



MM
Your Real Estate Professional
Bergen County NJ
MICHAEL MERZEL Sales Associate
Mike 201 567 4957



Office: 201-567-9191
 Cell: 201-567-4957
 Michael (Mike) Merzel
www.MichaelMerzel.com
 Email: MM@MichaelMerzel.com

CliffsidePark 2010 Sold Homes Report

To View up-to-date Sales Reports for other towns visit www.MichaelMerzel.com/SoldHomesReports.html

CliffsidePark	Street Address		Price Sold	Date Sold	List Price	% Reduced	Days on Mkt	Full Bed	Half Bath	Home style	Garage	Approx. Lot Size	R.E. Tax	Fire Place	Listing Office	Selling Office
260	JERSEY AVE	AVE	268,500	01/29/10	268,500	0.00%	15	3	2	0	RANCH		4,997	NONE	OPEN LISTING	COLDWELL BANKER
149	SUMMIT AVE	AVE	275,000	07/27/10	274,900	0.04%	37	3	2	1	COL DETACHED, ONE CAR	32 X 100	5,117	NONE	RE/MAX FORTUNE PROP.	RE/MAX PROP. PLUS
136	CEDAR ST	ST	292,500	03/01/10	299,000	-2.17%	84	3	2	0	COL NONE	30 X 70	4,422	NONE	CENTURY21 GEMINI REALTY	OUTSIDE BROKER
9	LINCOLN PL	PL	294,000	01/21/10	309,900	-5.13%	133	3	1	1	COL	35 X 78	5,365	NONE	SELLSTATE PROP SOLUTION	CONCORD REALTY GRP
557	KEARNEY AVE	AVE	310,000	11/30/10	339,500	-8.69%	19	3	1	1	COL DETACHED, ONE CAR	34 X 83	2,500	NONE	RE/MAX PROS	ROYAL SIGNATURE REALTY
395	ADOLPHUS AVE	AVE	320,000	05/28/10	439,000	-27.11%	330	4	1	2	C/C ATTACHED, ONE CAR	75 X 75	8,362	NONE	CENTURY21 CALABRESE	TERRACE-PICONE-LEE
462	COLUMBIA AVE	AVE	325,000	11/24/10	349,900	-7.12%	126	3	2	0	RANCH DETACHED, ONE CAR	40 X 100	6,314	NONE	CENTURY21 CALABRESE	CENTURY21 CALABRESE
221	DESOTO PL	PL	327,500	12/03/10	429,000	-23.66%	85	4	2	0	COL ATTACHED, ONE CAR	45 X 100	7,338	NONE	MELODY REALTY	21ST CENTURY REALTY
515	LINDBERG AVE	AVE	330,000	12/13/10	440,000	-25.00%	92	2	2	0	RANCH ONE CAR	4399 SQ FT	7,027	NONE	REALTYLINE	REALTYLINE
375	ONCREST TER	TER	332,500	07/19/10	425,000	-21.76%	318	3	1	1	COL PARK SPACE	55 X 100	8,204	NONE	CENTURY21 CALABRESE	TERRACE-PICONE-LEE
54	CECELIA AVE	AVE	340,000	07/22/10	439,000	-22.55%	257	3	2	0	C/C ATTACHED, ONE CAR	63 X 81	8,305	1 FPL	CENTURY21 CALABRESE	SOKOLICH REAL ESTATE
383	PLEASANT AVE	AVE	342,500	12/10/10	358,000	-4.33%	24	3	1	0	COL DETACHED, ONE CAR	32 X 100	5,325	NONE	WEICHERT REALTORS	CONCORD REALTY GRP
67	CORTLAND PL	PL	365,000	08/04/10	410,000	-10.98%	116	3	1	1	COL PARK SPACE	38 X 114	6,800	1 FPL	PRUDENTIAL ADAMO	PRUDENTIAL ADAMO
228	CLARK TER	TER	385,000	07/06/10	399,000	-3.51%	36	3	2	0	C/C ATTACHED, ONE CAR		5,200	NONE	CENTURY21 CALABRESE	COLDWELL BANKER
