



# Cluster Sold Report



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eisenberganat@gmail.com



1.1.2024 to 10.31.2024

75 Properties Sold in 2024 vs. 69 Sold in 2023 **9%**

	ASKING	SOLD	%
AVERAGES	\$1,275,942	\$1,257,505	0%
MEDIAN	\$1,095,000	\$1,075,000	0%

ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	LISTING OFFICE	SELLING OFFICE
16 Clarke St	Col	3	2	0	\$489,000	\$550,000	12%	3/20/2024	United Real Estate	United Real Estate
240 Demarest Ave	Ranch	2	2	0	\$625,000	\$625,000	0%	9/16/2024	Prominent Properties Sotheby's	Coldwell Banker
543 Closter Dock Rd	Col	3	1	1	\$599,000	\$650,000	9%	6/10/2024	Premier Realty Homes	Christie's
234 Knickerbocker Rd	C/C	3	2	0	\$610,000	\$650,000	7%	4/12/2024	Weichert	Weichert
264 Schraalenburgh Rd	Ranch	2	2	0	\$639,000	\$650,000	2%	9/27/2024	McSpirit & Beckett Real Estate	Century 22
517 Closter Dock Rd	Col	3	2	0	\$625,000	\$650,000	4%	9/25/2024	Christie's	New and Modern Group
15 Carr Pl	Col	5	1	0	\$799,900	\$660,000	-17%	4/19/2024	McSpirit & Beckett	Christie's
16 Poplar St	C/C	4	2	0	\$600,000	\$665,000	11%	3/14/2024	Christie's	Coldwell Banker
63 Harrington Ave	S/L	3	2	0	\$699,000	\$720,000	3%	9/27/2024	Prominent Properties Sotheby's	RE/MAX
137 Bergenline Ave	C/C	4	2	0	\$739,000	\$739,000	0%	5/21/2024	Keller Williams	Keller Williams
495 High St	S/L	3	1	1	\$750,000	\$750,000	0%	6/4/2024	RE/MAX	RE/MAX
21 Demarest Ave	S/L	3	2	1	\$685,000	\$750,000	9%	5/14/2024	Christie's	Christie's
99 Old Hook Rd	Contp	4	2	1	\$536,750	\$751,000	40%	5/24/2024	Howard Hanna	Evelyn G. Rafter
226 Knickerbocker Rd	C/C	4	3	0	\$750,000	\$755,000	1%	9/7/2024	Coldwell Banker	Coldwell Banker
339 Durie Ave	S/L	3	1	1	\$750,000	\$760,000	1%	6/4/2024	Keller Williams	Coldwell Banker



