



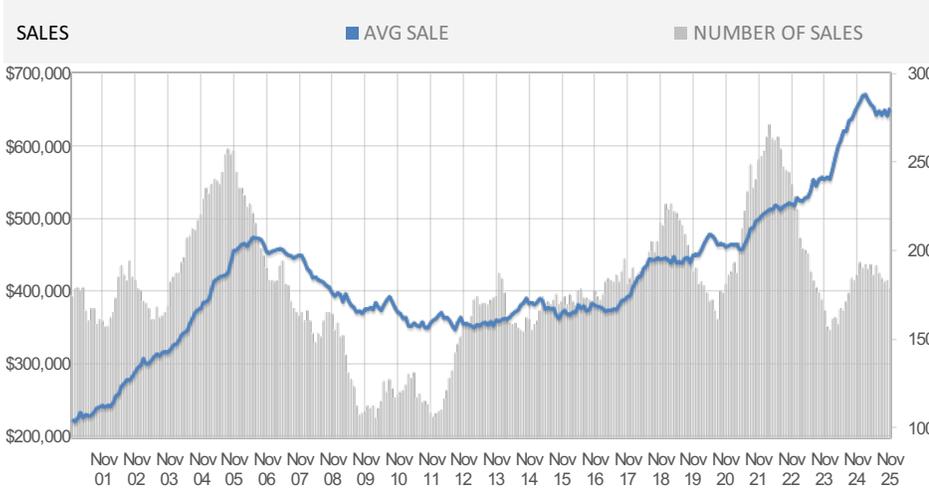
# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### CLIFFSIDE PARK

