

Bergen County NJ Real Estate
Marketed At The Highest Level

Ask Anat Eisenberg
C: 201.341.4765 O: 201.568.5668 ext 126
www.anateisenberg.com

Prominent Properties | Sotheby's INTERNATIONAL REALTY

Winner of NJAR®
Circle of Excellence®
Sales Award
Platinum Level
2004-2008, 2010, 2011

Cresskill SoldReport



1.1.2013 to 12.31.2013

95 Properties sold in 2013 vs. 68 properties in 2012 ↑40%

	Asking	Sold For	%	Dom
Average	\$755,633	\$683,956	-6%	93
Median	\$568,000	\$545,000	-5%	43

	Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing Office	Selling Office
52	GRANT AVE	COL	2	1	0	\$309,900	\$220,000	-29%	9/5/2013	510	FRIEDBERG PROPERTIES & ASSOCIATES	GROUP TWENTY SIX, LLC
116	PARK AVE	COL	3	1	1	\$250,000	\$250,000	0%	10/4/2013	13	RE/MAX	RE/MAX
130	7TH ST	RANCH	3	1	0	\$329,900	\$300,000	-9%	1/23/2013	118	DICK O'CONNOR REAL ESTATE	RE/MAX
79	CEDAR ST	COL	2	1	0	\$259,000	\$301,000	16%	4/9/2013	28	WEICHERT REALTORS	COLDWELL BANKER
155	JEFFERSON AVE	COL	2	1	1	\$339,000	\$302,000	-11%	12/6/2013	134	WEICHERT REALTORS	RE/MAX
20	N CREST DR	C/C	3	2	0	\$349,000	\$315,000	-10%	12/6/2013	601	RAYMOND-RHODES REAL ESTATE	RAYMOND-RHODES REAL ESTATE
236	GRANT AVE	C/C	3	1	1	\$300,000	\$336,000	12%	3/25/2013	16	WALTER BREYER REAL ESTATE	FRIEDBERG PROPERTIES & ASSOCIATES
430	KNICKERBOCKER RD	C/C	2	1	0	\$350,000	\$340,000	-3%	7/19/2013	30	FRIEDBERG PROPERTIES & ASSOCIATES	WHITLEY REALTY
11	MAPLE ST	CONTP	3	2	0	\$329,900	\$345,500	5%	9/28/2013	5	LIVE REALTY, INC.	OUTSIDE BROKER
20	CLARK ST	RANCH	3	1	0	\$375,000	\$350,000	-7%	2/28/2013	28	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
112	MADISON AVE	COL	4	2	0	\$439,500	\$350,000	-20%	9/27/2013	311	LESLIE NOONAN REAL ESTATE	FRIEDBERG PROPERTIES & ASSOCIATES
72	GRANT AVE	C/C	3	3	0	\$399,900	\$365,000	-9%	6/28/2013	71	FRIEDBERG PROPERTIES & ASSOCIATES	COLDWELL BANKER
22	JEFFERSON AVE	COL	3	2	0	\$399,000	\$368,000	-8%	4/4/2013	56	WEICHERT REALTORS	WEICHERT REALTORS
194	9TH ST	COL	3	2	0	\$389,000	\$370,000	-5%	5/6/2013	23	WEICHERT REALTORS	COLDWELL BANKER
90	ROOSEVELT ST	COL	2	1	0	\$369,000	\$375,000	2%	6/11/2013	44	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
289	BROOKSIDE AVE	C/C	4	2	0	\$366,333	\$375,000	2%	9/20/2013	57	COLDWELL BANKER	COLDWELL BANKER

Bergen County NJ Real Estate
Marketed At The Highest Level

Ask Anat Eisenberg
C: 201.341.4765 O: 201.568.5668 ext 126
www.anateisenberg.com

Prominent Properties | Sotheby's INTERNATIONAL REALTY

Winner of NJAR®
Circle of Excellence®
Sales Award
Platinum Level
2004-2008, 2010, 2011

