



**Your Real Estate Professional
Bergen County NJ**

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Franklin Lakes 2011 Sold Homes Report

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<u>Franklin Lakes 2010 Sold Homes Report</u>			<u>Price</u>	<u>Date</u>	<u>List</u>	<u>%</u>	<u>Days</u>	<u>Full</u>	<u>Half</u>	<u>Home</u>		<u>Approx.</u>	<u>R.E.</u>	<u>Fire</u>			
<u>Street Address</u>			<u>Sold</u>	<u>Sold</u>	<u>Price</u>	<u>Reduced</u>	<u>on Mkt</u>	<u>Bed</u>	<u>Bath</u>	<u>Bath</u>	<u>style</u>	<u>Garage</u>	<u>Lot Size</u>	<u>Tax</u>	<u>Place</u>	<u>Listing Office</u>	<u>Selling Office</u>
476 PULIS AVE			271,400	07/26/11	350,000	-22.46%	175	3	2	0	COL	NONE	0.17 ACRE	5,111	NONE	PREAKNESS REALTY	EASTERN INTERNATIONAL
383 WILDWOOD AVE			350,000	03/03/11	399,000	-12.28%	22	4	3	1	COL	CARPOR, TWO CAR	0.8 ACRE	5,010	NONE	MCBRIDE AGENCY	MCBRIDE AGENCY
974 HIGH MOUNTAIN RD			355,000	10/03/11	499,000	-28.86%	77	3	2	0	RANCH	ATTACHED, TWO CAR	300 X 150	8,322	1 FPL	DEFINO & COMPANY	RE/MAX TRADITIONS RE
990 PINES TER			375,000	04/05/11	389,000	-3.60%	141	3	1	0	RANCH	ATTACHED, ONE CAR	0.3 ACRE	5,550	NONE	RE/MAX QUALITY HOMES	RE/MAX QUALITY HOMES
974 CRYSTAL LAKE TER			380,000	05/06/11	389,900	-2.54%	17	3	1	0	RANCH	ATTACHED, ONE CAR	75 X 150	5,551	NONE	CENTURY21 PROPERTY PLACE	CENTURY21 PROPERTY PLACE
946 CRYSTAL LAKE TER			435,000	05/14/11	449,900	-3.31%	27	3	1	1	RANCH	DETACHED, ONE CAR	0.30 ACRE	5,862	NONE	WEICHERT REALTORS	PROMINENT PROPERTIES
942 CRYSTAL LAKE TER			462,000	08/23/11	469,900	-1.68%	10	2	2	0	C/C	ATTACHED, ONE CAR	0.28 ACRE	6,346	1 FPL	RE/MAX TRADITIONS RE	COLDWELL BANKER
501 ISLAND WAY			465,000	09/30/11	489,900	-5.08%	23	3	1	1	RANCH	ATTACHED, TWO CAR	0.51 ACRE	6,439	1 FPL	LIBERTY 100 REALTY	WEICHERT REALTORS
689 COLONIAL RD			470,250	03/07/11	575,000	-18.22%	143	4	2	1	COL	ATTACHED, TWO CAR	1.23 ACRE	8,847	1 FPL	REALTY EXECUTIVES EXCEPTIONAL	REALTY EXECUTIVES EXCEPTIONAL
221 ROTH AVE			475,000	09/21/11	499,900	-4.98%	97	4	2	0	COL	TANDEM, TWO CAR	77x196x211x134	8,824	NONE	GENESIS ASSOCIATES	KERN & ROGERS REALTY
769 HIGH MOUNTAIN RD			480,000	10/13/11	559,000	-14.13%	451	0	0	0	RANCH	NONE	0.96 ACRE	9,782	NONE	REMAX HOMETOWN REALTY	RE/MAX EXECUTIVE
675 FRANKLIN AVE			490,000	08/31/11	629,000	-22.10%	443	5	2	1	COL	ONE CAR	1.94 ACRE	8,150	1 FPL	KERN & ROGERS REALTY	COCCIA REALTY
673 VANCE AVE			510,000	07/07/11	639,000	-20.19%	134	2	1	0	RANCH	ATTACHED, ONE CAR	236 X 230	8,556	1 FPL	RE/MAX TRADITIONS RE	MCBRIDE AGENCY
550 SHIRLEY AVE			525,000	07/08/11	619,000	-15.19%	110	4	3	0	RANCH	ATTACHED, TWO CAR	0.54 ACRE	7,539	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
726 LAWLINS RD			532,500	09/30/11	549,000	-3.01%	19	3	1	1	S/L	ATTACHED, ONE CAR	0.53 ACRE	7,276	1 FPL	COLDWELL BANKER	COLDWELL BANKER
894 HIGH MOUNTAIN RD			540,000	04/26/11	565,000	-4.42%	32	5	3	1	COL	DETACHED, ONE CAR	0.8 ACRE	13,000	1 FPL	RE/MAX FORTUNE PROP.	COLDWELL BANKER
784 ACKERMAN ST			550,000	08/03/11	580,000	-5.17%	76	3	2	0	RANCH	ATTACHED, TWO CAR	0.51 ACRE	7,702	1 FPL	COLDWELL BANKER	MCBRIDE AGENCY
338 LENAPI DR			580,000	12/30/11	649,000	-10.63%	139	3	2	1	S/L	TWO CAR	.62AC	7,627	NONE	PROMINENT PROPERTIES	PRUDENTIAL NEW JERSEY PROP.
