

NEW MILFORD SOLD HOMES REPORT JANUARY 1 2008 THROUGH DECEMBER 31, 2008

Information is provided as a courtesy of Elizabeth Roditi 201-315-3848 and Jack Roditi 201-970-7731 of Prominent Properties Sotheby's International Realty

All information was obtained from the New Jersey Multiple Listing Service and is believed to be accurate but not guaranteed.

Street #	Street Name	City	Acres	Lot Size	BS	FB	HE	List Date	List Price	Sold Price	% of List	Sold Date	DOM	Listing Office	Selling Office
1001	BOULEVARD	NEW		77XIRR	5	3	0	6/11/08	249,000	230,000	-8%	10/15/08	96	RE/MAX	CONSU CASA REALTY
180	BOULEVARD	COL		70 X IRR	3	2	1	1/30/08	350,000	260,000	-26%	11/28/08	289	RE/MAX	RE/MAX
556	RYESIDE	AVE		IRR.	4	2	0	9/14/07	375,000	280,000	-25%	1/30/08	55	RE/MAX	RE/MAX
364	WILLIAM	ST		C/C 50 X 100	3	1	0	9/10/07	339,000	285,000	-16%	1/2/08	45	RE/MAX	CENTURY 21
532	COLUMBIA	ST		S/L 80 X 100	2	1	0	8/27/07	349,900	285,000	-19%	1/4/08	40	COLDWELL BANKER	RE/MAX
949	RIVER	RD		C/C 100XIRR	2	1	0	5/30/08	285,000	293,000	3%	8/25/08	34	CENTURY 21	COLDWELL BANKER
222	CENTER	ST		C/C 50X100	2	1	0	6/5/08	349,000	298,700	-14%	10/7/08	82	COLDWELL BANKER	WEICHERT REALTORS
201	MONMOUTH	AVE		C/C 51 X IRR	2	1	1	8/12/08	325,000	300,000	-8%	10/17/08	28	CENTURY 21	CENTURY 21
207	WOODLAND	RD		C/C 60 X 100	4	1	0	10/5/07	349,000	300,000	-14%	2/5/08	85	CENTURY 21	CENTURY 21
244	DEMAREST	AVE		RANCH 50 X 150	3	1	0	11/5/07	379,000	300,000	-21%	4/29/08	71	LARRY KAHN REAL ESTATE, INC.	LARRY KAHN REAL ESTATE
187	EAGLE	AVE		C/C 70X150	2	1	1	11/13/07	349,900	310,000	-11%	7/3/08	189	RE/MAX	COLDWELL BANKER
204	REICHEL	RD		C/C	4	1	1	6/12/08	329,000	310,000	-6%	7/30/08	27	CLASSIC REALTY	RE/MAX
314 E	WOODLAND	RD		C/C 75 X 100	4	1	1	7/9/08	350,000	320,000	-9%	8/27/08	30	LARRY KAHN REAL ESTATE	EAGLE QUEST REALTY
356	BIRCHWOOD	RD		C/C 55 X 100	4	2	0	11/5/07	409,900	325,000	-21%	7/11/08	200	YOUNG AGENCY	GOLD STAR REALTY/GMAC
994	HOWARD	CT		C/C 37 X IRR	3	1	0	10/4/08	319,000	326,000	2%	12/10/08	48	RE/MAX	RE/MAX
119	ARLINGTON	AVE		C/C 100X100	3	2	0	3/19/08	359,000	330,000	-8%	6/4/08	51	RE/MAX	CENTURY 21
986	PACIFIC	ST		COL 60 X 100	3	1	0	12/29/07	369,000	330,000	-11%	4/30/08	116	CENTURY 21	RE/MAX
720	MABIE	ST		C/C 80X100	4	1	0	1/14/08	348,800	330,000	-5%	3/31/08	37	PRUDENTIAL	PROMINENT PROPERTIES SOTHEBY'S
