



MM

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Bergen County NJ

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New Milford 2011 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>	
186	CLEVELAND	ST	195,000	04/22/11	319,000	-38.87%	146	3	1	1	COL	PARK SPACE	50 X 100	6,953	NONE	REALTY EXP COUNTRYWIDE	CENTURY21 MAINSTREAM
161	NEW BRIDGE	RD	200,000	06/17/11	285,000	-29.82%	411	2	1	0	COL	DETACHED, ONE CAR	60 X 160	6,883	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
449	JAMES	ST	209,000	02/10/11	209,900	-0.43%	35	2	2	0	COL	DETACHED, ONE CAR	40 X 100	7,227	NONE	FAST TRACK PROPERTIES	OUTSIDE BROKER
330	BOULEVARD		220,000	09/30/11	249,999	-12.00%	56	4	1	1	COL	DETACHED, ONE CAR	100 X 100	7,806	1 FPL	WEICHERT REALTORS	COLDWELL BANKER
1105	BOULEVARD		242,000	06/17/11	299,000	-19.06%	126	3	1	0	RANCH	ATTACHED, ONE CAR	77x113x78x100	7,694	NONE	COLDWELL BANKER	RE/MAX PROPERTY CNTR
1114	RIVER	RD	245,000	01/03/11	289,000	-15.22%	50	3	1	0	C/C	ATTACHED, ONE CAR	0 X 100 APPRO	6,653	1 FPL	RE/MAX INTEGRITY	RE/MAX INTEGRITY
400	KNIERIM	PL	245,000	04/11/11	269,000	-8.92%	66	3	1	0	C/C	DETACHED, ONE CAR	75 X 100	7,868	NONE	RE/MAX INTEGRITY	WALTER BREYER RE
270	BIRCHWOOD	RD	249,900	08/25/11	299,000	-16.42%	104	3	1	1	C/C	ATTACHED, TWO CAR	120 X 100	8,346	NONE	RE/MAX PROPERTY CNTR	RE/MAX HOME EXPERTS
470	HUGHES	RD	255,000	06/29/11	299,900	-14.97%	58	3	1	1	RANCH	ATTACHED, ONE CAR	75 X 100	7,985	NONE	HAYDEN OAKLEY	RE/MAX INTEGRITY
627	CONCORD	ST	260,000	05/05/11	259,900	0.04%	10	2	1	0	RANCH	NONE	75 X 112	8,398	NONE	RE/MAX PROPERTY CNTR	WEICHERT REALTORS
986	PLEASANT	DR	260,000	12/05/11	319,000	-18.50%	135	3	1	0	RANCH	ATTACHED, ONE CAR	69 X IRR	9,133	NONE	REALTY NETWORK	OUTSIDE BROKER
610	FERMERY	DR	265,000	11/04/11	299,000	-11.37%	21	2	1	0	RANCH	ATTACHED, ONE CAR	121 X 78	7,852	NONE	LARRY KAHN REAL ESTATE	WHITLEY REALTY
324	BIRCHWOOD	RD	270,000	04/08/11	309,900	-12.88%	40	3	2	0	C/C	DETACHED, ONE CAR	57 X 100	7,627	NONE	RE/MAX RE ASSOCIATES	RE/MAX RE ASSOCIATES
818	CHESTNUT	ST	275,000	08/19/11	308,500	-10.86%	49	3	1	1	RANCH	ATTACHED, ONE CAR	75 X IRR	8,628	NONE	RE/MAX ELITE ASSOC	PUBLIC TRUST REALTY
190	CLINTON	AVE	275,000	09/02/11	339,000	-18.88%	80	3	1	0	C/C	ATTACHED, ONE CAR	50 X 105	7,724	NONE	WEICHERT REALTORS	WEICHERT REALTORS
515	RIVER	RD	275,000	09/19/11	289,000	-4.84%	31	3	2	0	C/C	DETACHED, TWO CAR	52 X IRR	8,058	1 FPL	COLDWELL BANKER	PRUDENTIAL NEW JERSEY PROP.
990	PLEASANT	DR	275,000	11/23/11	309,900	-11.26%	28	3	2	0	C/C	ATTACHED, ONE CAR	50x149x92x176	9,920	NONE	WHITLEY REALTY	RE/MAX INTEGRITY
119	CENTER	ST	279,000	05/17/11	399,000	-30.08%	512	4	1	0	C/C	DETACHED, ONE CAR	50 X 100	7,472	NONE	KELLER WILLIAMS	COLDWELL BANKER
264	DEMAREST	AVE	282,500	01/05/11	287,000	-1.57%	14	3	1	0	RANCH	DETACHED, ONE CAR	50 X 150	8,149	NONE	COLDWELL BANKER	RE/MAX INTEGRITY
491	ELIZABETH	ST	283,000	07/27/11	294,900	-4.04%	83	2	1	0	RANCH	DETACHED, ONE CAR	40 X 104	6,586	NONE	CENTURY21 MARIE K	RE/MAX RE LIMITED
362	SHERIDAN	CT	285,000	06/17/11	249,000	14.46%	6	3	1	0	RANCH	ATTACHED, ONE CAR	40 X IRR	9,009	NONE	CENTURY21 CONCEPT100	CENTURY21 CONCEPT100
234	SUMMIT	AVE	285,000	08/29/11	327,000	-12.84%	86	2	2	0	RANCH	DETACHED, ONE CAR	50 X 100	7,202	NONE	COLDWELL BANKER	ABBOTT & CASERTA
525	CHARLES	ST	290,000	06/16/11	298,000	-2.68%	20	2	2	0	RANCH	NONE	50 X 125	7,905	1 FPL	RE/MAX INTEGRITY	PRUDENTIAL ADAMO REALTY
576	DUKE	RD	299,000	09/29/11	319,900	-6.53%	50	4	2	0	C/C	ATTACHED, ONE CAR	75 X 100	9,142	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
368	LEONARD	DR	300,000	05/05/11	385,000	-22.08%	162	3	2	0	RANCH	ONE CAR	64x120x123x171	9,531	1 FPL	REALTY 7, LLC	FRIEDBERG PROPERTIES
548	COLUMBIA	ST	300,000	05/09/11	335,000	-10.45%	148	3	1	1	S/L	ATTACHED, ONE CAR	65 X 110 IRR	9,376	NONE	RE/MAX INTEGRITY	PROMINENT PROPERTIES
343	WILLIAM	ST	300,000	11/10/11	329,900	-9.06%	88	4	2	0	C/C	PARK SPACE	50 X 100	8,022	1 FPL	COLDWELL BANKER	COLDWELL BANKER
721	HOLLY	ST	300,000	12/22/11	329,000	-8.81%	15	2	2	0	RANCH	ATTACHED, TWO CAR	120 X 100	10,614	1 FPL	WEICHERT REALTORS	EASTERN INTERNATIONAL

