

Saddle Brook 07663

ZIP code · NJ · New Jersey > Bergen County

BALANCED MARKET

\$734K

MEDIAN SALE PRICE

+29.3%

1-YR CHANGE

102

SALES (12 MO)

\$596K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



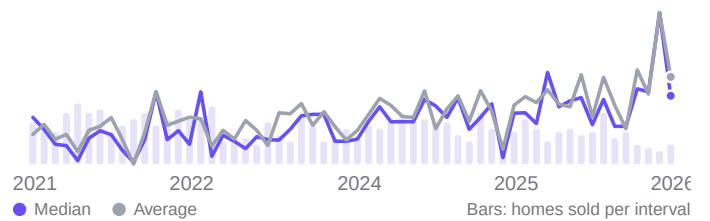
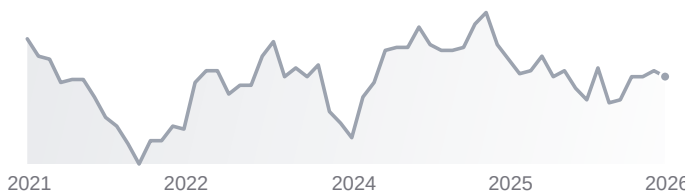
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$637K · Average \$700K

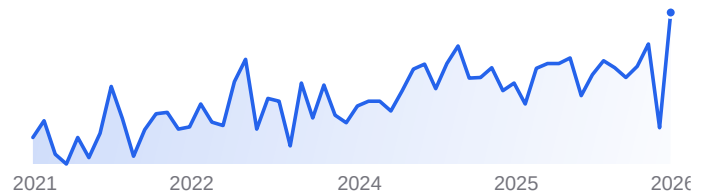
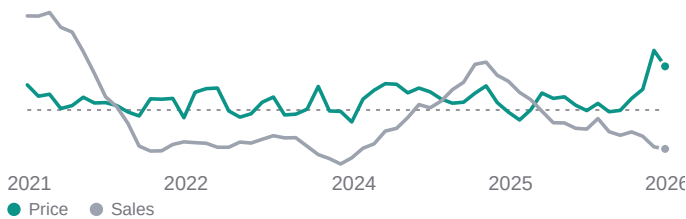


Growth (year over year)

Price +29.3% · Sales -26.1%

Price per square foot

\$467/ft²

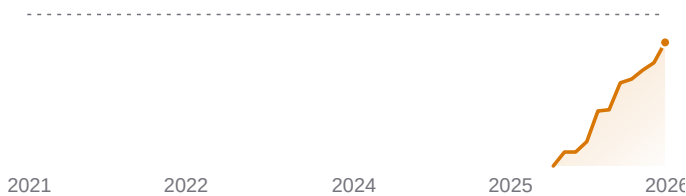


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

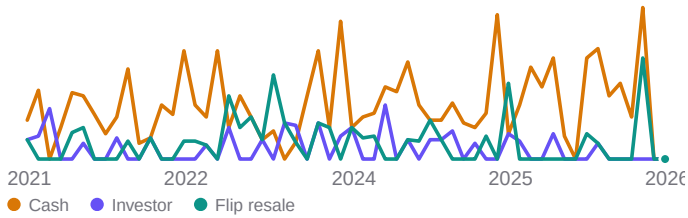
2.4%



BUYERS & OUTCOMES

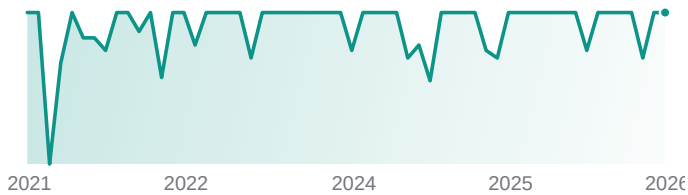
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



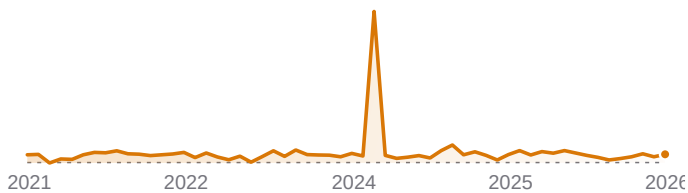
Sellers who sold at a gain

100%

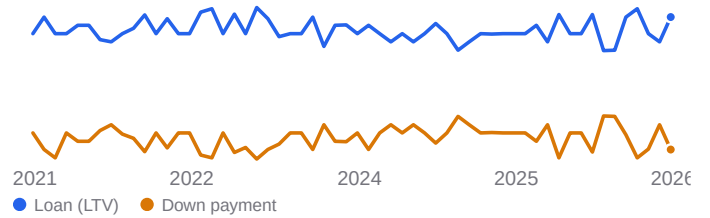


Median annualized return at resale

+5.5%

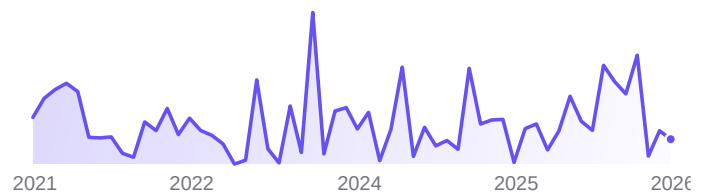


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



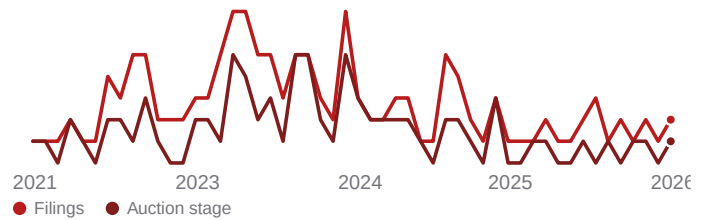
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,199
Median value (AVM)	\$596K
Median size	1,649 ft²
Median bedrooms	1
Median year built	1950
Single family	99%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	7.4%
Median loan-to-value	48%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	14,484
Density	5,307 / mi²
Median household income	\$127K
Average household income	\$148K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	115
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	4.9%
Unemployment	1.2%
Average temp	53°F
Annual precip	49 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.