



**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](http://www.MichaelMerzel.com)

Email: [MM@MichaelMerzel.com](mailto:MM@MichaelMerzel.com)

## Westwood 6 months 2012 Sold Homes Report, through July 8th

To View up-to-date 2012 Sales Reports for this and other towns visit [www.MichaelMerzel.com/SoldHomesReports.html](http://www.MichaelMerzel.com/SoldHomesReports.html)

<u>Westwood</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>Listing Office</u>	<u>Selling Office</u>	
Street Address			Sold	Sold	Price	Reduced	on Mkt	Bed	Bath	style	Garage	Lot Size	Tax	Place			
25	VALLEY	AVE	<b>200,000</b>	03/01/12	240,000	-16.67%	23	4	2	0	C/C	ATTACHED, ONE CAR	60 X 100	8,728	1 FPL	COLDWELL BANKER	TERRIE O'CONNOR REALTRS
4	PALISADE	AVE	<b>205,000</b>	03/20/12	239,000	-14.23%	100	3	2	0	RANCH	ONE CAR	100 X 100	7,719	NONE	GILMORE THE WRIGHT REALTY	RE/MAX PROPERTY CNTR
37	BEECH	ST	<b>280,000</b>	03/12/12	319,900	-12.47%	110	2	1	1	COL	ATTACHED, ONE CAR	50 X 125	7,618	1 FPL	SELLSTATE PROP SOLUTION	WEICHERT REALTORS
131	WASHINGTON	AVE	<b>282,500</b>	06/01/12	295,000	-4.24%	14	3	1	0	C/C	NONE	75 X 121	7,894	NONE	WEICHERT REALTORS	COLDWELL BANKER
479	CENTER	AVE	<b>289,000</b>	01/27/12	319,900	-9.66%	70	3	2	0	COL		85 X 85	6,878	1 FPL	COLDWELL BANKER	COLDWELL BANKER
133	CARL	PL	<b>300,000</b>	02/13/12	329,000	-8.81%	86	3	1	1	S/L	ATTACHED, ONE CAR	75 X 137	8,377	NONE	WEICHERT REALTORS	PROMINENT PROPERTIES
71	EMERSON	RD	<b>300,000</b>	02/29/12	299,900	0.03%	17	3	1	1	B/L	ATTACHED, TWO CAR	95 X 84	8,352	1 FPL	CENTURY21 URBAN AGENCY	COLDWELL BANKER
36	NEWARK	AVE	<b>300,000</b>	04/04/12	379,900	-21.03%	248	3	1	1	COL	DETACHED, TWO CAR	50 X 150	8,210	NONE	COLDWELL BANKER	ERA/DOUGLASS
108	CARL	PL	<b>300,000</b>	05/15/12	349,000	-14.04%	176	4	1	0	S/L	DETACHED, TWO CAR	75 X 280	7,442	NONE	RE/MAX PROPERTIES	KELLER WILIAMS VILLAGE SQUARE
3	8TH	AVE	<b>300,000</b>	05/15/12	328,000	-8.54%	25	3	1	0	C/C	PARK SPACE	80 X 125	7,938	NONE	RE/MAX ELITE ASSOC	COLDWELL BANKER
17	NEWARK	AVE	<b>312,250</b>	04/24/12	312,250	0.00%	7	3	1	1	S/L	ATTACHED, ONE CAR	75 X 250	8,979	NONE	FRIEDBERG PROPERTIES	FRIEDBERG PROPERTIES
5	HARVARD	PL	<b>315,000</b>	04/03/12	315,000	0.00%	28	3	1	1	RANCH	ATTACHED, ONE CAR	80 X 100	7,577	NONE	KELLER WILIAMS VILLAGE SQUARE	COLDWELL BANKER
35	LOCKERBY	LN	<b>320,000</b>	05/22/12	367,700	-12.97%	65	3	1	0	RANCH	DETACHED, ONE CAR	75 X 193	9,230	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
14	KAUFMAN	DR	<b>321,000</b>	04/05/12	319,900	0.34%	16	4	2	0	C/C	ATTACHED, ONE CAR	80 X 100	8,596	NONE	RE/MAX PROPERTIES	RE/MAX RE LIMITED
76	STRATTON	AVE	<b>330,000</b>	03/08/12	364,900	-9.56%	122	3	2	0	C/C	PARK SPACE	100 X 132	9,352	1 FPL	COLDWELL BANKER	RE/MAX HOMETOWN REALTY
90	CYPRESS	ST	<b>330,000</b>	05/06/12	364,900	-9.56%	47	2	1	0	RANCH	ATTACHED, ONE CAR	75 X 125	8,072	NONE	REALMART REALTY	RE/MAX RE LIMITED
117	HARDING	AVE	<b>339,750</b>	06/11/12	349,900	-2.90%	173	3	2	0	S/L	ATTACHED, ONE CAR	75 X 150	7,907	1 FPL	RE/MAX PROPERTIES	COLDWELL BANKER
259	WASHINGTON	AVE	<b>340,000</b>	06/04/12	369,900	-8.08%	37	4	2	0	COL	DETACHED, TWO CAR	100 X 150	9,009	NONE	DEFINO & COMPANY	RE/MAX RE ASSOCIATES
40	8TH	AVE	<b>349,000</b>	07/02/12	359,900	-3.03%	6	3	1	0	COL	NONE	88 X 125	7,752	NONE	FRIEDBERG PROPERTIES	KELLER WILIAMS VILLAGE SQUARE
18	BERKELEY	AVE	<b>355,000</b>	04/26/12	359,900	-1.36%	4	3	2	0	COL	NONE	50 X 142	8,593	1 FPL	RE/MAX RE LIMITED	RE/MAX RE LIMITED
118	4TH	AVE	<b>365,000</b>	06/20/12	372,500	-2.01%	8	4	2	1	S/L	NONE	75 X 100	8,150	NONE	RE/MAX ELITE ASSOC	MCSPRIT & BECKETT
45	CLINTON	AVE	<b>373,000</b>	06/28/12	379,900	-1.82%	91	2	1	0	RANCH	DETACHED, ONE CAR	50 X 112	7,191	1 FPL	PROMINENT PROPERTIES	RE/MAX RE ASSOCIATES
48	LOWELL	ST	<b>377,000</b>	06/04/12	379,000	-0.53%	12	3	1	1	COL	NONE	75 X 100	9,033	1 FPL	RE/MAX PROPERTY CNTR	RE/MAX PROPERTIES
95	ROOSEVELT	AVE	<b>382,500</b>	05/31/12	389,000	-1.67%	15	3	2	0	COL	ONE CAR	75 X 100	8,684	1 FPL	RE/MAX ELITE ASSOC	WEICHERT REALTORS
136	HARDING	AVE	<b>397,500</b>	05/23/12	399,900	-0.60%	12	5	3	1	B/L	ATTACHED, ONE CAR	58 X 150	10,525	1 FPL	RE/MAX ELITE ASSOC	TERRIE O'CONNOR REALTORS
567	LAFAYETTE	AVE	<b>400,000</b>	03/14/12	399,000	0.25%	10	3	1	1	COL	DETACHED, ONE CAR	50 X 116	7,651	1 FPL	NJ SIGNATURE PROPERTIES	NJ SIGNATURE PROPERTIES
58	COTTAGE	PL	<b>408,950</b>	05/31/12	418,950	-2.39%	30	4	2	0	B/L	ATTACHED, TWO CAR	56 X 100	8,216	NONE	COLDWELL BANKER	RE/MAX RE LIMITED
175	PALISADE	AVE	<b>410,000</b>	05/04/12	425,000	-3.53%	71	3	4	0	COL	ATTACHED, ONE CAR	50 X 100	10,339	NONE	FRIEDBERG PROPERTIES	FIRST JERSEY REAL ESTATE
191	LEXINGTON	AVE	<b>410,000</b>	05/01/12	469,900	-12.75%	190	4	2	0	COL	ATTACHED, ONE CAR	50 X 142	8,937	1 FPL	COLDWELL BANKER	RE/MAX ELITE ASSOC