Sold by various participants of NJMLS based on information from the New Jersey Multiple Listing Service, Inc. for the period 1/1/2011 to 12/31/2011

1121	BOULEVARD		302,500	04/15/11	309,000	-2.10%	18	3	2	0	C/C	DETACHED, ONE CAR	75 X IRR	7,744	NONE	COLDWELL BANKER	DICK O'CONNOR RE
1005	CARNATION	DR	305,000	01/07/11	335,000	-8.96%	119	4	1	0	C/C	ATTACHED, ONE CAR	60X 115	7,392	NONE	CENTURY21 MAINSTREAM	RE/MAX TRADITIONS RE
617	FERMERY	DR	305,000	06/15/11	339,000	-10.03%	119	2	1	1	RANCH	ATTACHED, ONE CAR	75 X 100	7,928	NONE	RE/MAX INTEGRITY	REMAX EXCELLENCE
178 S	PARK	DR	310,000	06/23/11	319,000	-2.82%	10	4	1	0	C/C	ATTACHED, ONE CAR	60 X 100	7,716	NONE	RE/MAX INTEGRITY	COLDWELL BANKER
217	WOODLAND	RD	310,000	11/22/11	325,000	-4.62%	35	4	1	0	C/C	ATTACHED, ONE CAR	60 X 100	8,894	1 FPL	CENTURY21 MAINSTREAM	WHITLEY REALTY
178	HUGUENOT	DR	314,000	12/16/11	399,000	-21.30%	97	2	2	0	C/C	ATTACHED, ONE CAR	IRR	9,723	1 FPL	RE/MAX RE LIMITED	RE/MAX PROP. ASOC
224	MYRTLE	AVE	315,000	01/20/11	327,900	-3.93%	30	3	1	1	C/C	ATTACHED, ONE CAR	75 X 108	7,700	NONE	MCSPRIT & BECKETT	PRUDENTIAL GALAXY
575	RIVER	RD	315,000	06/03/11	349,900	-9.97%	108	2	2	0	COL		0.90 ACRE	9,297	1 FPL	RE/MAX RE LIMITED	CLASSIC REALTY CONCEPTS
309	MYRTLE	AVE	315,000	06/15/11	359,000	-12.26%	58	3	2	0	C/C	ATTACHED, ONE CAR	70 X 108	8,828	NONE	RE/MAX INTEGRITY	RE/MAX INTEGRITY
282	BALDWIN	AVE	325,000	06/01/11	369,000	-11.92%	24	3	2	0	C/C	ATTACHED	66 X 108	8,733	NONE	LARRY KAHN REAL ESTATE	WEICHERT REALTORS
481	JAMES	ST	325,000	09/02/11	432,000	-24.77%	350	4	2	0	C/C	ATTACHED	100 X 80	9,542	NONE	COLDWELL BANKER	CENTURY21 MAINSTREAM
794	CHESTNUT	ST	325,000	09/23/11	349,000	-6.88%	43	3	1	1	S/L	ATTACHED, ONE CAR	75 X 100	9,930	NONE	RE/MAX INTEGRITY	RE/MAX RE LIMITED
355	BOULEVARD		330,000	01/21/11	399,000	-17.29%	141	3	2	0	S/L	ATTACHED, ONE CAR	75 X 100	9,500	NONE	RE/MAX INTEGRITY	COLDWELL BANKER
424	CONGRESS	ST	335,000	08/31/11	349,900	-4.26%	18	4	2	0	C/C	PARK SPACE	62 X IRR	8,900	NONE	CENTURY21 MAINSTREAM	RE/MAX INTEGRITY
1008	RIVER	RD	335,000	10/20/11	379,000	-11.61%	44	5	2	0	COL	ATTACHED, ONE CAR	60 X 100	8,357	NONE	MCSPRIT & BECKETT	OUTSIDE BROKER
319	JORDAN	RD	335,000	12/29/11	357,500	-6.29%	14	3	2	0	RANCH	ATTACHED, ONE CAR	81 X 117	8,931	NONE	TERRIE O'CONNOR REALTRS	COLDWELL BANKER
302	HIRSCHFIELD	PL	345,000	03/09/11	375,000	-8.00%	36	2	2	0	RANCH	ATTACHED, ONE CAR	75 X 125	8,883	NONE	COLDWELL BANKER	COLDWELL BANKER
121	HIRSCHFIELD	PL	345,000	08/15/11	349,000	-1.15%	17	3	2	0	RANCH	ONE CAR	153IRR.	9,129	NONE	WALTER BREYER RE	GOLDEN SERVICE RE
61	RIVER	RD	351,000	08/09/11	387,999	-9.54%	153	4	1	1	S/L	ATTACHED, ONE CAR	60 X 100	9,655	NONE	WEICHERT REALTORS	COLDWELL BANKER
1136	KORFITSEN	RD	365,000	09/22/11	449,000	-18.71%	47	4	2	1	C/C	ATTACHED, ONE CAR	150 X IRR	8,913	NONE	VERA & NECHAMA REALTY	VILLAGE HOMES REALTY
