



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.com

Email: MM@MichaelMerzel.com

## Westwood 2007 Sold Homes Report

Westwood 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	
50 LEXINGTON AVE	300,000	03/01/07	374,900	-19.98%	76	3	1	0	COL	DETACHED, ONE CAR	50 X 137	6,761	1 FPL	COLDWELL BANKER	COLDWELL BANKER
35 BRICKELL AVE	305,000	11/07/07	319,000	-4.39%	12	2	1	0	COL	DETACHED, ONE CAR	50 X 163	6,342	NONE	COLDWELL BANKER	COLDWELL BANKER
14 CLINTON AVE	325,000	07/19/07	379,900	-14.45%	113	3	1	0	RANCH		50X100	5,216	NONE	RE/MAX REAL ESTATE ASC	RE/MAX REAL ESTATE ENT
393 4TH AVE	330,000	06/18/07	369,000	-10.57%	106	3	1	0	COL	DETACHED, ONE CAR	74 X 123	6,229	1 FPL	GOLD STAR REALTY/GMAC	ARTHUR J. HECK & SON
171 LEXINGTON AVE	360,000	08/16/07	399,900	-9.98%	19	3	1	0	COL		50 X 142	6,893	1 FPL	COLDWELL BANKER	COLDWELL BANKER
78 3RD AVE	360,000	10/12/07	399,000	-9.77%	89	3	2	0	COL	DETACHED	55 X 118	6,382	NONE	ERA/DOUGLASS REALT	WEICHERT REALTORS
71 6TH AVE	365,000	10/29/07	380,000	-3.95%	31	2	1	0	RANCH	DETACHED, ONE CAR	50 X 84	5,897	1 FPL	RE/MAX PROPERTIES	A1 PREFERRED REALTY
245 MILL ST	367,000	03/30/07	375,000	-2.13%	30	2	1	1	C/C	DETACHED, ONE CAR	50 X 100	5,431	NONE	CENTURY 21 CREST	CENTURY 21 MAINSTREAM
170 SAND RD	375,000	11/30/07	435,000	-13.79%	161	4	2	1	C/C		85X100 APRX	6,410	NONE	ARTHUR J. HECK & SON	WEICHERT REALTORS
145 TILLMAN ST	387,000	01/02/07	418,500	-7.53%	90	4	2	0	B/L	ATTACHED, ONE CAR	80 X 100	7,161	NONE	RE/MAX REAL ESTATE ASC	WEICHERT REALTORS
437 4 TH AVE	390,000	07/06/07	399,000	-2.26%	10	2	1	0	COL	DETACHED, TWO CAR	39X123	5,396	NONE	ERA/DOUGLASS REALT.	HALLMARK HOMES
251 MILL ST	395,000	03/26/07	429,900	-8.12%	196	4	2	0	C/C		50X100	6,100	NONE	RE/MAX PROPERTIES	OUTSIDE BROKER
44 ROOSEVELT AVE	402,500	11/29/07	439,900	-8.50%	59	3	2	0	COL	ATTACHED, ONE CAR	50X100	6,412	NONE	RE/MAX PROPERTIES	FRIEDBERG PROPERTIES
147 LAFAYETTE AVE	405,000	09/28/07	424,900	-4.68%	20	2	1	0	C/C	ATTACHED, ONE CAR	75 X 125	6,814	NONE	MIKE KJOWSKI RE	BURGDORFF ERA
18 LOCKERBY LN	406,000	05/02/07	429,900	-5.56%	119	2	1	0	RANCH	ONE CAR	75X112	6,824	1 FPL	BURGDORFF ERA	WEICHERT REALTORS
