



# Englewood Cliffs Sold Report



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1.1.2024 to 9.30.2024

33 Properties Sold in 2024 vs. 57 Sold in 2023 **42%**

	ASKING	SOLD	%
AVERAGES	\$1,939,314	\$1,913,232	-1%
MEDIAN	\$1,688,888	\$1,675,000	0%

ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	LISTING OFFICE	SELLING OFFICE
41 New St	Ranch	3	3	0	\$1,140,000	\$1,140,000	0%	3/1/2024	Coldwell Banker	Coldwell Banker
59 John St	S/L	3	2	0	\$1,199,880	\$1,199,880	0%	7/23/2024	Prominent Properties Sotheby's	RE/MAX
63 Hickory St	Col	4	2	1	\$1,299,000	\$1,202,500	-7%	4/4/2024	Howard Hanna	RE/MAX
300 Castle Dr	S/L	4	3	0	\$1,295,000	\$1,210,000	-7%	6/20/2024	Prominent Properties Sotheby's	McSpirit & Beckett
52 Rock Rd	Ranch	3	2	1	\$1,250,000	\$1,230,000	-2%	1/31/2024	McSpirit & Beckett	Prominent Properties Sotheby's
48 Irving Ave	Col	4	3	1	\$1,398,000	\$1,240,000	-11%	2/27/2024	Prominent Properties Sotheby's	EXP Realty,
15 Hudson Ter	Col	4	2	2	\$1,299,000	\$1,280,000	-1%	4/12/2024	Christie's	Prominent Properties Sotheby's
55 Sherwood Ave	S/L	4	2	1	\$1,299,900	\$1,300,288	0%	7/30/2024	McSpirit & Beckett	Christie's
645 Summit St	B/L	4	3	1	\$1,399,900	\$1,355,000	-3%	3/21/2024	Park Realty	Coldwell Banker
260 Castle Dr	Ranch	4	3	0	\$1,399,900	\$1,410,000	1%	3/15/2024	McSpirit & Beckett	Christie's
439 Summit St	Col	3	2	2	\$1,399,900	\$1,475,000	5%	6/3/2024	RE/MAX	Coldwell Banker
37 Johnson Ave	B/L	5	4	0	\$1,595,000	\$1,500,000	-6%	8/2/2024	Coldwell Banker	Keller Williams
315 Arthur Ave	Contp	4	3	0	\$1,499,000	\$1,520,000	1%	6/3/2024	McSpirit & Beckett Real Estate	Coldwell Banker
22 Berkshire Pl	Contp	6	4	2	\$1,650,000	\$1,575,000	-5%	1/12/2024	Proper Estates, Inc.	Keller Williams
26 6th St	Contp	5	3	1	\$1,499,000	\$1,610,000	7%	9/5/2024	Howard Hanna	Christie's
5 Willow Dr	B/L	4	2	1	\$1,700,000	\$1,650,000	-3%	4/22/2024	Keller Williams	RE/MAX



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346 Castle Dr	Ranch	4	2	1	\$1,575,000	\$1,675,000	6%	6/28/2024	Key Prestige Realty, LLC	Proper Estates, Inc.
319 Arthur Ave	Contp	4	4	1	\$1,690,000	\$1,690,000	0%	8/7/2024	Coldwell Banker	Realty International Inc.
114 Hollywood Ave	Col	5	3	0	\$1,698,000	\$1,700,000	0%	6/3/2024	McSpirit & Beckett Real Estate	Christie's
151 Demarest Ave	Col	5	3	1	\$1,688,888	\$1,800,000	7%	9/20/2024	Coldwell Banker	Keller Williams
653 Floyd St	B/L	5	3	1	\$1,825,000	\$1,825,000	0%	9/12/2024	McSpirit & Beckett	Howard Hanna
22 Churchill Rd	Contp	4	3	0	\$1,750,000	\$1,900,000	9%	6/27/2024	Prominent Properties Sotheby's	Keller Williams
83 Irving Ave	Col	5	5	1	\$1,725,000	\$1,950,000	13%	5/4/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
108 Hollywood Ave	B/L	6	5	1	\$1,990,000	\$2,100,000	6%	8/2/2024	Hyst Realty Group, LLC	McSpirit & Beckett
48 Jean Dr	Contp	4	4	1	\$2,490,000	\$2,105,000	-15%	6/12/2024	Prominent Properties Sotheby's	Christie's
312 Center St	Col	6	5	1	\$2,450,000	\$2,450,000	0%	8/30/2024	Coldwell Banker	Weichert
70 John St	Col	5	5	1	\$3,299,000	\$2,850,000	-14%	8/28/2024	Coldwell Banker	Coldwell Banker
653 Summit St	Col	6	5	1	\$2,995,000	\$2,995,000	0%	4/12/2024	Howard Hanna	Wein Agency Realtors
113 Pershing Rd	Col	6	6	3	\$2,999,000	\$2,999,000	0%	5/22/2024	Christie's	McSpirit & Beckett
646 Floyd St	Col	6	6	1	\$3,200,000	\$3,000,000	-6%	4/26/2024	Prominent Properties Sotheby's	Outside Office
9 Maple St	Col	6	8	2	\$3,349,000	\$3,200,000	-4%	1/19/2024	Keller Williams	Coldwell Banker
35 Geraldine Rd	Col	7	7	1	\$2,950,000	\$3,200,000	8%	4/15/2024	Keller Williams	RE/MAX
14 Laurie Dr	Col	6	7	2	\$3,999,999	\$3,800,000	-5%	8/30/2024	Howard Hanna	Keller Williams