



# Demarest SoldReport



[www.anateisenberg.com](http://www.anateisenberg.com)  
eisenberganat@gmail.com



1.1.2024 to 9.30.2024

42 Properties Sold in 2024 vs. 44 Sold in 2023 **5%**

|          | ASKING      | SOLD        | %   |
|----------|-------------|-------------|-----|
| AVERAGES | \$1,572,870 | \$1,545,604 | -2% |
| MEDIAN   | \$1,462,000 | \$1,423,000 | -3% |

| ADDRESS             | STYLE | BR | FB | HB | ASKING      | SOLD FOR    | %    | SOLD ON   | LISTING OFFICE                 | SELLING OFFICE                 |
|---------------------|-------|----|----|----|-------------|-------------|------|-----------|--------------------------------|--------------------------------|
| 30 Columbus Rd      | Col   | 3  | 1  | 0  | \$608,000   | \$608,000   | 0%   | 8/1/2024  | RE/MAX                         | RE/MAX                         |
| 22 Drury Ln         | Ranch | 2  | 2  | 0  | \$645,000   | \$630,000   | -2%  | 3/18/2024 | EXP Realty,                    | United Real Estate             |
| 242 Hardenburgh Ave | Col   | 3  | 1  | 1  | \$739,000   | \$660,000   | -11% | 3/19/2024 | Prominent Properties Sotheby's | Ridgeco Properties, Inc.       |
| 52 Van Horn St      | B/L   | 3  | 2  | 1  | \$739,000   | \$739,000   | 0%   | 6/14/2024 | Keller Williams                | Coldwell Banker                |
| 6 Brookside Ave     | Ranch | 3  | 2  | 0  | \$750,000   | \$758,000   | 1%   | 1/16/2024 | RE/MAX                         | Prominent Properties Sotheby's |
| 150 County Rd       | Col   | 3  | 2  | 0  | \$788,000   | \$775,000   | -2%  | 6/18/2024 | Coldwell Banker                | Prominent Properties Sotheby's |
| 1 Blanche Ave       | S/L   | 4  | 2  | 1  | \$750,000   | \$828,500   | 10%  | 8/6/2024  | Prominent Properties Sotheby's | Keller Williams                |
| 16 Northwood Ave    | Col   | 4  | 2  | 0  | \$759,000   | \$850,000   | 12%  | 6/24/2024 | Prominent Properties Sotheby's | Christie's                     |
| 10 Christie St      | Ranch | 4  | 2  | 0  | \$999,000   | \$950,000   | -5%  | 7/17/2024 | Realty One Group               | Realty One Group               |
| 23 Woodland Rd      | Col   | 4  | 2  | 1  | \$959,000   | \$1,030,000 | 7%   | 3/8/2024  | Turpin Realtors                | Coldwell Banker                |
| 92 Stewart St       | S/L   | 5  | 2  | 1  | \$1,180,000 | \$1,085,000 | -8%  | 7/3/2024  | Keller Williams                | Keller Williams                |
| 91 Wells Ct         | S/L   | 4  | 2  | 1  | \$1,200,000 | \$1,125,000 | -6%  | 8/8/2024  | Keller Williams                | Keller Williams                |
| 31 Wellwood Rd      | Col   | 4  | 2  | 0  | \$1,150,000 | \$1,150,000 | 0%   | 3/13/2024 | Keller Williams                | Keller Williams                |
| 35 Forest Rd        | Col   | 4  | 2  | 1  | \$1,155,888 | \$1,155,888 | 0%   | 6/14/2024 | Christie's                     | Christie's                     |
| 11 Maple Ave        | S/L   | 4  | 2  | 1  | \$1,299,000 | \$1,165,000 | -10% | 8/20/2024 | RE/MAX                         | Coldwell Banker                |



