



Englewood Sold Report

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1.1.2014 to 7.31.2014

75 Properties Sold in 2014 vs. 76 sold in 2013 ↓ 1%

| | Asking | Sold For | % | Dom |
|---------|-----------|-----------|------|-----|
| Average | \$672,676 | \$606,848 | -10% | 104 |
| Median | \$419,900 | \$375,000 | -8% | 86 |

| | | Address | | Style | BR | FB | HB | Asking | Sold for | % | Sold on | dom | Listing Office | Selling Office |
|-----|---|-------------|------|--------|----|----|----|-----------|-----------|------|-----------|-----|---------------------------------|--------------------------------|
| 115 | W | ENGLEWOOD | AVE | COL | 3 | 1 | 0 | \$124,900 | \$50,000 | -60% | 1/8/2014 | 311 | ENGLISH REALTY | ENGLISH REALTY |
| 31 | E | FOREST | AVE | C/C | 3 | 1 | 0 | \$259,000 | \$150,000 | -42% | 7/30/2014 | 56 | TOP REALTY | FRIEDBERG PROPERTIES |
| 441 | | VALLEY VIEW | RD | COL | 3 | 1 | 0 | \$160,000 | \$159,000 | -1% | 5/21/2014 | 5 | PROMINENT PROPERTIES SOTHEBY'S | PROMINENT PROPERTIES SOTHEBY'S |
| 300 | | FRANKLIN | RD | C/C | 4 | 3 | 0 | \$225,000 | \$160,125 | -29% | 2/18/2014 | 130 | KELLER WILLIAMS VILLAGE | RE/MAX |
| 315 | | HOWLAND | AVE | C/C | 3 | 1 | 1 | \$225,000 | \$165,000 | -27% | 6/16/2014 | 384 | REMAX | REMAX |
| 281 | | PINDLE | AVE | COL | 3 | 2 | 1 | \$179,000 | \$175,000 | -2% | 5/1/2014 | 90 | CONSU CASA REALTY | OUTSIDE BROKER |
| 81 | | GLENBROOK | PKWY | C/C | 3 | 2 | 0 | \$260,000 | \$225,500 | -13% | 1/24/2014 | 88 | KELLER WILLIAMS VILLAGE | BETTER HOMES AND GARDENS |
| 329 | | WASHINGTON | PL | C/C | 4 | 1 | 1 | \$239,900 | \$230,000 | -4% | 6/27/2014 | 91 | RUSSO REAL ESTATE / TEANECK | REMAX |
| 365 | W | HUDSON | AVE | COL | 4 | 3 | 0 | \$269,000 | \$231,000 | -14% | 1/30/2014 | 119 | CENTURY 21 | CENTURY 21 |
| 322 | | DECATUR | AVE | COL | 3 | 2 | 0 | \$259,900 | \$252,500 | -3% | 4/23/2014 | 70 | A.J.C. REALTY EXCHANGE | CENTURY 21 ALLSTARS 100 |
| 218 | | WALDO | PL | COL | 4 | 3 | 0 | \$259,000 | \$257,000 | -1% | 1/22/2014 | 48 | CENTURY 21 | ERA |
| 161 | | TRYON | AVE | COL | 3 | 2 | 0 | \$279,000 | \$260,000 | -7% | 6/23/2014 | 29 | COLDWELL BANKER, FORT LEE | PROMINENT HOMES REALTY, LLC |
| 194 | | CENTRAL | AVE | C/C | 4 | 2 | 1 | \$299,123 | \$262,000 | -12% | 4/25/2014 | 104 | ENGLISH REALTY | RE/MAX PROPERTIES |
| 61 | | MATTLAGE | PL | COL | 3 | 2 | 1 | \$299,000 | \$265,000 | -11% | 1/17/2014 | 65 | WEICHERT REALTORS | WEICHERT REALTORS |
| 208 | W | ENGLEWOOD | AVE | DUPLEX | 3 | 2 | 2 | \$299,900 | \$267,000 | -11% | 6/26/2014 | 73 | WEICHERT REALTORS RIDGEWOOD | WEICHERT REALTORS, FORT LEE |
| 160 | | EVERETT | PL | C/C | 4 | 2 | 1 | \$299,000 | \$270,000 | -10% | 6/12/2014 | 181 | WEICHERT REALTORS | CENTURY 21 |
| 113 | | BELMONT | ST | C/C | 3 | 1 | 1 | \$310,000 | \$285,000 | -8% | 4/4/2014 | 67 | KELLER WILLIAMS VILLAGE | KELLER WILLIAMS VILLAGE |
| 335 | | SHEPARD | AVE | S/L | 3 | 1 | 1 | \$289,900 | \$290,000 | 0% | 5/27/2014 | 24 | BETTER HOMES AND GARDENS | OUTSIDE BROKER |
| 72 | | GLENWOOD | RD | COL | 3 | 1 | 1 | \$370,000 | \$310,000 | -16% | 1/27/2014 | 194 | GILMORE THE WRIGHT REALTY, INC. | KELLER WILLIAMS VILLAGE |
| 100 | | OAKLAND | ST | C/C | 4 | 2 | 0 | \$325,000 | \$310,000 | -5% | 1/10/2014 | 76 | PRUDENTIAL | COLDWELL BANKER |
| 161 | | BELMONT | ST | CONTP | 2 | 2 | 0 | \$339,000 | \$315,000 | -7% | 3/18/2014 | 60 | COLDWELL BANKER, TENAFLY | MILLER & CO. REAL ESTATE |
| 94 | | KNAPP | PL | COL | 3 | 1 | 0 | \$345,000 | \$315,000 | -9% | 4/30/2014 | 88 | FRIEDBERG PROPERTIES | VENTURE VR REALTORS |



