\$400,000	-7%	7/31/2014	222	REALTY 7, LLC	TOP REALTY
	14TH	ST	RANCH	3	1	0	\$392,900	\$411,000	5%	7/23/2014	11	COLDWELL BANKER	RE/MAX
S	CREST	DR	C/C	3	2	0	\$453,000	\$420,000	-7%	3/31/2014	61	WEICHERT REALTORS, TENAFLY	PROMISE REALTY
	4TH	ST	B/L	3	2	0	\$424,900	\$430,000	1%	7/8/2014	33	RE/MAX	RE/MAX
	CARLTON	TER	RANCH	3	1	0	\$384,999	\$431,600	12%	5/28/2014	29	WEICHERT REALTORS	RE/MAX
	CONCORD	ST	C/C	4	2	0	\$450,000	\$435,000	-3%	7/28/2014	35	BERGEN REALTY GROUP	WEICHERT
	DAVENPORT	ST	C/C	4	2	0	\$479,900	\$447,000	-7%	4/4/2014	82	WEICHERT REALTORS, TENAFLY	WEICHERT REALTORS, TENAFLY
E	MADISON	AVE	S/L	4	2	2	\$500,000	\$460,000	-8%	7/1/2014	3	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
	7TH	ST	COL	3	2	1	\$525,000	\$475,000	-10%	1/31/2014	142	RE/MAX	FRIEDBERG
	HILLSIDE	AVE	COL	4	2	1	\$509,000	\$475,000	-7%	5/16/2014	31	WEICHERT REALTORS	WEICHERT REALTORS
	MERRITT	AVE	COL	4	2	0	\$479,900	\$479,000	0%	6/18/2014	29	RE/MAX REAL ESTATE LIMITED	OUTSIDE BROKER
	PHELPS	AVE	COL	3	1	1	\$489,900	\$490,000	0%	1/10/2014	20	COLDWELL BANKER	COLDWELL BANKER
	HOLLY	LN	RANCH	3	2	1	\$495,000	\$495,000	0%	4/25/2014	3	RE/MAX PROPERTIES PLUS	RE/MAX PROPERTIES PLUS
E	MADISON	AVE	COL	4	2	0	\$539,000	\$500,000	-7%	6/27/2014	120	REALTY 7, LLC	REALTY 7, LLC -
	HIGHLAND	ST	C/C	4	2	0	\$485,000	\$505,000	4%	4/14/2014	37	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
	11TH	ST	S/L	4	2	0	\$549,000	\$561,000	2%	6/18/2014	13	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX



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7TH	ST RANCH	4	2	0	\$599,000	\$575,000	-4%	7/17/2014	16	KELLER WILLIAMS	COLDWELL BANKER
SHORT	PL RANCH	4	2	1	\$585,000	\$580,000	-1%	6/20/2014	14	MASUKO REALTY	PROMINENT PROPERTIES SOTHEBY'S
PIERMONT	RD COL	4	4	0	\$869,000	\$595,000	-32%	3/18/2014	165	COLDWELL BANKER, TENAFLY	COLDWELL BANKER, TENAFLY
DOUGLAS	DR RANCH	4	2	1	\$625,000	\$605,000	-3%	4/16/2014	203	FRIEDBERG PROPERTIES	RE/MAX FORTUNE PROPERTIES
7TH	ST COL	4	3	0	\$649,900	\$610,000	-6%	1/10/2014	104	RE/MAX	RE/MAX
CLARK	ST COL	5	2	0	\$625,000	\$615,000	-2%	6/25/2014	38	RE/MAX	WEICHERT REALTORS
12TH	ST S/L	3	2	1	\$599,000	\$620,000	4%	7/25/2014	7	MARRON GILDEA REALTY, INC.	COLDWELL BANKER
LEXINGTON	AVE COL	4	3	0	\$599,000	\$620,000	4%	7/18/2014	42	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
