



MM
YOUR REAL ESTATE PROFESSIONAL
Bergen County NJ
MICHAEL MERZEL Sales Associate
Mike 201 567 4957




RE/MAX
Properties

Office: 201-567-9191

Cell: 201-567-4957

Michael (Mike) Merzel

www.MichaelMerzel.comEmail: MM@MichaelMerzel.com

Closter 2008 Sold Homes Report

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

<u>Closter</u>	<u>Street Address</u>	<u>Price Sold</u>	<u>Date Sold</u>	<u>List Price</u>	<u>% Reduced</u>	<u>Days on Mkt</u>	<u>Full Bed</u>	<u>Half Bath</u>	<u>Home style</u>	<u>Garage</u>	<u>Approx. Lot Size</u>	<u>R.E. Tax</u>	<u>Fire Place</u>	<u>Listing Office</u>	<u>Selling Office</u>	
380b	CLOSTER DOCK RD	289,000	03/24/08	289,000	0.00%	15	2	1	0	DUPLEX	DETACHED, TWO CAR	31.5 X 120	4,200	NONE	COLDWELL BANKER	COLDWELL BANKER
32	MATTOCKS PL	310,000	08/08/08	350,000	-11.43%	78	2	1	0	RANCH		75 X 100	7,043	NONE	COLDWELL BANKER	ACTION INTERNATIONAL
207	HIGH ST	390,000	09/09/08	399,500	-2.38%	15	2	1	0	COL	ATTACHED ONE CAR	72 X 150	8,050	1 FPL	REMAX ELITE	REMAX ELITE
318	KNICKERBOCKER RD	382,500	07/18/08	409,000	-6.48%	92	3	1	0	RANCH	ATTACHED, ONE CAR	50 X 100	6,526	NONE	COLDWELL BANKER	COLDWELL BANKER
40	CHESTNUT AVE	386,000	01/14/08	386,000	0.00%	11	3	1	1	C/C	DETACHED, ONE CAR	50 X 151	8,788	1 FPL	COLDWELL BANKER	COLDWELL BANKER
159	OLD CLOSTER DOCK RD	397,000	05/23/08	425,000	-6.59%	43	2	2	0	COL		50 X 150	6,120	NONE	WEICHERT REALTORS	COLDWELL BANKER
284	DEMAREST AVE	400,000	06/13/08	429,000	-6.76%	26	3	1	1	C/C	DETACHED, TWO CAR	65 X 200	8,133	1 FPL	FRIEDBERG PROPERTIES	COLDWELL BANKER
2	4TH ST	400,000	04/22/08	539,900	-25.91%	226	4	2	0	C/C	ATTACHED, ONE CAR	50 X 100	7,995	NONE	WEICHERT REALTORS	WEICHERT REALTORS
4	PRIMROSE LN	405,000	05/19/08	515,000	-21.36%	104	4	2	0	B/L	ATTACHED, ONE CAR	100 X 125	8,813	NONE	KARLA K. CINO, LLC	COLDWELL BANKER
267	KNICKERBOCKER RD	414,000	10/20/08	489,000	-15.34%	144	3	1	1	COL	ATTACHED, ONE CAR	75 X 139 IRR	8,440	1 FPL	WEICHERT REALTORS	BURGDORFF ERA
4	HAWTHORNE TER	430,000	10/29/08	485,000	-11.34%	180	3	2	0	COL	DETACHED ONE CAR	100 X 127	9,200	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
69	COLUMBUS AVE	442,000	05/30/08	499,900	-11.58%	88	3	2	1	COL	ONE CAR	68 X 100	8,011	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
32	HARVEY ST	461,000	01/02/08	499,000	-7.62%	90	3	2	0	C/C	ATTACHED, ONE CAR	100 X 114	9,136	1 FPL	COLDWELL BANKER	COLDWELL BANKER
500	HIGH ST	470,000	09/10/08	517,000	-9.09%	104	3	2	1	C/C	DETACHED ONE CAR	50X165	7,927	NONE	COLDWELL BANKER	PROSTAR PROPERTIES
