



**Your Real Estate Professional**  
**Bergen County NJ**

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## New Milford 2010 Sold Homes Report

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<u>New Milford</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>Lot Size</u>	<u>Tax</u>	<u>Place</u>	<u>Listing Office</u>	<u>Selling Office</u>	
256	MILFORD	AVE	<b>182,000</b>	11/09/10	254,000	-28.35%	98	2	2	0	COL	DETACHED, ONE CAR	50 X 100	7,365	NONE	PREAKNESS REALTY	WEICHERT REALTORS
310	HIRSCHFIELD	PL	<b>185,000</b>	11/23/10	199,000	-7.04%	10	2	1	0	COL	ATTACHED, ONE CAR	75 X 125	7,202	NONE	WEICHERT REALTORS	COLDWELL BANKER
490	ELIZABETH	ST	<b>190,000</b>	12/07/10	229,900	-17.36%	29	4	1	1	COL	DETACHED	60 X 100	8,040	NONE	PROMINENT PROPERTIES	NEW JERSEY HOMES & ESTATES
775	RIVER	RD	<b>207,000</b>	06/02/10	236,000	-12.29%	172	2	1	0	RANCH	ATTACHED, ONE CAR	61 X 89	6,596	NONE	COLDWELL BANKER	PUBLIC TRUST REALTY
960	RIVER	RD	<b>215,000</b>	08/20/10	239,900	-10.38%	41	3	1	0	C/C	ATTACHED, ONE CAR	80 X 102	7,610	NONE	RE/MAX RE LIMITED	RE/MAX RE LIMITED
341	FLORENCE	ST	<b>215,500</b>	12/23/10	249,000	-13.45%	38	4	1	0	C/C	ATTACHED, ONE CAR	80 X IRR	7,101	NONE	RE/MAX INTEGRITY	RE/MAX TRADITIONS RE
140	RIVER EDGE	AVE	<b>220,000</b>	03/11/10	244,900	-10.17%	6	3	1	1	COL	NONE	120 X 150 APX	6,631	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
225	BIRCHWOOD	RD	<b>220,000</b>	09/15/10	296,900	-25.90%	264	3	1	0	C/C	DETACHED, ONE CAR	70 X IRR	7,455	NONE	COLDWELL BANKER	RE/MAX PRESTIG. PROP.
223	GRAND	ST	<b>222,000</b>	11/15/10	280,000	-20.71%	753	3	1	1	C/C	DETACHED, ONE CAR	40 X 100	6,351	NONE	PRUDENTIAL GALAXY	PRUDENTIAL GALAXY
1115	BOULEVARD		<b>225,000</b>	04/15/10	289,000	-22.15%	60	2	1	0	C/C	DETACHED, ONE CAR	75X100	7,110	NONE	CENTURY21 MAINSTREAM	RE/MAX ELITE ASSOC
423	NEW BRIDGE	RD	<b>240,000</b>	10/27/10	254,650	-5.75%	3	3	1	0	C/C	ONE CAR	82 X IRR	7,134	NONE	SELLSTATE PROP SOLUTION	REALTYLINE
668	HARVARD	ST	<b>247,200</b>	01/13/10	259,000	-4.56%	299	3	2	0	COL	DETACHED, ONE CAR	50 X 100	6,552	NONE	RE/MAX INTEGRITY	WEICHERT REALTORS
452	JAMES	ST	<b>252,500</b>	04/19/10	329,000	-23.25%	211	2	2	0	COL	DETACHED, ONE CAR	40 X 100	6,773	NONE	LARRY KAHN REAL ESTATE	COLDWELL BANKER
393	LUHMANN	DR	<b>255,000</b>	05/07/10	289,000	-11.76%	10	3	2	1	C/C	ONE CAR	76 X IRR	8,671	NONE	PROMINENT PROPERTIES	PROMINENT PROPERTIES
358	SHERIDAN	CT	<b>260,000</b>	02/04/10	285,000	-8.77%	91	3	1	0	RANCH	ATTACHED, ONE CAR	50 X IRR	8,335	NONE	CENTURY21 MAINSTREAM	CENTURY21 MAINSTREAM
1016	RIVER	RD	<b>260,000</b>	04/20/10	299,900	-13.30%	118	2	2	0	C/C	ATTACHED, ONE CAR	60 X IRR	7,134	NONE	COLDWELL BANKER	RE/MAX PROPERTY CNTR
139	HOLLAND	AVE	<b>260,000</b>	09/21/10	379,900	-31.56%	73	2	3	0	RANCH	CARPORT	70 X IRR	11,214	1 FPL	RE/MAX FORTUNE PROP.	RE/MAX FORTUNE PROP.