320	BIRCHWOOD	RD		C/C 50X100	3	1	1	9/1/07	385,900	331,000	-14%	1/14/08	77	SILVERSTAR REALTY	OUTSIDE BROKER
223	MYRTLE	AVE		COL 39 X 108	3	1	1	5/18/08	379,000	332,500	-12%	9/5/08	67	MARGRIT VOGEL PROPERTIES	COLDWELL BANKER
280	GRAPHIC	BLVD		C/C 55 X 110	3	1	1	3/10/08	419,900	335,000	-20%	11/13/08	226	WEICHERT REALTORS	ALLSOURCE REALTY
137	SUMMIT	AVE		C/C 50 X 100	4	1	1	1/7/08	379,000	335,000	-12%	6/12/08	116	RE/MAX	RE/MAX
484	JAMES	ST		COL 40X100	3	1	0	9/17/08	369,000	338,000	10%	12/2/08	55	CENTURY 21 MAINSTREAM	RE/MAX
325	BOULEVARD	CT		C/C 55 X 100	3	1	1	1/21/08	358,000	340,000	6%	3/14/08	15	CENTURY 21	LESLIE NOONAN REAL ESTATE
185	HARRISON	ST		C/C 77XIRR	3	1	0	8/27/07	385,000	340,000	-12%	7/28/08	276	CENTURY 21	BURGDORFF ERA
187	OAK	LN		C/C 75 X 100	3	1	0	1/2/08	389,000	340,000	-13%	5/21/08	107	WEICHERT REALTORS	WEICHERT REALTORS
137	NEW BRIDGE	RD		S/L 101.8 X IRR	3	1	1	4/14/08	365,000	340,000	-7%	6/20/08	30	WEICHERT REALTORS	WEICHERT REALTORS
250	BERGEN	AVE		RANCH 125 X 108'	2	1	0	1/4/08	358,900	340,000	-5%	5/2/08	36	BURGDORFF ERA	BURGDORFF ERA
255	MCKINLEY	AVE		C/C 75 X 108	4	1	0	6/2/08	349,722	342,000	-2%	7/25/08	17	WEICHERT REALTORS	WEICHERT REALTORS
522	GROVE	ST		C/C 54 X 125	3	1	0	10/22/07	369,000	350,000	7%	6/27/08	152	COLDWELL BANKER	RE/MAX
180	BERGEN	AVE		C/C 55 X 91.35	4	1	0	9/25/07	399,900	349,900	-13%	2/7/08	112	COLDWELL BANKER	RE/MAX
251	PROSPECT	AVE		C/C 50 X 100	3	2	0	3/6/07	449,900	350,000	-22%	2/29/08	299	EAGLE QUEST REALTY, INC.	CENTURY 21
123	TRENTON	ST		C/C 50 X 100	3	1	0	1/7/08	369,000	350,000	5%	5/29/08	81	RE/MAX	CENTURY 21
189	CLINTON	AVE		C/C 56 X116X66X95	3	2	0	6/25/08	379,000	350,000	-8%	9/12/08	34	RE/MAX	THRIFT REALTY
477	ELIZABETH	ST		RANCH 40 X 100	4	1	0	5/5/08	369,900	350,000	-5%	10/15/08	165	HOWARD KOVAL REALTY INC	THE CHEM AGENCY
628	COLUMBIA	ST		COL 85 X 260	4	1	1	4/7/08	343,000	353,000	1%	4/30/08	15	RE/MAX	RE/MAX
461	HOFFMAN	AVE		RANCH 75 X 100	2	1	1	5/2/08	389,000	355,000	-9%	8/20/08	89	WALTER BREYER REAL ESTATE	CENTURY 21
277	BIRCHWOOD	RD		C/C 60 X 100	4	2	0	6/25/08	379,000	355,000	-6%	10/7/08	70	RE/MAX INTEGRITY	PRUDENTIAL
960 S	PLYMPTON	ST		C/C 75 X100	3	1	0	6/2/08	375,000	360,000	-4%	8/1/08	39	RE/MAX	SPECIAL PROPERTIES
349	SALEM	ST		COL 50X100	3	1	1	3/7/08	379,900	360,000	-5%	5/16/08	36	RE/MAX	ABBOTT & CASERTA
