



# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### ROYAL BUCKINGHAM

900 PALISADE AVENUE, FORT LEE, NJ—GOLD COAST ON THE HUDSON™

# Q3 2025

## CONDO SALES

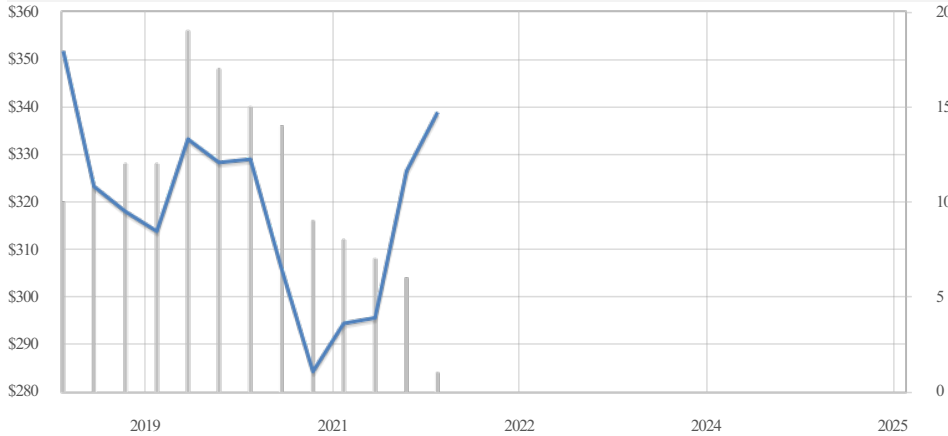
Quarterly Market Report

#### 7 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES

YEAR-OVER-YEAR



## AVG PRICE

Average Sale

## PER SqFt

Average Sale

## DAYS ON MARKET

From Last List Date

#### YEAR-OVER-YEAR

Q3-2025

Q3-2024

△%

|                                      |   |   |   |
|--------------------------------------|---|---|---|
| Average Sales Price                  | - | - | - |
| Average Sales Price per SqFt         | - | - | - |
| Number of Sales                      | - | - | - |
| Days on Market (From Last List Date) | - | - | - |
| Discount Rate (From Last List Price) | - | - | - |
| Total Volume                         | - | - | - |
| Average Sale 1 Bed                   | - | - | - |
| Average Sale 2 Bed                   | - | - | - |
| Average Sale 3+ Bed                  | - | - | - |

## 1 BR

Average Sale

## 2 BR

Average Sale

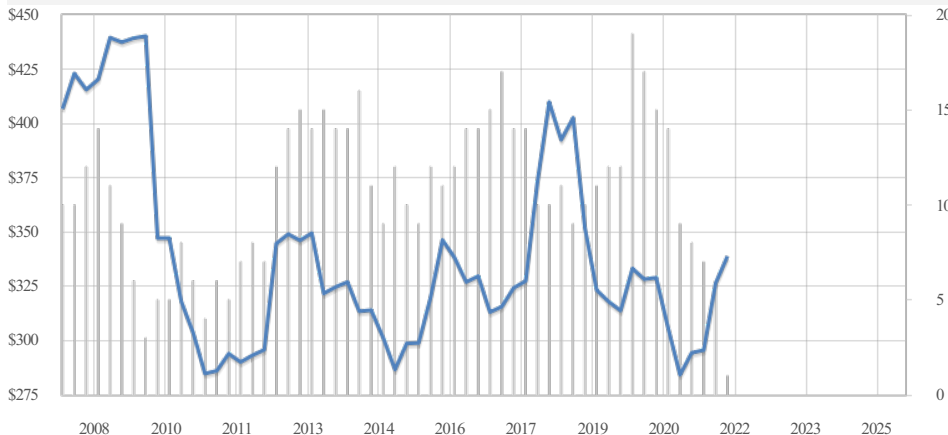
## 3+ BR

Average Sale

#### 18 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



#### BUILDING DETAILS

|                              |            |
|------------------------------|------------|
| Year Built                   | 1994       |
| Building Type                | Hi-rise    |
| Floors                       | 24         |
| Condo Units                  | 183        |
| Total Usable Area            | 341,350 sf |
| Largest Unit* (per tax rec)  | 4,000 sf   |
| Smallest Unit* (per tax rec) | 1,150 sf   |
| Typical Unit (per tax rec)   | 1-4 Beds   |

