



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



RE/MAX
Properties

www.MichaelMerzel.com

Email: MM@MichaelMerzel.com

Hackensack 2010 Sold Homes Report

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| <u>Hackensack</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> | |
| 212 SUSSEX ST | | | 76,000 | 05/28/10 | 80,900 | -6.06% | 37 | 3 | 1 | 0 | COL | NONE | 16 X 107 | 4,088 | NONE | CENTURY21 GEMINI REALTY | VILLA VALENTINA RE |
| 195 JAMES ST | | | 105,000 | 08/04/10 | 150,000 | -30.00% | 168 | 3 | 1 | 0 | COL | PARK SPACE | 40 X 111 | 6,012 | NONE | PROMINENT PROPERTIES | COLDWELL BANKER |
| 398 HAYNES ST | | | 105,000 | 10/01/10 | 105,000 | 0.00% | 20 | 3 | 1 | 0 | COL | DETACHED, ONE CAR | 40 X 70 | 6,060 | NONE | DICK O'CONNOR RE | DICK O'CONNOR RE |
| 471 PARKER AVE | | | 128,500 | 02/18/10 | 177,123 | -27.45% | 54 | 3 | 1 | 0 | C/C | ATTACHED, ONE CAR | | 7,998 | NONE | ENGLISH REALTY | ENGLISH REALTY |
| 133 CENTRAL AVE | | | 138,000 | 10/22/10 | 150,000 | -8.00% | 79 | 3 | 2 | 0 | COL | PARK SPACE | 25 X 125 | 6,919 | NONE | DISCOVER REAL ESTATE | OUTSIDE BROKER |
| 274 STANLEY PL | | | 140,000 | 12/17/10 | 159,900 | -12.45% | 142 | 3 | 1 | 0 | COL | PARK SPACE | 50 X 125 | 6,146 | NONE | RE/MAX FORTUNE PROP. | RE/MAX FORTUNE PROP. |
| 298 3RD ST | | | 176,000 | 03/15/10 | 190,000 | -7.37% | 66 | 4 | 1 | 0 | COL | NONE | 25 X 181 | 4,198 | NONE | DISCOVER REAL ESTATE | OUTSIDE BROKER |
| 145 UNION ST | | | 185,000 | 08/19/10 | 197,500 | -6.33% | 113 | 2 | 1 | 1 | COL | PARK SPACE | 40 X 100 | 5,819 | NONE | RE/MAX PROPERTY CNTR | WEICHERT REALTORS |
| 26 VAN ORDEN PL | | | 190,000 | 07/22/10 | 249,000 | -23.69% | 479 | 3 | 2 | 0 | COL | NONE | 25 X 100 | 3,745 | NONE | RE/MAX RE LIMITED | RE/MAX RE LIMITED |
| 348 PASSAIC ST | | | 200,000 | 12/22/09 | 308,900 | -35.25% | 109 | 4 | 3 | 0 | COL | DETACHED, TWO CAR | | 11,107 | 1 FPL | COLDWELL BANKER | RE/MAX HERITAGE RE GRP |
| 265 STANLEY PL | | | 205,000 | 07/30/10 | 195,000 | 5.13% | 51 | 3 | 1 | 0 | COL | 3+CAR, DETACHED | 43 X 125 | 6,085 | 1 FPL | SELLSTATE PROP SOLUTION | SELLSTATE PROP SOLUTION |
| 179 STANLEY PL | | | 210,000 | 07/26/10 | 210,000 | 0.00% | 14 | 4 | 2 | 0 | COL | DETACHED, ONE CAR | 40 X 115 | 6,299 | NONE | FOOTPRINTS REALTY | WEICHERT REALTORS |
| 239 PASSAIC ST | | | 220,000 | 07/16/10 | 234,900 | -6.34% | 7 | 3 | 2 | 0 | COL | DETACHED, TWO CAR | | 6,863 | 1 FPL | ELITE REAL ESTATE | CENTURY21 MAINSTREAM |
