

Saddle River

City · NJ · New Jersey · Bergen County

BALANCED MARKET

\$2.2M

MEDIAN SALE PRICE

+47.3%

1-YR CHANGE

51

SALES (12 MO)

\$2.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



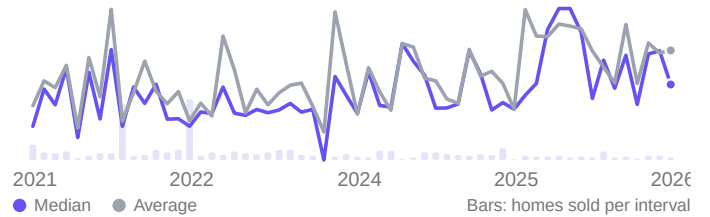
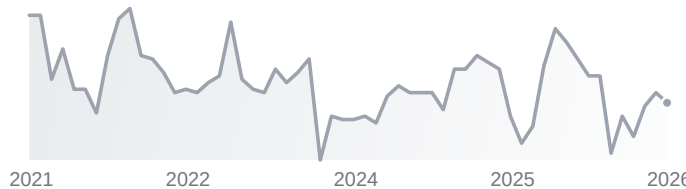
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$1.7M · Average \$2.5M

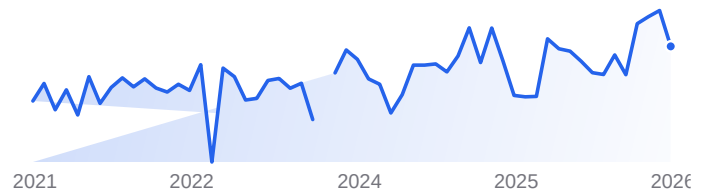
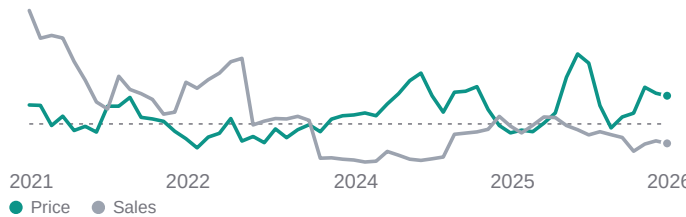


Growth (year over year)

Price +47.3% · Sales -32.9%

Price per square foot

\$521/ft²

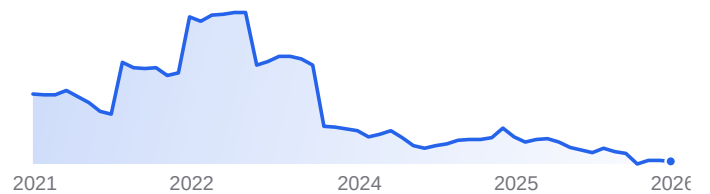
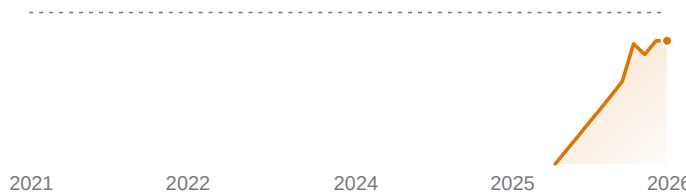


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

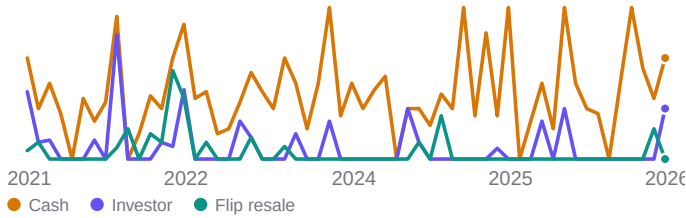
3.4%



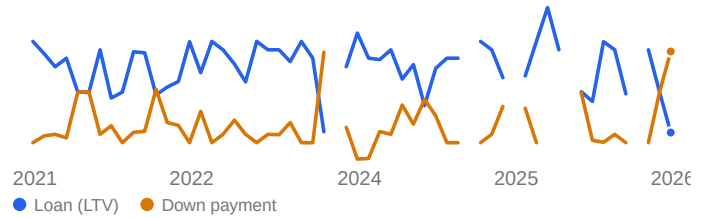
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

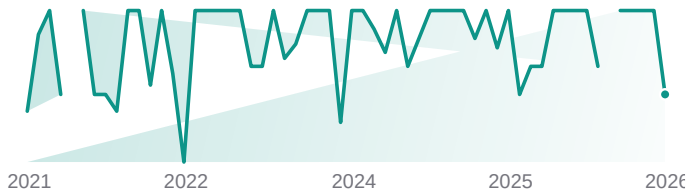


Financing (share of purchase price) Loan (LTV) 26% · Down payment 74%



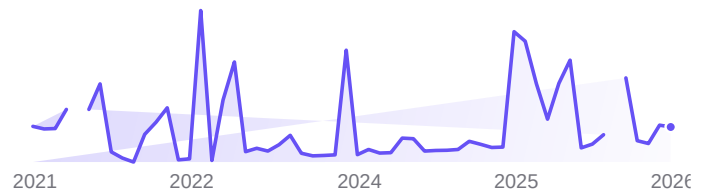
Sellers who sold at a gain

50%



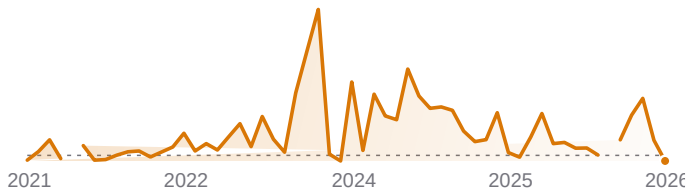
Typical hold before selling

5.3 yrs



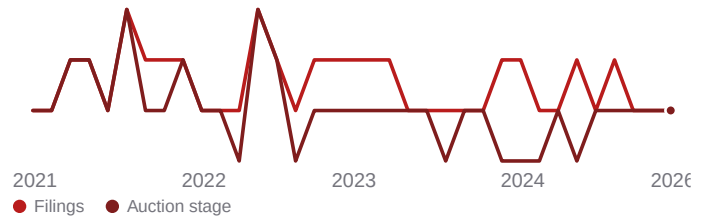
Median annualized return at resale

-2.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,511
Median value (AVM)	\$2.4M
Median size	4,894 ft²
Median bedrooms	2
Median year built	1986
Single family	96%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	23%
Median loan-to-value	31%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	3,467
Density	705 / mi²
Median household income	\$222K
Average household income	\$327K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	115
Homes occupied	87%
Bachelor's or higher	37%
Poverty rate	4.4%
Unemployment	1.1%
Average temp	51°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.