BERGEN COUNTY—NEW JERSEY—GOLD COAST ON THE HUDSON™

**02** 2026  
**MARKET TRENDS**  
 Monthly Market Report

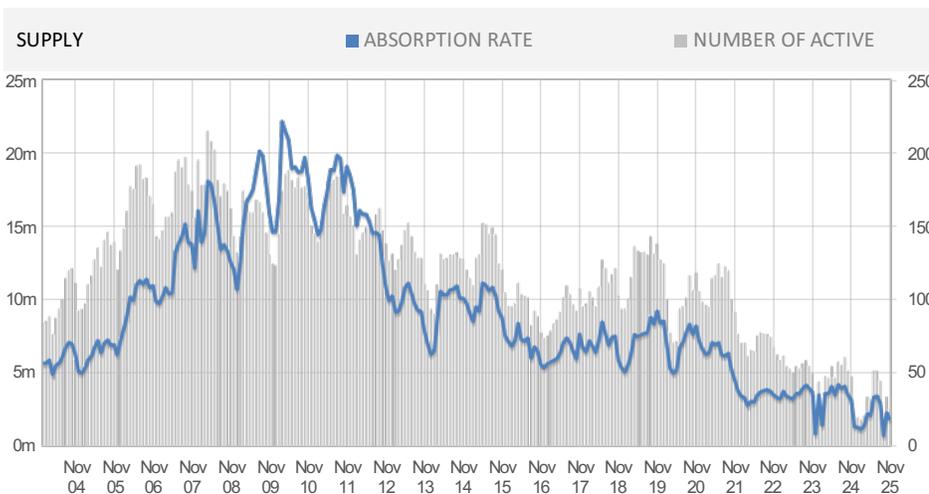


### CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG  
 As of 02/28/26

**PRICES**  
 Average Sale **\$652,239** ↑

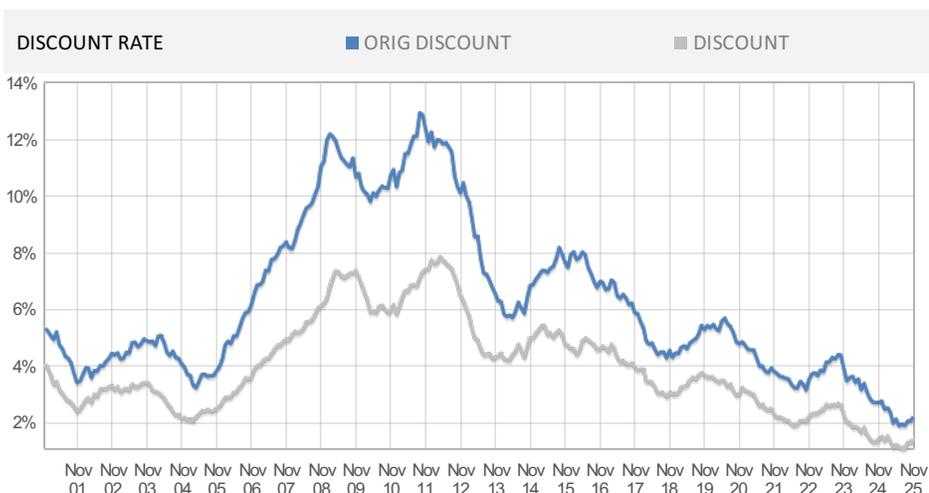
**UNITS SOLD**  
 12 Months **178** ↓



**ACTIVE**  
 November **25** ↓

**ABSORPTION**  
 Months **1.7** ↓

**ORIG DISCOUNT**  
 From First List Price **2.2%** ↑



**DISCOUNT**  
 From Last List Price **1.4%** ↑

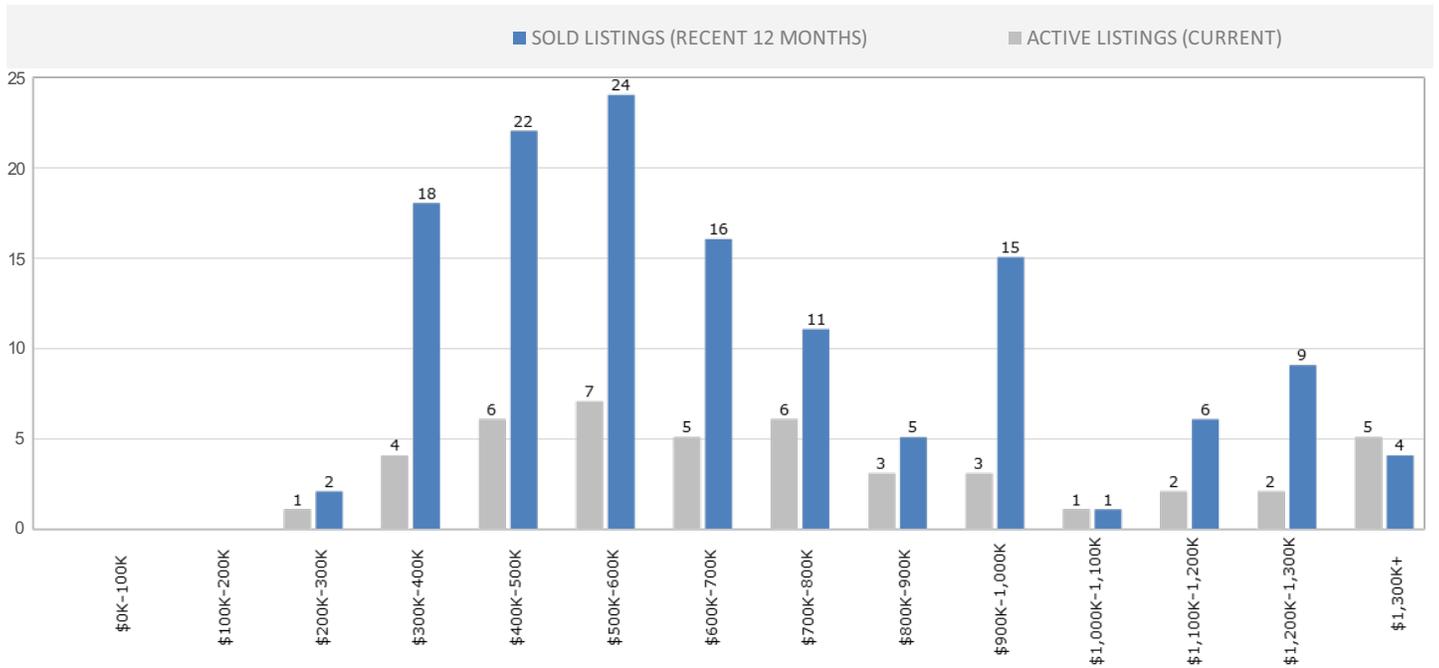
TOWN STATS	
Population	24,046
Total Housing Units	10,007
Apartments	5,332
General Tax Rate (2023)	2.675%
Effective Tax Rate (2023)	1.930%

# CLIFFSIDE PARK

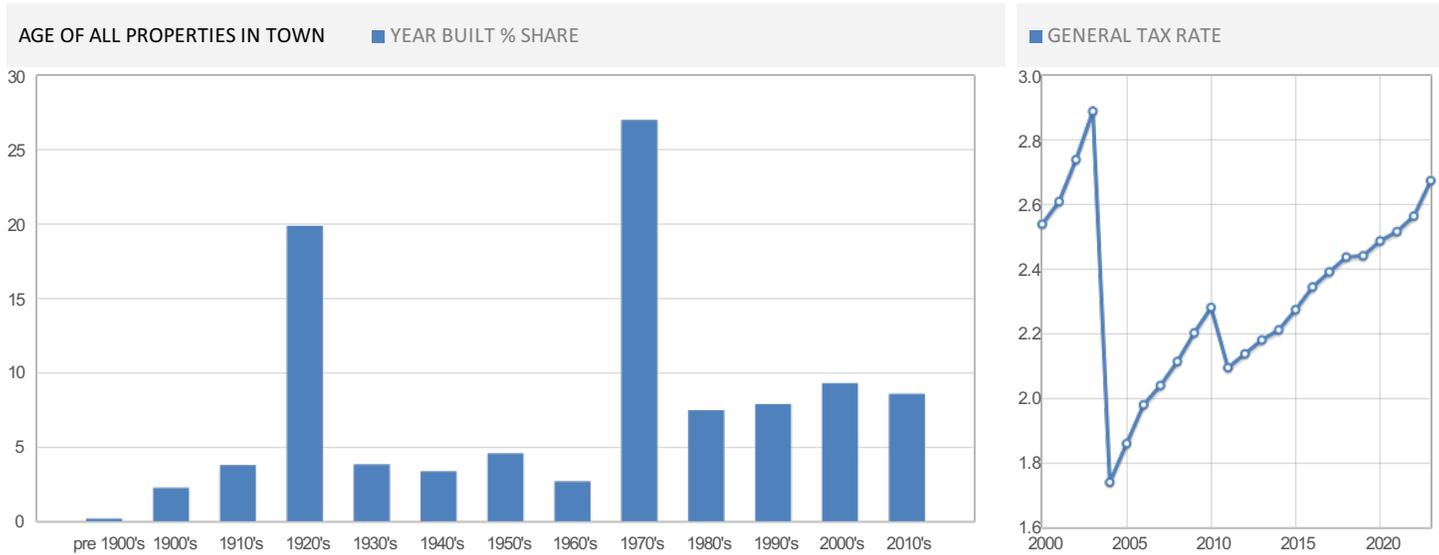
CONDO SALES

# MARKET DEPTH ANALYSIS

GOLD COAST ON THE HUDSON CONDO MARKET



## VIBRANCY & DEVELOPMENT



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