	Address		Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing Office	Selling Office
236	BROOKSIDE AVE		COL	3	1	1	\$389,900	\$380,000	-3%	7/31/2013	43	MCSPIRIT & BECKETT REAL ESTATE	WEICHERT REALTORS
59	MORNINGSIDE AVE		COL	3	2	0	\$499,000	\$380,000	-24%	9/19/2013	206	YOUNG STAR REALTY, LLC	YOUNG STAR REALTY, LLC
150	SOUTH ST		RANCH	2	1	0	\$359,000	\$380,000	6%	9/12/2013	8	FRIEDBERG PROPERTIES & ASSOCIATES	FRIEDBERG PROPERTIES & ASSOCIATES
6	S CREST DR		C/C	4	2	0	\$425,000	\$390,000	-8%	6/3/2013	35	PROMINENT PROPERTIES SOTHEBY'S	VISION REALTY LLC
266	CONCORD ST		C/C	3	2	0	\$389,000	\$390,000	0%	8/23/2013	123	KINGSTONE REALTY	KELLER WILLIAMS
460	12TH ST		RANCH	2	1	0	\$395,000	\$390,000	-1%	8/29/2013	23	FRIEDBERG PROPERTIES & ASSOCIATES	TERRIE O'CONNOR REALTORS
329	BROOKSIDE AVE		RANCH	3	1	1	\$387,500	\$390,000	1%	10/7/2013	17	COLDWELL BANKER	MCSPIRIT & BECKETT REAL ESTATE
552	KNICKERBOCKER RD		C/C	4	2	0	\$389,000	\$395,000	2%	8/13/2013	16	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
24	CREST DR N		C/C	2	2	0	\$419,000	\$399,000	-5%	6/21/2013	20	COLDWELL BANKER	COLDWELL BANKER
148	ELM ST		C/C	4	2	0	\$424,900	\$400,000	-6%	1/4/2013	81	COLDWELL BANKER	YOUNG STAR REALTY, LLC
20	PERSHING PL		C/C	3	2	0	\$399,000	\$400,000	0%	2/1/2013	12	COLDWELL BANKER	FRIEDBERG PROPERTIES
326	BROOKSIDE AVE		C/C	4	2	0	\$417,888	\$400,000	-4%	3/20/2013	84	RIO VISTA REALTY, LLC	FRIEDBERG PROPERTIES & ASSOCIATES
68	SOUTH ST		C/C	5	2	0	\$449,900	\$402,500	-11%	8/1/2013	216	RE/MAX	RE/MAX
117	PARK AVE		COL	3	1	1	\$439,000	\$410,000	-7%	12/18/2013	47	TOP REALTY	TOP REALTY
317	BROOKSIDE AVE		RANCH	3	2	0	\$469,900	\$420,000	-11%	7/31/2013	48	RE/MAX	FRIEDBERG PROPERTIES & ASSOCIATES
59	PIERCE AVE		S/L	3	1	1	\$399,900	\$425,000	6%	4/22/2013	21	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
18	OAK ST		COL	2	2	0	\$448,000	\$425,500	-5%	9/12/2013	111	WEICHERT REALTORS	COLDWELL BANKER
35	LEXINGTON AVE		COL	3	2	0	\$475,000	\$435,000	-8%	5/3/2013	90	FRIEDBERG PROPERTIES & ASSOCIATES	WEICHERT REALTORS
6	EMERSON ST		RANCH	3	2	0	\$459,000	\$435,000	-5%	5/16/2013	18	WEICHERT REALTORS	WEICHERT REALTORS
50	MERRITT AVE		RANCH	3	2	0	\$485,000	\$438,000	-10%	6/14/2013	150	FRIEDBERG PROPERTIES & ASSOCIATES	GLEM BY AGENCY, INC.
41	MAPLE ST		B/L	4	1	1	\$449,000	\$442,000	-2%	5/6/2013	8	RE/MAX	RE/MAX
227	MADISON AVE		RANCH	3	2	0	\$479,000	\$450,000	-6%	8/30/2013	45	CENTURY 21	MCSPIRIT & BECKETT REAL ESTATE
28	CLARK ST		C/C	4	2	0	\$464,900	\$460,000	-1%	12/19/2013	28	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
25	BEECHWOOD RD		RANCH	3	2	0	\$439,900	\$461,500	5%	11/7/2013	24	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
42	WILLIS AVE		S/L	5	2	0	\$479,000	\$487,000	2%	8/30/2013	16	RE/MAX	COLDWELL BANKER
28	OAK ST		COL	3	1	1	\$489,000	\$488,700	0%	11/4/2013	20	FRIEDBERG PROPERTIES & ASSOCIATES	GROUP TWENTY SIX, LLC
15	DEVONSHIRE RD		S/L	4	2	1	\$595,950	\$495,000	-17%	2/11/2013	74	COLDWELL BANKER	COLDWELL BANKER
19	CENTER ST		S/L	4	2	1	\$579,000	\$497,000	-14%	4/25/2013	160	EASTERN INTERNATIONAL REALTY, INC.	EASTERN INTERNATIONAL REALTY, INC.