71	PRIMROSE LN	480,000	10/08/08	580,000	-17.24%	252	4	2	0	B/L	ATTACHED, ONE CAR	100 X 125	9,553	NONE	COLDWELL BANKER	PRUDENTIAL ADAMO
95	DURANT LN	485,000	06/25/08	519,000	-6.55%	58	4	2	0	B/L	ATTACHED, ONE CAR	100 X 125	9,613	NONE	PROMINENT PROPERTIES	PROMINENT PROPERTIES
111	HERBERT AVE	490,000	12/23/08	539,000	-9.09%	70	3	1	1	COL	DETACHED, TWO CAR	100X150	11,297	NONE	COLDWELL BANKER	WEICHERT REALTORS
69	POPLAR ST	510,000	07/31/08	589,000	-13.41%	274	4	2	0	C/C	ATTACHED, TWO CAR	100 X 100	8,460	1 FPL	WEICHERT REALTORS	PREAKNESS REALTY-WAYNE
1	COLUMBUS AVE	520,000	03/27/08	599,000	-13.19%	116	4	1	1	RANCH	ATTACHED, TWO CAR	125 X 100	9,081	NONE	COLDWELL BANKER	WEICHERT REALTORS
71	UNION ST	520,000	03/27/08	588,000	-11.56%	94	4	3	0	COL	ONE CAR	100 X 100	9,446	2 FPL	COLDWELL BANKER	WEICHERT REALTORS
69	LEGION PL	523,000	02/28/08	569,000	-8.08%	148	3	1	1	COL	DETACHED, TWO CAR	75 X 160	7,838	1 FPL	WEICHERT REALTORS	REALTY 7, LLC
285	DURIE AVE	550,000	07/16/08	585,000	-5.98%	65	3	2	1	COL	DETACHED, TWO CAR	107 X 200	9,280	1 FPL	COLDWELL BANKER	COLDWELL BANKER
1	HALSEY LN	550,000	03/11/08	589,900	-6.76%	58	3	2	0	RANCH	ATTACHED, ONE CAR	100 X 125	10,720	NONE	COLDWELL BANKER	COLDWELL BANKER
138	DEMAREST AVE	555,000	06/13/08	617,900	-10.18%	72	3	2	1	COL	ATTACHED, TWO CAR	50 X 115	9,607	1 FPL	COLDWELL BANKER	COLDWELL BANKER
61	PINE ST	580,000	09/15/08	699,000	-17.02%	45	4	2	1	COL	DETACHED TWO CAR	125 X 100	10,925	NONE	REMAX REAL ESTATE ASC	REMAX EXPERTS
522	CLOSTER DOCK RD	582,500	08/29/08	719,000	-18.98%	159	4	2	1	COL	DETACHED	65 X 207	11,000	NONE	COLDWELL BANKER	BURGDORFF ERA
157	CRESCENT ST	605,000	09/02/08	724,900	-16.54%	149	4	2	0	S/L	ATTACHED, ONE CAR	75 X 100	8,063	NONE	DICK O'CONNOR	THE CHEN AGENCY
37	MACARTHUR AVE	615,000	01/28/08	685,000	-10.22%	34	3	2	0	RANCH	ATTACHED, TWO CAR	115 X 126	11,244	NONE	RE/MAX FORTUNE PROP	OUTSIDE BROKER
165	DEMAREST AVE	637,500	10/17/08	669,000	-4.71%	39	3	3	0	COL	ATTACHED, TWO CAR	APPROX 100X100	10,160	1 FPL	COLDWELL BANKER	REMAX PROPERTIES PLUS
374	BLANCH AVE	648,000	07/01/08	725,000	-10.62%	74	4	2	0	B/L	ATTACHED, TWO CAR	98 X 127	10,855	1 FPL	COLDWELL BANKER	TRUST REALTY
61	CRESCENT ST	650,000	02/06/08	699,000	-7.01%	18	3	3	0	COL	ATTACHED, ONE CAR	100 X 100	10,608	2 FPL	COLDWELL BANKER	RE/MAX FORTUNE PROP
232	ANDERSON AVE	650,000	11/12/08	699,000	-7.01%	89	4	2	0	C/C	ATTACHED ONE CAR	109X143 APRX.	11,238	NONE	COLDWELL BANKER	PRUDENTIAL GALAXY
22	MCCAIN CT	650,000	08/07/08	780,000	-16.67%	113	3	2	1	COL	TWO CAR	182 .76X 92.50	11,596	2 FPL	TOM AUSTIN REALTORS	FRIEDBERG PROPERTIES