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|-----|---|--------------------|-------|----|----|----|-----------|-----------|------|-----------|-----|---------------------------------------|------------------------------------|
| 168 | | EVERETT PL | COL | 3 | 2 | 0 | \$329,900 | \$315,000 | -5% | 7/31/2014 | 55 | RE/MAX REAL | OUTSIDE BROKER |
| 272 | | SHEPARD AVE | COL | 7 | 7 | 0 | \$379,973 | \$320,000 | -16% | 1/30/2014 | 157 | ENGLISH REALTY | RE/MAX |
| 144 | W | HUDSON AVE | COL | 4 | 1 | 1 | \$331,500 | \$321,000 | -3% | 5/15/2014 | 86 | GILMORE THE WRIGHT REALTY, INC. | CENTURY 21 CALABRESE REALTY |
| 302 | | VAN NOSTRAND AVE | COL | 3 | 2 | 1 | \$369,000 | \$325,000 | -12% | 1/10/2014 | 195 | ANHALT REALTY | EASTERN INTERNATIONAL REALTY, INC. |
| 408 | | CONRAD RD | COL | 3 | 1 | 1 | \$339,900 | \$325,000 | -4% | 5/2/2014 | 20 | GROUP TWENTY SIX, LLC | COLDWELL BANKER, FORT LEE |
| 411 | | MOUNTAIN VIEW RD | COL | 3 | 2 | 0 | \$325,000 | \$325,000 | 0% | 5/2/2014 | 15 | PROMINENT PROPERTIES SOTHEBY'S | PROMINENT PROPERTIES SOTHEBY'S |
| 119 | | KNICKERBOCKER RD | COL | 3 | 2 | 0 | \$329,900 | \$335,000 | 2% | 4/3/2014 | 32 | FRIEDBERG PROPERTIES | FRIEDBERG PROPERTIES |
| 265 | | EVERETT PL | COL | 3 | 1 | 1 | \$359,000 | \$337,000 | -6% | 3/21/2014 | 190 | PROMINENT PROPERTIES SOTHEBY'S | WEICHERT REALTORS, TENAFLY |
| 173 | | WALTON ST | COL | 3 | 2 | 1 | \$379,000 | \$345,000 | -9% | 7/28/2014 | 81 | ROYAL REALTY SERVICES, LLC | WEICHERT |
| 594 | | OVERLOOK PL | S/L | 3 | 2 | 1 | \$349,000 | \$349,000 | 0% | 3/31/2014 | 154 | YOUNG STAR REALTY, LLC | TOP REALTY |
| 521 | | TENAFLY RD | RANCH | 4 | 3 | 0 | \$379,000 | \$350,000 | -8% | 5/9/2014 | 48 | REALMART REALTY, LLC | GILMORE REALTY, LLC |
| 390 | W | PALISADE AVE | C/C | 3 | 2 | 0 | \$359,000 | \$350,000 | -3% | 5/28/2014 | 12 | VENTURE VR REALTORS | OUTSIDE BROKER |
| 363 | | MURRAY AVE | S/L | 4 | 4 | 0 | \$399,900 | \$352,000 | -12% | 5/16/2014 | 35 | FRIEDBERG PROPERTIES | MORE REALTY |
| 178 | | SAINT NICHOLAS AVE | COL | 3 | 1 | 1 | \$379,000 | \$360,000 | -5% | 3/24/2014 | 89 | WEICHERT REALTORS, TENAFLY | WEICHERT REALTORS, TENAFLY |