280 FOREST GLEN AVE			595,000	10/31/11	619,000	-3.88%	128	4	2	1	B/L	ATTACHED, TWO CAR	0.68 ACRE	9,155	1 FPL	COLDWELL BANKER	COLDWELL BANKER
211 CEDAR ST			605,000	05/18/11	639,000	-5.32%	84	3	2	0	B/L	ATTACHED, TWO CAR	100 X 100	8,389	1 FPL	RE/MAX PROS	WEICHERT REALTORS
752 ORCHARD LN			650,000	05/06/11	699,000	-7.01%	18	4	3	0	B/L	ATTACHED, TWO CAR	1.04 ACRE	8,733	1 FPL	COLDWELL BANKER	RE/MAX LEGEND
809 OLD MILL RD			655,000	12/06/11	699,900	-6.42%	29	4	3	0	COL	DETACHED, TWO CAR	0.92 ACRE	10,106	1 FPL	TERRIE O'CONNOR REALTORS	CENTURY21 PREFERRED
531 CURRAN PL			668,000	07/01/11	729,000	-8.37%	82	4	2	1	S/L	ATTACHED, TWO CAR	0.55 ACRE	9,602	2 FPL	DEFINO & COMPANY	COLDWELL BANKER
770 COMMANCHE LN			675,000	07/06/11	805,000	-16.15%	154	4	2	1	COL	ATTACHED, TWO CAR	0.96 ACRE	10,312	1 FPL	WEICHERT REALTORS	MCBRIDE AGENCY
463 BLUE HILL TER			675,000	10/13/11	747,000	-9.64%	43	5	3	1	COL	ATTACHED, TWO CAR	0.58 ACRE	11,279	1 FPL	DEFINO & COMPANY	OUTSIDE BROKER
217 WAYFAIR CIR			700,000	06/02/11	799,000	-12.39%	109	4	2	1	COL	TWO CAR	200 X 200	10,785	1 FPL	MCBRIDE AGENCY	ERA/DOUGLASS

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610	WINDING HOLLOW	DR	700,000	09/09/11	949,900	-26.31%	86	5	3	1	COL	ATTACHED, TWO CAR	1.85 ACRE	15,268	1 FPL	PROMINENT PROPERTIES	COLDWELL BANKER
853	SCIOTO	DR	720,000	09/01/11	825,000	-12.73%	41	5	3	0	B/L	ATTACHED, TWO CAR	193x195x163x211	12,935	2 FPL	TERRIE O'CONNOR REALTRS	MCBRIDE AGENCY
891	BRIARWOODS	RD	725,000	04/01/11	798,000	-9.15%	117	4	2	1	COL	ATTACHED, TWO CAR	0.92 ACRE	10,379	1 FPL	MCBRIDE AGENCY	WEICHERT REALTORS
542	KIOWA	DR	749,900	12/05/11	799,900	-6.25%	74	3	3	0	RANCH	ATTACHED, TWO CAR	173 X 395	12,033	1 FPL	REMAX ACCOMPLISHED RE	OUTSIDE BROKER
284	WAYFAIR	CIR	750,000	02/11/11	839,000	-10.61%	152	4	2	1	COL	ATTACHED, TWO CAR	0.92 ACRE	11,013	1 FPL	ABBOTT & CASERTA	ABBOTT & CASERTA
133	HELEN	CT	750,000	10/07/11	819,900	-8.53%	45	5	4	0	RANCH	ATTACHED, TWO CAR	0.92 ACRE	11,689	2 FPL	RE/MAX TRADITIONS RE	RE/MAX TRADITIONS RE
648	FRANKLIN	AVE	755,000	07/22/11	799,000	-5.51%	20	5	4	0	COL	DETACHED, TWO CAR	1.45 ACRE	12,639	1 FPL	REMAX ACCOMPLISHED RE	WEICHERT REALTORS
