



MM

Your Real Estate Professional
Bergen County NJ

MICHAEL MERZEL Sales Associate



Office: 201-567-9191

Cell: 201-567-4957

Michael (Mike) Merzel



RE/MAX
Properties

www.MichaelMerzel.com

Email: MM@MichaelMerzel.com

Emerson 2010 Sold Homes Report

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

Emerson	Street Address		Price Sold	Date Sold	List Price	% Reduced	Days on Mkt	Bed	Half Bath	Home style	Garage	Approx. Lot Size	R.E. Tax	Fire Place	Listing Office	Selling Office	
10	MAPLE LN		280,000	12/06/10	300,000	-6.67%	92	3	1	0	RANCH	ATTACHED, ONE CAR	75 X 100	7,627	NONE	KELLER WILLIAMS	LESLIE NOONAN REAL ESTATE
55	PINE DR		295,000	05/26/10	325,955	-9.50%	21	3	1	0	RANCH	ATTACHED, ONE CAR	75 X 100	7,470	NONE	RE/MAX LEGEND, LLC	COLDWELL BANKER
4	DOGWOOD LN		310,000	10/07/10	319,000	-2.82%	41	3	1	0	RANCH	ATTACHED, ONE CAR	77 X 100	7,853	NONE	COLDWELL BANKER	FRIEDBERG PROPERTIES
192	MAIN ST		310,300	05/02/10	307,800	0.81%	31	3	2	0	RANCH	TWO CAR	74 X 135	8,069	NONE	FAST TRACK PROPERTIES	ERA/DOUGLASS
155	JEFFERSON AVE		325,000	06/15/10	489,000	-33.54%	218	4	3	0	C/C	NONE	51 X 104	7,991	NONE	COLDWELL BANKER	CENTURY21 FRONTIER
36	LINWOOD AVE		325,000	07/20/10	379,900	-14.45%	97	3	1	1	C/C	ONE CAR	100 X 100	9,463	NONE	CENTURY21 MARIE K	CENTURY21 MARIE K
830	SOLDIER HILL RD		330,000	06/28/10	3,490,000	-90.54%	54	3	1	1	COL	PARK SPACE	110 X 136 APX	9,597	NONE	COLDWELL BANKER	COSMO REALTY
203	WORTENDYKE AVE		334,900	08/23/10	334,900	0.00%	11	3	2	0	C/C	NONE	66 X 100	7,294	NONE	CONTINENTAL RE GRP	REALTYLINE
118	WORTENDYKE AVE		335,000	07/19/10	368,000	-8.97%	36	4	2	0	C/C	ATTACHED, ONE CAR	110 X 100	9,256	1 FPL	COLDWELL BANKER	COLDWELL BANKER
8	SUMMER CT		340,000	06/30/10	379,900	-10.50%	47	3	1	1	RANCH	ONE CAR	84x140x49x110	7,867	NONE	RE/MAX PROPERTIES	FRIEDBERG PROPERTIES
152	HASBROUCK AVE		341,000	12/07/10	409,900	-16.81%	96	3	2	0	C/C	ATTACHED	125 X 99	8,437	NONE	TERRIE O'CONNOR REALTRS	COLDWELL BANKER
279	ACKERMAN AVE		349,000	05/17/10	349,000	0.00%	31	2	1	0	RANCH	ATTACHED, ONE CAR	100 X 111	7,502	1 FPL	COLDWELL BANKER	COLDWELL BANKER
