



Brought to you by
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Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Saddle River SoldReport 2007

36 homes sold in 2007 with an average sold price of \$ 2,370,055

	Address		Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing office	Selling office
16	Ackerman	Rd	Col	4	3	1	1499000	\$ 1,375,000.00	-8%	12/7/2007	109	SPECIAL PROPERTIES	SPECIAL PROPERTIES
ONE	CEDARWOOD	LN	COL	6	5	1	4500000	\$ 2,835,000.00	-37%	8/20/2007	530	COLDWELL BANKER	OUTSIDE BROKER
196	CHESTNUT RIDGE	RD	CONTP	5	7	1	2595000	\$ 2,250,000.00	-13%	9/28/2007	139	SPECIAL PROPERTIES	COLDWELL BANKER
101	CHESTNUT RIDGE	RD	COL	5	5	0	1899900	\$ 1,810,000.00	-5%	8/7/2007	29	TERRIE O'CONNOR	TERRIE O'CONNOR
14	CHESTNUT RIDGE	RD	RANCH	3	2	1	1750000	\$ 1,750,000.00	0%	9/24/2007	6	COLDWELL BANKER	COLDWELL BANKER
133	CHESTNUT RIDGE	RD	COL	7	6	2	2195000	\$ 1,680,000.00	-23%	6/11/2007	415	SPECIAL PROPERTIES	COLDWELL BANKER
25	CHRISTOPHER	PL	RANCH	4	3	0	1549000	\$ 1,050,000.00	-32%	9/28/2007	157	COLDWELL BANKER	LAURA L. DUNLOP
22	COLTSFOOT	GLN	COL	6	4	1	2350000	\$ 2,455,000.00	4%	2/28/2007	19	COLDWELL BANKER	RE/MAX
15	COLTSFOOT	GLN	RANCH	5	5	1	2299000	\$ 2,100,000.00	-9%	8/15/2007	72	COLDWELL BANKER	COLDWELL BANKER
5	DEERTRAIL	RD	C/C	5	3	0	1850000	\$ 1,750,000.00	-5%	5/2/2007	60	PROMINENT PROPERTIES SOTHEBY'S	TERRIE O'CONNOR
28	DENISON	DR	COL	6	5	1	2795000	\$ 2,925,000.00	5%	2/14/2007	17	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
14	DENISON	DR	COL	5	5	1	2199000	\$ 1,975,000.00	-10%	5/23/2007	126	MARRON & GILDEA	RE/MAX
11	DOGWOOD	DR	RANCH	5	2	2	2500000	\$ 2,500,000.00	0%	6/18/2007	2	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
3	DOGWOOD	DR	S/L	4	4	1	1499000	\$ 1,340,000.00	-11%	11/20/2007	258	FRIEDBERG PROPERTIES	SPECIAL PROPERTIES
23	ELDEN	DR	COL	5	6	2	6295000	\$ 6,250,000.00	-1%	6/1/2007	192	SPECIAL PROPERTIES	SPECIAL PROPERTIES
18	EUGENE	RD	COL	5	4	2	2299000	\$ 2,250,000.00	-2%	11/20/2007	96	TERRIE O'CONNOR	PROMINENT PROPERTIES SOTHEBY'S
13	FOX HEDGE	RD	COL	5	4	1	2395000	\$ 2,305,000.00	-4%	6/4/2007	39	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
10	HIGH MEADOW	RD	RANCH	7	6	1	2995000	\$ 2,310,000.00	-23%	1/23/2007	483	BLUE REALTY	BLUE REALTY
29	LOCUST	LN	COL	3	2	0	1125000	\$ 925,000.00	-18%	5/19/2007	89	PROMINENT PROPERTIES SOTHEBY'S	TERRIE O'CONNOR
33	LOWER CROSS	RD	COL	4	4	0	1989000	\$ 1,950,000.00	-2%	7/27/2007	184	SPECIAL PROPERTIES	SPECIAL PROPERTIES
8	OAK	RD	COL	6	6	2	6995000	\$ 6,600,000.00	-6%	5/1/2007	54	SPECIAL PROPERTIES	COLDWELL BANKER
235	E SADDLE RIVER	RD	COL	5	7	1	4295000	\$ 4,000,000.00	-7%	3/1/2007	95	SPECIAL PROPERTIES	MARRON & GILDEA
238	E SADDLE RIVER	RD	COL	6	4	1	2750000	\$ 2,500,000.00	-9%	2/14/2007	274	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
127	W SADDLE RIVER	RD	COL	5	4	1	2595000	\$ 2,280,000.00	-12%	5/23/2007	170	SPECIAL PROPERTIES	SPECIAL PROPERTIES
158	E SADDLE RIVER	RD	COL	4	3	0	1899000	\$ 1,899,000.00	0%	1/25/2007	94	SPECIAL PROPERTIES	COLDWELL BANKER
108	W SADDLE RIVER	RD	CONTP	4	2	1	1799000	\$ 1,625,000.00	-10%	4/27/2007	37	COLDWELL BANKER	TERRIE O'CONNOR
76	W SADDLE RIVER	RD	RANCH	4	3	1	1699000	\$ 1,450,000.00	-15%	2/16/2007	205	SPECIAL PROPERTIES	WEICHERT REALTORS
15	E SADDLE RIVER	RD	COL	5	3	2	1479000	\$ 1,408,000.00	-5%	8/23/2007	40	COLDWELL BANKER	COLDWELL BANKER

Data is obtained from the NJMLS & is deemed reliable but not guaranteed
 These properties were listed and sold by various participants of NJMLS



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181	E	SADDLE RIVER	RD	COL	5	3	1	1190000	\$ 990,000.00	-17%	11/15/2007	44	COLDWELL BANKER	RE/MAX
41	W	SADDLE RIVER	RD	B/L	4	3	0	1579000	\$ 950,000.00	-40%	10/25/2007	120	COLDWELL BANKER	RUSSO
155	W	SADDLE RIVER	RD	COL	3	1	0	799900	\$ 675,000.00	-16%	6/20/2007	317	TERRIE O'CONNOR	COLDWELL BANKER
8		STONEWALL	RD	CONTP	5	7	1	4750000	\$ 3,275,000.00	-31%	4/5/2007	300	TERRIE O'CONNOR	COL-AMERICA HOMES
41		TWIN BROOKS	RD	COL	5	6	1	3895000	\$ 3,760,000.00	-3%	2/15/2007	140	PROMINENT PROPERTIES SOTHEBY'S	SPECIAL PROPERTIES
28		WAREWOODS	RD	COL	5	4	1	2599000	\$ 2,650,000.00	2%	10/5/2007	110	PROMINENT PROPERTIES SOTHEBY'S	SPECIAL PROPERTIES
52	W	WILDWOOD	RD	COL	6	5	1	2875000	\$ 2,675,000.00	-7%	8/27/2007	44	SPECIAL PROPERTIES	SPECIAL PROPERTIES
15		WINDING	WAY	COL	6	6	0	4695000	\$ 4,800,000.00	2%	3/27/2007	782	SPECIAL PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S



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