444	LUHMANN	DR	365,500	09/16/11	385,000	-5.06%	41	3	2	0	C/C	ATTACHED	60 X IRR	9,480	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
135	EAGLE	AVE	370,000	09/07/11	425,000	-12.94%	291	3	2	0	RANCH	ATTACHED, ONE CAR	100 X 100	9,441	NONE	WEICHERT REALTORS	WEICHERT REALTORS
307	MILFORD	AVE	372,000	09/15/11	374,001	-0.54%	20	4	2	1	COL	DETACHED, ONE CAR	75 X IRR	8,752	NONE	RE/MAX PROPERTIES	RE/MAX INTEGRITY
795	CHESTNUT	ST	375,000	08/03/11	399,000	-6.02%	83	3	2	1	S/L	ATTACHED, TWO CAR	100 X 80	9,994	1 FPL	RE/MAX RE LIMITED	OUTSIDE BROKER
306	WEBSTER	DR	380,000	05/06/11	440,000	-13.64%	17	3	2	1	S/L	ATTACHED, TWO CAR	76 X IRR	9,599	NONE	PRISTINE HOMES & ESTATES	COLDWELL BANKER
337	LACEY	DR	381,000	01/20/11	412,999	-7.75%	57	3	2	0	RANCH	ATTACHED, ONE CAR	85 X IRR	8,546	NONE	MCSPRIT & BECKETT	MCSPRIT & BECKETT
560	PLYMPTON	ST	382,500	10/26/11	439,000	-12.87%	149	3	3	0	S/L	TWO CAR	90 X IRR	10,563	NONE	RE/MAX RE LIMITED	CENTURY21 FOURSTAR
739	TRENTON	ST	385,000	10/07/11	445,000	-13.48%	66	3	1	1	S/L	ATTACHED, ONE CAR	53 X 100	9,082	NONE	RE/MAX INTEGRITY	WEICHERT REALTORS
429	RYESIDE	AVE	390,000	01/19/11	409,900	-4.85%	21	4	2	0	COL	CARPORT	50 X 125	8,761	NONE	CENTURY21 MAINSTREAM	WEICHERT REALTORS
769	CYPRESS	ST	390,000	12/14/11	449,000	-13.14%	78	4	3	0	C/C		80 X 80	10,343	1 FPL	COLDWELL BANKER	COLDWELL BANKER
788	PRINCETON	ST	397,500	09/16/11	419,000	-5.13%	25	3	3	0	S/L	ATTACHED, ONE CAR	80 X 125	9,746	NONE	CENTURY21 MAINSTREAM	FRIEDBERG PROPERTIES
288	RIDGE	ST	400,000	02/28/11	485,000	-17.53%	163	4	2	0	C/C	ATTACHED, ONE CAR	84 X 143	8,948	NONE	VERA & NECHAMA REALTY	VERA & NECHAMA REALTY
1115	BOULEVARD		405,000	04/18/11	399,900	1.28%	26	4	2	0	COL	DETACHED, ONE CAR	75 X 100	7,479	NONE	RE/MAX ELITE ASSOC	RE/MAX INTEGRITY
520	WINDSOR	RD	409,000	07/28/11	419,000	-2.39%	17	4	2	0	COL	PARK SPACE	75 X 100	9,239	NONE	COLDWELL BANKER	PRUDENTIAL GALAXY
490	ALBERT	PL	429,500	03/31/11	489,000	-12.17%	163	3	2	0	S/L	ATTACHED, TWO CAR	155 X 150	10,275	1 FPL	RE/MAX INTEGRITY	E. CONTE REALTY
356	WEBSTER	DR	430,000	05/09/11	469,900	-8.49%	150	4	2	1	COL	ATTACHED, ONE CAR	75 X 100	10,170	NONE	MCSPRIT & BECKETT	PROMINENT PROPERTIES
65	PROSPECT	AVE	430,000	07/21/11	400,000	7.50%	70	3	2	1	COL	DETACHED, TWO CAR	60 X 100	12,093	NONE	YOUNG STAR REALTY	RE/MAX PROP. PLUS
599	RHEIN	CT	440,000	06/10/11	464,900	-5.36%	61	3	2	0	S/L	ATTACHED, ONE CAR	76 X 118	10,045	1 FPL	MCSPRIT & BECKETT	PLAWKER REAL ESTATE
291	WEBSTER	DR	440,000	08/31/11	489,000	-10.02%	19	3	2	1	S/L	ATTACHED, TWO CAR	77 X IRR	9,999	NONE	DICK O'CONNOR RE	DICK O'CONNOR RE
1022	MAPLE	DR	445,000	05/23/11	449,900	-1.09%	10	4	2	0	C/C	ATTACHED, ONE CAR	93 X 142 X 134	10,164	1 FPL	RE/MAX INTEGRITY	RE/MAX ELITE ASSOC