12	LAKEVIEW DR		349,000	06/30/10	349,900	-0.26%	83	3	2	1	RANCH	ATTACHED, ONE CAR	80 X IRR	7,601	NONE	COLDWELL BANKER	COLDWELL BANKER
32	PINE DR		361,000	04/07/10	379,900	-4.97%	40	4	2	0	RANCH	PARK SPACE	75 X 210	7,573	NONE	COCCIA REAL ESTATE GRP	RE/MAX PROP.SELECT
108	PINE DR		365,000	04/27/10	389,000	-6.17%	28	3	2	0	RANCH	NONE	75 X 100	7,632	NONE	DEFINO & COMPANY	COLDWELL BANKER
29	SPRUCE AVE		365,000	10/06/10	369,000	-1.08%	25	2	2	0	RANCH	PARK SPACE	75 X 100	8,069	NONE	RIOTTO ASSOCIATES	RE/MAX RE ASSOCIATES
84	HILLSIDE AVE		372,500	03/26/10	419,000	-11.10%	80	4	3	0	C/C	DETACHED, TWO CAR	90 X 96	9,187	NONE	COLDWELL BANKER	WEICHERT REALTORS
157	ACKERMAN AVE		375,000	07/31/10	409,000	-8.31%	56	3	2	0	RANCH	PARK SPACE	50 X 120	8,059	NONE	RE/MAX FORTUNE PROP.II	COLDWELL BANKER
149	PASCACK AVE		375,000	10/21/10	455,000	-17.58%	54	4	3	0	S/L	ATTACHED, ONE CAR	75 X 100	9,222	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
7	VIVIAN AVE		385,000	06/28/10	409,900	-6.07%	34	3	1	1	S/L	ATTACHED, ONE CAR	75 X 125	8,026	NONE	COLDWELL BANKER	COLDWELL BANKER
42	PROSPECT AVE		387,000	06/30/10	399,900	-3.23%	29	3	1	1	S/L	ONE CAR	75 X 100	8,413	NONE	COLDWELL BANKER	MARK DELUCA & COMP, INC
77	GEORGE RD		390,000	07/30/10	408,800	-4.60%	15	4	2	0	RANCH	NONE	77 X 106	8,438	NONE	COLDWELL BANKER	RE/MAX ELITE ASSOC
75	ORCHARD AVE		390,000	10/01/10	399,000	-2.26%	30	3	1	0	RANCH	DETACHED, ONE CAR	80 X 120	8,199	NONE	COLDWELL BANKER	RE/MAX INTEGRITY
96	EAGLE DR		405,900	10/06/10	449,900	-9.78%	118	3	1	1	RANCH	NONE	94 X 157	8,654	NONE	COLDWELL BANKER	COLDWELL BANKER
187	HASBROUCK AVE		410,000	03/25/10	424,900	-3.51%	227	3	1	1	S/L	NONE	75 X 120	8,854	1 FPL	COLDWELL BANKER	COLDWELL BANKER
21	LAKEVIEW DR		412,000	06/15/10	435,000	-5.29%	29	3	2	0	COL	ATTACHED, ONE CAR	60 X 230 IRR	9,765	2 FPL	PRISTINE HOMES & ESTATES	CENTURY21 MAINSTREAM
90	LOZIER AVE		424,900	02/22/10	424,900	0.00%	19	3	1	1	S/L	ONE CAR	75 X 100	8,663	NONE	CENTURY21 WILSON GRP	RE/MAX PROPERTY CNTR
7	NIMANDO PL		425,000	06/11/10	559,900	-24.09%	110	3	2	1	S/L	ATTACHED, ONE CAR	100 X 121	9,439	NONE	COLDWELL BANKER	TERRIE O'CONNOR REALTRS