Bergen County NJ Real Estate
Marketed At The Highest Level

Ask Anat Eisenberg
C: 201.341.4765 O: 201.568.5668 ext 126
www.anateisenberg.com

Prominent Properties | Sotheby's INTERNATIONAL REALTY

Winner of NJAR®
Circle of Excellence®
Sales Award
Platinum Level
2004-2008, 2010, 2011

	Address		Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing Office	Selling Office
37	NEW	ST	B/L	3	2	0	\$550,000	\$510,000	-7%	2/20/2013	66	PRUDENTIAL	RE/MAX
145	HILLSIDE	AVE	COL	4	2	1	\$538,000	\$513,000	-5%	1/14/2013	105	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
320	HIGHLAND	ST	S/L	4	1	1	\$487,900	\$543,000	11%	7/19/2013	43	FRIEDBERG PROPERTIES & ASSOCIATES	PROMINENT PROPERTIES SOTHEBY'S
36	MAGNOLIA	AVE	RANCH	4	2	0	\$549,000	\$545,000	-1%	8/22/2013	52	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
45	MONROE	AVE	COL	4	2	1	\$579,900	\$545,000	-6%	9/24/2013	162	AUBURN REALTY, INC.	SIMPLY REAL ESTATE
129	PALISADE	AVE	S/L	3	2	1	\$549,000	\$570,000	4%	6/5/2013	18	REALTYLINE	COLDWELL BANKER
44	MAGNOLIA	AVE	COL	5	2	0	\$625,000	\$579,000	-7%	1/8/2013	141	RE/MAX	YOUNG STAR REALTY, LLC
16	DELMAR	AVE	S/L	4	2	1	\$568,000	\$580,000	2%	6/5/2013	16	COLDWELL BANKER	COLDWELL BANKER
115	MEZZINE	DR	S/L	3	2	0	\$615,000	\$581,500	-5%	8/27/2013	32	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
6	CHURCHILL	RD	COL	5	2	1	\$689,000	\$585,000	-15%	11/5/2013	71	PROMINENT PROPERTIES SOTHEBY'S	FRIEDBERG PROPERTIES & ASSOCIATES
489	11TH	ST	S/L	4	2	1	\$615,000	\$590,000	-4%	10/31/2013	59	PROMINENT PROPERTIES SOTHEBY'S	EASTERN INTERNATIONAL REALTY, INC.
22	7TH	ST	B/L	4	3	0	\$659,000	\$607,500	-8%	7/19/2013	68	YOUNG STAR REALTY, LLC	PROMINENT PROPERTIES SOTHEBY'S
176	12TH	ST	S/L	4	2	1	\$625,000	\$615,000	-2%	4/11/2013	19	KERGE REALTORS	FRIEDBERG PROPERTIES & ASSOCIATES
40	CENTER	ST	S/L	3	2	0	\$665,000	\$615,000	-8%	9/30/2013	11	GAMBOURG PROPERTIES, INC.	COLDWELL BANKER
447	11TH	ST	COL	3	2	0	\$629,000	\$615,500	-2%	5/22/2013	40	FRIEDBERG PROPERTIES & ASSOCIATES	RE/MAX
211	E MADISON	AVE	S/L	3	2	0	\$625,000	\$625,000	0%	9/6/2013	21	MCSPRIT & BECKETT REAL ESTATE	FURUMOTO REALTY INC.
11	RIDGE	RD	S/L	3	2	1	\$679,000	\$635,000	-6%	7/18/2013	65	COLDWELL BANKER	COLDWELL BANKER
84	HILLSIDE	AVE	COL	4	2	1	\$659,000	\$635,000	-4%	8/30/2013	248	FRIEDBERG PROPERTIES & ASSOCIATES	FRIEDBERG PROPERTIES & ASSOCIATES
55	CHESTNUT	ST	COL	5	3	0	\$675,000	\$650,000	-4%	7/26/2013	22	EXCLUSIVE PROPERTIES REALTY	COLDWELL BANKER
17	HARVARD	ST	S/L	4	2	1	\$599,000	\$659,999	10%	8/30/2013	25	WEICHERT REALTORS	MCSPRIT & BECKETT REAL ESTATE
38	EMERSON	ST	COL	3	2	1	\$659,000	\$675,000	2%	8/20/2013	39	WEICHERT REALTORS	PROMINENT PROPERTIES SOTHEBY'S
150	PALISADE	AVE	S/L	3	2	1	\$664,900	\$677,200	2%	8/15/2013	26	FRIEDBERG PROPERTIES & ASSOCIATES	COLDWELL BANKER
407	CONCORD	ST	S/L	4	2	1	\$699,000	\$695,000	-1%	7/22/2013	23	COLDWELL BANKER	EASTERN INTERNATIONAL REALTY, INC.
94	WESTERVELT	PL	COL	4	3	1	\$751,000	\$725,000	-3%	8/7/2013	13	PLAWKER REAL ESTATE, INC.	REALTY 7, LLC
6	HARVARD	ST	COL	4	2	1	\$719,000	\$735,000	2%	7/8/2013	25	WEICHERT REALTORS ALPINE/CLOSTER	TOP REALTY
116	PALISADE	AVE	COL	4	2	1	\$799,900	\$740,000	-7%	6/13/2013	48	PAY LESS REALTY	FURUMOTO REALTY INC.
409	11TH	ST	COL	4	2	1	\$749,000	\$740,000	-1%	7/18/2013	42	RE/MAX	KINGSTONE REALTY
39	ELMORE	PL	COL	4	3	1	\$859,000	\$745,000	-13%	8/9/2013	77	COLDWELL BANKER	TOP REALTY