836	CHIPPEWA	TRL	760,000	02/04/11	949,900	-19.99%	103	4	3	1	RANCH	ATTACHED, TWO CAR	1.09 ACRE	11,886	1 FPL	MCBRIDE AGENCY	REMAX ACCOMPLISHED RE
391	HILLVIEW	TER	775,000	01/27/11	1,149,000	-32.55%	181	7	5	2	COL	ATTACHED, TWO CAR	0.93 ACRES	13,838	1 FPL	REMAX ACCOMPLISHED RE	TERRIE O'CONNOR REALTRS
925	LAURIE	LN	780,000	07/20/11	875,000	-10.86%	50	4	2	1	COL	ATTACHED, TWO CAR	0.918 ACRE	12,575	1 FPL	COLDWELL BANKER	RE/MAX PROS
569 E	COVINGTON	PL	789,000	06/10/11	799,000	-1.25%	27	3	3	1	RANCH	ATTACHED, TWO CAR	1.1 ACRE	11,037	1 FPL	KELLER WILLIAMS TOWNE SQUAR	EAST HILL REALTY
809	CHIPPEWA	TRL	800,000	12/01/11	895,000	-10.61%	59	4	2	1	COL	ATTACHED, TWO CAR	1.09 ACRE	12,218	3 FPL	COLDWELL BANKER	WEICHERT REALTORS
377	LONG BOW	DR	820,000	02/10/11	794,400	3.22%	27	3	2	0	RANCH	ATTACHED, TWO CAR	0.96 ACRE	11,629	2 FPL	GENESIS ASSOCIATES	GENESIS ASSOCIATES
376	FREEMANS	LN	823,000	02/14/11	849,500	-3.12%	46	4	3	1	RANCH	3+CAR, ATTACHED	0.92 ACRE	14,953	1 FPL	COLDWELL BANKER	KERN & ROGERS REALTY
711	ANNTARAMISS	LN	825,000	03/25/11	924,900	-10.80%	20	4	2	1	COL	ATTACHED, TWO CAR	0.97 ACRE	10,495	1 FPL	WEICHERT REALTORS	RUBY ROSE REALTY
568	HADDON	PL	835,000	08/04/11	849,000	-1.65%	21	4	3	1	COL	ATTACHED, TWO CAR	0.54 ACRE	9,230	1 FPL	COLDWELL BANKER	RE/MAX TRADITIONS RE
700	WYANDOTTE	DR	840,000	06/29/11	799,000	5.13%	14	5	2	1	COL	3+CAR, ATTACHED	1.01 ACRE	14,508	2 FPL	PROMINENT PROPERTIES	RE/MAX ELITE ASSOC
710	SMOKE HOLLOW	TRL	855,000	11/28/11	979,050	-12.67%	70	4	4	0	COL	3+CAR, ATTACHED	0.94 ACRE	12,843	1 FPL	COLDWELL BANKER	PRUDENTIAL ADAMO
360	BRIARLY	DR	866,000	04/06/11	978,000	-11.45%	60	5	3	0	B/L	3+CAR, ATTACHED	1.4 ACRE	12,100	2 FPL	VILLAGE HOMES REALTY	WEICHERT REALTORS
684	NAVAHO	TRL	875,000	06/10/11	998,500	-12.37%	77	5	2	1	COL	ATTACHED, TWO CAR	0.96 ACRE	13,907	2 FPL	MCBRIDE AGENCY	KELLER WILIAMS VILLAGE SQUARE
825	STONEWALL	CT	875,000	07/21/11	899,900	-2.77%	65	5	3	1	COL	ATTACHED, TWO CAR	1.12 ACRE	15,000	2 FPL	RE/MAX PROPERTIES	WEICHERT REALTORS
304	FORSYTHIA	CT	875,000	12/22/11	1,099,000	-20.38%	7	4	3	1	COL	ATTACHED, TWO CAR	0.995 ACRE	13,762	2 FPL	PROMINENT PROPERTIES	SPECIAL PROPERTIES
769	ONEIDA	TRL	880,000	05/26/11	895,000	-1.68%	31	4	3	1	CONTP	ATTACHED, TWO CAR	0.96 ACRE	13,738	1 FPL	WEICHERT REALTORS	MARRON GILDEA REALTY