21 PROSPECT AVE	410,000	12/03/07	419,000	-2.15%	18	3	1	0	C/C		75 X150	8,039	1 FPL	FRIEDBERG PROPERTIES	RE/MAX REAL ESTATE LMT
61 BOULEVARD	412,000	02/22/07	424,900	-3.04%	22	2	1	0	RANCH	ATTACHED, ONE CAR	50X 115	6,234	NONE	RE/MAX REAL ESTATE ASC	COLDWELL BANKER
662 ACKERMAN AVE	412,000	01/07/07	439,000	-6.15%	69	4	1	0	C/C	ONE CAR	50X 148	6,200	NONE	CENTURY 21 MARIE K	WEICHERT REALTORS
110 WHEELER AVE	415,000	02/15/07	469,000	-11.51%	121	3	1	0	COL	DETACHED, TWO CAR	50X 150	6,715	1 FPL	BURGDORFF ERA	COLDWELL BANKER
11 LINCOLN AVE	415,000	11/27/07	429,900	-3.47%	31	2	1	1	RANCH	ATTACHED, TWO CAR	103 X 177	8,433	NONE	RE/MAX REAL ESTATE ASC	MCSPRIT & BECKETT
77 ASH ST	420,000	10/31/07	495,000	-15.15%	109	5	2	0	C/C	DETACHED, TWO CAR	50 X 100	6,858	1 FPL	TERRIE O'CONNOR REALT.	COLDWELL BANKER
72 HILLSIDE AVE	425,000	09/28/07	439,900	-3.39%	88	3	1	1	COL	ATTACHED, ONE CAR	50X150	6,980	1 FPL	COLDWELL BANKER	COLDWELL BANKER
37 WESTEND AVE	425,000	11/01/07	434,900	-2.28%	26	3	1	1	C/C	DETACHED, TWO CAR	85 X 100	7,213	1 FPL	CENTURY 21 EUDAN	BURGDORFF ERA
25 HEGEMAN AVE	430,000	10/25/07	459,000	-6.32%	51	4	2	1	S/L	ATTACHED, TWO CAR	100X100	7,487	1 FPL	COLDWELL BANKER	COLDWELL BANKER
115 4TH AVE	432,000	04/17/07	439,000	-1.59%	19	3	2	0	C/C	ATTACHED, ONE CAR	60 X 123	6,878	NONE	PROMINENT PROPERTIES	WEICHERT REALTORS
25 KAUFMAN DR	435,000	09/05/07	469,000	-7.25%	54	4	1	1	C/C		106X139	8,211	NONE	MCSPRIT & BECKETT	FRIEDBERG PROPERTIES
139 EMERSON RD	435,000	06/26/07	469,000	-7.25%	79	4	2	0	C/C		75X110	7,112	NONE	BURGDORFF ERA	FRIEDBERG PROPERTIES
101 PALISADE AVE	440,000	05/21/07	449,000	-2.00%	18	3	2	1	CONTP	ATTACHED, ONE CAR	75 X 100APRX	7,259	NONE	COLDWELL BANKER	COLDWELL BANKER
111 HILLSIDE AVE	441,000	04/11/07	429,000	2.80%	11	3	2	0	COL	DETACHED, ONE CAR	65X155	7,017	NONE	WEICHERT REALTORS	WEICHERT REALTORS
51 ROOSEVELT AVE	450,000	06/28/07	489,950	-8.15%	80	3	2	0	RANCH	DETACHED, ONE CAR	100 X 100	7,100	1 FPL	COLDWELL BANKER	RE/MAX PROPERTIES
104 CYPRESS ST	450,000	03/01/07	505,000	-10.89%	171	3	2	0	COL	DETACHED, ONE CAR	50X120	6,057	1 FPL	REALMART REALTY, LLC	FRIEDBERG PROPERTIES
205 WASHINGTON AVE	450,000	08/27/07	459,900	-2.15%	39	3	1	1	RANCH	DETACHED, TWO CAR	100 X 150	6,205	NONE	COLDWELL BANKER	MORE REALTY, INC.