27	COUNTY	RD	662,500	12/20/08	699,900	-5.34%	52	5	2	1	COL	ATTACHED, TWO CAR	100 X 118	9,754	1 FPL	COLDWELL BANKER	KERGE REALTORS
546	ANDERSON	AVE	670,000	01/28/08	719,000	-6.82%	67	3	3	0	RANCH	ATTACHED, TWO CAR	134 X 120	11,932	1 FPL	PROMINENT PROPERTIES	WEICHERT REALTORS
290	ANDERSON	AVE	712,000	11/21/08	799,000	-10.89%	60	5	3	1	C/C	ATTACHED, ONE CAR	107 X 143	11,970	NONE	WEICHERT REALTORS	COSMO REALTY
204	DURIE	AVE	720,000	06/30/08	759,000	-5.14%	63	3	2	0	RANCH	DETACHED, TWO CAR	100 X 216	11,817	2 FPL	COLDWELL BANKER	REMAX PROPERTIES PLUS
25	CEDAR	CT	725,000	06/18/08	749,000	-3.20%	34	5	3	1	S/L	ONE CAR	126 X 120	11,425	NONE	COLDWELL BANKER	BURGDORFF ERA
42	SUSAN	DR	730,000	06/27/08	789,000	-7.48%	38	3	3	0	RANCH	ATTACHED, ONE CAR	116 X 135 IRR	12,001	1 FPL	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
203	CEDAR	LN	750,000	02/18/08	799,000	-6.13%	71	3	3	0	COL	ATTACHED, ONE CAR	75 x 125	0	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
2	BOWERS	LN	750,000	01/22/08	799,000	-6.13%	70	4	3	0	B/L	ATTACHED, TWO CAR	112 X 119	13,270	1 FPL	COLDWELL BANKER	COLDWELL BANKER
175	PIERMONT	RD	760,000	01/15/08	999,000	-23.92%	405	4	3	1	CONTP	ONE CAR	110 X 135	13,285	2 FPL	CENTURY 21	KINGSTONE REALTY
92	FOREST	ST	800,000	08/08/08	899,900	-11.10%	199	4	4	0	CONTP	ATTACHED, TWO CAR	100X100	12,250	1 FPL	WEICHERT REALTORS	EASTERN INTERNATIONAL
4	FAIRVIEW	AVE	820,000	08/20/08	895,000	-8.38%	73	4	3	1	COL	ATTACHED, TWO CAR	100X125	14,020	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
50	HARRINGTON	AVE	820,000	05/01/08	895,000	-8.38%	133	4	3	1	COL	ATTACHED, TWO CAR	115 X 147 IRR	13,244	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
73	BETHANY	CIR	837,500	12/10/08	839,000	-0.18%	86	4	2	1	COL	ATTACHED, TWO CAR	79 X 125	14,438	1 FPL	PRUDENTIAL GALAXY	WEICHERT REALTORS
74	TAYLOR	DR	890,000	06/23/08	949,000	-6.22%	99	5	4	0	S/L	ATTACHED, TWO CAR	94X194X129X185	13,475	NONE	PROMINENT PROPERTIES	PLAWKER REAL
72	HICKORY	LN	910,000	05/30/08	1,100,000	-17.27%	103	4	2	1	COL	ATTACHED, TWO CAR	IRR	13,354	1 FPL	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
2	CEDAR	CT	920,000	09/03/08	998,888	-7.90%	23	5	2	1	S/L	ATTACHED, TWO CAR	127 X 120	13,528	1 FPL	FRIEDBERG PROPERTIES	PRIME REALTY ONE
55	WAINWRIGHT	AVE	925,000	06/16/08	999,000	-7.41%	67	5	3	1	COL	ATTACHED, TWO CAR	100 X 100	16,072	NONE	TOP REALTY	TOP REALTY
27	CRESCENT	ST	925,000	11/20/08	1,099,000	-15.83%	140	5	5	0	CONTP	ATTACHED, TWO CAR	125 X 100	14,419	1 FPL	WEICHERT REALTORS	GAMBOURG PROPERTIES
66	POPLAR	ST	940,000	10/02/08	1,149,000	-18.19%	55	4	4	1	COL	ATTACHED, TWO CAR	125 X 100	17,150	1 FPL	COLDWELL BANKER	COLDWELL BANKER
256	IRVING	AVE	950,000	07/07/08	995,000	-4.52%	80	5	3	0	COL	ATTACHED, TWO CAR	150 X 90	15,209	1 FPL	TRUST REALTY	THE CHEN AGENCY
335	HIGH	ST	950,000	12/29/08	1,100,000	-13.64%	106	5	3	1	COL	DETACHED, TWO CAR	125 X 292	15,283	2 FPL	BURGDORFF ERA	WEICHERT REALTORS
20	RYERSON	PL	965,000	04/01/08	929,000	3.88%	63	5	3	1	COL	ATTACHED, ONE CAR	56 X 137	0	1 FPL	RE/MAX HERITAGE	CLASSIC REALTY GROUP