421	FIELDSTONE	CT	883,000	06/27/11	863,900	2.21%	22	4	3	1	COL	ATTACHED, TWO CAR	0.59 ACRE	10,690	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
719	DAKOTA	TRL	900,000	09/07/11	999,000	-9.91%	97	5	3	1	COL	ATTACHED, TWO CAR	1.61 ACRE	16,148	2 FPL	PROMINENT PROPERTIES	PROMINENT PROPERTIES
569	NAVAHO	TRL	904,000	06/15/11	1,187,000	-23.84%	355	4	3	1	COL	ATTACHED	1.27 ACRE	13,880	1 FPL	REMAX ACCOMPLISHED RE	REMAX ACCOMPLISHED RE
327 N	VALLEY VIEW	DR	907,500	05/20/11	919,000	-1.25%	40	4	3	1	COL	ATTACHED, TWO CAR	1.16 ACRE	13,748	1 FPL	PROMINENT PROPERTIES	REMAX HOMETOWN REALTY
642	DAKOTA	TRL	935,000	09/29/11	1,199,000	-22.02%	82	4	3	1	COL	ATTACHED, TWO CAR	208 X 230	15,216	1 FPL	PROMINENT PROPERTIES	COLDWELL BANKER
525	HADDON	PL	937,000	02/11/11	1,139,000	-17.73%	190	3	2	1	RANCH	ATTACHED, TWO CAR	0.68 ACRE	10,370	2 FPL	RE/MAX PROPERTIES	MARRON GILDEA REALTY
804	MCCOY	RD	962,500	01/31/11	999,999	-3.75%	11	4	4	1	RANCH	3+CAR, TANDEM	1.01 ACRE	0	2 FPL	COLDWELL BANKER	TERRIE O'CONNOR REALTRS
848	STONEWALL	CT	990,000	08/03/11	1,095,000	-9.59%	76	5	3	1	COL	TWO CAR	1.35 ACRE	15,212	1 FPL	REALMART REALTY	OUTSIDE BROKER
738	MCCOY	RD	990,000	07/29/11	1,150,000	-13.91%	127	4	3	1	COL	ATTACHED, 3 CAR	1.478 ACRE	17,340	1 FPL	REMAX PROPERTIES UNLIMITED	WEICHERT REALTORS
1096	FRANKLIN LAKES	RD	995,000	08/05/11	1,195,000	-16.74%	138	5	3	0	COL	3+CAR, ATTACHED	1.32 ACRE	19,936	3 FPL	COLDWELL BANKER	COLDWELL BANKER
956	DOGWOOD	TRL	997,500	02/04/11	1,199,000	-16.81%	70	5	3	1	COL	ATTACHED, TWO CAR	0.52 ACRE	12,237	1 FPL	MCBRIDE AGENCY	MCBRIDE AGENCY
626	FARMDALE	RD	998,000	08/19/11	1,179,000	-15.35%	118	5	3	1	COL	ATTACHED, TWO CAR	1.007 ACRE	16,680	1 FPL	KERN & ROGERS REALTY	RE/MAX RE LIMITED
937	DOGWOOD	TRL	999,000	11/15/11	1,149,900	-13.12%	139	4	3	2	COL	3+CAR, ATTACHED	1 ACRE	17,802	1 FPL	WEICHERT REALTORS	TERRIE O'CONNOR REALTORS
300	IVY	CT	999,999	05/31/11	1,259,000	-20.57%	283	4	2	1	COL	3+CAR, ATTACHED	0.92 ACRE	16,900	1 FPL	REMAX ACCOMPLISHED RE	TERRIE O'CONNOR REALTRS

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290	GLEN	PL	1,020,000	11/14/11	999,999	2.00%	11	5	5	1	COL	3+CAR, ATTACHED	1.43 ACRE	20,243	2 FPL	WEICHERT REALTORS	DRI REAL ESTATE CO.