80 CLAIRMONT AVE	450,000	11/21/07	475,000	-5.26%	55	3	1	1	COL	DETACHED, ONE CAR	50X100	7,420	1 FPL	BURGDORFF ERA	MARRON & GILDEA

45	CLINTON	AVE	458,000	04/30/07	474,900	-3.56%	21	2	1	0	RANCH	ONE CAR	50 X 112	6,093	1 FPL	RE/MAX REAL ESTATE ASC	RE/MAX REAL ESTATE ASC
12	PALISADE	AVE	460,000	01/05/07	479,777	-4.12%	37	4	2	0	B/L	ATTACHED, ONE CAR	75 X 100	7,011	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
45	PROSPECT	AVE	465,000	05/15/07	479,950	-3.11%	49	3	1	0	COL		75 X 149	7,113	1 FPL	COLDWELL BANKER	COLDWELL BANKER
119	ROOSEVELT	AVE	465,000	09/18/07	519,000	-10.40%	91	3	2	1	COL	DETACHED, ONE CAR	50 X 120	7,533	1 FPL	COLDWELL BANKER	OUTSIDE BROKER
16	HILLSIDE	AVE	465,000	08/17/07	484,000	-3.93%	42	4	2	1	RANCH	DETACHED, TANDEM	75 X 150	7,505	NONE	ERA/DOUGLASS REALT.	RE/MAX REAL ESTATE ENT
51	VAN BUREN	AVE	465,000	06/01/07	479,000	-2.92%	38	4	1	1	B/L	ATTACHED, ONE CAR	75 X 100	7,322	1 FPL	CENTURY 21 SEMIAO	CENTURY 21 SEMIAO
18	WOODLAND CROSS		470,000	09/10/07	479,000	-1.88%	43	4	2	0	C/C	DETACHED, ONE CAR	45 X 126	7,318	1 FPL	FRIEDBERG PROPERTIES	RE/MAX REAL ESTATE ASC
17	TERRACE	DR	475,000	05/31/07	489,900	-3.04%	30	3	2	0	COL	DETACHED, ONE CAR	50 X 207	8,068	NONE	COLDWELL BANKER	ABBOTT & CASERTA
6	MCDANIELS	ST	484,000	09/07/07	539,000	-10.20%	170	4	2	0	C/C	DETACHED, TWO CAR		8,069	NONE	COLDWELL BANKER	COLDWELL BANKER
22	BERKELEY	AVE	485,000	05/24/07	539,000	-10.02%	273	3	2	0	COL	ONE CAR	50X142	7,059	1 FPL	WEICHERT REALTORS	WEICHERT REALTORS
17	GLENN	CT	485,000	06/25/07	485,000	0.00%	7	4	2	1	B/L	TWO CAR		7,050	NONE	OPEN LISTING	RE/MAX PROPERTIES
40	ADDICKS	RD	490,000	06/28/07	499,000	-1.80%	14	3	2	0	C/C	ATTACHED, TWO CAR	94X94	7,575	NONE	COLDWELL BANKER	COLDWELL BANKER
190	MILL	ST	490,000	02/15/07	499,000	-1.80%	91	3	2	0	COL	DETACHED, ONE CAR	45X 190	7,937	1 FPL	BURGDORFF ERA	BURGDORFF ERA
68	OTOOLE	ST	492,000	10/24/07	499,000	-1.40%	80	3	1	2	S/L	ATTACHED, ONE CAR	75X100	7,393	1 FPL	ERA/DOUGLASS REALT.	COLDWELL BANKER
88	ASH	ST	495,000	07/23/07	509,000	-2.75%	21	3	2	0	COL	DETACHED, ONE CAR	50 X 100	6,547	1 FPL	COLDWELL BANKER	RE/MAX PROPERTIES