128	GRAND	ST	<b>262,500</b>	07/27/10	270,000	-2.78%	28	2	1	1	COL	DETACHED, ONE CAR	50 X 100	6,800	NONE	WEICHERT REALTORS	WEICHERT REALTORS
553	BOULEVARD		<b>270,000</b>	08/12/10	355,000	-23.94%	181	4	2	0	C/C	PARK SPACE	80 X 99	7,004	NONE	SELLSTATE PROP SOLUTION	FRIEDBERG PROPERTIES
519	RYESIDE	AVE	<b>275,000</b>	12/30/10	319,000	-13.79%	68	4	1	0	C/C	ATTACHED, ONE CAR	83 X 100	8,243	NONE	RE/MAX INTEGRITY	RE/MAX VILLA REALTORS
687	STOCKTON	ST	<b>280,000</b>	03/22/10	359,000	-22.01%	72	3	1	0	RANCH	ONE CAR	100 X 125	8,732	2 FPL	CENTURY21 MAINSTREAM	WEICHERT REALTORS
746	BERKLEY	ST	<b>280,000</b>	07/26/10	289,000	-3.11%	6	3	1	0	C/C	ATTACHED, ONE CAR	58 X 125	7,478	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
314	GRAPHIC	BLVD	<b>280,000</b>	10/28/10	355,000	-21.13%	262	3	1	0	C/C	PARK SPACE	50X100	6,793	NONE	WEICHERT REALTORS	CENTURY21 FOURSTAR
313	MYRTLE	AVE	<b>280,000</b>	11/30/10	299,000	-6.35%	27	3	1	0	C/C	PARK SPACE		6,896	NONE	RE/MAX ELITE ASSOC	RE/MAX INTEGRITY
91	BOULEVARD		<b>285,000</b>	01/07/10	339,900	-16.15%	48	3	2	0	C/C	DETACHED, TWO CAR	77X140	11,157	NONE	RE/MAX FORTUNE PROP.	RE/MAX FORTUNE PROP.
960	BOULEVARD		<b>288,400</b>	09/24/10	289,900	-0.52%	37	3	3	0	C/C	ONE CAR	89 X 100	7,450	NONE	DICK O'CONNOR RE	RE/MAX TRADITIONS RE
221	BIRCHWOOD	RD	<b>295,000</b>	04/26/10	299,900	-1.63%	50	3	1	0	C/C	ATTACHED, ONE CAR	IRREG	8,182	NONE	CENTURY21 MAINSTREAM	CENTURY21 MAINSTREAM
218	MYRTLE	AVE	<b>295,000</b>	09/15/10	339,900	-13.21%	150	3	2	0	COL	DETACHED, TWO CAR	47 X 108	6,865	NONE	RE/MAX RE LIMITED	RUSSO REAL ESTATE

Sold by various participants of NJMLS based on information from the New Jersey Multiple Listing Service, Inc. for the period 1/1/2010 to 12/31/2010

154	BOULEVARD		<b>300,000</b>	06/21/10	315,000	-4.76%	28	4	3	0	COL	CARPORT	51 X IRR	8,860	NONE	RE/MAX FORTUNE PROP.	GILMORE REALTY
359	GRAPHIC	BLVC	<b>300,000</b>	06/22/10	335,000	-10.45%	77	4	1	0	C/C	ATTACHED, ONE CAR	50 X 100	8,434	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
549	BOULEVARD		<b>303,000</b>	12/30/10	339,900	-10.86%	87	4	1	0	C/C	ATTACHED, ONE CAR	75 X IRR	7,647	1 FPL	CENTURY21 MAINSTREAM	WEICHERT REALTORS