237	HIRSCHFELD	AVE		RANCH 50 X 100	3	1	0	2/21/08	369,000	360,000	-10%	6/17/08	30	COLDWELL BANKER	WEICHERT REALTORS
230	MONMOUTH	AVE		COL 50 X 125	3	1	0	5/28/08	389,900	362,000	-7%	8/1/08	20	CENTURY 21	WEICHERT REALTORS
142	GRAND	ST		COL 50X100	3	1	0	4/19/08	369,000	362,000	-2%	7/30/08	70	MCSPIRIT & BECKETT	FRIEDBERG PROPERTIES
309	GRAPHIC	BLVD		C/C 50 X100	4	1	0	12/11/07	385,000	362,000	-6%	4/15/08	91	WEICHERT REALTORS	OUTSIDE BROKER
150	CENTER	ST		B/L 50 X 100	4	2	0	8/17/07	429,900	363,000	-16%	3/12/08	165	CENTURY 21	GENTRY REALTY ASSOCIATES
992	PACIFIC	ST		COL 60 X 118 X 136	2	1	1	10/9/08	399,000	365,000	-9%	12/12/08	13	RE/MAX	BURGDORFF ERA
625	FERRERY	DR		RANCH 75 X 105	2	2	0	10/15/07	409,000	365,000	-11%	9/15/08	108	RE/MAX	WEICHERT REALTORS
723	BOULEVARD	SIL		90 X 91	3	1	1	2/1/08	429,900	365,000	-15%	9/10/08	182	RE/MAX	WEICHERT REALTORS
312	TRENSCH	RD		RANCH 90XIRREG	2	1	0	10/6/07	399,000	365,000	-9%	1/17/08	47	WEICHERT REALTORS	WEICHERT REALTORS
251	GRAPHIC	BLVD		C/C 50 X 100'	3	2	0	7/12/07	435,000	370,000	-15%	3/24/08	215	GOLD STAR REALTY/GMAC	CENTURY 21
1119	ALLESSANDRINI	AVE		C/C 75X101	3	1	0	11/3/07	435,000	374,000	-14%	5/29/08	192	CENTURY 21	CENTURY 21
568	COLUMBIA	ST		S/L 75 X 110	3	3	0	6/16/08	429,900	374,000	-13%	11/6/08	92	COLDWELL BANKER	COLDWELL BANKER
470	SENATE	RD		C/C 75 X 100	4	1	0	6/2/08	394,900	375,000	-5%	5/8/08	51	RE/MAX	WEICHERT REALTORS
267	BOULEVARD	COL		53 X 200	4	2	0	4/30/08	399,900	375,000	-6%	7/31/08	64	MCSPIRIT & BECKETT	WEICHERT REALTORS
309	BERKSHIRE	AVE		C/C 66XIRR	4	1	0	3/8/08	395,000	377,500	-4%	6/24/08	35	CENTURY 21	RE/MAX
419	RYESIDE	AVE		C/C 50X125	4	2	0	9/17/07	419,900	379,000	-10%	1/2/08	72	RE/MAX	COLDWELL BANKER
274	REICHEL	RD		C/C 103 X 75	4	2	0	11/6/07	379,000	379,000	0%	9/11/08	22	ABBOTT & CASERTA	TWIN COUNTRIES
362	HOFFMAN	AVE		S/L 70 X 84	3	1	1	3/12/08	449,000	380,000	-15%	9/16/08	176	WALTER BREYER REAL ESTATE	FRIEDBERG PROPERTIES
325	KASTLER	CT		B/L 76X164X100X141	4	1	0	4/30/08	459,000	380,000	-15%	7/10/08	151	CENTURY 21	CENTURY 21
297	GREVE	DR		C/C SEE REMARKS	4	2	0	4/16/08	479,900	382,500	-20%	8/28/08	91	SPECIAL PROPERTIES	COLDWELL BANKER
256	GRAPHIC	BLVD		C/C 60 X 100	4	2	0	6/2/08	425,000	390,000	-8%	9/23/08	82	CENTURY 21	BURGDORFF ERA