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|----------------------|-------|----|----|----|-------------|-------------|------|-----------|--------------------------------|--------------------------------|
| 108 Lake Rd          | Col   | 4  | 2  | 1  | \$1,299,000 | \$1,210,000 | -7%  | 5/17/2024 | Coldwell Banker                | Prominent Properties Sotheby's |
| 19 Palisade Blvd     | S/L   | 4  | 2  | 1  | \$949,000   | \$1,218,000 | 28%  | 5/31/2024 | Coldwell Banker                | Keller Williams                |
| 113 Knickerbocker Rd | Col   | 5  | 3  | 1  | \$1,288,000 | \$1,220,000 | -5%  | 5/22/2024 | Keller Williams                | Christie's                     |
| 170 Hardenburgh Ave  | Col   | 4  | 3  | 1  | \$1,299,000 | \$1,235,000 | -5%  | 5/1/2024  | Keller Williams                | RE/MAX                         |
| 25 Ruth Ln           | Col   | 5  | 2  | 1  | \$1,150,000 | \$1,315,000 | 14%  | 9/13/2024 | Prominent Properties Sotheby's | Keller Williams                |
| 41 Orchard Rd        | Col   | 5  | 4  | 1  | \$1,699,000 | \$1,421,000 | -16% | 7/24/2024 | RE/MAX                         | Corcoran                       |
| 95 Stewart St        | Col   | 5  | 3  | 1  | \$1,425,000 | \$1,425,000 | 0%   | 6/21/2024 | Keller Williams                | Keller Williams                |
| 32 Brookside Ave     | Col   | 5  | 4  | 1  | \$1,499,000 | \$1,500,000 | 0%   | 7/25/2024 | RE/MAX                         | RE/MAX                         |
| 65 Holland Ave       | Col   | 5  | 4  | 1  | \$1,629,000 | \$1,575,000 | -3%  | 6/14/2024 | Prominent Properties Sotheby's | Prominent Properties Sotheby's |
| 54 Everett Rd        | S/L   | 5  | 4  | 0  | \$1,550,000 | \$1,585,000 | 2%   | 9/30/2024 | RE/MAX                         | RE/MAX                         |
| 60 Prescott St       | Contp | 5  | 3  | 1  | \$1,699,999 | \$1,600,000 | -6%  | 2/5/2024  | Keller Williams                | Outside Broker                 |
| 17 Duck Pond Rd      | Col   | 7  | 9  | 1  | \$1,748,888 | \$1,600,000 | -9%  | 1/10/2024 | Keller Williams                | Prominent Properties Sotheby's |
| 22 Lois Ave          | Col   | 6  | 5  | 0  | \$1,680,000 | \$1,630,000 | -3%  | 3/7/2024  | Keller Williams                | Berkshire Hathaway             |
| 452 Piermont Rd      | Col   | 5  | 4  | 1  | \$1,810,000 | \$1,650,000 | -9%  | 1/30/2024 | Coldwell Banker                | Coldwell Banker                |
| 65 Ross Ave          | Col   | 5  | 5  | 0  | \$1,748,888 | \$1,660,000 | -5%  | 3/8/2024  | Beyder and Company Realty      | Beyder and Company Realty      |
| 3 John St            | Col   | 5  | 4  | 1  | \$1,749,000 | \$1,735,000 | -1%  | 8/1/2024  | Christie's                     | RE/MAX                         |
| 10 Central Ave       | Col   | 4  | 2  | 1  | \$1,749,000 | \$1,750,000 | 0%   | 6/14/2024 | Keller Williams                | Keller Williams                |
| 20 Pine Hill Rd      | Ranch | 4  | 2  | 1  | \$1,850,000 | \$1,850,000 | 0%   | 7/22/2024 | Coldwell Banker                | Keller Williams                |
| 6 Van Horn St        | Col   | 6  | 6  | 0  | \$1,980,000 | \$1,852,000 | -6%  | 6/26/2024 | Prominent Properties Sotheby's | Outside Office                 |
| 15 Donnybrook Dr     | Col   | 5  | 4  | 2  | \$1,890,000 | \$1,890,000 | 0%   | 5/30/2024 | Coldwell Banker                | Keller Williams                |
| 37 Ross Ave          | Col   | 5  | 5  | 1  | \$1,998,888 | \$2,050,000 | 3%   | 8/20/2024 | EXP Realty, LLC                | RE/MAX                         |
| 24 Cypress Pl        | Col   | 6  | 5  | 0  | \$2,199,000 | \$2,325,000 | 6%   | 8/19/2024 | Prominent Properties Sotheby's | Prominent Properties Sotheby's |
| 116 Lake Rd          | Col   | 6  | 5  | 1  | \$2,775,000 | \$2,700,000 | -3%  | 7/31/2024 | Prominent Properties Sotheby's | Howard Hanna                   |
| 57 Prospect St       | Col   | 5  | 7  | 1  | \$3,175,000 | \$3,150,000 | -1%  | 3/27/2024 | Coldwell Banker                | Coldwell Banker                |
| 146 Woodland Rd      | Col   | 5  | 5  | 2  | \$3,600,000 | \$3,160,000 | -12% | 5/28/2024 | RE/MAX                         | RE/MAX                         |

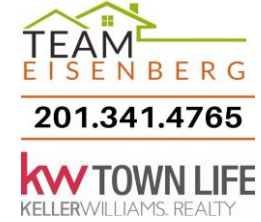
Data is obtained from the NJMLS & is deemed reliable but not guaranteed. These properties were listed and sold by various participants of NJMLS.



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|-----------------|-------|----|----|----|-------------|-------------|-----|-----------|--------------------------------|--------------------------------|
| 32 Pine Hill Rd | Col   | 6  | 5  | 2  | \$3,150,000 | \$3,400,000 | 8%  | 8/28/2024 | Prominent Properties Sotheby's | Keller Williams                |
| 83 Pine Ter     | Col   | 6  | 4  | 1  | \$3,749,000 | \$3,700,000 | -1% | 8/26/2024 | RE/MAX                         | Prominent Properties Sotheby's |