Sold by various participants of NJMLS based on information from the New Jersey Multiple Listing Service, Inc. for the period 1/1/2012 to 7/8/2012

23	STRATTON	AVE	<b>412,000</b>	04/24/12	409,900	0.51%	11	3	1	1	COL	DETACHED, ONE CAR	50 X 131	8,368	NONE	COLDWELL BANKER	COLDWELL BANKER
25	LESTER	AVE	<b>415,000</b>	06/08/12	415,000	0.00%	21	3	1	2	S/L	3+CAR, ATTACHED	100 X 125	10,700	1 FPL	REALTY EXP COUNTRYWIDE	REALTY EXP COUNTRYWIDE
70	STRATTON	AVE	<b>420,000</b>	03/14/12	495,000	-15.15%	169	3	2	0	COL	PARK SPACE	72 X 132	9,158	1 FPL	COLDWELL BANKER	RE/MAX FORTUNE PROP.
401	4TH	AVE	<b>470,000</b>	06/26/12	474,900	-1.03%	11	3	2	0	COL	DETACHED, ONE CAR	50 X 123	8,520	1 FPL	RE/MAX RE ASSOCIATES	RE/MAX RE ASSOCIATES
431	CENTER	AVE	<b>592,000</b>	06/25/12	609,000	-2.79%	42	4	2	2	COL	DETACHED, ONE CAR	50 X 150	9,719	NONE	RE/MAX PROPERTIES	OUTSIDE BROKER
26	LAKE	ST	<b>615,000</b>	06/25/12	649,900	-5.37%	37	4	2	1	COL	ATTACHED, TWO CAR	0.19 ACRE	0	1 FPL	RE/MAX RE ASSOCIATES	COLDWELL BANKER

[To View up-to-date 2012 Sales Reports for this and other towns visit www.MichaelMerzel.com/SoldHomesReports.html](http://www.MichaelMerzel.com/SoldHomesReports.html)