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174 Harrington Ave	Col	5	2	0	\$825,000	\$760,000	-8%	3/29/2024	Coldwell Banker	EXP Realty, LLC
216 Knickerbocker Rd	C/C	3	2	2	\$899,000	\$810,000	-10%	1/12/2024	Prominent Properties Sotheby's	Star Real Estate
15 Jane St	Contp	3	2	1	\$828,888	\$838,000	1%	2/6/2024	Beyder	Simply Real Estate
14 Taillon Ter	Col	4	2	1	\$749,888	\$850,000	13%	7/12/2024	Prominent Properties Sotheby's	Coldwell Banker
20 John St	Ranch	4	2	0	\$825,000	\$860,000	4%	7/12/2024	Christie's	Christie's
684 Closter Dock Rd	Col	4	1	1	\$862,500	\$862,500	0%	4/15/2024	Christie's	Christie's
104 High St	S/L	3	2	1	\$889,000	\$870,000	-2%	7/24/2024	Hyst Realty Group, LLC	Hyst Realty Group, LLC
18 Williams St	B/L	4	1	2	\$918,000	\$875,000	-5%	4/30/2024	Ridgeco Properties, Inc.	Ridgeco Properties, Inc.
199 Crescent St	S/L	5	2	0	\$889,000	\$885,000	0%	8/22/2024	Palisadium Real Estate	Keller Williams
270 High St	Col	6	3	0	\$899,000	\$899,000	0%	2/12/2024	Keller Williams	Prominent Properties Sotheby's
587 Closter Dock Rd	Col	4	2	1	\$925,000	\$925,000	0%	7/1/2024	EXP Realty, LLC	Brown Harris
124 Durie Ave	Ranch	4	3	0	\$949,000	\$949,000	0%	8/30/2024	Keller Williams	RE/MAX
415 Homans Ave	Ranch	4	2	0	\$948,000	\$953,000	1%	4/2/2024	Howard Realty	Prominent Properties Sotheby's
80 Taylor Dr	S/L	4	3	0	\$1,149,000	\$975,000	-15%	2/20/2024	RE/MAX	RE/MAX
20 Julia St	Ranch	3	3	0	\$949,000	\$975,000	3%	10/28/2024	Christie's	RE/MAX
145 Maple Ave	Col	4	3	1	\$1,049,000	\$995,000	-5%	1/12/2024	RE/MAX	RE/MAX
46 Garry Rd	S/L	4	2	1	\$950,000	\$999,000	5%	6/28/2024	Realty 7, LLC	Christie's
96 Durant Ln	S/L	3	2	0	\$849,000	\$999,000	18%	6/18/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
181 Piermont Rd	B/L	4	3	0	\$999,000	\$999,000	0%	10/3/2024	Keller Williams	RE/MAX
15 Bethany Cir	Col	6	4	0	\$1,349,900	\$999,900	-26%	4/10/2024	EXP Realty, LLC	Christie's
205 Alpine Dr	S/L	3	3	0	\$975,000	\$1,030,000	6%	3/27/2024	Coldwell Banker	Coldwell Banker
1 Cedar Ct	S/L	3	2	1	\$1,249,000	\$1,070,000	-14%	9/25/2024	Prominent Properties Sotheby's	Realty 7, LLC
137 Closter Dock Rd	Col	6	4	1	\$1,050,000	\$1,075,000	2%	8/9/2024	Christie's	Howard Hanna

