



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

Upper Saddle River 2012 Sold Homes Report

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

<u>Upper Saddle River 2010 Sold Homes</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>	
<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>			
26	COTTAGE	LN	270,000	02/28/12	424,000	-36.32%	129	3	1	0	C/C	ATTACHED, ONE CAR	0.25 ACRE	6,074	NONE	COLDWELL BANKER	COLDWELL BANKER
22	OAK	DR	499,000	03/09/12	499,000	0.00%	23	4	2	1	RANCH	TWO CAR	244 X 150	12,668	1 FPL	FRIEDBERG PROPERTIES	CENTURY21 AMBASSADORS
28	GOLFVIEW	DR	550,000	04/23/12	599,000	-8.18%	32	3	2	1	RANCH	TWO CAR	150 X 280	11,747	1 FPL	ERA/DOUGLASS	WEICHERT REALTORS
12	WHITE PINE	RD	565,000	02/28/12	650,000	-13.08%	22	3	2	1	RANCH	ATTACHED, TWO CAR	0.9 ACRE	13,549	1 FPL	KELLER WILIAMS VILLAGE SQUARE	KELLER WILIAMS VILLAGE SQUARE
37	SHADOW	RD	572,000	01/10/12	679,000	-15.76%	82	3	2	1	RANCH	ATTACHED	1 ACRE	9,670	2 FPL	TERRIE O'CONNOR REALTRS	WEICHERT REALTORS
48	TIMBERLANE	RD	588,900	04/27/12	588,900	0.00%	17	3	2	0	RANCH	ATTACHED, TWO CAR		11,140	2 FPL	FAST TRACK PROPERTIES	FAST TRACK PROPERTIES
40	WARE	RD	599,000	04/09/12	674,900	-11.25%	174	4	2	1	RANCH	ATTACHED, TWO CAR	0.47 ACRE	10,037	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
8	SUNSET	LN	615,000	04/17/12	719,000	-14.46%	43	3	2	2	RANCH	ATTACHED, TWO CAR	IRR	11,730	1 FPL	COLDWELL BANKER	COLDWELL BANKER
70	ROLLING RIDGE	RD	631,500	04/30/12	699,900	-9.77%	146	4	2	1	S/L	TWO CAR	0.86 ACRE	11,501	1 FPL	COLDWELL BANKER	WEICHERT REALTORS
8	ELM	CT	650,000	02/13/12	674,900	-3.69%	78	3	2	1	RANCH	ATTACHED, TWO CAR	0.860 ACRE	11,951	1 FPL	RE/MAX PROS	TERRIE O'CONNOR REALTRS
8	CANTERBURY	CT	650,000	03/22/12	699,900	-7.13%	27	5	3	1	COL	ATTACHED, TWO CAR	0.86 ACRE	17,764	1 FPL	COLDWELL BANKER	PROMINENT PROPERTIES
22	RAMBLING BROOK	RD	664,653	03/08/12	695,000	-4.37%	21	4	2	1	COL	ATTACHED, TWO CAR	1 ACRE	13,502	2 FPL	TERRIE O'CONNOR REALTRS	RE/MAX RE ASSOCIATES
30	OLD FORGE	CT	740,000	05/15/12	815,000	-9.20%	46	6	5	0	COL	TWO CAR	0.9 ACRE	17,725	3 FPL	EASTERN INTERNATIONAL	TERRIE O'CONNOR REALTRS
7	CANDLESTICK	LN	740,000	05/22/12	740,000	0.00%	14	3	2	0	RANCH	ATTACHED, TWO CAR	1.05 ACRE	11,766	1 FPL	SPECIAL PROPERTIES	KELLER WILIAMS VILLAGE SQUARE
28	KNOLLWOOD	RD	740,000	05/18/12	819,000	-9.65%	233	5	3	0	COL	ATTACHED, TWO CAR	0.86 ACRE	15,792	1 FPL	COLDWELL BANKER	COLDWELL BANKER
2	EVERGREEN	DR	760,000	03/14/12	799,000	-4.88%	23	4	3	2	COL	TWO CAR	292 X 145	13,584	2 FPL	COLDWELL BANKER	PRUDENTIAL ADAMO
64	HUFF	TER	765,000	03/19/12	825,000	-7.27%	64	5	2	1	COL	ATTACHED, TWO CAR	0.88 ACRE	12,990	1 FPL	TERRIE O'CONNOR REALTRS	COLDWELL BANKER
18	STONE LEDGE	RD	765,000	04/17/12	799,500	-4.32%	44	4	2	1	RANCH	ATTACHED, TWO CAR	0.98 ACRE	12,315	1 FPL	COLDWELL BANKER	OUTSIDE BROKER
24	HEMLOCK HILL	RD	769,000	05/07/12	769,000	0.00%	13	4	2	1	COL	ATTACHED, TWO CAR	0.86ACRE	12,829	2 FPL	COLDWELL BANKER	REMAX ACCOMPLISHED RE
75	MILL GLEN	RD	775,000	02/17/12	850,000	-8.82%	32	4	2	1	COL	TWO CAR	0.93 ACRE	13,471	1 FPL	RE/MAX ELITE ASSOC	COLLIS REALTY, INC.
30	MILLSTREAM	RD	805,000	04/30/12	835,000	-3.59%	26	4	3	0	CONTP	ATTACHED, TWO CAR	148 X 328	17,431	2 FPL	PROMINENT PROPERTIES	COLDWELL BANKER
19	TANGLEWOOD HOLLI	RD	819,000	04/18/12	819,000	0.00%	8	4	3	0	COL	3+CAR, ATTACHED	1.1 ACRE	14,080	1 FPL	TERRIE O'CONNOR REALTRS	COLDWELL BANKER
19	DANEbury DOWNS		870,000	05/10/12	859,000	1.28%	19	5	3	1	COL	3+CAR	0.86 ACRE	17,556	3 FPL	COLDWELL BANKER	RE/MAX ELITE ASSOC
81	DIMMIG	RD	910,000	02/29/12	1,050,000	-13.33%	83	3	3	0	RANCH	ATTACHED, TWO CAR	0.86 ACRE	12,980	2 FPL	KELLER WILIAMS	KELLER WILIAMS
15	MEADOWLARK	PL	950,000	05/14/12	1,088,000	-12.68%	138	5	5	1	COL	ATTACHED, TWO CAR	0.86 ACRE	17,779	1 FPL	TERRIE O'CONNOR REALTRS	GLEMBY AGENCY
24	RUSTIC	RD	955,000	01/10/12	999,000	-4.40%	37	4	3	0	COL	ATTACHED, TWO CAR	0.86 ACRE	17,402	2 FPL	RE/MAX PROPERTIES	COLDWELL BANKER