BROOKSIDE	AVE RANCH	4	2	1	\$688,000	\$625,000	-9%	6/9/2014	28	MADISON ADAMS LLC	GROUP TWENTY SIX, LLC
PHELPS	AVE CONTP	3	3	0	\$649,000	\$639,000	-2%	6/24/2014	158	RE/MAX	RE/MAX
HEATHERHILL	RD COL	4	3	1	\$688,000	\$688,100	0%	3/28/2014	19	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
JEFFERSON	AVE COL	4	2	1	\$739,000	\$720,000	-3%	5/30/2014	93	RE/MAX	CENTURY 21
MAGNOLIA	AVE COL	3	3	1	\$739,000	\$725,800	-2%	4/11/2014	112	PROMINENT PROPERTIES SOTHEBY'S	KELLER WILLIAMS VILLAGE SQUARE REALTY
OXFORD	PL RANCH	3	2	0	\$738,000	\$728,000	-1%	7/28/2014	26	COLDWELL BANKER	RE/MAX
TENAKILL	RD COL	4	2	1	\$789,900	\$730,000	-8%	7/21/2014	17	CENTURY HOMES REALTY INC.	TOP REALTY
CHURCHILL	RD COL	4	2	1	\$789,000	\$800,000	1%	3/28/2014	44	MCALEAR-CAVALIER REALTORS	PLAWKER REAL ESTATE, INC.
SOUTH	ST CONTP	4	2	2	\$839,000	\$800,000	-5%	4/21/2014	145	COLDWELL BANKER, FORT LEE	COLDWELL BANKER, TENAFLY
6TH	ST COL	5	4	0	\$849,000	\$830,000	-2%	6/23/2014	29	LIBERTY REALTY, LLC/HOBOKEN 1	OUTSIDE BROKER
JEFFERSON	AVE COL	4	4	1	\$859,000	\$850,000	-1%	6/23/2014	5	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
5TH	ST COL	4	3	1	\$889,000	\$850,000	-4%	6/26/2014	54	TOP REALTY	RE/MAX
5TH	ST COL	3	2	1	\$899,000	\$865,000	-4%	4/10/2014	22	RE/MAX PINNACLE	KELLER WILLIAMS VILLAGE SQUARE REALTY
SOUTH	ST COL	4	4	1	\$899,000	\$885,000	-2%	1/6/2014	148	FRIEDBERG	PROMINENT PROPERTIES SOTHEBY'S
7TH	ST COL	4	4	1	\$988,000	\$910,000	-8%	1/16/2014	144	FRIEDBERG	FRIEDBERG
EVERGREEN	AVE COL	4	3	1	\$1,075,000	\$955,000	-11%	7/22/2014	24	MADISON ADAMS LLC	MADISON ADAMS LLC
ELMWOOD	TER COL	5	4	1	\$1,100,000	\$984,000	-11%	4/23/2014	4	FRIEDBERG PROPERTIES	OUTSIDE BROKER
ENGLE	ST COL	4	4	1	\$1,148,000	\$995,000	-13%	2/6/2014	98	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
WESTERVELT	PL COL	5	4	1	\$1,150,000	\$1,100,000	-4%	1/7/2014	2	COLDWELL BANKER	COSMO REALTY, INC.
WESTERVELT	PL COL	4	4	1	\$1,349,000	\$1,200,000	-11%	6/30/2014	128	TOP REALTY	YOUNG STAR REALTY, LLC
KENNEDY	DR CONTP	6	6	1	\$2,179,000	\$1,950,000	-11%	6/25/2014	100	COLDWELL BANKER, ALPINE/CLOSTER	WEICHERT REALTORS



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ADAMS	DR	COL	6	5	1	\$2,950,000	\$2,500,000	-15%	5/1/2014	319	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
HUYLER LANDING	RD	COL	7	8	2	\$3,895,000	\$3,250,000	-17%	1/16/2014	115	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S