| 415 | | SHANNON CT | C/C | 3 | 2 | 1 | \$372,000 | \$367,000 | -1% | 7/7/2014 | 52 | WEICHERT | COLDWELL BANKER |
| 332 | | STARLING RD | COL | 3 | 1 | 1 | \$435,000 | \$375,000 | -14% | 1/31/2014 | 201 | TERRIE O'CONNOR REALTORS | TERRIE O'CONNOR REALTORS |
| 383 | | LANTANA AVE | COL | 3 | 1 | 1 | \$419,000 | \$375,000 | -11% | 1/30/2014 | 70 | WEICHERT REALTORS | WEICHERT REALTORS |
| 263 | | CAMBRIDGE AVE | COL | 5 | 2 | 1 | \$450,000 | \$380,000 | -16% | 1/30/2014 | 66 | SASSANO PROPERTIES INC. | VERA & NECHAMA REALTY |
| 432 | | MOUNTAIN VIEW RD | COL | 3 | 1 | 0 | \$429,000 | \$392,000 | -9% | 3/17/2014 | 159 | PROMINENT PROPERTIES SOTHEBY'S | COLDWELL BANKER, TENAFLY |
| 288 | | MARLBORO RD | COL | 3 | 2 | 0 | \$419,900 | \$395,000 | -6% | 2/10/2014 | 53 | FRIEDBERG | CENTURY 21 |
| 285 | | LANTANA AVE | COL | 4 | 2 | 1 | \$436,000 | \$410,000 | -6% | 4/1/2014 | 101 | REALTY EXPRESS COUNTYWIDE | COLDWELL BANKER, HILLSDALE |
| 340 | | TENAFLY RD | COL | 5 | 2 | 0 | \$499,500 | \$450,000 | -10% | 2/4/2014 | 82 | WEICHERT | PROMINENT PROPERTIES SOTHEBY'S |
| 400 | | LANTANA AVE | COL | 4 | 3 | 0 | \$495,000 | \$475,000 | -4% | 7/15/2014 | 16 | PROMINENT PROPERTIES SOTHEBY'S | MIRON PROPERTIES |
| 260 | W | HUDSON AVE | COL | 4 | 2 | 0 | \$499,000 | \$490,000 | -2% | 1/30/2014 | 15 | MIRON PROPERTIES | LINKS REAL ESTATE |
| 42 | | JAMES ST | COL | 4 | 2 | 1 | \$529,900 | \$515,000 | -3% | 5/15/2014 | 149 | LEGACY REALTY ASSOCIATES, INC. | FRIEDBERG PROPERTIES |
| 38 | | JAMES ST | COL | 4 | 2 | 1 | \$529,900 | \$517,500 | -2% | 6/13/2014 | 189 | LEGACY REALTY ASSOCIATES, INC. | RUSSO REAL ESTATE / TEANECK |
| 150 | | HUGUENOT AVE | COL | 3 | 3 | 1 | \$549,000 | \$549,000 | 0% | 3/14/2014 | 55 | TRI-COUNTY REALTY OF NORTHERN NJ, LLC | OUTSIDE BROKER |
| 605 | | RIDGELAND TER | COL | 4 | 3 | 1 | \$629,000 | \$572,500 | -9% | 2/26/2014 | 92 | CENTURY 21 | KELLER WILLIAMS VILLAGE |
| 620 | | JONES RD | COL | 4 | 4 | 0 | \$699,000 | \$600,000 | -14% | 2/11/2014 | 177 | ROYAL REALTY SERVICES, LLC | NEW STAR REALTY |

