



201.341.4765



# Cresskill SoldReport



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## 1.1.2023 to 12.31.2023

61 Properties Sold in 2023 vs. 123 Sold in 2022 **50%**

	ASKING	SOLD	%
AVERAGES	\$1,207,349	\$1,156,377	-3%
MEDIAN	\$925,000	\$900,000	0%

ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	LISTING OFFICE	SELLING OFFICE
99 Madison Ave	Col	3	2	0	\$439,000	\$415,000	-5%	6/6/2023	Coldwell Banker	United Real Estate
116 Madison Ave	Col	2	1	0	\$459,000	\$460,000	0%	9/5/2023	Corcoran	Corcoran
448 Knickerbocker Rd	C/C	3	1	0	\$499,000	\$490,000	-2%	12/28/2023	Redfin	Coldwell Banker
79 Monroe Ave	Col	2	1	1	\$499,000	\$492,000	-1%	2/13/2023	Prominent Properties Sotheby's	Coldwell Banker
265 Jefferson Ave	Ranch	3	2	0	\$529,000	\$499,000	-6%	2/21/2023	RE/MAX	Prominent Properties Sotheby's
79 6th St	C/C	3	2	0	\$535,000	\$500,000	-7%	1/18/2023	Coldwell Banker,	RE/MAX Villa Realtors-Edgewater
21 Poplar St	Col	2	1	0	\$508,888	\$500,000	-2%	2/27/2023	Keller Williams	Keller Williams
44 Knickerbocker Rd	S/L	3	2	0	\$659,000	\$500,000	-24%	6/30/2023	Howard Hanna	Howard Hanna
80 Merritt Ave	Ranch	3	1	0	\$515,000	\$515,000	0%	2/28/2023	RE/MAX	RE/MAX
299 Jefferson Ave	Col	4	2	0	\$599,000	\$515,000	-14%	2/10/2023	Weichert	Keller Williams
96 Brookside Ave	C/C	4	1	0	\$518,111	\$531,000	2%	10/5/2023	Prominent Properties Sotheby's	Coldwell Banker
138 Grant Ave	B/L	4	2	0	\$600,000	\$540,000	-10%	10/16/2023	Living New Jersey Realty	Prominent Properties Sotheby's
59 Short Pl	C/C	4	2	0	\$580,000	\$580,000	0%	10/2/2023	The Bixler Group, LLC	The Bixler Group, LLC
419 Grant Ave	S/L	3	1	1	\$675,000	\$582,000	-14%	4/5/2023	Coldwell Banker	Prominent Properties Sotheby's
126 Brookside Ave	C/C	4	2	0	\$599,000	\$582,500	-3%	8/23/2023	RE/MAX	Citilight
347 Concord St	Col	3	2	0	\$599,000	\$630,000	5%	3/3/2023	Prominent Properties Sotheby's	Coldwell Banker
198 9th St	Col	3	1	1	\$595,000	\$630,000	6%	8/22/2023	Corcoran	Keller Williams

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159 7th St	C/C	4	1	1	\$629,000	\$650,000	3%	10/27/2023	Coldwell Banker	Coldwell Banker
165 Knickerbocker Rd	S/L	4	3	0	\$649,999	\$655,000	1%	7/17/2023	RE/MAX	RE/MAX
42 Emerson St	S/L	5	2	0	\$650,000	\$665,000	2%	3/24/2023	2Win Realty LLC	2Win Realty LLC
85 Park Ave	Contp	4	2	0	\$698,000	\$665,000	-5%	7/21/2023	Coldwell Banker	Terrie O'Connor
406 Highland St	C/C	3	2	1	\$749,900	\$680,000	-9%	10/2/2023	United Real Estate	United Real Estate
186 7th St	Ranch	4	3	0	\$699,999	\$699,999	0%	5/26/2023	Lifestyle International Realty	Lifestyle International Realty
400 Grant Ave	Col	4	2	1	\$725,000	\$700,000	-3%	3/16/2023	United Real Estate	Prominent Properties Sotheby's
17 Cherry Ct	C/C	4	2	0	\$699,000	\$720,000	3%	6/5/2023	Coldwell Banker	Christie's
4 Fenway Ct	S/L	5	2	1	\$799,000	\$755,000	-6%	1/6/2023	Prominent Properties Sotheby's	Prominent Properties Sotheby's
37 Palisade Ave	Ranch	3	2	0	\$749,000	\$770,000	3%	12/20/2023	Coldwell Banker	Keller Williams
123 5th St	Col	4	3	0	\$849,000	\$849,000	0%	7/17/2023	RE/MAX	EXP Realty, LLC
281 Madison Ave	C/C	3	2	1	\$869,000	\$867,000	0%	7/25/2023	Keller Williams	Hudson One
31 Engleside St	Col	5	2	0	\$925,000	\$899,000	-3%	10/2/2023	Lifestyle Internationa	Prominent Properties Sotheby's
6 Lambs Ln	Contp	4	2	1	\$1,100,000	\$900,000	-18%	1/31/2023	Re/Max Property Center	RE/MAX Properties Plus
161 Hillside Ave	Col	5	2	1	\$948,888	\$910,000	-4%	8/25/2023	Keller Williams	RE/MAX
51 6th St	S/L	4	2	0	\$925,000	\$935,000	1%	9/6/2023	Prominent Properties Sotheby's	Keller Williams
49 Knickerbocker Rd	Ranch	4	3	0	\$999,988	\$945,000	-5%	8/25/2023	Keller Williams	Keller Williams
34 Churchill Rd	Col	4	3	0	\$1,100,000	\$1,100,000	0%	7/21/2023	RE/MAX	Prominent Properties Sotheby's
43 6th St	S/L	4	3	0	\$1,150,000	\$1,125,000	-2%	8/18/2023	RE/MAX	Coldwell Banker
181 4th St	Col	4	2	1	\$999,000	\$1,155,000	16%	10/19/2023	RE/MAX	Prominent Properties Sotheby's
135 Knickerbocker Rd	S/L	5	3	2	\$1,225,000	\$1,200,000	-2%	4/27/2023	Keller Williams	Keller Williams
145 Mezzine Dr	B/L	4	3	0	\$1,175,000	\$1,200,000	2%	12/11/2023	Coldwell Banker	Prominent Properties Sotheby's
134 5th St	Col	5	4	0	\$1,238,000	\$1,215,000	-2%	5/25/2023	Corcoran Baer & McIntosh	Corcoran Baer & McIntosh
296 Truman Dr	Contp	4	3	2	\$1,510,500	\$1,305,000	-14%	2/27/2023	Howard Hanna	Prominent Properties Sotheby's
235 E Madison Ave	Col	5	3	1	\$1,225,000	\$1,325,000	8%	8/25/2023	Keller Williams	Prominent Properties Sotheby's

