



COMPASS

October 2022

Saddle River Market Insights

Saddle River

OCTOBER 2022

UNDER CONTRACT

4	\$1.6M	\$1.8M
Total Properties	Average Price	Median Price
-33%	-41%	-28%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

2	\$3.3M	\$3.3M
Total Properties	Average Price	Median Price
-60%	115%	161%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

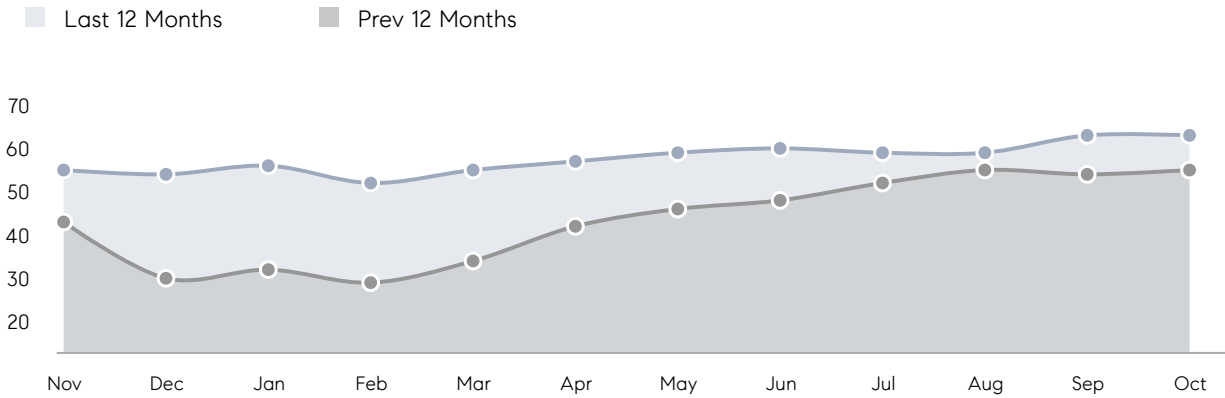
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	150	106	42%
	% OF ASKING PRICE	95%	91%	
	AVERAGE SOLD PRICE	\$3,387,500	\$1,578,400	114.6%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	4	11	-64%
Houses	AVERAGE DOM	171	128	34%
	% OF ASKING PRICE	94%	88%	
	AVERAGE SOLD PRICE	\$4,700,000	\$1,798,250	161%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	128	18	611%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$2,075,000	\$699,000	197%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

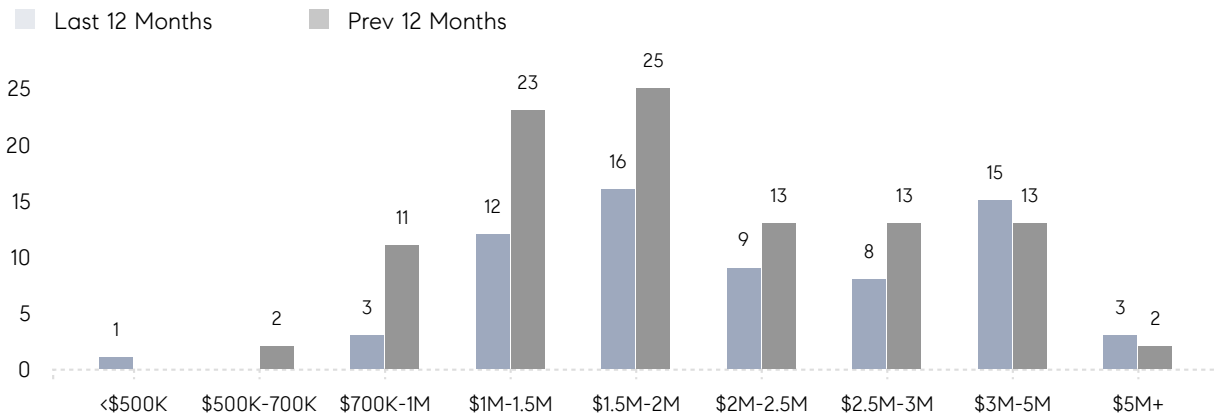
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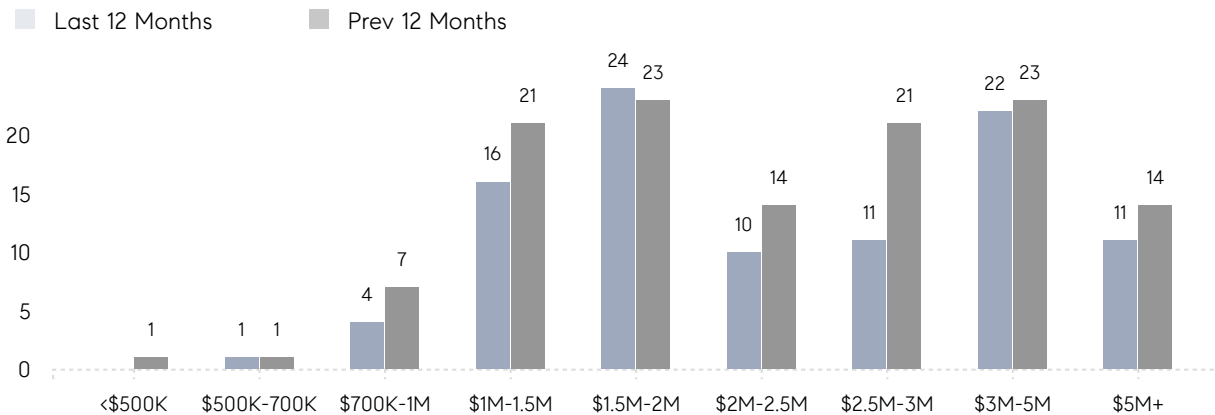
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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