



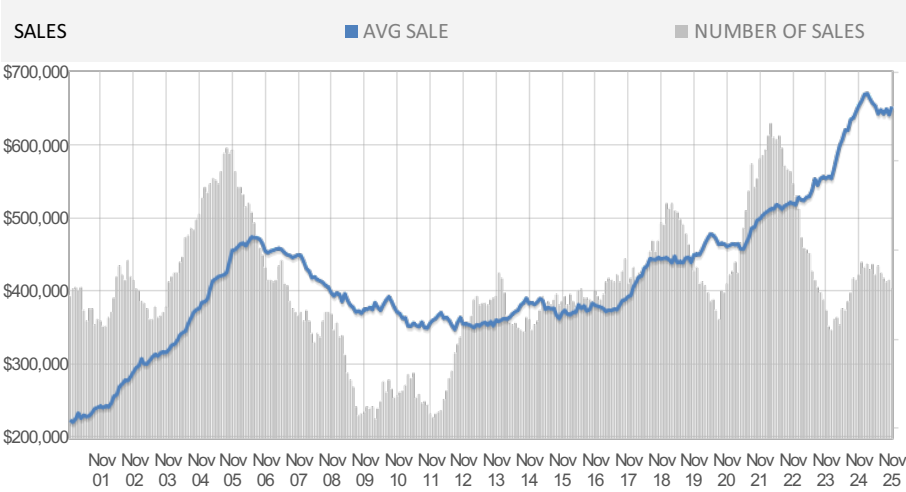
MADISON ADAMS™

REAL ESTATE MARKET REPORT

CLIFFSIDE PARK

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

03 2026
MARKET TRENDS
 Monthly Market Report

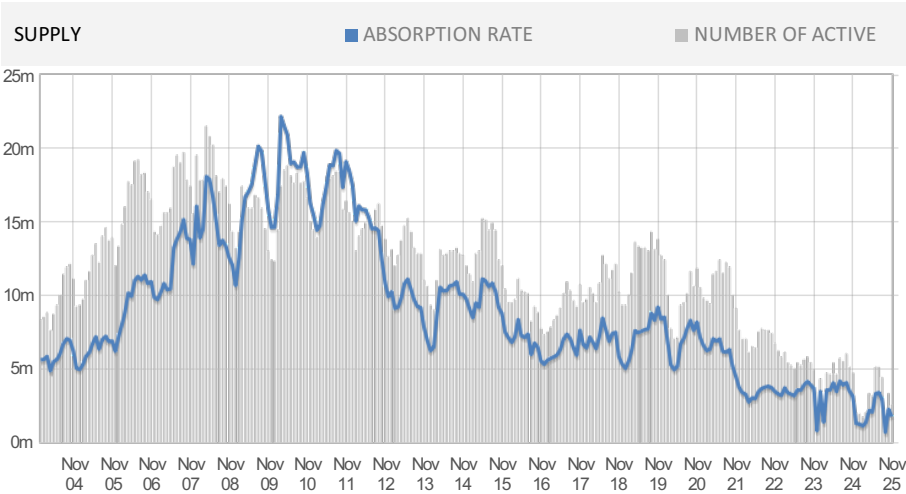


CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG
 As of 03/31/26

PRICES
 Average Sale **\$652,239** ↑

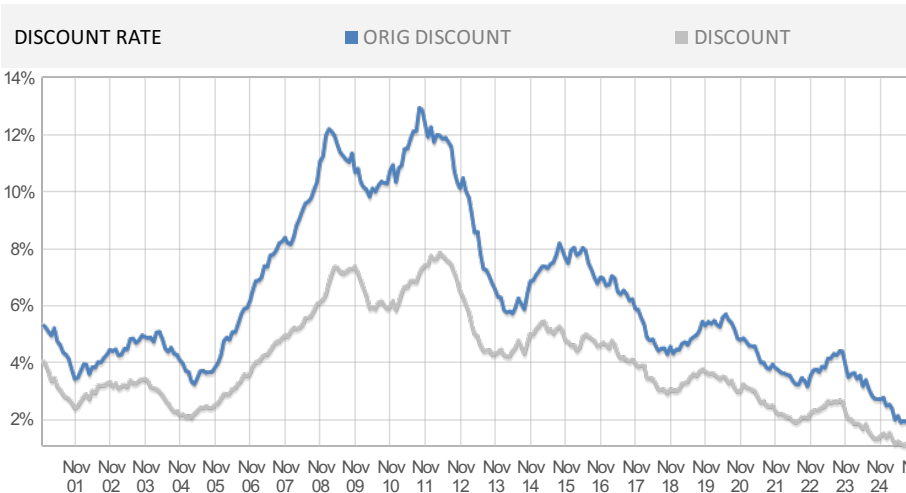
UNITS SOLD
 12 Months **178** ↓



ACTIVE
 November **25** ↓

