



# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### CLIFFSIDE PARK

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

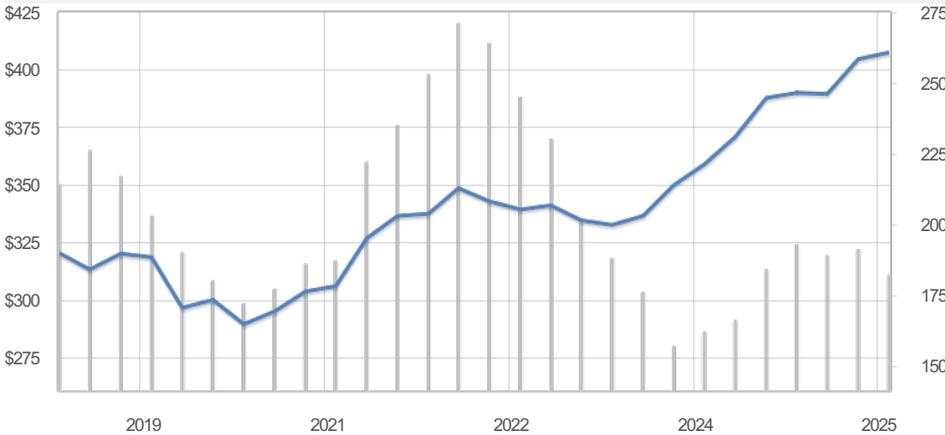
# Q3 2025

## MARKET TRENDS

Quarterly Market Report

7 Y-O-Y QUARTERLY

■ AVG SALE / SQFT ■ NUMBER OF SALES



## CONDO SALES

& MARKET TRENDS

YEAR-OVER-YEAR

**AVG PRICE**  
Average Sale

**\$644,376** ↓

**PER SqFt**  
Average Sale

**\$408** ↑

**DAYS ON MARKET**  
From Last List Date

**54** ↑

YEAR-OVER-YEAR	Q3-2025	Q3-2024	△%
Average Sales Price	\$644,376	\$645,984	-0.2%
Average Sales Price per SqFt	\$408	\$388	5.1%
Number of Sales	182	184	-1.1%
Days on Market (From Last List Date)	54	52	3.8%
Discount Rate (From Last List Price)	1.3%	1.2%	8.5%
Total Volume	\$127,822,186	\$130,472,157	-2.0%
Average Sale 1 Bed	\$376,116	\$370,099	1.6%
Average Sale 2 Bed	\$538,528	\$532,712	1.1%
Average Sale 3+ Bed	\$977,308	\$944,056	3.5%

**1 BR**  
Average Sale

**\$376,116** ↑

**2 BR**  
Average Sale

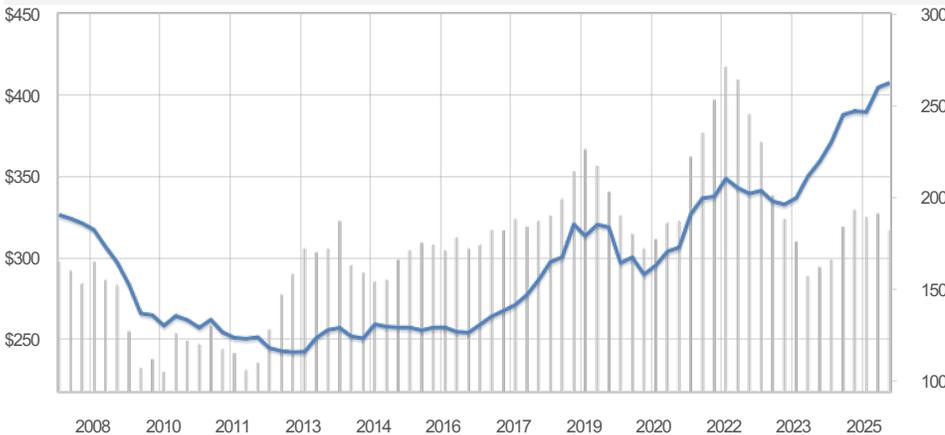
**\$538,528** ↑

**3+ BR**  
Average Sale

**\$977,308** ↑

18 Y-O-Y QUARTERLY

■ AVG SALE / SQFT ■ NUMBER OF SALES



## TOWN STATS

Population	24,046
Total Housing Units	10,007
Apartments	4,675
General Tax Rate (2023)	2.675%
Effective Tax Rate (2023)	1.930%
Typical 1 Bed Unit	970 sf
Typical 2 Bed Unit	1,449 sf
Typical 3+ Bed Unit	2,318 sf

