



Saddle River Sold Report

Team Eisenberg

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Anat: 201.341.4765 Eran: 201.390.8854



25 Washington Street, Tenafly, NJ
Off: 201.894.8004 ext. 541-542

1.1.2017 to 12.31.2017

37 Properties Sold in 2017 vs. 32 sold in 2016 **↑16%**

	ASKING	SOLD FOR	%	DOM
AVERAGE	\$1,936,518	\$1,659,299	-9%	143
MEDIAN	\$1,625,000	\$1,400,000	-11%	112

		ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
226		Orangeburgh	Rd	Ranch	3	1	0	\$550,000	\$490,000	-11%	4/20/2017	22	Coldwell Banker	Coviello Realty
1067		Washington	Ave	S/L	3	2	1	\$550,000	\$540,000	-2%	4/25/2017	43	Coldwell Banker	Prominent Properties Sotheby's
37		Deberg	Dr	S/L	3	2	0	\$609,900	\$562,000	-8%	4/21/2017	81	ERA	Coldwell Banker
127		Dewolf	Rd	Ranch	3	3	1	\$718,777	\$705,000	-2%	4/3/2017	32	Coldwell Banker, Hillsdale	Keller Williams
3		Revere	Ct	Col	4	4	0	\$720,000	\$710,000	-1%	4/28/2017	18	ABC Realty	ABC Realty
6		Pine Tree	Dr	Ranch	3	2	2	\$950,000	\$810,000	-15%	10/12/2017	77	Prominent Properties Sotheby's	Prominent Properties Sotheby's
271	E	Saddle River	Rd	Ranch	3	2	1	\$1,335,000	\$840,000	-37%	1/13/2016	471	Coldwell Banker	Coldwell Banker
16		Walter	St	Col	3	3	1	\$957,000	\$947,000	-1%	4/24/2017	8	Better Homes and Gardens	Coldwell Banker
30		Dater	Ln	Col	4	2	1	\$1,095,000	\$1,020,000	-7%	8/18/2017	49	Special Properties,	Prominent Properties Sotheby's
1		Elden	Dr	Col	5	3	1	\$1,399,999	\$1,085,000	-22%	11/20/2017	214	Terrie O'Connor	RE/MAX
8		Kenwood	Rd	Col	5	5	1	\$1,198,000	\$1,100,000	-8%	11/3/2017	112	Coldwell Banker	RE/MAX
65	W	Wildwood	Rd	Col	6	5	0	\$1,625,000	\$1,160,000	-29%	12/21/2017	213	Special Properties	Special Properties
6		Lookout	Dr	Col	5	5	0	\$1,350,000	\$1,200,000	-11%	10/26/2017	227	DRI Real Estate Co.	Prominent Properties Sotheby's
30	E	Saddle River	Rd	Col	4	3	0	\$1,295,000	\$1,265,000	-2%	3/17/2017	23	Berkshire Hathaway Homes	Gilsenan & Co.
6		Toboggan Ridge	Rd	Col	6	5	0	\$949,000	\$1,300,000	37%	2/27/2017	51	Deera Homes	Deera Homes
199	E	Saddle River	Rd	Col	4	3	2	\$1,675,000	\$1,300,000	-22%	12/18/2017	252	Special Properties	Marron Gildea
2		Eckert Farm	Rd	Col	5	5	2	\$1,650,000	\$1,385,000	-16%	6/7/2017	59	Coldwell Banker	Coldwell Banker
12	E	Denison	Dr	Ranch	4	5	0	\$1,695,000	\$1,400,000	-17%	7/3/2017	122	Special Propertie	Keller Williams



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6		Twin Brooks	Rd	Ranch	5	4	1	\$1,595,000	\$1,400,000	-12%	5/23/2017	40	Marron Gildea	Terrie O'Connor
7		Arrowhead	Ln	Contp	5	5	2	\$950,000	\$1,400,000	47%	11/9/2017	19	Keller Williams	Outside Broker
15		Oak	Rd	Ranch	3	2	1	\$1,450,000	\$1,425,000	-2%	10/4/2017	182	Keller Williams	Keller Williams
1		Red Rock	Trl	Ranch	3	3	0	\$1,200,000	\$1,500,000	25%	12/4/2017	14	Tarvin Realtors	Coldwell Banker
70	W	Wildwood	Rd	Col	5	3	1	\$1,650,000	\$1,575,000	-5%	8/4/2017	20	Coldwell Banker	Coldwell Banker
25		Mohegan	Trl	Contp	6	6	2	\$1,748,000	\$1,660,000	-5%	12/19/2017	134	Prominent Properties Sotheby's	Group Twenty Six,
40		Fox Hedge	Rd	Col	5	5	2	\$1,995,000	\$1,675,000	-16%	12/15/2017	114	Terrie O'Connor	Gilsenan & Co.
100		Fox Hedge	Rd	Ranch	4	4	1	\$2,195,000	\$1,800,000	-18%	9/28/2017	130	Prominent Properties Sotheby's	Terrie O'Connor
16		Eckert Farm	Rd	Contp	5	7	1	\$1,849,000	\$1,825,000	-1%	8/31/2017	15	Terrie O'Connor	Terrie O'Connor
40		Cameron	Rd	Col	6	6	2	\$2,449,000	\$2,200,000	-10%	10/31/2017	31	Prominent Properties Sotheby's	Venture VR Realtors
229	E	Saddle River	Rd	Col	7	9	1	\$3,888,000	\$2,500,000	-36%	12/7/2017	185	Coldwell Banker	Coldwell Banker
13		Glenwood	Dr	Col	5	5	1	\$2,999,000	\$2,550,250	-15%	6/5/2017	340	Prominent Properties Sotheby's	Prominent Properties Sotheby's
12		Old Woods	Rd	Col	6	6	2	\$3,998,000	\$2,600,000	-35%	11/14/2017	141	Coldwell Banker	RE/MAX
14		Red Rock	Trl	Contp	4	4	1	\$2,295,000	\$2,675,000	17%	3/10/2017	354	Special Properties	Special Properties
6		Stonewall	Rd	Col	6	6	1	\$2,995,000	\$2,926,000	-2%	8/21/2017	26	Terrie O'Connor	Special Properties,
49		Fox Hedge	Rd	Col	6	7	2	\$3,495,000	\$2,995,000	-14%	2/21/2017	358	Special Properties	Terrie O'Connor Realtors
26		Fox Hedge	Rd	Col	5	6	1	\$4,195,000	\$3,168,800	-24%	11/14/2017	591	Prominent Properties Sotheby's	Prominent Properties Sotheby's
6		Wildwood	Rd	Col	5	5	1	\$3,995,000	\$3,400,000	-15%	9/18/2017	128	Special Properties	Coldwell Banker
47		Ackerman	Rd	Col	5	6	4	\$6,387,500	\$4,300,000	-33%	6/15/2017	399	Coldwell Banker	Keller Williams



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