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

22	CREST	RD	435,000	07/30/10	479,900	-9.36%	115	3	2	1	S/L	ATTACHED, ONE CAR	76 X 100	8,507	NONE	COLDWELL BANKER	WEICHERT REALTORS
36 S	DORCHESTER	RD	435,000	10/28/10	439,000	-0.91%	21	4	2	1	S/L	ATTACHED, ONE CAR	75 X 118	9,198	NONE	RE/MAX RE ASSOCIATES	COLDWELL BANKER
53	SANFORD	AVE	437,500	08/25/10	444,900	-1.66%	29	4	2	0	C/C	ATTACHED, ONE CAR	65 X 110	8,494	NONE	RE/MAX ELITE ASSOC	COLDWELL BANKER
154	JEFFERSON	AVE	439,000	10/12/10	495,900	-11.47%	76	4	3	0	RANCH	ATTACHED, ONE CAR	65 X 120	8,742	1 FPL	COLDWELL BANKER	FURUMOTO REALTY
22	VALLEY BROOK	DR	446,000	05/10/10	435,000	2.53%	15	3	2	1	S/L	ATTACHED, ONE CAR	76 X 100	8,563	NONE	COLDWELL BANKER	COLDWELL BANKER
60	ORCHARD	AVE	451,000	05/25/10	419,900	7.41%	73	4	2	0	C/C	3+CAR, ATTACHED	165 X IRR	9,500	1 FPL	CENTURY21 GEMINI REALTY	OUTSIDE BROKER
15	LEXINGTON	AVE	460,000	06/23/10	499,000	-7.82%	14	5	3	0	RANCH	ATTACHED, TWO CAR	126 X 112	11,988	2 FPL	RE/MAX RE LIMITED	RE/MAX PROPERTY CNTR
177	PARK	AVE	465,000	12/23/10	479,900	-3.10%	28	3	2	0	S/L	ATTACHED, TWO CAR	100 X 125	10,225	NONE	COLDWELL BANKER	ERA/DOUGLASS
16	PERSHING	ST	485,000	03/26/10	559,900	-13.38%	152	5	2	1	S/L	NONE	75 X 125	9,574	1 FPL	RE/MAX RE LIMITED	CENTURY21 GOLD ADVANTAGE
211	PARK	AVE	499,000	07/19/10	519,000	-3.85%	32	3	2	1	S/L	NONE	100 X 101	10,093	NONE	COLDWELL BANKER	REALTY MART,INC
16	ROSS	AVE	506,000	08/09/10	539,000	-6.12%	44	4	2	1	S/L	ATTACHED, TWO CAR	106 X 100	8,872	NONE	WALTER BREYER RE	RE/MAX RE LIMITED
21	NIMANDO	PL	510,000	06/25/10	469,000	8.74%	16	3	1	1	S/L	ATTACHED, ONE CAR	150 X IRR.	9,399	NONE	COLDWELL BANKER	ERA/LANCIA REALTY
166	LINDEN	AVE	520,000	08/20/10	519,000	0.19%	16	3	2	1	S/L	ATTACHED, TWO CAR	80 X 116	9,181	NONE	COLDWELL BANKER	COLDWELL BANKER
89	VIVIAN	AVE	525,000	08/16/10	575,000	-8.70%	96	4	2	0	S/L	ATTACHED, ONE CAR	100 X 100	9,915	1 FPL	COLDWELL BANKER	COLDWELL BANKER
26	TARNAPOLL	RD	525,000	12/06/10	539,900	-2.76%	24	4	2	1	B/L	ATTACHED, TWO CAR	100 X 100	9,613	1 FPL	CENTURY21 EUDAN REALTY	COLDWELL BANKER
48 S	DORCHESTER	RD	555,000	06/02/10	568,950	-2.45%	16	4	2	1	S/L	ATTACHED, ONE CAR	75 X 118	10,205	NONE	COLDWELL BANKER	WEICHERT REALTORS
52	COLONIAL	RD	559,100	05/28/10	570,000	-1.91%	54	4	2	1	RANCH	ATTACHED, TWO CAR	103 X 111	11,982	1 FPL	RE/MAX PROPERTIES	COLDWELL BANKER
73	ROSS	AVE	565,000	04/30/10	594,000	-4.88%	53	4	2	1	RANCH	ATTACHED, TWO CAR	135 X 125	11,274	1 FPL	RE/MAX RE LIMITED	RE/MAX RE LIMITED
93	DYER	AVE	575,000	08/19/10	620,000	-7.26%	248	4	2	1	COL	ATTACHED, ONE CAR	78 X 83	11,150	NONE	CONTINENTAL RE GRP	WEICHERT REALTORS
21 S	DORCHESTER	RD	575,000	11/22/10	619,000	-7.11%	104	4	3	1	S/L	ATTACHED, TWO CAR	60 x 157 x IRR	11,363	1 FPL	RE/MAX RE LIMITED	WEICHERT REALTORS
12	BELMONT	AVE	578,000	03/11/10	599,000	-3.51%	24	4	2	1	COL	ONE CAR	IRREG	11,241	1 FPL	COLDWELL BANKER	REALTYLINE
49	GRAND	BLVE	590,000	08/06/10	614,900	-4.05%	88	4	3	0	B/L	ATTACHED, TWO CAR	126 X 115	10,086	1 FPL	PRISTINE HOMES & ESTATES	PRISTINE HOMES & ESTATES
102	LONGVIEW	DR	610,000	09/15/10	639,000	-4.54%	87	4	3	0	RANCH	ATTACHED, TWO CAR	97x100x120x107	11,986	NONE	WALTER BREYER RE	RE/MAX PROPERTY CNTR
26	MAIN	ST	645,000	01/22/10	699,000	-7.73%	148	4	2	1	COL	ATTACHED, TWO CAR	75 X 100	0	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
157	VIVIAN	AVE	649,900	08/13/10	649,900	0.00%	26	5	3	0	S/L	ATTACHED, ONE CAR	75 X 100	11,610	NONE	COLDWELL BANKER	COLDWELL BANKER
76	HILLSIDE	AVE	725,000	07/28/10	769,000	-5.72%	103	4	3	1	COL	ATTACHED, TWO CAR	100 X 96	13,865	1 FPL	RE/MAX ELITE ASSOC	WEICHERT REALTORS
212	ACKERMAN	AVE	765,000	06/28/10	775,000	-1.29%	14	4	3	1	COL	ATTACHED, TWO CAR	80 X 213	14,020	1 FPL	RE/MAX PROPERTY CNTR	REALTYLINE
94	CHESTNUT	ST	765,000	12/20/10	779,000	-1.80%	43	4	4	0	COL	ATTACHED, TWO CAR	75x125x85x125	14,189	1 FPL	RE/MAX PROPERTIES	COLDWELL BANKER

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