416	WALDER	DR	1,125,000	07/26/11	1,189,000	-5.38%	40	5	4	0	COL	3+CAR	1.058 ACRE	20,446	2 FPL	REMAX ACCOMPLISHED RE	REMAX ACCOMPLISHED RE
928	OLENTANGY	RD	1,135,000	05/26/11	1,419,000	-20.01%	264	4	3	1	COL	3+CAR, ATTACHED	1.9 ACRE	20,734	1 FPL	KERN & ROGERS REALTY	ABBOTT & CASERTA
784	HEMLOCK	CT	1,150,000	09/07/11	1,329,900	-13.53%	149	6	3	1	COL	3+CAR, ATTACHED	0.918 ACRE	18,000	3 FPL	RE/MAX PROPERTIES	COLDWELL BANKER
801	ONEIDA	TRL	1,150,000	12/05/11	1,375,000	-16.36%	231	5	4	2	CONTP	3+CAR, ATTACHED	2.06 ACRES	16,154	2 FPL	COLDWELL BANKER	COLDWELL BANKER
3	PENOBSCOTT	PL	1,190,000	06/30/11	1,299,900	-8.45%	29	5	4	1	COL	ATTACHED, 3 CAR	2.089 ACRE	23,036	1 FPL	MCBRIDE AGENCY	COLDWELL BANKER
1002	CLARK	RD	1,200,000	02/15/11	1,299,000	-7.62%	85	6	5	1	COL	3+CAR, ATTACHED	300x202x298x150	20,009	1 FPL	PROMINENT PROPERTIES	PREMIER ONE PROPERTIES REALTY
275	OLDWOODS	RD	1,240,000	07/07/11	1,240,000	0.00%	17	5	5	1	COL	3+CAR, ATTACHED	0.95 ACRE	16,970	1 FPL	OPEN LISTING	PROMINENT PROPERTIES
555	RESERVOIR	DR	1,262,500	07/15/11	1,339,000	-5.71%	81	5	4	0	COL	3+CAR	IRREG	19,026	3 FPL	COLDWELL BANKER	COLDWELL BANKER
758	MICHELLE	CT	1,285,000	12/02/11	1,379,900	-6.88%	29	4	3	2	COL	3+CAR, ATTACHED	210 X 256	20,078	3 FPL	REMAX ACCOMPLISHED RE	REMAX ACCOMPLISHED RE
876	MEADOW	LN	1,295,000	08/05/11	1,325,000	-2.26%	51	5	4	1	COL	3+CAR, ATTACHED	0.95 ACRE	17,987	2 FPL	MCBRIDE AGENCY	COLDWELL BANKER
697	DAKOTA	TRL	1,325,000	10/04/11	1,499,000	-11.61%	123	4	4	1	COL	3+CAR	0.97 ACRE	20,055	3 FPL	COLDWELL BANKER	COLDWELL BANKER
286	GREGORY	RD	1,350,000	05/03/11	1,399,000	-3.50%	2	5	4	0	COL	3+CAR, ATTACHED	1.263 ACRE	17,728	2 FPL	PROMINENT PROPERTIES	PROMINENT PROPERTIES
733	HIGH WOODS	DR	1,400,000	08/09/11	1,899,000	-26.28%	90	5	5	1	COL	3+CAR, ATTACHED	0.92 ACRE	27,298	2 FPL	WEICHERT REALTORS	COLDWELL BANKER
708	SOMERSET	ST	1,485,000	07/22/11	1,649,000	-9.95%	32	5	4	1	COL	3+CAR, ATTACHED	0.92 ACRE	24,851	1 FPL	WEICHERT REALTORS	MCBRIDE AGENCY
408	DEVONSHIRE	DR	1,485,513	05/26/11	1,595,000	-6.86%	26	5	7	1	COL	3+CAR, ATTACHED	0.92 ACRE	24,455	3 FPL	COLDWELL BANKER	COLDWELL BANKER
20	SHINNECOCK	TRL	1,500,000	12/13/11	1,849,000	-18.88%	155	5	5	2	COL	3+CAR	1.96 ACRE	29,561	1 FPL	COLDWELL BANKER	PROMINENT PROPERTIES