| 346 1ST ST | | | 230,000 | 05/28/10 | 295,000 | -22.03% | 265 | 3 | 1 | 1 | COL | PARK SPACE | 40 X 100 | 6,782 | 2 FPL | PROMINENT PROPERTIES | ENGLISH REALTY |
| 135 RICARDO PL | | | 232,000 | 10/27/10 | 273,900 | -15.30% | 53 | 3 | 1 | 1 | COL | NONE | 33 X 75 | 6,113 | NONE | COLDWELL BANKER | REALTYLINE |
| 172 CLINTON PL | | | 235,000 | 06/30/10 | 199,000 | 18.09% | 58 | 5 | 2 | 0 | COL | DETACHED, ONE CAR | | 8,098 | NONE | WEICHERT REALTORS | PRUDENTIAL NJ PROPERTIES |
| 141 POOR ST | | | 235,000 | 07/20/10 | 278,000 | -15.47% | 60 | 3 | 1 | 0 | RANCH | ATTACHED, ONE CAR | 70 X 150 | 8,500 | NONE | PROMINENT PROPERTIES | POWER REALTY GROUP |
| 27 PINK ST | | | 238,000 | 05/07/10 | 249,900 | -4.76% | 25 | 4 | 1 | 1 | RANCH | DETACHED, ONE CAR | 50 X 100 | 6,407 | NONE | RE/MAX ELITE ASSOC | TERRIE O'CONNOR REALTRS |
| 93 MAPLE AVE | | | 240,000 | 02/25/10 | 299,900 | -19.97% | 33 | 4 | 2 | 0 | COL | DETACHED, TWO CAR | 50 X 142 | 7,857 | 1 FPL | MARK DELUCA & COMP, INC | WEICHERT REALTORS |
| 259 LOUIS ST | | | 240,000 | 08/27/10 | 207,900 | 15.44% | 33 | 3 | 2 | 0 | COL | 3+CAR, DETACHED | 50 X 150 | 9,238 | GAS | JULES REALTY | RE/MAX HERITAGE RE GRP |
| 441 HAMILTON PL | | | 240,000 | 11/10/10 | 269,000 | -10.78% | 134 | 2 | 1 | 0 | C/C | PARK SPACE | 26 X 150 | 6,069 | NONE | PROPERTY CONNECTIONS | RE/MAX HERITAGE RE GRP |
| 187 KENT ST | | | 240,500 | 07/01/10 | 309,900 | -22.39% | 134 | 3 | 1 | 0 | C/C | PARK SPACE | 50 X 100 | 7,075 | NONE | MARK DELUCA & COMP, INC | WEICHERT REALTORS |
| 422 THOMPSON ST | | | 250,000 | 04/23/10 | 259,900 | -3.81% | 5 | 3 | 1 | 1 | C/C | NONE | 80 X 95 | 9,017 | NONE | PRUDENTIAL MERENDINO | PRUDENTIAL MERENDINO |
| 162 POOR ST | | | 251,500 | 03/31/10 | 269,000 | -6.51% | 17 | 3 | 1 | 0 | C/C | ATTACHED, ONE CAR | 50 X 100 | 7,249 | NONE | ERA/NALBANDIAN REALTY | COLLIS REALTY, INC. |
| 459 W ANDERSON ST | | | 255,000 | 07/22/10 | 399,000 | -36.09% | 339 | 4 | 2 | 0 | C/C | ATTACHED, TWO CAR | 50 X 125 | 8,090 | 1 FPL | WEICHERT REALTORS | REALTYLINE |
| 34 COLES AVE | | | 264,000 | 04/20/10 | 266,000 | -0.75% | 31 | 2 | 1 | 0 | RANCH | DETACHED, ONE CAR | 50 X 100 | 6,755 | NONE | ABBOTT & CASERTA | PRUDENTIAL ADAMO |
| 17-18 KANSAS ST | | | 266,000 | 09/22/10 | 279,000 | -4.66% | 10 | 3 | 2 | 0 | COL | PARK SPACE | 40 X 76 | 6,631 | NONE | WEICHERT REALTORS | KARLA K. CINO, LLC |
| 449 MARVIN AVE | | | 269,000 | 10/07/10 | 269,000 | 0.00% | 7 | 3 | 2 | 0 | S/L | PARK SPACE | 40 X 98 | 7,107 | NONE | RE/MAX ADVANTAGE PLUS | OUTSIDE BROKER |