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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68 Wilson Pl	Col	5	3	1	\$1,200,000	\$1,145,000	-5%	1/22/2024	Keller Williams	Prominent Properties Sotheby's
181 Alpine Dr	Ranch	3	2	0	\$1,100,000	\$1,155,000	5%	10/31/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
15 Maple St	S/L	4	2	0	\$945,000	\$1,200,000	27%	3/29/2024	Coldwell Banker	Coldwell Banker
131 West St	Col	4	3	1	\$1,095,000	\$1,225,000	12%	9/20/2024	Coldwell Banker	Coldwell Banker
2 Roden Way	Contp	4	2	1	\$1,149,900	\$1,260,000	10%	8/22/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
130 Cedar Ct	S/L	5	3	0	\$1,075,000	\$1,275,000	19%	8/26/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
218 Irving Ave	Col	5	3	2	\$1,350,000	\$1,375,000	2%	2/29/2024	Keller Williams	Real
68 Everett St	Contp	4	3	0	\$1,250,000	\$1,378,000	10%	7/30/2024	Realty 7, LLC	Coldwell Banker
501 High St	S/L	4	4	0	\$1,450,000	\$1,438,000	-1%	9/9/2024	RE/MAX	RE/MAX
89 Columbus Ave	Col	5	4	1	\$1,750,000	\$1,450,000	-17%	5/21/2024	Keller Williams	Coldwell Banker
108 Chestnut Ave	Col	4	3	1	\$1,590,000	\$1,490,000	-6%	7/29/2024	EXP Realty, LLC	Prominent Properties Sotheby's
60 Bowers Ln	Col	4	2	1	\$1,418,000	\$1,512,500	7%	7/8/2024	Keller Williams	Prominent Properties Sotheby's
104 Forest St	Col	5	5	0	\$1,595,000	\$1,550,000	-3%	4/19/2024	New and Modern Group	RE/MAX
11 Jason Woods Rd	Col	5	3	1	\$1,690,000	\$1,550,000	-8%	8/9/2024	RE/MAX	RE/MAX Now
62 Trautwein Cres	Col	4	2	1	\$1,498,000	\$1,560,000	4%	8/22/2024	Coldwell Banker	Keller Williams
43 Jane St	Col	5	4	1	\$1,579,000	\$1,568,000	-1%	9/30/2024	Serhant New Jersey LLC	Century 21
279 Demarest Ave	Contp	5	5	1	\$1,899,000	\$1,600,000	-16%	6/5/2024	SP Realty Group	Coldwell Banker
77 Legion Pl	Col	4	3	1	\$1,470,000	\$1,630,000	11%	10/21/2024	Coldwell Banke	Prominent Properties Sotheby's
54 Hickory Ln	S/L	4	2	1	\$1,695,000	\$1,645,000	-3%	2/2/2024	Christie's	Outside Broker
527 High St	Contp	5	4	0	\$1,649,000	\$1,649,000	0%	7/1/2024	RE/MAX	Grand Realty Advisors LLC
367 Homans Ave	Col	5	4	1	\$1,749,000	\$1,749,000	0%	2/1/2024	Eastern Realty, Inc.	Prominent Properties Sotheby's
10 Jason Woods Rd	Col	5	4	1	\$1,750,000	\$1,750,000	0%	5/20/2024	Coldwell Banker	Coldwell Banker
8 Jason Woods Rd	Col	5	5	1	\$1,899,888	\$1,760,000	-7%	7/25/2024	Coldwell Banker	RE/MAX
49 Walker Ave	Col	6	4	0	\$1,830,000	\$1,830,000	0%	5/2/2024	Prominent Properties Sotheby's	Coldwell Banker



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432 Homans Ave	Contp	6	6	2	\$1,975,000	\$1,895,000	-4%	1/24/2024	Coldwell Banker	Keller Williams
33 Arnold Ave	Col	5	5	1	\$1,850,000	\$1,910,000	3%	10/16/2024	EXP Realty	Compass
38 Venus Dr	Col	6	5	1	\$2,390,000	\$1,920,000	-20%	9/23/2024	Realmart	EXP Realty, LLC
14 Wainwright Ave	Col	5	4	1	\$1,925,000	\$1,925,000	0%	5/13/2024	RE/MAX	Christie's
116 Cedar Ln	Col	5	5	1	\$1,998,000	\$1,940,000	-3%	5/3/2024	Christie's	RE/MAX
127 Alpine Dr	Col	5	6	0	\$1,900,000	\$2,000,000	5%	8/28/2024	RE/MAX	Coldwell Banker
25 Halsey Ln	Col	5	4	1	\$2,250,000	\$2,000,000	-11%	9/25/2024	Keller Williams	Keller Williams
15 Wainwright Ct	Col	5	4	1	\$2,050,000	\$2,050,000	0%	6/27/2024	Coldwell Banker	Christie's
4 Blackledge Ct	Col	5	5	0	\$2,100,000	\$2,100,000	0%	8/6/2024	OPEN LISTING-SOLD	Prominent Properties Sotheby's
26 Arnold Ave	Col	5	4	1	\$1,985,000	\$2,150,000	8%	4/19/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
49 Macarthur Ave	Col	5	5	1	\$2,249,000	\$2,200,000	-2%	6/4/2024	Coldwell Banker	Howard Hanna
11 N Star Rd	Col	5	5	1	\$2,599,000	\$2,200,000	-15%	8/9/2024	Prominent Properties Sotheby's	RE/MAX
256 Parsells Ln	Col	5	4	2	\$2,875,000	\$2,500,000	-13%	6/5/2024	Compass	RE/MAX