Bergen County NJ Real Estate
Marketed At The Highest Level

Ask Anat Eisenberg
C: 201.341.4765 O: 201.568.5668 ext 126
www.anateisenberg.com

Prominent Properties | Sotheby's INTERNATIONAL REALTY

Winner of NJAR®
Circle of Excellence®
Sales Award
Platinum Level
2004-2008, 2010, 2011

	Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing Office	Selling Office
16	STIVERS	ST COL	3	4	1	\$898,888	\$789,000	-12%	6/19/2013	69	PROMINENT PROPERTIES SOTHEBY'S	WEICHERT REALTORS
53	HEATHERHILL	RD COL	4	4	0	\$915,000	\$815,000	-11%	12/20/2013	150	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
116	TENAKILL	RD COL	4	3	1	\$895,000	\$845,000	-6%	6/15/2013	37	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
390	LAFAYETTE	ST COL	4	4	0	\$929,000	\$875,000	-6%	10/19/2013	50	COLDWELL BANKER	COLDWELL BANKER
388	11TH	ST COL	5	3	1	\$1,100,000	\$925,000	-16%	9/9/2013	272	FRIEDBERG PROPERTIES & ASSOCIATES	PROMINENT PROPERTIES SOTHEBY'S
216	10TH	ST CONTP	4	3	1	\$997,777	\$950,000	-5%	5/1/2013	95	ROYAL SIGNATURE REALTY, LLC	COLDWELL BANKER
396	11TH	ST COL	5	3	1	\$999,000	\$950,000	-5%	10/24/2013	29	FRIEDBERG PROPERTIES & ASSOCIATES	COLDWELL BANKER
128	HEATHERHILL	RD COL	5	4	1	\$1,119,000	\$980,000	-12%	5/17/2013	37	COLDWELL BANKER	COLDWELL BANKER
218	BROOKSIDE	AVE COL	5	6	0	\$1,248,000	\$995,000	-20%	10/29/2013	107	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
15	CHURCHILL	RD S/L	6	5	1	\$1,299,000	\$995,000	-23%	10/31/2013	55	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
11	ADAMS	DR COL	5	3	2	\$999,999	\$999,999	0%	6/5/2013	16	KELLER WILLIAMS	UNITED REAL ESTATE
25	WESTERVELT	PL COL	4	3	1	\$989,888	\$999,999	1%	8/7/2013	11	FRIEDBERG PROPERTIES & ASSOCIATES	PROMINENT PROPERTIES SOTHEBY'S
52	WESTERVELT	PL COL	4	3	1	\$1,199,900	\$1,100,000	-8%	9/5/2013	19	MCSPRIT & BECKETT REAL ESTATE	MCSPRIT & BECKETT REAL ESTATE
15	JOHNSON	CT RANCH	4	4	1	\$1,220,000	\$1,175,000	-4%	8/13/2013	12	RE/MAX	PROMINENT PROPERTIES SOTHEBY'S
376	12TH	ST COL	5	4	1	\$1,279,000	\$1,180,000	-8%	10/2/2013	69	FRIEDBERG PROPERTIES & ASSOCIATES	WEICHERT REALTORS
25	ENGLESIDE	ST COL	5	4	1	\$1,250,000	\$1,212,000	-3%	7/30/2013	24	WEICHERT REALTORS	FRIEDBERG PROPERTIES & ASSOCIATES
71	WESTERVELT	PL COL	4	4	1	\$1,299,000	\$1,280,000	-1%	8/23/2013	22	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
17	ADAMS	DR CONTP	4	4	1	\$1,595,000	\$1,350,000	-15%	6/17/2013	100	COLDWELL BANKER	COLDWELL BANKER
18	LAMBS	LN CONTP	4	2	2	\$1,375,000	\$1,353,750	-2%	5/20/2013	15	FRIEDBERG PROPERTIES & ASSOCIATES	COLDWELL BANKER
73	ADAMS	DR COL	6	6	1	\$2,449,000	\$1,750,000	-29%	5/10/2013	867	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
97	TRUMAN	DR COL	6	6	1	\$4,398,000	\$2,500,000	-43%	4/19/2013	1045	COLDWELL BANKER	FRIEDBERG PROPERTIES & ASSOCIATES
5	HUYLER LANDING	RD COL	6	5	2	\$2,900,000	\$2,575,000	-11%	9/26/2013	237	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
114	HUYLER LANDING	RD COL	7	6	2	\$4,298,000	\$3,720,630	-13%	6/10/2013	85	COLDWELL BANKER	COLDWELL BANKER