19	BETHANY	CIR	990,000	02/15/08	1,290,000	-23.26%	247	5	3	0	COL	ATTACHED, TWO CAR	125 X 125	13,006	2 FPL	HOWARD REALTY	HOWARD REALTY
4	MEADOWS	LN	995,000	09/15/08	1,090,000	-8.72%	90	4	3	1	COL	ATTACHED TWO CAR	100 X 150	16,543	1 FPL	COLDWELL BANKER	COLDWELL BANKER
122	CEDAR	CT	999,000	02/07/08	1,350,000	-26.00%	172	4	2	1	CONTP	TWO CAR		14,228	2 FPL	FRIEDBERG PROPERTIES	COLDWELL BANKER
25	KINKAID	AVE	999,990	07/01/08	1,225,000	-18.37%	92	5	3	0	COL	ATTACHED, TWO CAR	100 X 110	17,200	2 FPL	COLDWELL BANKER	FRIEDBERG PROPERTIES
1	JAYS	CT	1,035,000	08/29/08	1,295,000	-20.08%	110	5	3	1	COL	TWO CAR	138X130	16,415	2 FPL	COLDWELL BANKER	DEFINO & COMPANY
70	PINE	ST	1,045,000	09/15/08	1,349,000	-22.54%	326	5	3	1	COL	ATTACHED TWO CAR	125 X 100	0	1 FPL	WEICHERT REALTORS	PRIME REALTY ONE
457	HOMANS	AVE	1,050,000	04/23/08	1,359,000	-22.74%	371	4	3	1	COL	ATTACHED, TWO CAR	55 X 200	0	1 FPL	BURGDORFF ERA	RE/MAX REAL ESTATE LMT
38	TRAUTWEIN	CRES	1,092,500	07/23/08	1,149,000	-4.92%	49	4	3	1	COL	ATTACHED, TWO CAR	126 X 162	18,474	1 FPL	REMAX EXPERTS	FRIEDBERG PROP.
43	COLLINS	AVE	1,100,000	08/07/08	1,298,000	-15.25%	61	5	4	0	COL	ATTACHED, TWO CAR	100X156	20,519	1 FPL	FRIEDBERG PROPERTIES	RE/MAX PROPERTIES PLUS
4	FLAMM BROOK	RD	1,100,000	09/05/08	1,290,000	-14.73%	126	5	3	2	COL	ATTACHED, TWO CAR	190X100	18,401	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
93	HARVARD	ST	1,100,000	04/28/08	1,178,000	-6.62%	184	4	3	1	RANCH	ATTACHED, TWO CAR		13,064	1 FPL	PROMINENT PROPERTIES	COLDWELL BANKER
15	GARRY	RD	1,100,000	10/03/08	1,175,500	-6.42%	51	5	4	2	COL	ATTACHED, TWO CAR	150 X 102	22,921	2 FPL	REMAX ADVANTAGE PLUS	COLDWELL BANKER
3	HENMAR	DR	1,300,000	01/01/08	1,880,000	-30.85%	151	6	5	1	COL	ATTACHED, TWO CAR	120 X 125	0	2 FPL	COLDWELL BANKER	CENTURY 21
106	ALPINE	DR	1,305,000	02/29/08	1,329,000	-1.81%	62	5	4	1	COL	ATTACHED, TWO CAR	120 X 110	19,618	1 FPL	PROMINENT PROPERTIES	PROSTAR PROPERTIES
116	O SHAUGHNESSY	LN	1,382,000	05/27/08	1,450,000	-4.69%	76	4	3	1	COL	3+ CAR ATTACHED	122 X 160	17,284	2 FPL	CLASSIC REALTY GROUP	CLASSIC REALTY GROUP
19	COLLINS	AVE	1,400,000	08/28/08	1,695,000	-17.40%	180	5	3	1	COL	ATTACHED, TWO CAR	100X128	21,490	1 FPL	CENTURY 21 INFINITY	CLASSIC REALTY GROUP
520	HOMANS	AVE	1,400,000	03/26/08	1,749,000	-19.95%	174	6	5	1	COL	ATTACHED, TWO CAR	100 X 160	27,980	2 FPL	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
28	COLUMBUS	AVE	1,420,000	04/25/08	1,499,000	-5.27%	24	4	5	1	COL	ATTACHED, TWO CAR	118 x 122	0	1 FPL	COSMO REALTY, INC.	WEICHERT REALTORS
62	MCCAIN	CT	1,475,000	03/10/08	1,798,000	-17.96%	332	6	5	5	COL	3+ CAR ATTACHED	0.46 ACRE	25,500	3 FPL	COLDWELL BANKER	FRIEDBERG PROP.
9	MAPLEWOOD	RD	1,500,000	05/07/08	1,699,999	-11.76%	217	5	5	1	COL	ATTACHED, TWO CAR	105 X 110	22,184	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
68	MACARTHUR	AVE	1,600,000	08/22/08	2,175,000	-26.44%	50	6	5	1	COL	3+ CAR	150X150	27,716	1 FPL	PROMINENT PROPERTIES	WEICHERT REALTORS
22	SUSAN	DR	1,890,000	09/08/08	1,990,000	-5.03%	31	6	5	1	COL	3+ CAR ATTACHED	0	0	2 FPL	REMAX FORTUNE PROP II	PLAWKER REAL

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