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

| | | | | | | | | | | | | | | | | | |
|-------|------------|-----|----------------|----------|---------|---------|-----|---|---|---|--------|-------------------|-----------|--------|-------|--------------------------|-------------------------|
| 105 | COLES | AVE | 270,000 | 11/16/10 | 295,000 | -8.47% | 118 | 2 | 1 | 0 | RANCH | DETACHED | 37 X 100 | 6,953 | NONE | WEICHERT REALTORS | CENTURY21 MAINSTREAM |
| 42 | BYRNE | ST | 273,000 | 03/12/10 | 339,000 | -19.47% | 216 | 4 | 2 | 0 | C/C | PARK SPACE | 40 X 125 | 7,172 | NONE | CENTURY21 GOLD ADVANTAGE | COLDWELL BANKER |
| 152 | ROSS | AVE | 275,000 | 10/01/10 | 369,000 | -25.47% | 217 | 3 | 1 | 0 | C/C | ATTACHED, ONE CAR | 56 X 182 | 7,956 | 1 FPL | RE/MAX INTEGRITY | RE/MAX INTEGRITY |
| 25 | COOLIDGE | PL | 279,000 | 10/14/10 | 299,500 | -6.84% | 69 | 3 | 1 | 1 | C/C | ATTACHED, ONE CAR | 50 X 101 | 7,570 | NONE | WEICHERT REALTORS | RE/MAX PROPERTY CNTR |
| 226 | CEDAR | AVE | 285,000 | 05/10/10 | 309,000 | -7.77% | 45 | 3 | 1 | 0 | RANCH | ATTACHED, ONE CAR | 50 X 100 | 7,122 | NONE | GENTRY REALTY ASSOC. | PRUDENTIAL ELIA |
| 393 | WILLIAMS | AVE | 290,000 | 08/18/10 | 325,000 | -10.77% | 38 | 3 | 1 | 0 | RANCH | PARK SPACE | 50 X 100 | 7,542 | NONE | WEICHERT REALTORS | RRM REALTY, INC. |
| 209 | CATALPA | AVE | 307,000 | 03/31/10 | 359,000 | -14.48% | 136 | 4 | 1 | 1 | C/C | PARK SPACE | 50 X 100 | 7,559 | NONE | RE/MAX HERITAGE RE GRP | DEFINO & COMPANY |
| 785 | SUMMIT | AVE | 307,000 | 06/23/10 | 359,000 | -14.48% | 54 | 2 | 2 | 0 | RANCH | ATTACHED, ONE CAR | | 8,895 | NONE | PROPERTY CONNECTIONS | RE/MAX ELITE ASSOC |
| 290 | POPLAR | AVE | 310,000 | 08/31/10 | 360,000 | -13.89% | 45 | 3 | 1 | 0 | RANCH | ONE CAR | 80 X 150 | 8,500 | NONE | VIKKI HEALEY PROP. | VIKKI HEALEY PROP. |
| 193 | LOUIS | ST | 312,000 | 10/26/10 | 365,000 | -14.52% | 181 | 3 | 1 | 1 | COL | DETACHED, ONE CAR | 50X150 | 8,337 | 1 FPL | RE/MAX PROPERTY CNTR | VIKKI HEALEY PROP. |
| 453 W | ANDERSON | ST | 315,000 | 03/20/10 | 329,000 | -4.26% | 25 | 3 | 1 | 1 | S/L | ATTACHED, ONE CAR | 40 X 125 | 6,553 | NONE | RE/MAX RE LIMITED | WEICHERT REALTORS |
| 120 | BYRNE | ST | 315,000 | 10/26/10 | 365,000 | -13.70% | 335 | 4 | 2 | 1 | C/C | ATTACHED, ONE CAR | 62 X 98 | 7,239 | NONE | EAGLE QUEST REALTY | RE/MAX PROPERTY CNTR |
| 381 | KAPLAN | AVE | 329,000 | 05/17/10 | 428,000 | -23.13% | 304 | 3 | 2 | 1 | C/C | ATTACHED, TWO CAR | 75 X 100 | 10,516 | 1 FPL | VIKKI HEALEY PROP. | RE/MAX QUALITY HOMES |
| 189 | ROSS | AVE | 329,000 | 08/20/10 | 329,000 | 0.00% | 77 | 3 | 1 | 1 | COL | ATTACHED, ONE CAR | 50 X 150 | 8,694 | 1 FPL | RUSO REAL ESTATE | COVIELLO REALTY |
| 14 A | PULASKI | PL | 331,000 | 07/02/10 | 349,000 | -5.16% | 272 | 3 | 2 | 2 | DUPLEX | ATTACHED, ONE CAR | 25 X 103 | 0 | NONE | WEICHERT REALTORS | COLDWELL BANKER |
| 14 B | PULASKI | PL | 335,000 | 06/28/10 | 349,000 | -4.01% | 74 | 3 | 2 | 2 | DUPLEX | ATTACHED, ONE CAR | 25 X 103 | 0 | NONE | WEICHERT REALTORS | WEICHERT REALTORS |
| 465 W | LOOKOUT | AVE | 338,000 | 08/26/10 | 368,000 | -8.15% | 128 | 3 | 1 | 1 | COL | DETACHED, TWO CAR | 60 X 125 | 8,557 | NONE | THE CHEN AGENCY | MARK DELUCA & COMP, INC |
