



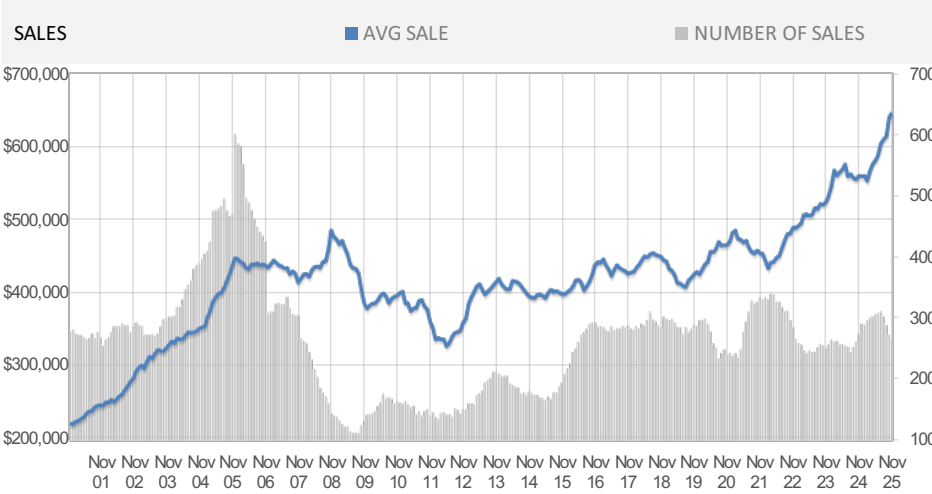
# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

