MADISON ADAMS™

REAL ESTATE MARKET REPORT

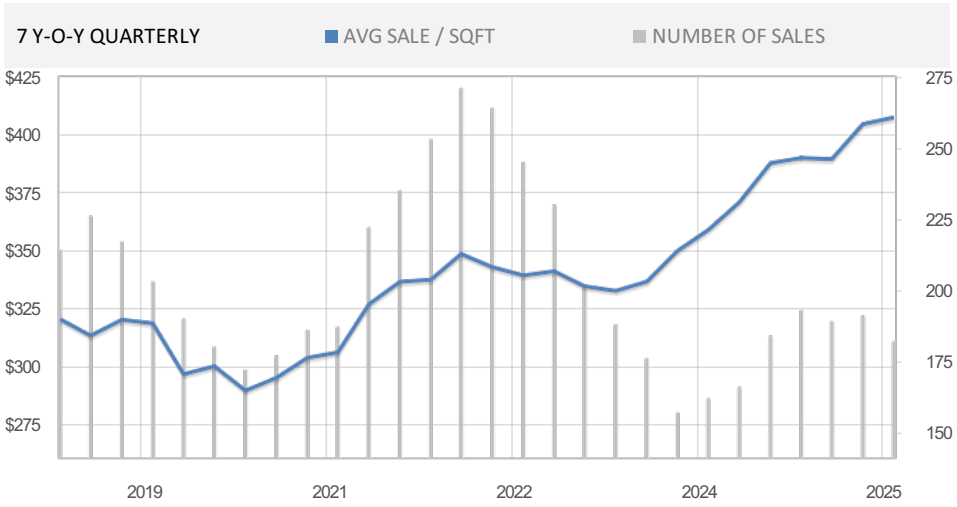
CLIFFSIDE PARK

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

Q3 2025

MARKET TRENDS

Quarterly Market Report



CONDO SALES & MARKET TRENDS

YEAR-OVER-YEAR

AVG PRICE Average Sale — $644,376 ↓

PER SqFt Average Sale — $408 ↑

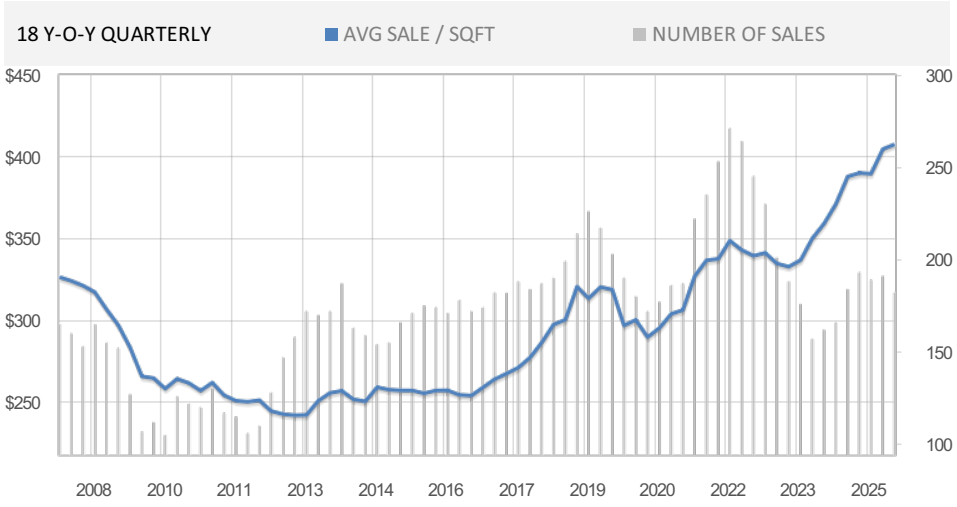
DAYS ON MARKET From Last List Date — 54 ↑

1 BR Average Sale — $376,116 ↑

2 BR Average Sale — $538,528 ↑

3+ BR Average Sale — $977,308 ↑

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%



TOWN STATS

Population	25,580
Total Housing Units	11,223
Apartments	1,967
General Tax Rate (2025)	2.836%
Effective Tax Rate (2025)	1.920%
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 06/30/26

ACTIVE LISTINGS
As of 06/30/26 includes Coops

25

UNITS SOLD
Past 12 months

178

ORIG DISCOUNT
From First List Price

2.2%

DISCOUNT
From Last List Price

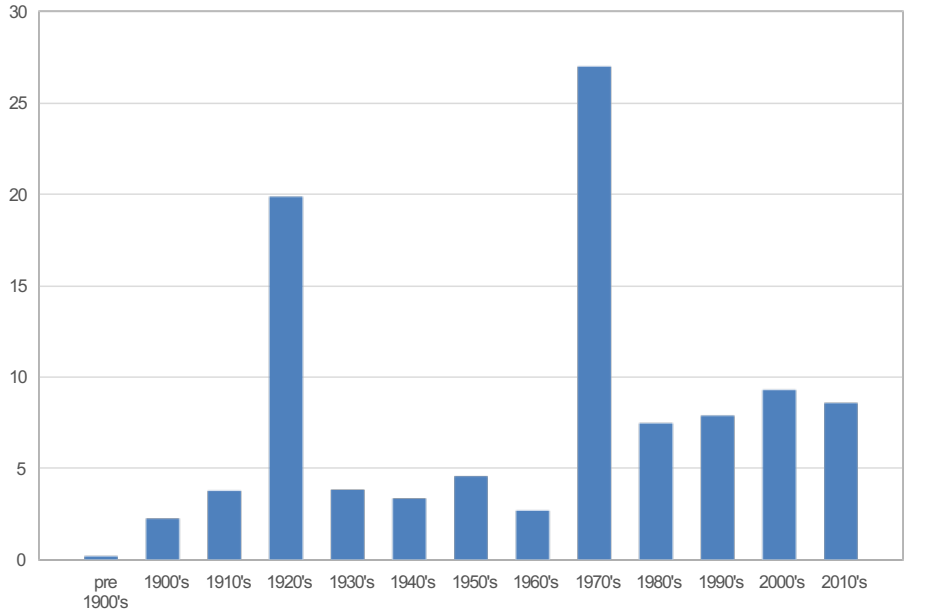
1.4%

ABSORPTION
March 2019

1.7
Months

VIBRANCY & DEVELOPMENT

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-Lafayett	$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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