441	DEVONSHIRE	DR	1,560,000	08/01/11	1,567,000	-0.45%	8	5	4	1	COL	3+CAR	0.985 ACRE	20,099	1 FPL	COLDWELL BANKER	COLDWELL BANKER
301	LYNN	DR	1,650,000	04/20/11	1,699,900	-2.94%	10	5	4	1	COL	3+CAR	1.04 ACRE	22,150	2 FPL	COLDWELL BANKER	REMAX ACCOMPLISHED RE
30	SHINNECOCK	TRL	1,805,000	08/08/11	2,499,000	-27.77%	30	6	5	3	COL	3+CAR, ATTACHED	1.86 ACRE	32,298	2 FPL	PROMINENT PROPERTIES	COLDWELL BANKER
868	TRAILING RIDGE	RD	1,825,000	03/29/11	1,950,000	-6.41%	31	6	6	1	COL	3+CAR, ATTACHED	6.14 ACRE	46,000	5+	PROMINENT PROPERTIES	MCBRIDE AGENCY
868	TRAILING RIDGE	RD	1,850,000	11/17/11	1,999,999	-7.50%	20	6	6	1	COL	3+CAR, ATTACHED	6.14 ACRE	46,764	5 FPL	MCBRIDE AGENCY	COLDWELL BANKER
510	TIMBERLINE	DR	1,875,000	09/29/11	2,075,000	-9.64%	112	6	4	1	COL	3+CAR, ATTACHED	1.21 ACRE	25,966	4 FPL	COLDWELL BANKER	COLDWELL BANKER
807	APPLE RIDGE	RD	1,890,000	04/18/11	2,099,000	-9.96%	49	5	4	1	COL	3+CAR	0.95 ACRE	29,688	1 FPL	COLDWELL BANKER	PROMINENT PROPERTIES
316	WICHITA	TRL	1,935,000	05/13/11	2,799,999	-30.89%	210	5	5	2	COL	3+CAR, ATTACHED	2.76 ACRE	26,910	5 FPL	MCBRIDE AGENCY	COLDWELL BANKER
103	KNOB HILL	CT	1,990,000	06/24/11	2,099,000	-5.19%	383	5	5	1	COL	3+CAR, ATTACHED	1.47 ACRE	31,870	6 FPL	DEFINO & COMPANY	PROMINENT PROPERTIES
793	ATTERBURY	LN	2,000,000	09/30/11	2,295,000	-12.85%	36	5	5	2	COL	3+CAR	0.92 ACRE	27,449	3 FPL	SPECIAL PROPERTIES	PROMINENT PROPERTIES
797	ATTERBURY	LN	2,200,000	10/11/11	2,395,000	-8.14%	27	5	5	2	COL	3+CAR, ATTACHED	1.25 ACRE	29,092	4 FPL	DRI REAL ESTATE CO.	PROMINENT PROPERTIES
714	BUTTERNUT	DR	2,350,000	10/21/11	2,599,000	-9.58%	77	6	5	2	COL	3+CAR, ATTACHED	1 ACRE	30,000	3 FPL	RE/MAX RE LIMITED	COLDWELL BANKER
14	SHINNECOCK	TRL	2,800,000	07/05/11	4,295,000	-34.81%	402	6	7	1	COL	3+CAR	2.54 ACRE	51,734	4 FPL	PROMINENT PROPERTIES	PROMINENT PROPERTIES
714	JENNY	TRL	2,800,000	08/02/11	2,875,000	-2.61%	225	6	6	2	COL	3+CAR, ATTACHED	0.96 ACRE	0	1 FPL	PROMINENT PROPERTIES	PROMINENT PROPERTIES
345	ALGONQUIN	RD	3,030,000	10/03/11	4,900,000	-38.16%	157	5	5	2	COL	3+CAR, ATTACHED	3.4 ACRE	35,140	3 FPL	MCBRIDE AGENCY	SPECIAL PROPERTIES

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