# ROYAL BUCKINGHAM

900 Palisade Avenue  
Fort Lee, NJ 07024

## MAINTENANCE

Avg Per SqFt

## TAX

Avg Per SqFt

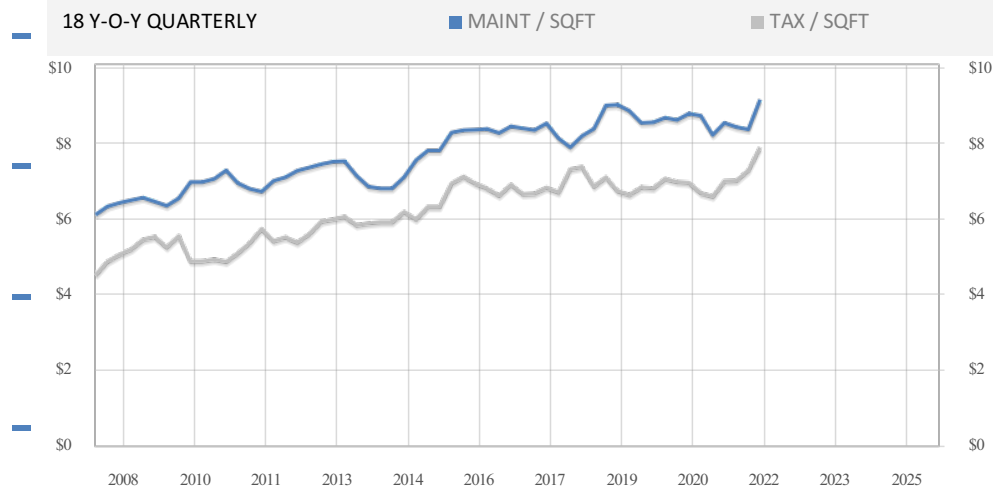
## ORIG DISCOUNT

From First List Price

## DISCOUNT

From Last List Price

| YEAR-OVER-YEAR            | Q3-2025 | Q3-2024 | △% |
|---------------------------|---------|---------|----|
| Avg Sale per Sq/Ft 1 Bed  | -       | -       | -  |
| Avg Sale per Sq/Ft 2 Bed  | -       | -       | -  |
| Avg Sale per Sq/Ft 3+ Bed | -       | -       | -  |



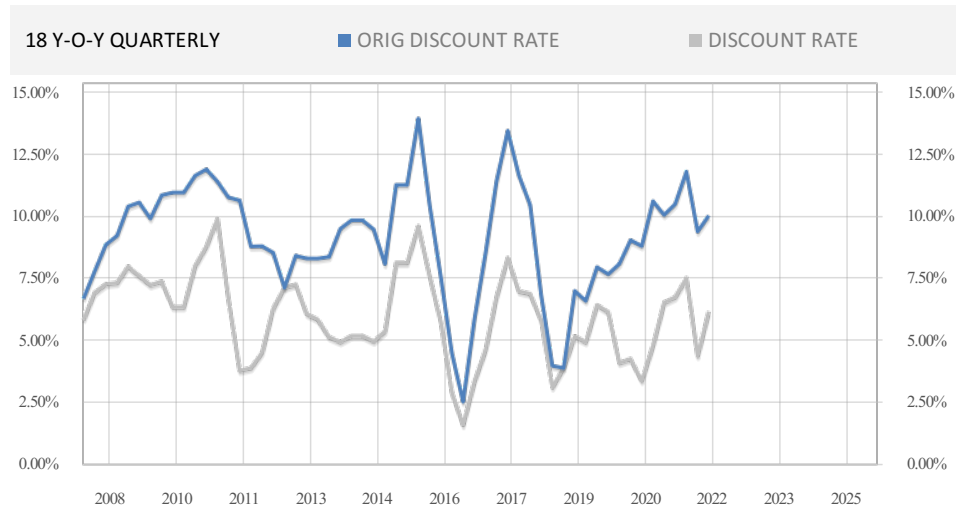
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To List Your Property Call

**201-760-1100**

For methodology go to

[www.madisonadams.com/reports](http://www.madisonadams.com/reports)



## GOLD COAST ON THE HUDSON™ CONDO MARKET

For proper use and methodology please go to [www.madisonadams.com/reports](http://www.madisonadams.com/reports). For comments or questions about this report please contact us at [office@madisonadams.com](mailto:office@madisonadams.com)

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