

## Saddle River Sold Report



**1.1.2013 TO 12.31.2013**

**45 Properties sold in 2013 vs. 41 sold in 2012 ↑10%**

	Asking	Sold for	%	Dom
<b>Average</b>	\$2,279,131	\$2,011,322	-9%	109
<b>Median</b>	\$1,599,000	\$1,550,000	-8%	84

		Address		Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing office	Selling office
102	W	SADDLE RIVER	RD	RANCH	3	2	0	\$689,000	\$590,000	-14%	6/3/2013	72	SPECIAL PROPERTIES	RE/MAX
277		MILL	RD	C/C	3	2	1	\$679,000	\$665,000	-2%	4/1/2013	84	TERRIE O'CONNOR REALTORS	COLDWELL BANKER
18		OVERLOOK	RD	RANCH	3	2	0	\$800,000	\$675,000	-16%	4/12/2013	62	NAI JAMES E. HANSON, INC.	PROMINENT PROPERTIES SOTHEBY'S
10		DOGWOOD	DR	RANCH	3	2	1	\$825,000	\$750,000	-9%	12/12/2013	80	SPECIAL PROPERTIES	RE/MAX
9	N	CHURCH	RD	COL	4	2	0	\$939,000	\$802,500	-15%	2/1/2013	213	COLDWELL BANKER	TERRIE O'CONNOR REALTORS
58	E	SADDLE RIVER	RD	COL	2	2	1	\$799,900	\$875,000	9%	10/7/2013	7	TERRIE O'CONNOR REALTORS	KELLER WILLIAMS
21	N	CHURCH	RD	C/C	4	2	0	\$999,999	\$1,025,000	3%	7/25/2013	11	TERRIE O'CONNOR REALTORS	TERRIE O'CONNOR REALTORS
3		TALL TREES	LN	COL	5	4	1	\$1,199,999	\$1,050,000	-12%	6/12/2013	29	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
84	W	SADDLE RIVER	RD	RANCH	4	3	0	\$1,249,000	\$1,100,000	-12%	2/8/2013	107	TERRIE O'CONNOR REALTORS	TERRIE O'CONNOR REALTORS
45	E	SADDLE RIVER	RD	COL	4	2	2	\$1,495,000	\$1,130,000	-24%	9/9/2013	126	MARRON GILDEA REALTY, INC.	COLDWELL BANKER
126		CHESTNUT RIDGE	RD	RANCH	3	3	1	\$1,100,000	\$1,152,000	5%	9/20/2013	31	COLDWELL BANKER	TERRIE O'CONNOR REALTORS
230	E	SADDLE RIVER	RD	RANCH	3	2	1	\$1,099,000	\$1,175,000	7%	9/12/2013	17	TERRIE O'CONNOR REALTORS	TARVIN REALTORS
26		OLD WOODS	RD	C/C	3	3	1	\$1,100,000	\$1,182,000	7%	11/5/2013	10	MARRON GILDEA REALTY, INC.	MARRON GILDEA REALTY, INC.
236	E	SADDLE RIVER	RD	COL	3	2	1	\$1,599,000	\$1,220,000	-24%	1/31/2013	94	PROMINENT PROPERTIES SOTHEBY'S	SPECIAL PROPERTIES
1		HICKORY HILL	RD	COL	5	3	1	\$1,695,000	\$1,230,000	-27%	3/15/2013	152	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER

