

Saddle River 07458

ZIP code · NJ · New Jersey > Bergen County > Saddle River

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

+17.2%

1-YR CHANGE

156

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

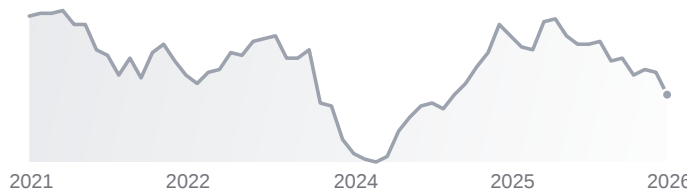
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

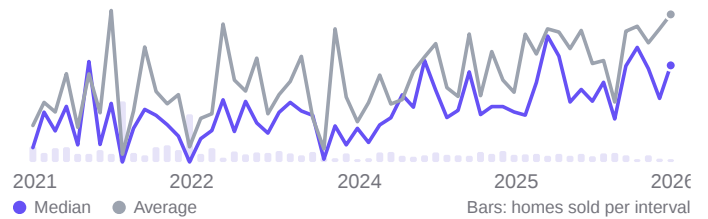
Market temperature (0–100)

48 / 100



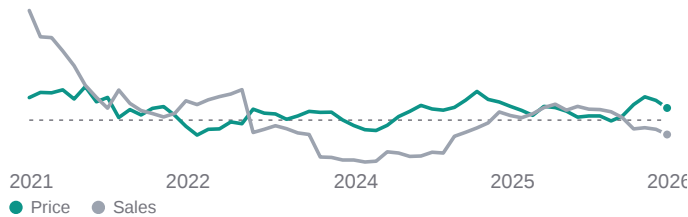
Sale prices

Median \$1.7M · Average \$2.2M



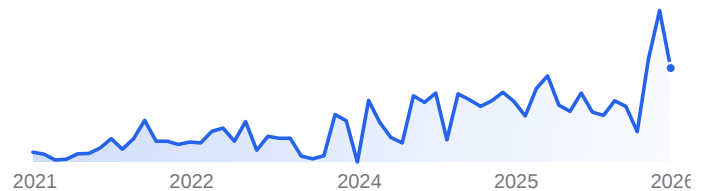
Growth (year over year)

Price +17.2% · Sales -20.4%



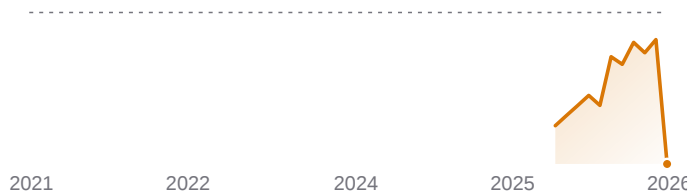
Price per square foot

\$521/ft²



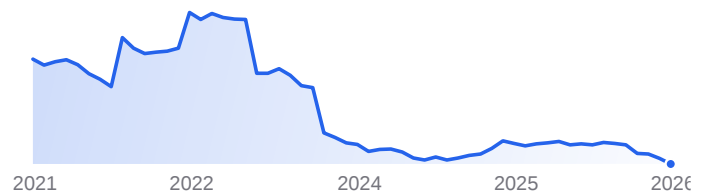
Sale premium vs estimated value

-8.7%



Annual turnover (share of homes sold)

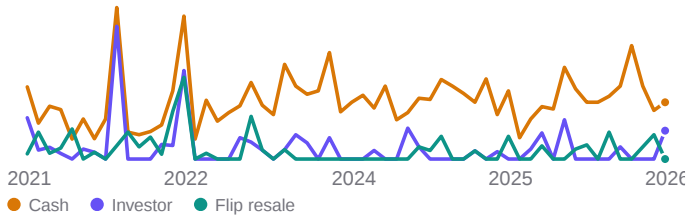
3.7%



BUYERS & OUTCOMES

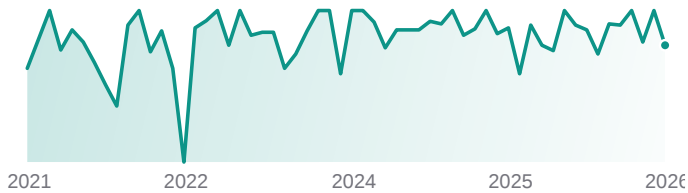
Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



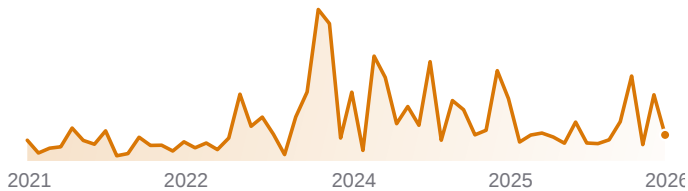
Sellers who sold at a gain

80%

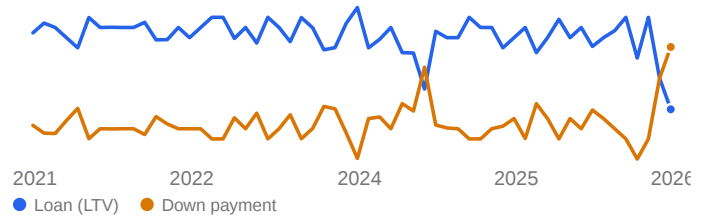


Median annualized return at resale

+4.4%

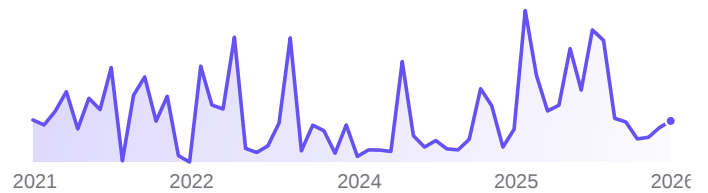


Financing (share of purchase price) Loan (LTV) 35% · Down payment 65%



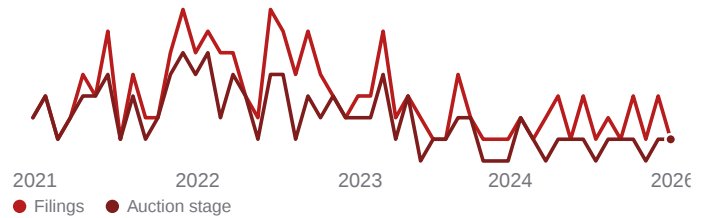
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,176
Median value (AVM)	\$1.5M
Median size	3,711 ft²
Median bedrooms	2
Median year built	1973
Single family	98%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	82%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	12,183
Density	1,189 / mi²
Median household income	\$214K
Average household income	\$290K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	115
Homes occupied	93%
Bachelor's or higher	39%
Poverty rate	4.6%
Unemployment	1.2%
Average temp	51°F
Annual precip	51 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.