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329 12th St	Col	4	3	2	\$1,298,000	\$1,325,000	2%	12/8/2023	Keller Williams	RE/MAX
26 Emerson St	Col	5	4	1	\$1,339,000	\$1,350,000	1%	8/15/2023	Keller Williams	Keller Williams
44 Merritt Ave	Col	4	3	1	\$1,399,000	\$1,400,000	0%	5/18/2023	RE/MAX	RE/MAX
26 Heatherhill Rd	Col	5	4	1	\$1,425,000	\$1,425,000	0%	8/2/2023	RE/MAX	RE/MAX
47 Eisenhower Dr	Col	4	2	1	\$1,429,000	\$1,450,000	1%	11/3/2023	Prominent Properties Sotheby's	Prominent Properties Sotheby's
104 11th St	Col	6	5	0	\$1,500,000	\$1,575,000	5%	7/26/2023	Group Twenty Six, LLC	Prominent Properties Sotheby's
5 Godfrey Pl	Col	5	4	1	\$1,695,000	\$1,600,000	-6%	5/5/2023	Keller Williams	Keller Williams
62 Willis Ave	Col	5	4	1	\$1,650,000	\$1,660,000	1%	2/21/2023	Next Realty of Tenafly	Keller Williams
7 New St	Col	5	4	1	\$1,799,000	\$1,762,500	-2%	3/24/2023	Keller Williams	Coldwell Banker
243 E Madison Ave	Col	6	5	1	\$1,899,000	\$1,920,000	1%	6/13/2023	Keller Williams	RE/MAX
210 Hillside Ave	Contp	6	4	1	\$2,088,000	\$2,000,000	-4%	9/15/2023	Coldwell Banker	Keller Williams
33 Center St	Col	6	5	1	\$2,150,000	\$2,150,000	0%	2/13/2023	Keller Williams	Keller Williams
82 Jackson Dr	Col	6	5	2	\$2,898,000	\$2,150,000	-26%	6/1/2023	Coldwell Banker	Christie's
354 E Madison Ave	Contp	5	6	1	\$3,190,000	\$2,200,000	-31%	7/10/2023	KNC Realty LLC	Keller Williams
266 Wilson Dr	Col	5	4	3	\$2,299,000	\$2,370,000	3%	9/8/2023	Keller Williams	Keller Williams
27 N Pond Rd	Col	6	6	2	\$2,899,000	\$2,400,000	-17%	1/9/2023	Prominent Properties Sotheby's	Prominent Properties Sotheby's
172 Truman Dr	Contp	6	6	1	\$2,250,000	\$2,600,000	16%	11/1/2023	Christie's	Prominent Properties Sotheby's
91 Hillside Ave	Col	5	6	1	\$2,749,999	\$2,749,999	0%	6/7/2023	Group Twenty Six	Boutique Realty, LLC
53 Mcgrath Dr	Col	6	6	1	\$4,995,000	\$4,600,000	-8%	5/15/2023	Prominent Properties Sotheby's	Prominent Properties Sotheby's

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