594	DUKE	RD	<b>305,000</b>	05/11/10	319,000	-4.39%	19	4	2	0	C/C	ATTACHED, ONE CAR	87 X 100	8,666	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
348	LUHMANN	DR	<b>305,000</b>	07/06/10	305,000	0.00%	69	3	1	0	C/C	ATTACHED	70 X IRR	8,020	NONE	CENTURY21 MAINSTREAM	COLDWELL BANKER
402	MADISON	AVE	<b>308,000</b>	06/01/10	330,000	-6.67%	37	4	2	0	COL	DETACHED, ONE CAR	35 X 100	6,759	NONE	RE/MAX PROP. PLUS	FRIEDBERG PROPERTIES
288	MYRTLE	AVE	<b>308,000</b>	08/17/10	399,000	-22.81%	266	3	1	0	C/C	ONE CAR	75 X IRR	7,793	NONE	PROMINENT PROPERTIES	WEICHERT REALTORS
215	MYRTLE	AVE	<b>311,000</b>	07/15/10	359,000	-13.37%	88	3	1	0	COL	DETACHED, ONE CAR	38 X 108	6,826	NONE	WEICHERT REALTORS	WEICHERT REALTORS
639	ASBURY	ST	<b>315,000</b>	05/25/10	319,000	-1.25%	10	3	1	1	COL	DETACHED, ONE CAR	42 X 125	6,856	NONE	RE/MAX INTEGRITY	CENTURY21 FOURSTAR
117	PINE	AVE	<b>315,000</b>	11/30/10	350,000	-10.00%	115	2	1	1	COL	PARK SPACE	50 X 101	7,600	NONE	RE/MAX RE LIMITED	MARY DAVIS REAL ESTATE
249	MYRTLE	AVE	<b>319,888</b>	09/15/10	342,888	-6.71%	36	3	2	0	C/C	ATTACHED, ONE CAR	50 X 108	8,500	NONE	COLDWELL BANKER	DICK O'CONNOR RE
179 S	PARK	DR	<b>325,000</b>	03/31/10	345,000	-5.80%	109	3	1	0	C/C	ATTACHED, ONE CAR	55 X IRR.	7,535	NONE	RE/MAX RE LIMITED	CENTURY21 MARIE K
628	FERMERY	DR	<b>325,000</b>	04/01/10	365,500	-11.08%	177	2	1	0	RANCH	ATTACHED, ONE CAR	75X105	7,675	NONE	WEICHERT REALTORS	WEICHERT REALTORS
564	RIVER	RD	<b>325,000</b>	04/23/10	379,000	-14.25%	206	3	1	2	RANCH	ONE CAR	102 X IRR	7,800	NONE	LARRY KAHN REAL ESTATE	WEICHERT REALTORS
1012	ARLINGTON	RD	<b>325,000</b>	10/01/10	374,500	-13.22%	97	3	2	0	C/C	ATTACHED, ONE CAR	60XIRREG	8,933	NONE	CENTURY21 MAINSTREAM	WEICHERT REALTORS
507	RYESIDE	AVE	<b>326,000</b>	05/07/10	299,000	9.03%	31	4	1	0	C/C	ATTACHED	76X100	8,681	1 FPL	COLDWELL BANKER	COLDWELL BANKER
595	COLUMBIA	ST	<b>332,000</b>	09/15/10	359,000	-7.52%	72	3	2	1	S/L	ATTACHED, ONE CAR	75 X 110	9,917	NONE	RE/MAX INTEGRITY	CENTURY21 CEDARCREST