762	FLORENCE PL	PL	400,000	02/22/10	425,000	-5.88%	34	3	1	1	COL DETACHED, ONE CAR	37 X 100	6,164	NONE	PRUDENTIAL ELIA	COLDWELL BANKER
471	COLUMBIA AVE	AVE	405,000	09/10/10	414,900	-2.39%	24	3	1	1	COL DETACHED, ONE CAR	30 X 100	5,655	1 FPL	PRUDENTIAL ADAMO	PRUDENTIAL ADAMO
222	FRANKLIN AVE	AVE	415,000	05/05/10	479,000	-13.36%	81	2	1	0	RANCH DETACHED, ONE CAR	50 X 125	6,025	NONE	CENTURY21 CALABRESE	CENTURY21 CALABRESE
549	SAINT PAULS AVE	AVE	422,500	02/25/10	443,000	-4.63%	223	3	1	1	COL DETACHED, ONE CAR	33 X 100	5,636	NONE	EXCLUSIVE PROPERTIES	OUTSIDE BROKER
555	OREGON AVE	AVE	425,000	06/29/10	465,000	-8.60%	68	3	2	0	COL DETACHED, TWO CAR	37 X 100	6,525	1 FPL	PRUDENTIAL ADAMO	WEICHERT REALTORS
428	CECELIA AVE	AVE	455,000	09/30/10	548,000	-16.97%	86	5	4	0	COL DETACHED, TWO CAR	50 X 100	8,706	1 FPL	COLDWELL BANKER	COLDWELL BANKER
2	HIGHLAND AVE	AVE	460,000	03/08/10	549,000	-16.21%	317	4	3	1	COL DETACHED, TWO CAR		8,303	1 FPL	WORBUCKS CORP.	WORBUCKS CORP.
511	WINTERBURN GRV	GRV	480,000	10/04/10	569,000	-15.64%	331	3	2	0	COL ATTACHED, ONE CAR	52X84	7,551	1 FPL	CENTURY21 CALABRESE	RE/MAX SELECT PROP
19	EVERETT PL	PL	490,000	01/19/10	525,000	-6.67%	87	3	1	1	COL	50 X 100	7,223	1 FPL	UNITED GLOBAL PROP.	UNITED GLOBAL PROP.
530	LONGVIEW PL	PL	500,000	10/04/10	795,000	-37.11%	157	4	3	1	CONTP ONE CAR	62X148	14,385	2 FPL	CENTURY21 CALABRESE	CENTURY21 CALABRESE
14	EVERETT PL	PL	510,000	03/04/10	625,000	-18.40%	210	3	1	1	COL DETACHED, TWO CAR	50 X 100	8,686	1 FPL	FRIEDBERG PROPERTIES	CENTURY21 CALABRESE
25	OAKDENE AVE	AVE	524,000	05/12/10	539,000	-2.78%	121	4	2	1	RANCH ATTACHED, ONE CAR	75 X 97	11,250	NONE	TERRACE-PICONE-LEE	WEICHERT REALTORS
55	CRESCENT AVE	AVE	530,000	04/20/10	599,000	-11.52%	207	3	2	1	COL DETACHED, TWO CAR	50 X 100	7,691	1 FPL	RE/MAX SELECT PROP	RE/MAX SELECT PROP
11	KNOX AVE	AVE	540,000	03/30/10	765,000	-29.41%	274	4	4	0	COL NONE	50 X 101	7,716	NONE	CENTURY21 CALABRESE	PALISADIUM 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

15	CLAREMONT	AVE	620,000	08/12/10	795,000	-22.01%	215	3	3	0	S/L	ATTACHED, TWO CAR	75 X 100	11,575	1 FPL	RE/MAX FORTUNE PROP.	WEICHERT REALTORS
11	OAKDENE	AVE	910,000	09/14/10	959,900	-5.20%	80	3	3	1	CONTP		45 X 94	9,413	3 FPL	COLDWELL BANKER	RIVERFRONT REALTY CORP.
430	ONCREST	TER	930,000	08/23/10	1,350,000	-31.11%	277	4	4	1	COL	TWO CAR	55 X 85	13,800	2 FPL	PRUDENTIAL ADAMO	CENTURY21 CALABRESE

[To View up-to-date Sales Reports for other towns visit www.MichaelMerzel.com/SoldHomesReports.html](http://www.MichaelMerzel.com/SoldHomesReports.html)