23	STRATTON	AVE	499,900	02/12/07	499,900	0.00%	18	3	1	1	COL	DETACHED, ONE CAR	50X131	7,100	NONE	RE/MAX PROPERTIES	COLDWELL BANKER
668	WARD	AVE	500,000	08/15/07	499,000	0.20%	34	3	2	0	C/C	DETACHED, ONE CAR	55X101	6,567	NONE	PROMINENT PROPERTIES	RE/MAX REAL ESTATE LMT
95	EUCLID	AVE	503,000	04/26/07	479,900	4.81%	12	3	2	0	RANCH	ATTACHED, TWO CAR	100X110	7,975	NONE	WEICHERT REALTORS	COLDWELL BANKER
126	LAFAYETTE	TER	505,000	06/20/07	519,000	-2.70%	34	4	1	1	RANCH	ATTACHED, ONE CAR	60X 115	6,827	NONE	BURGDORFF ERA	RE/MAX REAL ESTATE ASC
68	MOUNTAIN	AVE	515,000	09/10/07	579,000	-11.05%	90	4	2	1	S/L	ATTACHED, TWO CAR	75 X 100	7,441	NONE	COLDWELL BANKER	BURGDORFF ERA
82	HOPPER	AVE	519,777	06/27/07	519,777	0.00%	18	4	2	0	B/L	ATTACHED, ONE CAR	75X125	6,956	NONE	COLDWELL BANKER	RE/MAX INTEGRITY
38	BRICKELL	AVE	520,000	09/28/07	539,900	-3.69%	41	3	1	1	COL	DETACHED, ONE CAR	63X96	7,900	NONE	PRUDENTIAL ADAMO	BURGDORFF ERA
300	LAFAYETTE	AVE	524,000	07/23/07	569,000	-7.91%	107	3	2	0	COL	ATTACHED, ONE CAR	75 X 229	7,567	NONE	PROMINENT PROPERTIES	RE/MAX REAL ESTATE ENT
200	LEXINGTON	AVE	524,000	06/15/07	535,000	-2.06%	52	5	2	0	COL	DETACHED, ONE CAR	50 X 150	7,620	1 FPL	RE/MAX REAL ESTATE ASC	GOLD STAR REALTY/GMAC
18	LEXINGTON	AVE	530,000	04/27/07	599,000	-11.52%	129	3	2	0	COL		70 X 101	7,310	1 FPL	BURGDORFF ERA	TARVIN REALTORS
131	MILL	ST	530,000	02/05/07	549,000	-3.46%	69	3	2	1	COL	DETACHED, TWO CAR	67X 145 IRR	7,886	NONE	RE/MAX REAL ESTATE ASC	RE/MAX PROPERTIES
54	BRYANT	PL	535,000	06/25/07	549,900	-2.71%	22	3	1	1	S/L	ATTACHED, ONE CAR	75X200	9,921	1 FPL	RE/MAX REAL ESTATE LMT	COLDWELL BANKER
121	CYPRESS	ST	536,000	09/26/07	549,777	-2.51%	63	3	2	0	RANCH	ONE CAR	75 X 110	6,546	1 FPL	COLDWELL BANKER	COLDWELL BANKER
120	JAMES	ST	540,000	12/10/07	549,900	-1.80%	45	4	2	1	B/L	ATTACHED, TWO CAR	75X125	8,757	1 FPL	RE/MAX PROPERTIES	COLDWELL BANKER
70	CLINTON	AVE	545,000	07/16/07	529,000	3.02%	19	3	2	0	COL	DETACHED, ONE CAR	50 X 100	7,072	1 FPL	WEICHERT REALTORS	BURGDORFF ERA
167	LEXINGTON	AVE	545,000	05/31/07	549,000	-0.73%	12	4	2	0	COL	DETACHED, ONE CAR	50X 142	8,226	1 FPL	BURGDORFF ERA	GILSENAN & CO.