634	ASBURY	ST	<b>336,500</b>	05/27/10	339,990	-1.03%	6	3	1	0	COL	DETACHED, ONE CAR	42 X 125	6,795	NONE	RE/MAX ELITE ASSOC	FRIEDBERG PROPERTIES
152	CENTER	ST	<b>340,000</b>	01/19/10	389,000	-12.60%	107	4	2	0	C/C	ATTACHED, ONE CAR	62 X 100	8,396	NONE	RE/MAX INTEGRITY	RE/MAX ELITE ASSOC
645	ASBURY	ST	<b>340,000</b>	04/12/10	349,900	-2.83%	77	2	2	0	COL	DETACHED, ONE CAR	42 X 125	6,634	1 FPL	COLDWELL BANKER	RE/MAX EXECUTIVE
319	HENLEY	AVE	<b>340,000</b>	09/23/10	349,000	-2.58%	53	3	2	0	RANCH	ATTACHED, ONE CAR	75 X 125	8,146	NONE	RE/MAX INTEGRITY	KELLER WILLIAMS
544	RYESIDE	AVE	<b>345,000</b>	04/21/10	369,000	-6.50%	12	3	2	0	C/C	ATTACHED, ONE CAR	75 X 100	8,651	NONE	RE/MAX ELITE ASSOC	3.75 REALTY GROUP
495	RIVER	RD	<b>350,000</b>	03/25/10	365,000	-4.11%	23	4	2	0	COL	NONE	50 X 104	7,177	1 FPL	LARRY KAHN REAL ESTATE	WEICHERT REALTORS
675	RIVER	RD	<b>350,000</b>	06/30/10	359,500	-2.64%	27	3	1	1	COL	DETACHED, ONE CAR	80x136x75x132	7,531	1 FPL	CENTURY21 MAINSTREAM	CENTURY21 MAINSTREAM
318	MAIN	ST	<b>351,000</b>	06/24/10	339,000	3.54%	27	3	2	0	S/L	NONE	85 X 100	8,645	NONE	RE/MAX PROPERTIES	DICK O'CONNOR RE
253	MYRTLE	AVE	<b>352,000</b>	12/15/10	369,000	-4.61%	29	3	1	1	S/L	ATTACHED, ONE CAR	50 X 108	7,889	NONE	GILSENAN & CO.	RE/MAX RE LIMITED
652	BERKLEY	ST	<b>355,000</b>	06/30/10	399,000	-11.03%	49	4	2	0	C/C	DETACHED, ONE CAR	75 X 125	8,821	1 FPL	RE/MAX INTEGRITY	RIDGECO REALTY
320	WILLIAM	ST	<b>360,000</b>	04/15/10	399,000	-9.77%	128	3	2	0	RANCH	DETACHED, ONE CAR	50 X 100	7,406	NONE	REAL LIVING GATEWAY REALTORS	ERA/LANCIA REALTY
177	HUGUENOT	DR	<b>360,000</b>	10/18/10	373,500	-3.61%	61	4	2	0	C/C	ATTACHED, ONE CAR	50 X 100	7,273	1 FPL	MCSPRIT & BECKETT	RE/MAX PROPERTY CNTR
394	PLEASANT	AVE	<b>360,000</b>	11/30/10	424,900	-15.27%	84	4	2	0	C/C	ATTACHED, ONE CAR	80 X 100	8,430	1 FPL	WEICHERT REALTORS	COLDWELL BANKER
348	TRENSCH	DR	<b>365,000</b>	08/16/10	379,900	-3.92%	59	2	1	1	RANCH	ATTACHED, ONE CAR	87 X 132	8,279	NONE	CENTURY21 MAINSTREAM	CENTURY21 MAINSTREAM
800	ASBURY	ST	<b>370,500</b>	07/22/10	379,900	-2.47%	47	3	1	0	RANCH	DETACHED, ONE CAR	120 X 100	9,194	1 FPL	RE/MAX RE LIMITED	COLLIS REALTY, INC.