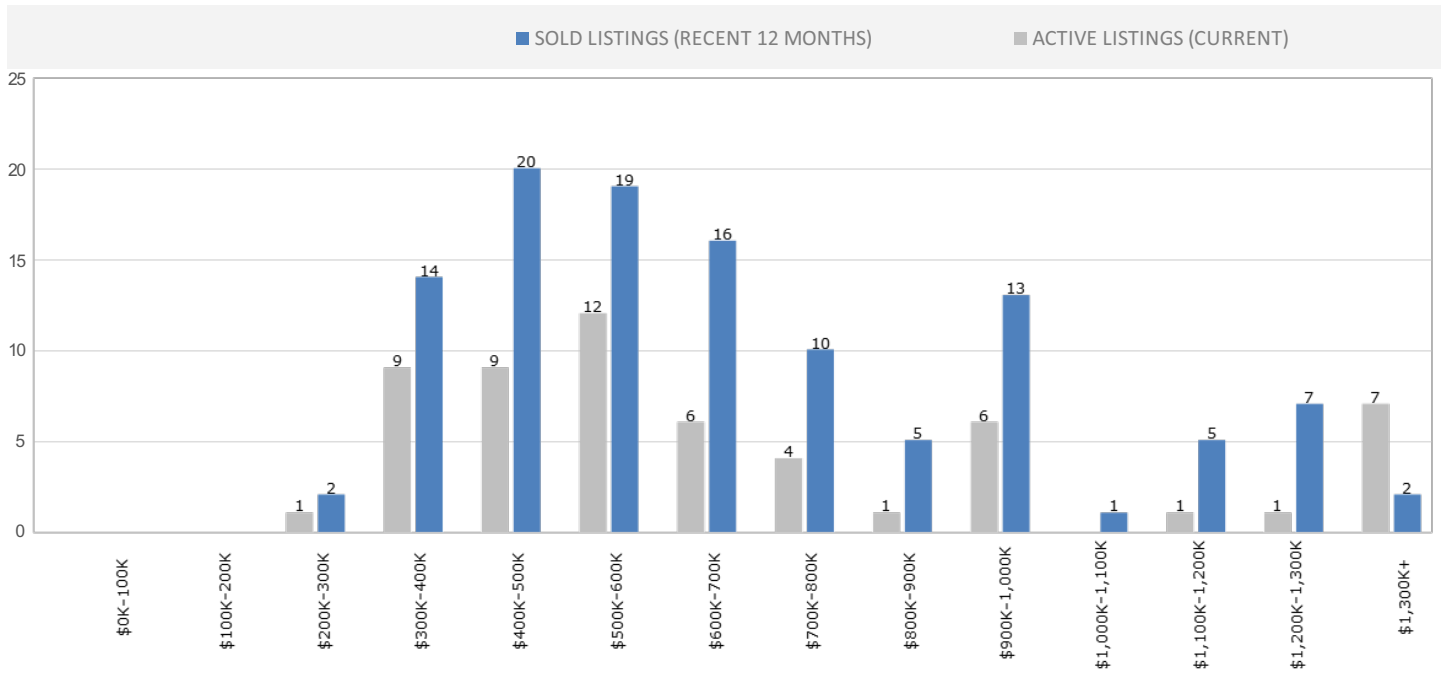
ABSORPTION
 Months **1.7** ↓

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

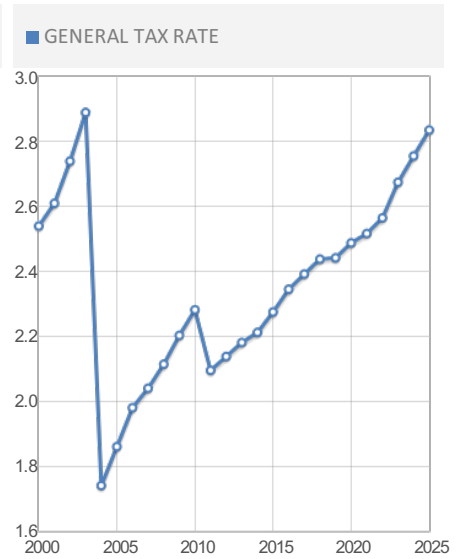
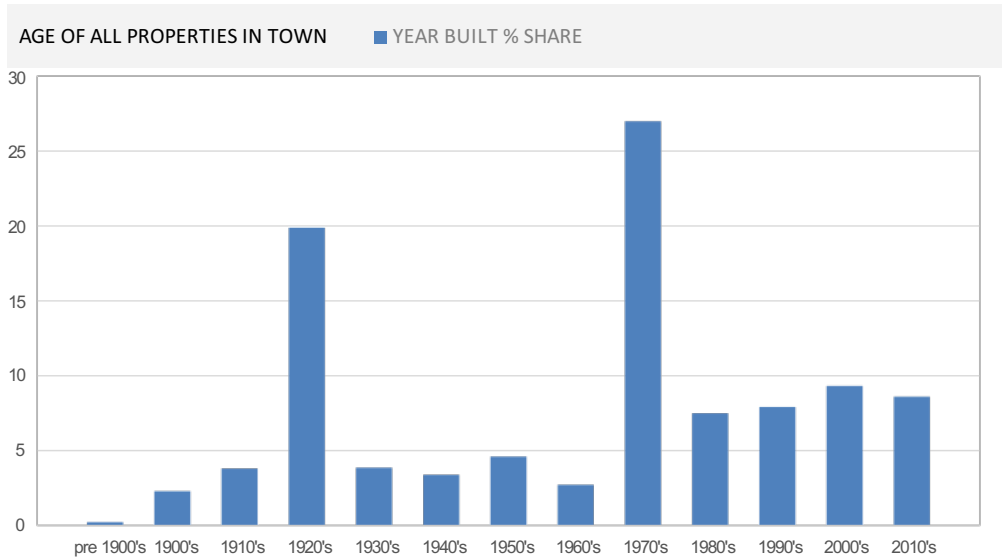


DISCOUNT
 From Last List Price **1.4%** ↑

TOWN STATS	
Population	24,046
Total Housing Units	10,007
Apartments	5,332
General Tax Rate (2025)	2.836%
Effective Tax Rate (2025)	1.920%



VIBRANCY & DEVELOPMENT



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