537	MABIE	ST	455,000	04/25/11	479,900	-5.19%	111	4	3	0	S/L	PARK SPACE	78 X IRR	10,300	NONE	MCSPRIT & BECKETT	CENTURY21 FOURSTAR
139	HOLLAND	AVE	465,000	03/31/11	495,000	-6.06%	36	4	3	0	RANCH		75 X 199 IRR	11,214	1 FPL	VILLA VALENTINA RE	WEICHERT REALTORS
140	CEDAR	RD	485,000	03/15/11	529,000	-8.32%	140	4	2	1	B/L	ATTACHED, TWO CAR	87 X 120	10,277	NONE	RE/MAX INTEGRITY	VIKKI HEALEY PROP.
539	COLUMBIA	ST	485,000	06/23/11	559,000	-13.24%	42	4	3	0	B/L	ATTACHED, TWO CAR	75 X 125	9,976	1 FPL	RE/MAX INTEGRITY	WEICHERT REALTORS
1116	BOULEVARD		490,000	03/29/11	639,900	-23.43%	223	4	3	0	COL	ATTACHED, ONE CAR	75 X 106	9,264	NONE	CENTURY21 MAINSTREAM	CENTURY21 MAINSTREAM
323	TRENSCH	DR	549,000	07/25/11	549,000	0.00%	17	3	2	1	COL	ATTACHED, ONE CAR	75 X 100	12,766	1 FPL	RE/MAX INTEGRITY	WEICHERT REALTORS
236	GRAPHIC	BLVD	550,000	05/27/11	609,000	-9.69%	378	4	3	1	COL	ATTACHED, ONE CAR	50 X 100	10,866	NONE	RE/MAX INTEGRITY	WEICHERT REALTORS
223	WEST	ST	677,500	09/26/11	699,000	-3.08%	175	4	3	1	COL	ATTACHED, TWO CAR	75 X 110	0	1 FPL	WALTER BREYER RE	WEICHERT REALTORS

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