



Englewood Cliffs Sold Report

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1.1.2014 to 7.31.2014

38 Properties Sold in 2014 vs. 26 sold in 2013 ↑46%

	Asking	Sold for	%	Dom
Average	\$1,308,977	\$1,218,553	-6%	101
Median	\$1,182,476	\$1,037,000	-5%	68

	Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing office	Selling office
5	3RD	ST C/C	3	2	0	\$499,900	\$487,500	-2%	7/16/2014	97	COLDWELL BANKER	COLDWELL BANKER
20	5TH	ST B/L	5	2	1	\$669,500	\$620,000	-7%	3/12/2014	33	PLAWKER REAL ESTATE, INC.	REALTY 7, LLC
11	6TH	ST RANCH	3	2	0	\$669,000	\$630,000	-6%	2/21/2014	61	REALTY 7, LLC - PALISADES PARK	RE/MAX
485	E PALISADE	AVE S/L	3	2	1	\$779,000	\$650,000	-17%	3/4/2014	155	CBS REALTY	FRIEDBERG PROPERTIES
43	NEW	ST S/L	3	2	0	\$720,000	\$720,000	0%	6/5/2014	3	REALTY INTERNATIONAL INC.	RIDGECO PROPERTIES
20	MERCER	AVE RANCH	3	2	0	\$779,000	\$781,000	0%	3/7/2014	13	RE/MAX PROPERTIES PLUS	COLDWELL BANKER
51	W BAYVIEW	AVE B/L	3	2	1	\$750,000	\$800,000	7%	1/6/2014	75	BETTER HOMES REALTY	OUTSIDE BROKER
33	JOHN	ST COL	4	2	1	\$825,000	\$845,000	2%	7/24/2014	10	REALTY INTERNATIONAL INC.	PLAWKER
51	SHERWOOD	AVE RANCH	3	3	0	\$919,000	\$860,000	-6%	3/11/2014	89	FRIEDBERG PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
188	WOOD	RD CONTP	4	3	0	\$869,000	\$870,000	0%	1/7/2014	28	PLAWKER REAL ESTATE, INC.	RE/MAX
11	SNYDER	RD B/L	4	3	0	\$919,000	\$880,000	-4%	4/4/2014	92	PLAWKER REAL ESTATE, INC.	COLDWELL BANKER
152	CHESTNUT	ST S/L	3	2	0	\$999,888	\$930,000	-7%	4/14/2014	13	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
11	RIDGE	RD S/L	4	2	2	\$998,000	\$937,500	-6%	7/30/2014	32	REALTY INTERNATIONAL INC.	PREFERRED INTERNATIONAL
61	ANDERSON	AVE B/L	4	3	0	\$990,000	\$940,000	-5%	3/17/2014	13	L. CHO REALTY, INC.	PROSTAR PROPERTIES, LLC
292	CASTLE	DR B/L	4	2	1	\$975,000	\$950,000	-3%	3/5/2014	19	VOLPE & VOLPE REAL ESTATE, INC.	PROMINENT PROPERTIES SOTHEBY'S
68	JANE	DR COL	5	3	0	\$1,175,000	\$950,000	-19%	6/18/2014	566	BERTELSEN REALTY	PINNACLE REALTY ASSOCIATES LLC
7	ROSLYN	AVE RANCH	3	3	0	\$1,199,900	\$970,000	-19%	4/1/2014	176	MCSPRIT & BECKETT REAL ESTATE	COSMO REALTY, INC.
15	HUDSON	TER CONTP	4	2	1	\$1,149,000	\$970,000	-16%	7/2/2014	58	RE/MAX	TOP REALTY
23	CONNOR	DR CONTP	3	3	0	\$969,000	\$999,000	3%	4/10/2014	26	MADISON ADAMS LLC	PROMINENT PROPERTIES SOTHEBY'S
31	REINER	PL B/L	4	3	0	\$1,189,951	\$1,075,000	-10%	4/16/2014	32	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
30	IRVING	AVE COL	5	3	1	\$1,080,000	\$1,080,000	0%	6/20/2014	15	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS, TENAFLY



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17	IRVING AVE	COL	5	3	1	\$1,199,000	\$1,100,000	-8%	1/6/2014	222	FRIEDBERG PROPERTIES & ASSOCIATES	WEICHERT REALTORS
117	HOLLYWOOD AVE	COL	5	3	1	\$1,195,000	\$1,162,000	-3%	5/6/2014	25	PROMINENT PROPERTIES SOTHEBY'S	REALMART REALTY, LLC
34	S VIRGINIA CT	COL	5	2	1	\$1,238,000	\$1,178,000	-5%	7/25/2014	21	MADISON ADAMS LLC	REALMART REALTY, LLC
8	JEAN DR	B/L	6	3	0	\$1,299,000	\$1,200,000	-8%	1/15/2014	84	TOP REALTY	REALTY INTERNATIONAL INC.
28	VAN NOSTRAND AVE	COL	4	4	1	\$1,240,000	\$1,215,000	-2%	7/18/2014	144	EASTERN INTERNATIONAL	PROMINENT PROPERTIES SOTHEBY'S
134	JENKINS DR	COL	5	4	1	\$1,349,000	\$1,225,000	-9%	7/1/2014	97	RE/MAX	RE/MAX
11	LYNN DR	S/L	4	2	1	\$1,280,000	\$1,230,000	-4%	5/15/2014	11	FRIEDBERG PROPERTIES	WEICHERT REALTORS, FORT LEE
48	VAN NOSTRAND AVE	COL	4	4	1	\$1,350,000	\$1,250,000	-7%	2/28/2014	392	MIRON PROPERTIES	MIRON PROPERTIES
89	IRVING AVE	COL	4	3	2	\$1,389,000	\$1,340,000	-4%	5/30/2014	101	BETTER HOMES AND GARDENS	KINGSTONE REALTY
53	JEAN DR	CONTP	5	3	2	\$1,585,000	\$1,560,000	-2%	5/27/2014	57	KAYMAX REALTY, INC.	MADISON ADAMS LLC
190	CHESTNUT ST	CONTP	6	5	2	\$1,895,000	\$1,600,000	-16%	1/7/2014	211	PLAWKER REAL ESTATE, INC.	PLAWKER REAL ESTATE, INC.
2	JANE DR	RANCH	5	3	1	\$2,200,000	\$2,000,000	-9%	3/28/2014	20	MCSPRIT & BECKETT REAL ESTATE	PLAWKER REAL ESTATE, INC.
70	ROCK RD	COL	6	6	1	\$2,295,000	\$2,110,000	-8%	6/25/2014	154	PLAWKER REAL ESTATE, INC.	REALTY 7, LLC
18	CAMBRIDGE PL	COL	6	6	1	\$2,389,000	\$2,290,000	-4%	1/9/2014	304	PLAWKER REAL ESTATE, INC.	FRIEDBERG PROPERTIES
12	WILLOW DR	COL	5	5	1	\$2,575,000	\$2,350,000	-9%	3/28/2014	100	PRUDENTIAL ELIA REAL ESTATE	PROMINENT PROPERTIES SOTHEBY'S
35	GERALDINE RD	COL	6	7	1	\$2,850,000	\$2,400,000	-16%	2/14/2014	194	FRIEDBERG	PROMINENT PROPERTIES SOTHEBY'S
60	ROBERTS RD	COL	7	8	1	\$3,289,000	\$3,150,000	-4%	4/11/2014	102	PLAWKER REAL ESTATE, INC.	WEICHERT REALTORS