Sold by various participants of NJMLS based on information from the New Jersey Multiple Listing Service, Inc. for the period 1/1/2012 to 5/24/2012

17	GOLFVIEW	DR	964,000	03/02/12	995,000	-3.12%	64	4	4	1	RANCH	ATTACHED, TWO CAR	0.86 ACRE	18,045	1 FPL	TERRIE O'CONNOR REALTRS	MARRON GILDEA REALTY
53	FAWNHILL	RD	999,000	01/11/12	1,249,000	-20.02%	132	4	2	1	COL	ATTACHED, TWO CAR	0.86 ACRE	15,142	1 FPL	SPECIAL PROPERTIES	COLDWELL BANKER
11	RISING RIDGE	RD	999,000	02/22/12	999,000	0.00%	23	4	5	1	CONTP	3+CAR, ATTACHED	1.12 ACRE	18,393	3 FPL	TERRIE O'CONNOR REALTRS	COLDWELL BANKER
1	PRIMROSE	CT	1,025,000	05/11/12	1,180,000	-13.14%	154	4	3	1	COL	3+CAR, ATTACHED	1.15 ACRE	25,740	2 FPL	PROMINENT PROPERTIES	PROMINENT PROPERTIES
344 W	SADDLE RIVER	RD	1,150,000	04/10/12	1,228,000	-6.35%	190	5	3	1	COL	3+CAR, ATTACHED	0.92ACRE	21,481	2 FPL	COLDWELL BANKER	COLDWELL BANKER
15	WARE	RD	1,200,000	01/11/12	1,399,000	-14.22%	101	4	4	1	COL	ATTACHED, TWO CAR	0.86 ACRE	23,588	2 FPL	COLDWELL BANKER	COLDWELL BANKER
17	PEACH TREE	PL	1,443,750	05/09/12	1,749,000	-17.45%	177	5	3	1	COL	3+CAR, ATTACHED	0.86 ACRE	23,160	3 FPL	COLDWELL BANKER	RE/MAX RE ASSOCIATES
54	HIDDEN GLEN	RD	1,500,000	03/29/12	1,999,000	-24.96%	148	5	6	1	COL	3+CAR, ATTACHED	0.9 ACRE	30,100	3 FPL	COLDWELL BANKER	COLDWELL BANKER
63	EAGLE RIM	RD	2,125,000	03/01/12	2,695,000	-21.15%	381	5	5	2	COL	3+CAR, ATTACHED	0.99 ACRE	0	5+	PROMINENT PROPERTIES	ABBOTT & CASERTA
124	FAWNHILL	RD	2,300,000	05/08/12	2,349,000	-2.09%	34	5	5	2	COL	3+CAR, ATTACHED	0.86 ACRE	35,543	5+	RE/MAX RE ASSOCIATES	WEICHERT REALTORS
25	GLEN CARL	RD	2,900,000	01/23/12	2,999,000	-3.30%	15	7	8	1	COL	3+CAR, ATTACHED	1.02 ACRE	41,500	3 FPL	RE/MAX RE ASSOCIATES	TERRIE O'CONNOR REALTORS
3	GLEN CARL	RD	3,000,000	02/02/12	3,495,000	-14.16%	201	7	7	3	COL	3+CAR, ATTACHED	1.13 ACRE	44,241	4 FPL	PROMINENT PROPERTIES	TERRIE O'CONNOR REALTRS

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