| 109 | BYRNE | ST | 347,000 | 09/03/10 | 409,000 | -15.16% | 201 | 4 | 2 | 0 | C/C | ONE CAR | 60 X 162 | 9,519 | 1 FPL | HEROLD REAL ESTATE | HEROLD REAL ESTATE |
| 490 | KAPLAN | AVE | 349,694 | 09/13/10 | 329,900 | 6.00% | 23 | 4 | 3 | 0 | B/L | TWO CAR | 100 X 73 | 11,397 | NONE | FAST TRACK PROPERTIES | PRUDENTIAL ADAMO |
| 253 | WILSON | ST | 357,000 | 06/15/10 | 384,900 | -7.25% | 22 | 3 | 2 | 0 | COL | DETACHED, ONE CAR | 37 X 150 | 6,878 | NONE | RE/MAX TRADITIONS RE | OUTSIDE BROKER |
| 185 | DAVIS | AVE | 370,000 | 06/30/10 | 379,900 | -2.61% | 36 | 4 | 2 | 1 | C/C | ATTACHED, ONE CAR | 50 X 100 | 9,182 | 1 FPL | MARK DELUCA & COMP, INC | WEICHERT REALTORS |
| 750 | SUMMIT | AVE | 385,000 | 03/15/10 | 419,900 | -8.31% | 72 | 3 | 1 | 1 | COL | DETACHED, ONE CAR | 49 X 110 | 8,824 | 1 FPL | VIKKI HEALEY PROP. | VIKKI HEALEY PROP. |
| 196 | POPLAR | AVE | 385,000 | 04/09/10 | 459,900 | -16.29% | 289 | 4 | 2 | 0 | COL | PARK SPACE | 50 X 150 | 9,332 | 1 FPL | MARK DELUCA & COMP, INC | MARK DELUCA & COMP, INC |
| 12 | KRONE | PL | 390,000 | 01/07/10 | 399,900 | -2.48% | 30 | 3 | 1 | 1 | COL | DETACHED, ONE CAR | 80 X 150 | 8,797 | 1 FPL | COLDWELL BANKER | RE/MAX QUALITY HOMES |
| 287 | ROSS | AVE | 395,000 | 01/12/10 | 449,000 | -12.03% | 66 | 4 | 1 | 1 | COL | ATTACHED | 50 X 150 | 8,763 | 1 FPL | WEICHERT REALTORS | RE/MAX HERITAGE RE GRP |
| 164 | CEDAR | AVE | 395,000 | 06/30/10 | 429,000 | -7.93% | 137 | 4 | 3 | 0 | COL | ATTACHED, ONE CAR | 50 X 100 | 10,222 | 1 FPL | EXIT REALTY | WEICHERT REALTORS |
| 104 | LINCOLN | ST | 410,000 | 05/17/10 | 459,000 | -10.68% | 72 | 4 | 3 | 0 | B/L | ATTACHED, TWO CAR | 50 X 100 | 9,757 | NONE | COLDWELL BANKER | CENTURY21 FRONTIER |
| 284 | JAMES | ST | 420,000 | 02/11/10 | 429,000 | -2.10% | 5 | 3 | 3 | 1 | DUPLEX | ATTACHED, ONE CAR | 25 X 125 | 0 | 1 FPL | WEICHERT REALTORS | WEICHERT REALTORS |
| 809 | SUMMIT | AVE | 428,000 | 09/22/10 | 449,900 | -4.87% | 163 | 3 | 2 | 0 | C/C | ATTACHED, ONE CAR | 50 X 150 | 10,410 | NONE | REMAX ACCOMPLISHED RE | REMAX ACCOMPLISHED RE |
| 408 | HAMILTON | PL | 430,000 | 08/16/10 | 449,000 | -4.23% | 75 | 4 | 3 | 0 | C/C | TWO CAR | | 11,079 | 2 FPL | RE/MAX VILLA REALTORS | RE/MAX VILLA REALTORS |
| 140 | ALLEN | ST | 440,000 | 11/23/10 | 489,000 | -10.02% | 162 | 4 | 3 | 0 | C/C | ATTACHED, ONE CAR | 100 X 100 | 11,051 | 1 FPL | ERA/LANCIA REALTY | COLDWELL BANKER |
| 367 | SUMMIT | AVE | 442,900 | 05/13/10 | 449,900 | -1.56% | 39 | 3 | 1 | 1 | COL | ATTACHED, ONE CAR | 100 X 125 | 11,912 | 1 FPL | RE/MAX HERITAGE RE GRP | WEICHERT REALTORS |
| 378 | SUMMIT | AVE | 570,000 | 09/30/10 | 599,000 | -4.84% | 77 | 5 | 3 | 1 | COL | NONE | 100 X 200 | 14,986 | 2 FPL | NEXTAGE SYNERGY REALTY | WEICHERT REALTORS |
| 257 | WILSON | ST | 615,000 | 03/03/10 | 665,000 | -7.52% | 159 | 5 | 3 | 2 | COL | ATTACHED, TWO CAR | 75 X 150 | 13,182 | NONE | GATEWAY REALTORS | RE/MAX ADVANTAGE PLUS |
| 380 | MAPLE HILL | DR | 625,000 | 08/12/10 | 629,900 | -0.78% | 73 | 5 | 3 | 1 | COL | ATTACHED, TWO CAR | 100 X 150 | 15,893 | 2 FPL | COLDWELL BANKER | REMAX HOMETOWN REALTY |

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