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262	E	SADDLE RIVER	RD COL	5	4	1	\$1,350,000	\$1,275,000	-6%	6/6/2013	142	TERRIE O'CONNOR REALTORS	PROMINENT PROPERTIES SOTHEBY'S
47		CHESTNUT RIDGE	RD RANCH	3	2	0	\$1,449,000	\$1,317,500	-9%	12/4/2013	307	SPECIAL PROPERTIES	COLDWELL BANKER
6		MOHEGAN	TRL RANCH	4	3	0	\$1,449,999	\$1,350,000	-7%	2/26/2013	42	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
8		WESTHILL	RD COL	5	3	1	\$1,429,000	\$1,410,000	-1%	1/31/2013	56	PROMINENT PROPERTIES SOTHEBY'S	RE/MAX
33		WOODFIELD	LN CONTP	5	4	1	\$1,548,000	\$1,500,000	-3%	6/6/2013	10	TERRIE O'CONNOR REALTORS	RE/MAX
155		MILL	RD COL	6	6	1	\$1,599,000	\$1,512,500	-5%	3/18/2013	141	TERRIE O'CONNOR REALTORS	WOODLANDS REALTY, INC.
23		WERIMUS BROOK	RD RANCH	4	2	1	\$1,349,000	\$1,525,000	13%	11/25/2013	11	MARRON GILDEA REALTY, INC.	MARRON GILDEA REALTY, INC.
5		FOX HEDGE	RD COL	4	4	2	\$1,599,000	\$1,550,000	-3%	7/31/2013	41	COLDWELL BANKER	COLDWELL BANKER
18		BURNING HOLLOW	RD COL	6	5	1	\$1,599,000	\$1,600,000	0%	7/30/2013	13	TERRIE O'CONNOR REALTORS	COLDWELL BANKER
146		CHESTNUT RIDGE	RD COL	5	4	2	\$1,750,000	\$1,685,000	-4%	7/10/2013	40	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
7		CHRISTOPHER	PL COL	5	4	0	\$1,938,000	\$1,701,000	-12%	8/21/2013	60	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
5		DENISON	DR COL	4	3	2	\$1,750,000	\$1,801,000	3%	8/1/2013	5	TARVIN REALTORS	PROMINENT PROPERTIES SOTHEBY'S
1		PELL FARM	RD COL	6	4	1	\$2,190,000	\$1,925,000	-12%	7/17/2013	222	COLDWELL BANKER	MARRON GILDEA REALTY, INC.
184	E	SADDLE RIVER	RD COL	5	5	1	\$2,488,000	\$1,975,000	-21%	7/16/2013	89	PROMINENT PROPERTIES SOTHEBY'S	TERRIE O'CONNOR REALTORS
1		STONEWALL	RD COL	5	4	1	\$2,595,000	\$2,068,000	-20%	11/22/2013	214	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
1		OLD FARMS	RD COL	3	3	1	\$2,195,000	\$2,100,000	-4%	4/4/2013	136	TERRIE O'CONNOR REALTORS	PROMINENT PROPERTIES SOTHEBY'S
1		TOBOGGAN RIDGE	RD COL	5	4	2	\$2,595,000	\$2,300,000	-11%	2/14/2013	216	SPECIAL PROPERTIES	COLDWELL BANKER
19	N	CHURCH	RD COL	4	3	2	\$3,250,000	\$2,300,000	-29%	10/1/2013	306	PROMINENT PROPERTIES SOTHEBY'S	FRIEDBERG PROPERTIES & ASSOCIATES
1		OLD FARMS	RD COL	3	3	1	\$2,495,000	\$2,400,000	-4%	7/1/2013	7	PROMINENT PROPERTIES SOTHEBY'S	COLDWELL BANKER
179	W	SADDLE RIVER	RD COL	6	5	1	\$2,550,000	\$2,400,000	-6%	8/16/2013	100	TERRIE O'CONNOR REALTORS	OUTSIDE BROKER
23	W	CHURCH	RD COL	6	8	3	\$2,695,000	\$2,468,000	-8%	8/23/2013	249	PROMINENT PROPERTIES SOTHEBY'S	KINGSTONE REALTY
33	W	CHURCH	RD COL	5	5	1	\$3,299,000	\$2,775,000	-16%	8/28/2013	145	PROMINENT PROPERTIES SOTHEBY'S	SPECIAL PROPERTIES
9		BURNING HOLLOW	RD COL	6	7	2	\$3,725,000	\$3,300,000	-11%	6/7/2013	176	PROMINENT PROPERTIES SOTHEBY'S	PROMINENT PROPERTIES SOTHEBY'S
8		ECKERT FARM	RD COL	6	5	1	\$3,395,000	\$3,300,000	-3%	7/1/2013	64	COLDWELL BANKER	RE/MAX
7		BURNING HOLLOW	RD COL	6	7	2	\$3,675,000	\$3,400,000	-7%	7/3/2013	231	MARRON GILDEA REALTY, INC.	COLDWELL BANKER
27		OLD WOODS	RD COL	4	6	1	\$4,195,000	\$3,750,000	-11%	12/23/2013	61	SPECIAL PROPERTIES	SPECIAL PROPERTIES
20		GLENWOOD	DR COL	7	6	3	\$4,850,000	\$4,200,000	-13%	9/5/2013	94	PROMINENT PROPERTIES SOTHEBY'S	TERRIE O'CONNOR REALTORS

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4	TRAILSIDE	PL	COL	5	6	2	\$5,495,000	\$5,125,000	-7%	7/19/2013	15	TERRIE O'CONNOR REALTORS	MARRON GILDEA REALTY, INC.
16	ALFORD	DR	COL	5	8	1	\$6,595,000	\$5,500,000	-17%	6/28/2013	312	SPECIAL PROPERTIES	PROMINENT PROPERTIES SOTHEBY'S
115	E ALLENDALE	RD	COL	5	5	2	\$9,200,000	\$6,375,000	-31%	10/3/2013	287	COLDWELL BANKER	SPECIAL PROPERTIES