330	SALEM	ST		C/C	4	2	0	3/31/07	439,000	392,000	-11%	2/15/08	122	CENTURY 21	CENTURY 21
352 E	WOODLAND	RD		C/C 75X100	4	2	0	3/24/08	459,000	400,000	-13%	8/29/08	129	RUSSO REAL ESTATE	LANDMARK REALTY OF NJ
592	COLUMBIA	ST		S/L 75X110	3	2	1	3/29/08	419,000	402,000	-4%	7/16/08	31	WEICHERT REALTORS	WEICHERT REALTORS
513	STOCKTON	ST		RANCH 65 X 100	2	1	0	2/14/08	419,000	402,000	-4%	5/29/08	55	RE/MAX	COLDWELL BANKER
214	BALDWIN	AVE		COL 50 X 108'	4	2	0	1/29/08	439,900	410,000	-7%	4/8/08	21	BURGDORFF ERA	RE/MAX
1105	LYNWOOD	AVE		C/C 75X100	3	2	0	1/9/08	459,000	414,900	-10%	7/1/08	151	CENTURY 21	COLDWELL BANKER
636	CONCORD	ST		S/L 84 X IRR	3	2	0	4/15/08	525,000	415,000	-21%	12/31/08	206	LESLIE NOONAN REAL ESTATE	RE/MAX
117	GOLDEN GATE	AVE		C/C 75 X 100	4	3	0	4/6/08	419,000	416,000	-1%	6/30/08	26	RE/MAX	COLDWELL BANKER
606	FERRERY	DR		RANCH 75XIRR(115)	2	1	1	10/15/07	439,900	420,000	-5%	1/25/08	37	RE/MAX	RE/MAX
587	COLUMBIA	ST		S/L 80 X IRR	3	1	1	12/5/07	439,000	420,000	-4%	2/11/08	47	WEICHERT REALTORS	WEICHERT REALTORS
263	BIRCHWOOD	RD		C/C 60 X 100	4	2	0	3/8/08	424,888	424,888	0%	8/3/08	87	EMLY ABDY REALTY	CENTURY 21
106	CALIFORNIA	AVE		B/L 100 X 75	4	2	1	10/13/07	489,000	425,000	-13%	3/6/08	102	RE/MAX	RE/MAX
219	WOODLAND	RD		COL 60 X 100	4	3	0	6/10/08	485,000	427,000	-12%	11/20/08	160	MCSPIRIT & BECKETT	CLASSIC REALTY
360	WILLIAM	ST		COL 50 X 100	3	3	0	1/20/08	449,000	430,000	-4%	3/14/08	13	RE/MAX	CENTURY 21
618	MCCARTHY	DR		RANCH 75 X 110	3	2	0	6/4/08	439,000	430,000	-2%	8/27/08	15	RE/MAX	FRIEDBERG PROPERTIES
283	GREVE	DR		RANCH 80 X 94	4	2	0	1/4/08	474,900	433,000	-9%	5/21/08	103	WEICHERT REALTORS	WEICHERT REALTORS
348	SHEA	DR		S/L 85XIRR	3	2	1	8/22/07	499,900	437,500	-12%	4/18/08	198	BURGDORFF ERA	COLDWELL BANKER
244	BIRCHWOOD	RD		C/C 80 X IRR	4	2	0	11/8/07	459,900	440,000	-4%	2/15/08	54	CENTURY 21	CENTURY 21
310	NEUMAIER	RD		S/L 75 X IRR	3	2	0	10/15/08	479,900	450,000	-6%	12/2/08	22	PRUDENTIAL	COLDWELL BANKER
739	HOLLY	ST		S/L 80 X 100	3	1	1	10/24/07	496,500	450,000	-9%	2/29/08	78	COLDWELL BANKER	WEICHERT REALTORS
1100	LYNWOOD	AVE		C/C 50X115	4	2	0	9/19/07	464,999	450,000	-3%	1/16/08	30	MCSPIRIT & BECKETT	WEICHERT REALTORS
551	ASBURY	ST		C/C 60X116X100X106	5	3	1	9/5/07	559,900	450,000	-20%	7/3/08	274	MARY DAVIS REAL ESTATE	BURGDORFF ERA
628	MCCARTHY	DR		COL 75 X 110	4	3									