313	LACEY	DR	<b>375,000</b>	01/18/10	399,999	-6.25%	66	3	2	0	RANCH	ATTACHED, ONE CAR	86 X IRR	7,915	NONE	TERRIE O'CONNOR REALTRS	WEICHERT REALTORS
989	OXFORD	LN	<b>375,000</b>	07/22/10	396,000	-5.30%	62	3	1	0	C/C	ATTACHED, ONE CAR	85 X IRR	8,819	NONE	LARRY KAHN REAL ESTATE	WEICHERT REALTORS
334	CHARLES	ST	<b>380,000</b>	08/06/10	465,000	-18.28%	165	3	2	0	S/L	ATTACHED, ONE CAR	70 X 100	8,859	NONE	RE/MAX PROP. PLUS	RE/MAX PROP. PLUS
230	RIDGE	ST	<b>385,000</b>	02/01/10	455,000	-15.38%	148	5	2	0	C/C	ATTACHED, ONE CAR	60 X 199	9,839	NONE	RE/MAX INTEGRITY	WEICHERT REALTORS
543	PLYMPTON	ST	<b>385,000</b>	08/13/10	425,000	-9.41%	64	3	2	1	S/L	ATTACHED, ONE CAR	71 X 101	9,220	NONE	WEICHERT REALTORS	PUBLIC TRUST REALTY
545	COLUMBIA	ST	<b>394,000</b>	06/25/10	425,000	-7.29%	106	3	2	0	S/L	ATTACHED, ONE CAR	91 X IRR	8,555	NONE	COLDWELL BANKER	RE/MAX PROPERTY CNTR
337	HOFFMAN	AVE	<b>395,000</b>	09/20/10	409,900	-3.64%	55	3	2	0	RANCH	ATTACHED, ONE CAR	100 X IRR	8,284	NONE	RE/MAX PROP. PLUS	COLDWELL BANKER
155	LENOX	AVE	<b>396,000</b>	11/23/10	389,000	1.80%	22	4	2	0	C/C	ATTACHED, ONE CAR	80 X 100	9,330	NONE	WEICHERT REALTORS	COLDWELL BANKER

365	WILLIAM	ST	<b>400,000</b>	02/19/10	479,000	-16.49%	71	4	2	1	B/L	ATTACHED, TWO CAR	75 X 100	10,127	1 FPL	WEICHERT REALTORS	HEROLD REAL ESTATE
139	CEDAR	RD	<b>410,000</b>	04/27/10	459,000	-10.68%	36	4	2	1	B/L	ATTACHED, TWO CAR	44 X IRR	9,827	NONE	RE/MAX INTEGRITY	PRUDENTIAL ADAMO
336	TRENSCH	DR	<b>410,000</b>	06/04/10	439,000	-6.61%	92	3	1	1	RANCH	ATTACHED, ONE CAR	95 X 110	8,627	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
358	WEBSTER	DR	<b>415,000</b>	07/19/10	489,000	-15.13%	84	3	2	1	S/L	ATTACHED, TWO CAR	75 X 100	10,786	1 FPL	RE/MAX INTEGRITY	WEICHERT REALTORS
637	HARVARD	ST	<b>415,000</b>	12/22/10	445,000	-6.74%	38	3	3	0	COL	DETACHED, ONE CAR	50 X 100	0	NONE	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
145	HIRSCHFIELD	PL	<b>417,000</b>	02/12/10	417,000	0.00%	21	3	2	1	S/L	ONE CAR	75 X 101	8,723	NONE	HOWARD KOVAL	PROMINENT PROPERTIES
327	SHEA	DR	<b>418,000</b>	07/12/10	449,900	-7.09%	31	3	2	1	S/L	ATTACHED, ONE CAR	75 X 100	9,361	NONE	RE/MAX RE LIMITED	TERRIE O'CONNOR REALTRS
356	SHEA	DR	<b>427,000</b>	09/29/10	449,900	-5.09%	29	3	2	1	S/L	ATTACHED, ONE CAR	89 X IRR	10,036	NONE	RE/MAX RE LIMITED	WEICHERT REALTORS
547	PRINCETON	ST	<b>445,000</b>	04/09/10	489,000	-9.00%	77	4	3	0	S/L	ONE CAR	97 X IRR	8,671	NONE	PUBLIC TRUST REALTY	WEICHERT REALTORS