72	ELM	ST	545,000	07/06/07	559,000	-2.50%	29	4	2	0	COL		52 X 150	8,809	NONE	COLDWELL BANKER	COLDWELL BANKER
85	OTOOLE	ST	549,950	12/10/07	549,950	0.00%	12	4	2	2	S/L	ATTACHED, ONE CAR	75X104X103X100	9,431	2 FPL	COLDWELL BANKER	MICHAEL CERVELLI
56	OTOOLE	ST	555,000	04/30/07	585,000	-5.13%	23	3	1	2	RANCH	ATTACHED, ONE CAR	75 X 100	7,516	NONE	RE/MAX PROPERTY CNTR	TERRIE O'CONNOR
185	MILL	ST	560,000	06/01/07	574,900	-2.59%	20	4	2	0	C/C	ATTACHED, ONE CAR	80 X 334	9,239	1 FPL	RE/MAX PROPERTY CNTR	RE/MAX METROPOLITAN
59	HURLBUT	ST	565,000	01/12/07	589,000	-4.07%	36	4	2	0	C/C	ATTACHED, TWO CAR	75X125	8,717	1 FPL	COLDWELL BANKER	COLDWELL BANKER
88	COTTAGE	PL	570,000	05/07/07	574,900	-0.85%	33	4	2	0	COL	ATTACHED, ONE CAR	100X100	9,834	1 FPL	RE/MAX REAL ESTATE ASC	BEST BERGEN HOMES
55	BEECH	ST	575,000	07/26/07	579,000	-0.69%	15	4	2	0	C/C	DETACHED, ONE CAR	50 X 125	7,144	NONE	COLDWELL BANKER	COLDWELL BANKER
90	JAMES	ST	585,000	05/02/07	589,900	-0.83%	2	3	2	1	S/L	ATTACHED, TWO CAR	75X125	8,819	1 FPL	RE/MAX PROPERTIES	RE/MAX PROPERTIES
28	1ST	AVE	610,000	09/19/07	639,000	-4.54%	96	4	3	0	COL	ATTACHED, TWO CAR	91X156	10,367	1 FPL	RE/MAX PROPERTIES	MARRON & GILDEA
203	WESTWOOD	BLVD	625,000	03/20/07	639,000	-2.19%	52	4	2	1	COL	ATTACHED, TWO CAR	100 X 100	0	1 FPL	PRUDENTIAL ADAMO	PRUDENTIAL ADAMO
83	HURLBUT	ST	637,500	06/29/07	649,000	-1.77%	11	4	1	1	COL	DETACHED, ONE CAR	75 X 125	8,887	1 FPL	RE/MAX REAL ESTATE ASC	RE/MAX REAL ESTATE ASC
9	CHAPPY	CT	670,000	12/02/07	749,000	-10.55%	107	4	3	1	COL	ATTACHED, TWO CAR		10,250	NONE	COLDWELL BANKER	WEICHERT REALTORS
200	WASHINGTON	AVE	715,000	10/11/07	729,900	-2.04%	64	4	2	1	COL	TWO CAR	90X150	11,353	2 FPL	RE/MAX REAL ESTATE LMT	PRUDENTIAL ADAMO
190	4TH	AVE	745,000	06/20/07	759,000	-1.84%	53	4	3	2	COL	ATTACHED, TWO CAR	86X100	12,881	1 FPL	WEICHERT REALTORS	MARRON & GILDEA

229	MILL	ST	<b>775,000</b>	05/11/07	899,900	-13.88%	322	5	3	0	COL	ATTACHED, TWO CAR	100 X 100	0	1 FPL	RE/MAX REAL ESTATE LMT	RE/MAX PROPERTIES
53	LAKE	ST	<b>799,900</b>	01/06/07	749,900	6.67%	46	4	2	1	COL	ATTACHED, TWO CAR	75X125	15,783	1 FPL	M REALTY	OUTSIDE BROKER
106	LANGNER	PL	<b>830,000</b>	03/26/07	858,000	-3.26%	106	4	3	2	COL	TWO CAR	0.77	14,084	1 FPL	CLASSIC REALTY GROUP	CENTURY 21 CONCEPT 100
584	LAFAYETTE	AVE	<b>868,000</b>	04/16/07	1,095,000	-20.73%	140	4	3	1	COL	TWO CAR		16,388	1 FPL	COLDWELL BANKER	COLDWELL BANKER
123	LAFAYETTE	AVE	<b>878,000</b>	05/24/07	929,000	-5.49%	71	4	2	1	COL	ATTACHED, TWO CAR	0.25 ACRE	13,070	1 FPL	DEFINO & COMPANY	ABBOTT & CASERTA
1	POLIN	PL	<b>919,000</b>	05/29/07	949,000	-3.16%	107	5	4	0	COL	ATTACHED, TWO CAR	75X197	0	1 FPL	BURGDORFF ERA	COLDWELL BANKER