



MADISON ADAMSTM

REAL ESTATE MARKET REPORT

Q3 2025
MARKET TRENDS
Quarterly Market Report

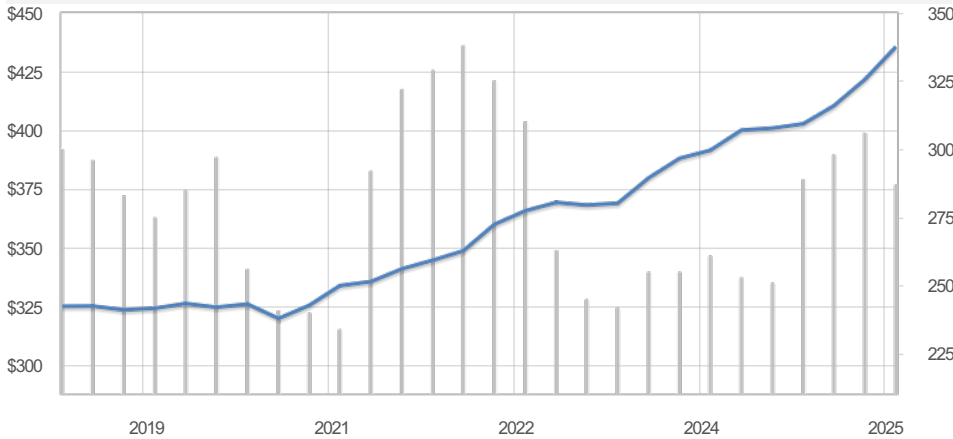
FORT LEE

BERGEN COUNTY—NEW JERSEY—GOLD COAST ON THE HUDSONTM

7 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



CONDO SALES

& MARKET TRENDS

YEAR-OVER-YEAR

AVG PRICE
Average Sale

\$611,240 ↑

PER SqFt
Average Sale

\$436 ↑

DAYS ON MARKET
From Last List Date

45 ↓

YEAR-OVER-YEAR	Q3-2025	Q3-2024	△%
Average Sales Price	\$611,240	\$553,602	10.4%
Average Sales Price per SqFt	\$436	\$401	8.6%
Number of Sales	287	251	14.3%
Days on Market (From Last List Date)	45	49	-8.2%
Discount Rate (From Last List Price)	1%	1.6%	-38.0%
Total Volume	\$203,815,067	\$159,227,891	28.0%
Average Sale 1 Bed	\$356,831	\$364,697	-2.2%
Average Sale 2 Bed	\$531,851	\$486,648	9.3%
Average Sale 3+ Bed	\$1,123,609	\$1,043,238	7.7%

1 BR
Average Sale

\$356,831 ↓

2 BR
Average Sale

\$531,851 ↑

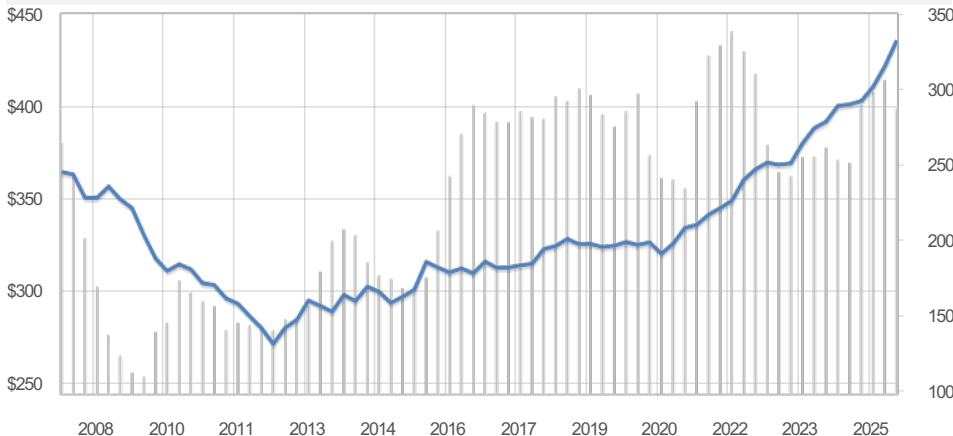
3+ BR
Average Sale

\$1,123,609 ↑

18 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



TOWN STATS

Population	39,642
Total Housing Units	17,315
Apartments	5,230
General Tax Rate (2025)	2.700%
Effective Tax Rate (2025)	1.839%
Typical 1 Bed Unit	944 sf
Typical 2 Bed Unit	1,443 sf
Typical 3+ Bed Unit	2,635 sf

FORT LEE

CONDO MARKET

As of 03/31/26

ACTIVE LISTINGS

As of 03/31/26 includes Coops

49

UNITS SOLD

Past 12 months

262

ORIG DISCOUNT

From First List Price

1.7%

DISCOUNT

From Last List Price

0.9%

ABSORPTION

March 2019

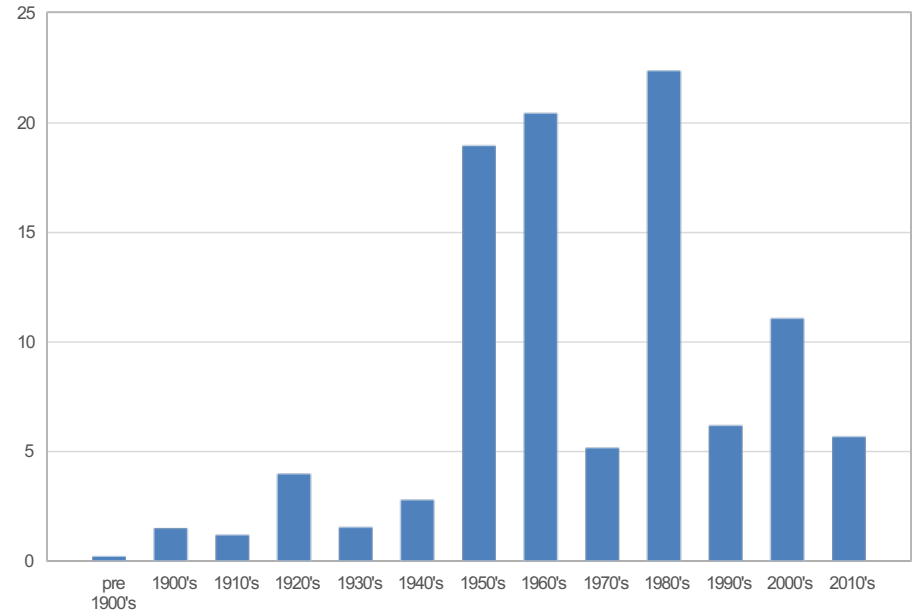
2.4

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-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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