**03 2026**  
**MARKET TRENDS**  
 Monthly Market Report

### FORT LEE

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

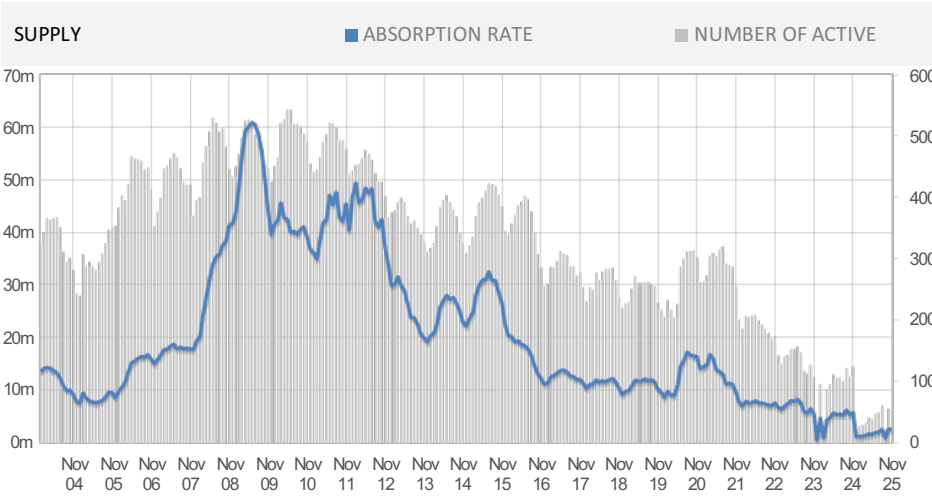


### CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG  
As of 03/31/26

**PRICES**  
Average Sale **\$646,534** ↑

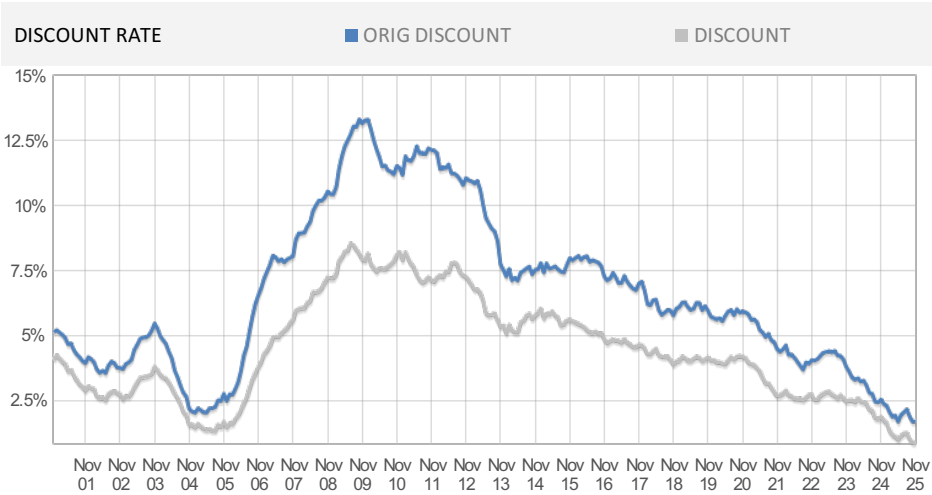
**UNITS SOLD**  
12 Months **262** ↓



**ACTIVE**  
November **49** ↓

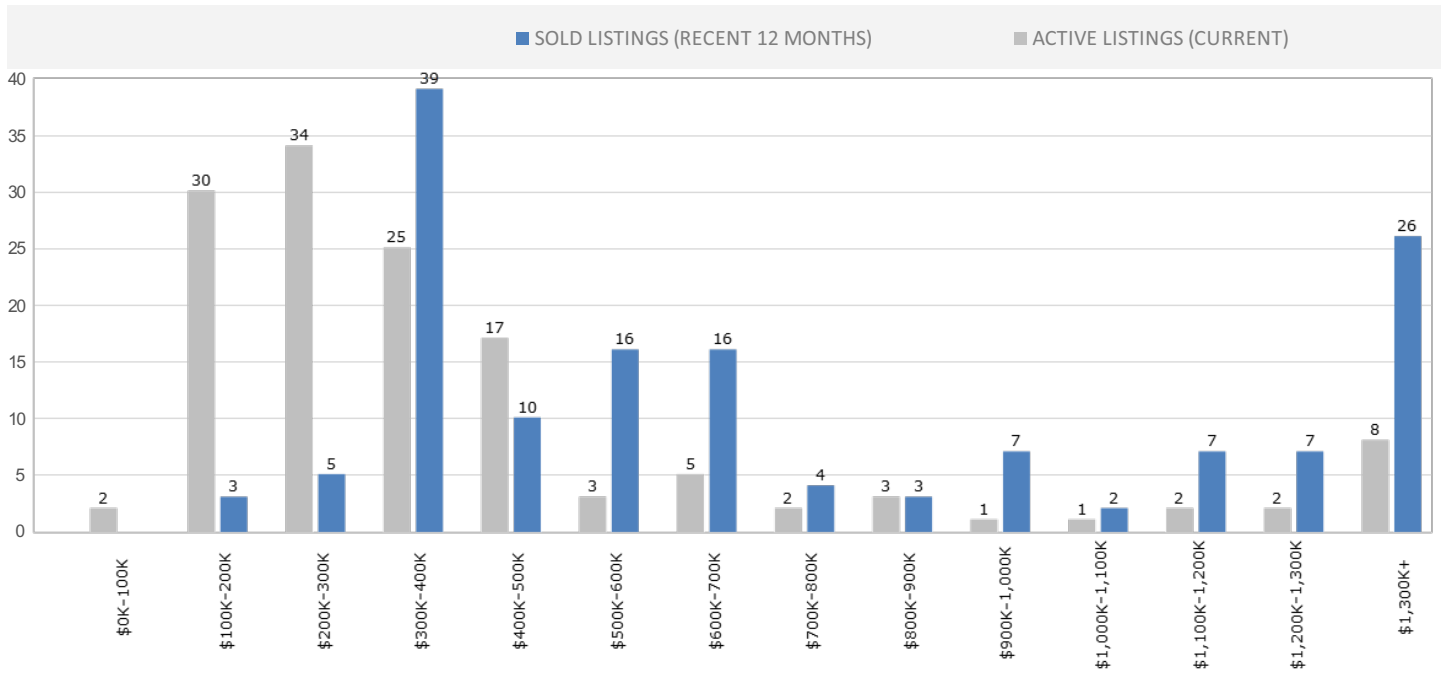
**ABSORPTION**  
Months **2.4** ↓

**ORIG DISCOUNT**  
From First List Price **1.7%** ↑

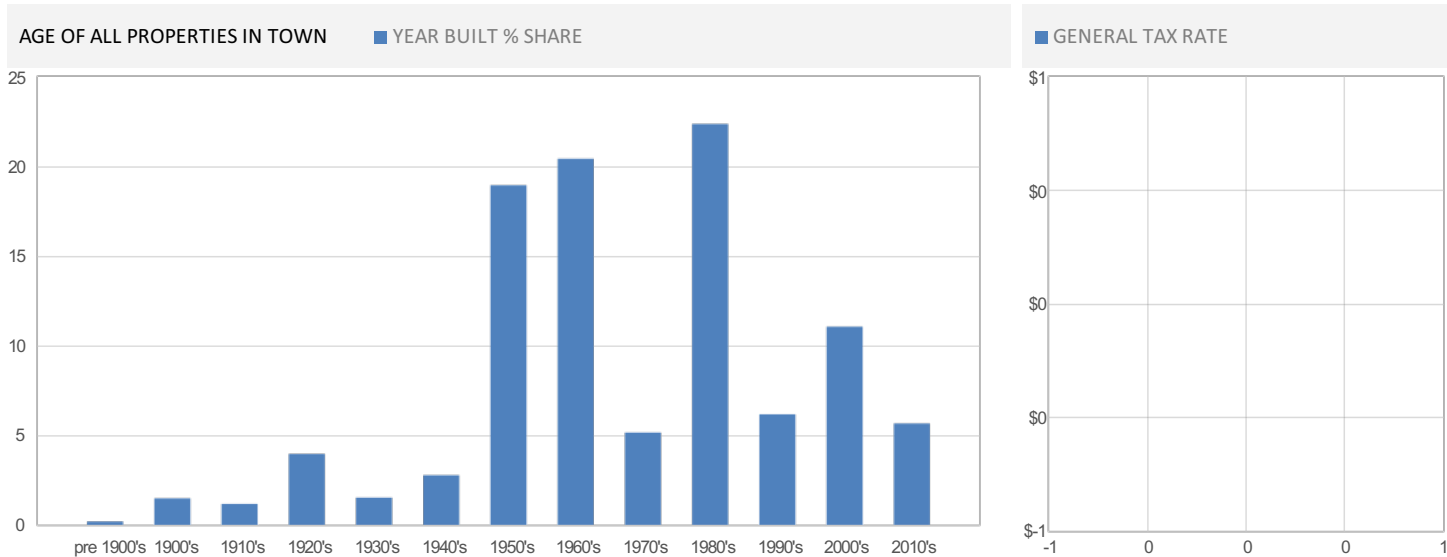


**DISCOUNT**  
From Last List Price **0.9%** ↓

TOWN STATS	
Population	39,642
Total Housing Units	17,315
Apartments	12,085
General Tax Rate (2025)	2.700%
Effective Tax Rate (2025)	1.839%



**VIBRANCY & DEVELOPMENT**



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