# CLIFFSIDE PARK

## CONDO MARKET

As of 01/31/26

# VIBRANCY & DEVELOPMENT

## ACTIVE LISTINGS

As of 01/31/26 includes Coops

25

## UNITS SOLD

Past 12 months

178

## ORIG DISCOUNT

From First List Price

2.2%

## DISCOUNT

From Last List Price

1.4%

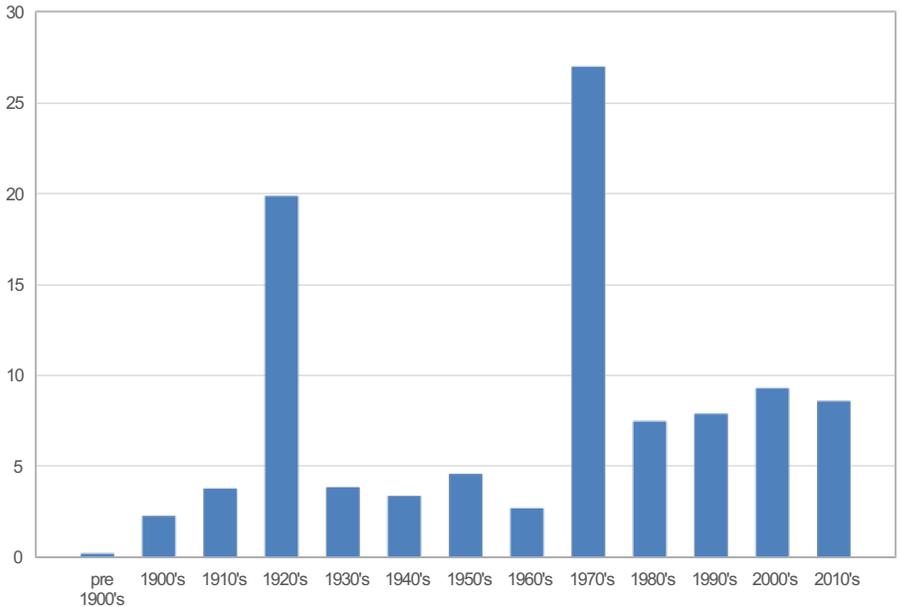
## ABSORPTION

March 2019

1.7  
Months

AGE OF ALL PROPERTIES IN TOWN

■ YEAR BUILT % SHARE



## GOLD COAST ON THE HUDSON™ CONDO MARKET

## THE BIG PICTURE

Y-O-Y 2025-Q3	VOLUME	AVG SALE	UNITS SOLD	DISC RATE	DOM	PRICE/SQFT	MKT SHARE
Cliffside Park	\$127,822,186	\$644,376	182	1.35%	54	\$408	5.81%
Edgewater	\$105,808,398	\$683,598	138	1.22%	49	\$506	4.81%
Fort Lee	\$203,815,067	\$611,240	287	1.01%	45	\$436	9.27%
Bayonne	\$29,619,283	\$314,838	86	0.39%	29	\$353	1.35%
Guttenberg	\$24,941,287	\$375,306	62	2.73%	53	\$349	1.13%
Hoboken	\$550,287,002	\$911,153	526	-0.65%	23	\$908	25.02%
North Bergen	\$68,003,594	\$413,794	139	0.74%	46	\$450	3.09%
Union City	\$71,417,925	\$456,046	141	-0.58%	27	\$491	3.25%
Weehawken	\$66,136,114	\$883,889	64	1.10%	40	\$714	3.01%
West New York	\$80,263,887	\$584,222	111	0.84%	37	\$597	3.65%
JC, Bergen-Lafayette	\$36,917,249	\$566,273	61	1.47%	44	\$476	1.68%
JC, Downtown	\$520,219,300	\$861,956	556	0.75%	38	\$885	23.66%
JC, Greenville	\$32,275,276	\$451,468	62	1.62%	55	\$378	1.47%
JC, Heights	\$184,879,648	\$689,873	248	1.09%	34	\$566	8.41%
JC, Journal Square	\$66,990,387	\$417,548	144	1.13%	41	\$462	3.05%
JC, West Bergen	\$29,658,888	\$477,800	57	-3.75%	29	\$447	1.35%

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