

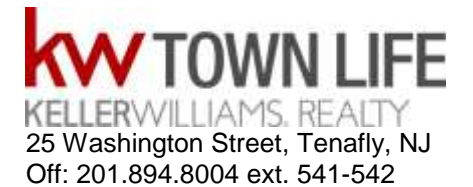


Saddle River SoldReport

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1.1.2016 to 12.31.2016

32 Properties Sold in 2016 vs. 28 sold in 2015 ↑14%

	ASKING	SOLD FOR	%	DOM
AVERAGE	\$1,870,372	\$1,672,936	-4%	110
MEDIAN	\$1,612,000	\$1,457,250	-9%	58

		ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
77	E	Saddle River	Rd	Col	\$2	1	1	\$274,900	\$425,000	55%	7/25/2016	9	RE/MAX	Prominent Properties Sotheby's
102	W	Saddle River	Ranch	\$3	\$2	0		\$769,000	\$760,000	-1%	5/9/2016	125	RE/MAX	Keller Williams
271	E	Saddle River	Rd	Ranch	\$3	2	1	\$1,335,000	\$840,000	-37%	1/13/2016	471	Coldwell Banker	Coldwell Banker
4		Big Ramapo	Rd	Col	\$6	5	2	\$350,000	\$850,000	143%	9/2/2016	7	Striker Realty	Striker Realty
14		Wildwood	Rd	C/C	2	1	1	\$925,000	\$895,438	-3%	12/15/2016	18	Terrie O'Connor	Coldwell Banker
10		Mohegan	Trl	Col	\$4	3	1	\$1,075,000	\$1,150,000	7%	9/30/2016	31	Coldwell Banker	Coldwell Banker
8		Surrey	Dr	Col	4	3	1	\$1,295,000	\$1,150,000	-11%	12/1/2016	222	Special Properties	Special Properties
7		Kenwood	Rd	Col	\$5	5	1	\$1,248,000	\$1,248,000	0%	3/18/2016	15	Public Trust	Coldwell Banker
5	W	Church	RD	COL	\$5	3	1	\$1,395,000	\$1,250,000	-10%	8/23/2016	100	Prominent Properties Sotheby's	Keller Williams
46		Fox Hedge	Rd	Col	\$3	2	1	\$1,699,000	\$1,255,000	-26%	7/1/2016	32	RE/MAX	Terrie O'Connor Realtors
61		Twin Brooks	Rd	Col	3	2	1	\$1,599,000	\$1,300,000	-19%	10/17/2016	21	Coldwell Banker	Prominent Properties Sotheby's
3		Burning Hollow	Rd	Col	5	5	1	\$1,269,000	\$1,350,000	6%	11/8/2016	17	Marron Gildea Realty	Prominent Properties Sotheby's
3		Twin Brooks	Rd	Col	\$5	3	0	\$1,525,000	\$1,360,000	-11%	4/4/2016	59	Keller Williams	Prominent Properties Sotheby's
16		Old Acres	Rd	Col	\$5	4	1	\$1,795,000	\$1,425,000	-21%	4/4/2016	340	Marron Gildea	Prominent Properties Sotheby's
47		Twin Brooks	Rd	Contp	\$5	5	2	\$1,588,000	\$1,440,000	-9%	7/5/2016	25	Prominent Properties Sotheby's	Prominent Properties Sotheby's
22		Cameron	Rd	Contp	\$4	3	1	\$1,450,000	\$1,456,500	0%	3/24/2016	37	KP Kong Realty	Terrie O'Connor
12		Ridge Crest	Rd	Col	\$5	6	2	\$2,250,000	\$1,458,000	-35%	3/14/2016	224	Prominent Properties Sotheby's	Prominent Properties Sotheby's
63	W	Wildwood	Rd	Col	\$5	4	0	\$1,649,000	\$1,475,000	-11%	6/2/2016	88	Coldwell Banker	Coldwell Banker
6		Ridge Crest	Rd	Ranch	\$4	4	1	\$1,625,000	\$1,521,000	-6%	6/1/2016	9	Terrie O'Connor	Terrie O'Connor
24		Locust	Ln	Col	\$4	4	1	\$1,525,000	\$1,525,000	0%	9/14/2016	15	Marron Gildea	Marron Gildea
12		Eugene	Dr	Col	\$6	6	1	\$1,599,000	\$1,540,000	-4%	9/26/2016	26	Venture VR Realtors	Keller Williams

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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		ADDRESS		STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	DOM	LISTING OFFICE	SELLING OFFICE
58		Twin Brooks	Rd	Col	6	5	1	\$1,795,000	\$1,567,500	-13%	11/23/2016	364	Special Properties	RE/MAX
1		Pine Tree	Dr	Col	\$3	2	1	\$1,999,999	\$1,600,000	-20%	6/29/2016	371	Prominent Properties Sotheby's	Prominent Properties Sotheby's
37		Twin Brooks	Rd	Col	\$4	2	1	\$1,749,000	\$1,650,000	-6%	3/24/2016	50	Prominent Properties Sotheby's	Prominent Properties Sotheby's
79		Chestnut Ridge	Rd	Col	\$6	6	0	\$1,865,000	\$1,700,000	-9%	3/17/2016	132	Coldwell Banker	Better Homes and Garden
60		Fox Hedge	Rd	Col	6	5	1	\$2,120,000	\$1,817,500	-14%	10/5/2016	91	Terrie O'Connor	RE/MAX
29		Lower Cross	Rd	Col	\$5	5	2	\$2,350,000	\$1,900,000	-19%	9/15/2016	190	Gilsenan & Co.	Weichert Realtors
19		Baldwin	Col	\$7	\$7	1		\$2,345,000	\$2,140,000	-9%	5/9/2016	108	Prominent Properties Sotheby's	Prominent Properties Sotheby's
42	W	Wildwood	Rd	Col	5	5	1	\$2,795,000	\$2,200,000	-21%	11/2/2016	158	Special Properties	Coldwell Banker
7		Coltsfoot	Gln	Col	\$8	8	3	\$3,299,000	\$3,290,000	0%	3/7/2016	57	Fast Track Real Estate	Keller Williams
10		River Farm	Ln	Col	\$7	7	0	\$3,995,000	\$3,995,000	0%	1/20/2016	18	Special Properties	Keller Williams
23		Old Farms	Rd	Col	7	7	3	\$7,299,000	\$6,000,000	-18%	12/30/2016	105	Terrie O'Connor	Keller Williams