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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|-----|------------------|-------|----|----|----|-------------|-------------|------|-----------|-----|--------------------------------|--------------------------------|
| 218 | KING ST | COL | 4 | 2 | 1 | \$695,000 | \$609,000 | -12% | 2/4/2014 | 228 | FRIEDBERG | MIRON PROPERTIES |
| 240 | VAN NOSTRAND AVE | COL | 7 | 3 | 1 | \$699,000 | \$629,000 | -10% | 5/15/2014 | 82 | MIRON PROPERTIES | PROMINENT PROPERTIES SOTHEBY'S |
| 80 | CHURCH ST | COL | 5 | 2 | 2 | \$699,000 | \$647,500 | -7% | 1/6/2014 | 44 | BETTER HOMES REALTY | OUTSIDE BROKER |
| 172 | VAN NOSTRAND AVE | COL | 5 | 4 | 1 | \$624,900 | \$650,000 | 4% | 6/30/2014 | 11 | COLDWELL BANKER, FORT LEE | RUSSO REAL ESTATE / TEANECK |
| 351 | AUDUBON RD | COL | 4 | 3 | 1 | \$775,000 | \$675,000 | -13% | 5/12/2014 | 282 | PROMINENT PROPERTIES SOTHEBY'S | PROMINENT PROPERTIES SOTHEBY'S |
| 82 | SPRING LN | COL | 6 | 3 | 0 | \$819,000 | \$715,000 | -13% | 5/29/2014 | 98 | RE/MAX PROPERTIES PLUS | RE/MAX PROPERTIES PLUS |
| 37 | KING ST | COL | 4 | 2 | 2 | \$768,000 | \$739,000 | -4% | 5/27/2014 | 49 | COLDWELL BANKER | COLDWELL BANKER |
| 57 | FRANKLIN ST | COL | 6 | 4 | 1 | \$799,000 | \$745,000 | -7% | 7/23/2014 | 24 | MIRON PROPERTIES | VERA & NECHAMA REALTY |
| 340 | LEWELEN CIR | RANCH | 4 | 2 | 1 | \$899,900 | \$750,000 | -17% | 4/1/2014 | 147 | ROYAL REALTY SERVICES, LLC | KELLER WILLIAMS VILLAGE |
| 54 | JONES RD | COL | 5 | 3 | 0 | \$997,000 | \$805,000 | -19% | 4/30/2014 | 103 | WEICHERT REALTORS, TENAFLY | ANHALT REALTY |
| 416 | LYDECKER ST | CONTP | 4 | 2 | 1 | \$825,000 | \$815,000 | -1% | 6/30/2014 | 7 | KELLER WILLIAMS VILLAGE | KELLER WILLIAMS VILLAGE |
| 488 | N WOODLAND ST | RANCH | 4 | 3 | 0 | \$870,000 | \$830,000 | -5% | 2/27/2014 | 184 | REALTY INTERNATIONAL INC. | PROMINENT PROPERTIES SOTHEBY'S |
| 430 | NEXT DAY HILL DR | RANCH | 4 | 3 | 1 | \$875,000 | \$835,000 | -5% | 6/9/2014 | 19 | KELLER WILLIAMS VILLAGE | KELLER WILLIAMS VILLAGE |
| 84 | E LINDEN AVE | COL | 4 | 3 | 2 | \$889,000 | \$899,000 | 1% | 5/1/2014 | 132 | PROMINENT PROPERTIES SOTHEBY'S | ROYAL REALTY SERVICES, LLC |
| 181 | JONES RD | COL | 5 | 4 | 1 | \$1,199,000 | \$900,000 | -25% | 2/19/2014 | 152 | PROMINENT PROPERTIES SOTHEBY'S | COLDWELL BANKER |
| 414 | JOHNSON AVE | COL | 5 | 3 | 1 | \$1,250,000 | \$930,000 | -26% | 1/22/2014 | 201 | PROMINENT PROPERTIES SOTHEBY'S | WEICHERT REALTORS |
| 391 | ETON ST | COL | 4 | 5 | 0 | \$1,199,000 | \$999,000 | -17% | 4/10/2014 | 204 | COLDWELL BANKER, TENAFLY | PROMINENT PROPERTIES SOTHEBY'S |
| 401 | DOUGLAS ST | COL | 5 | 4 | 1 | \$1,395,000 | \$1,200,000 | -14% | 6/26/2014 | 253 | MIRON PROPERTIES | MIRON PROPERTIES |
| 275 | HUTCHINSON RD | S/L | 7 | 5 | 0 | \$1,800,000 | \$1,575,000 | -13% | 2/10/2014 | 61 | FRIEDBERG | ANHALT REALTY |
| 170 | N WOODLAND ST | COL | 6 | 5 | 2 | \$1,699,999 | \$1,625,000 | -4% | 6/10/2014 | 68 | WEICHERT REALTORS, TENAFLY | ROYAL REALTY SERVICES, LLC |
| 300 | WALNUT ST | COL | 8 | 7 | 1 | \$2,288,000 | \$1,725,000 | -25% | 3/18/2014 | 123 | COLDWELL BANKER, FORT LEE | PROMINENT PROPERTIES SOTHEBY'S |
| 84 | LYDECKER ST | COL | 6 | 6 | 1 | \$1,975,000 | \$1,850,000 | -6% | 5/20/2014 | 25 | PROMINENT PROPERTIES SOTHEBY'S | ROYAL REALTY SERVICES, LLC |
| 317 | LYDECKER ST | COL | 5 | 4 | 2 | \$2,099,000 | \$1,850,000 | -12% | 6/10/2014 | 121 | PROMINENT PROPERTIES SOTHEBY'S | PROMINENT PROPERTIES SOTHEBY'S |
| 58 | BEECH RD | COL | 7 | 10 | 1 | \$5,995,000 | \$5,740,000 | -4% | 3/18/2014 | 204 | PROMINENT PROPERTIES SOTHEBY'S | PROMINENT PROPERTIES SOTHEBY'S |