640	BOULEVARD		<b>450,000</b>	09/01/10	489,000	-7.98%	83	3	2	1	S/L	ATTACHED, ONE CAR	80 X 100	9,177	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
646	COLUMBIA	ST	<b>460,000</b>	11/12/10	483,000	-4.76%	103	5	3	0	B/L	ATTACHED, TWO CAR	100 X 190	11,614	NONE	RE/MAX RE LIMITED	WEICHERT REALTORS
595	CONCORD	ST	<b>462,700</b>	09/29/10	489,000	-5.38%	47	3	2	1	S/L	ATTACHED, ONE CAR	86 X IRR	9,448	1 FPL	COLDWELL BANKER	COLDWELL BANKER
631	HARVARD	ST	<b>469,580</b>	10/08/10	475,800	-1.31%	101	4	3	0	COL	PARK SPACE	50 X 100	12,113	NONE	FRIEDBERG PROPERTIES	COLDWELL BANKER
114	GRAND	ST	<b>492,500</b>	09/21/10	519,000	-5.11%	75	5	3	0	COL	DETACHED, ONE CAR	75 X 100	8,889	NONE	WEICHERT REALTORS	COLDWELL BANKER
117	SUMMIT	AVE	<b>505,000</b>	05/13/10	529,900	-4.70%	47	5	2	1	COL	PARK SPACE	60 X 100	10,546	NONE	DICK O'CONNOR RE	REAL LIVING GATEWAY REALTORS
654	HARVARD	ST	<b>522,500</b>	05/26/10	539,900	-3.22%	28	4	3	0	B/L	ATTACHED, ONE CAR	75 X 100	9,800	NONE	VILLA VALENTINA RE	RRM REALTY, INC.
1106	JOHNSON	CT	<b>530,000</b>	06/15/10	599,900	-11.65%	337	4	2	1	COL	ATTACHED, TWO CAR	IRREG	12,016	1 FPL	CENTURY21 MAINSTREAM	CENTURY21 MAINSTREAM
214	BIRCHWOOD	RD	<b>556,000</b>	05/01/10	579,000	-3.97%	60	5	3	0	S/L	ATTACHED, ONE CAR	72 X IRR	10,543	1 FPL	CENTURY21 MAINSTREAM	WEICHERT REALTORS
349	NEW BRIDGE	RD	<b>560,000</b>	11/16/10	649,000	-13.71%	154	4	2	1	COL	ATTACHED, ONE CAR	75 X 110	0	NONE	RE/MAX RE LIMITED	CENTURY21 MAINSTREAM
157	HOLLAND	AVE	<b>575,000</b>	04/29/10	595,000	-3.36%	59	4	3	1	COL	3+CAR, DETACHED	140 X 125	12,534	1 FPL	RE/MAX INTEGRITY	RE/MAX INTEGRITY
355	LEONARD	DR	<b>580,000</b>	01/22/10	649,000	-10.63%	144	5	3	0	COL	ATTACHED, ONE CAR	80 X 120	13,739	1 FPL	RE/MAX INTEGRITY	RE/MAX INTEGRITY
412	VOMEL	DR	<b>600,000</b>	04/19/10	729,000	-17.70%	209	6	4	0	COL	ATTACHED, ONE CAR	80 X 100	13,910	1 FPL	VERA & NECHAMA REALTY	VERA & NECHAMA REALTY
235	NEW BRIDGE	RD	<b>625,000</b>	01/28/10	699,900	-10.70%	34	5	4	1	COL	ATTACHED, TWO CAR	90 X 109	13,187	1 FPL	RUSSO REAL ESTATE	RE/MAX INTEGRITY
291	RIDGE	ST	<b>690,000</b>	07/06/10	699,000	-1.29%	69	5	3	0	COL	ATTACHED, ONE CAR	84 X 90	13,000	1 FPL	VERA & NECHAMA REALTY	RE/MAX RE ASSOCIATES
991	PACIFIC	ST	<b>700,000</b>	11/05/10	798,000	-12.28%	203	5	5	1	COL		60 X 175	20,245	NONE	PROMINENT PROPERTIES	ANHALT REALTY

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