

Local Market Update for April 2019

Provided by New Jersey REALTORS®



Saddle River Boro

Bergen County

Single Family

	April			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	15	18	+ 20.0%	54	55	+ 1.9%
Closed Sales	6	4	- 33.3%	14	9	- 35.7%
Days on Market Until Sale	75	55	- 26.7%	137	80	- 41.6%
Median Sales Price*	\$1,387,500	\$1,599,500	+ 15.3%	\$1,150,000	\$1,249,000	+ 8.6%
Percent of List Price Received*	84.4%	91.8%	+ 8.8%	88.6%	92.8%	+ 4.7%
Inventory of Homes for Sale	70	79	+ 12.9%	--	--	--
Months Supply of Inventory	19.5	25.6	+ 31.3%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	1	3	+ 200.0%	4	5	+ 25.0%
Closed Sales	0	0	--	1	1	0.0%
Days on Market Until Sale	0	0	--	50	88	+ 76.0%
Median Sales Price*	\$0	\$0	--	\$1,825,000	\$755,000	- 58.6%
Percent of List Price Received*	0.0%	0.0%	--	98.7%	96.9%	- 1.8%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.0	4.0	+ 33.3%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

