



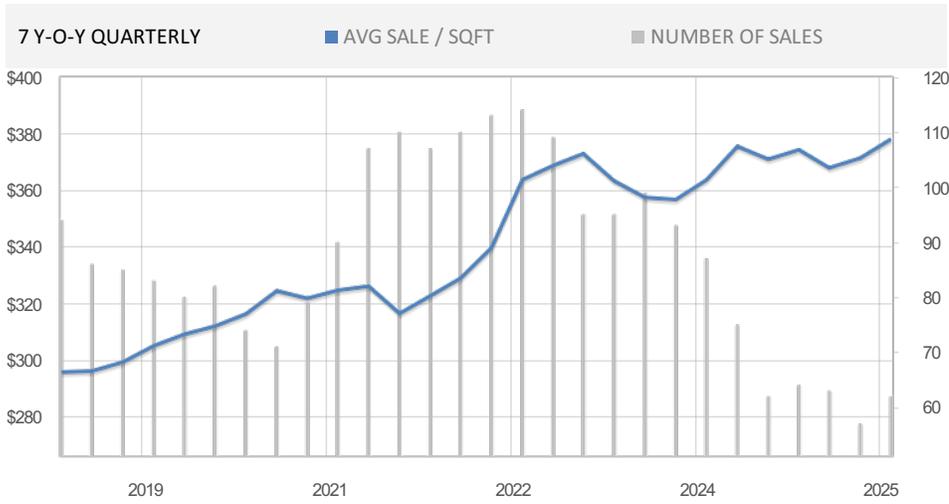
MADISON ADAMS™

REAL ESTATE MARKET REPORT

Q3 2025
MARKET TRENDS
 Quarterly Market Report

JC GREENVILLE

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



CONDO SALES & MARKET TRENDS

YEAR-OVER-YEAR

AVG PRICE
 Average Sale **\$451,468** ↓

PER SqFt
 Average Sale **\$378** ↑

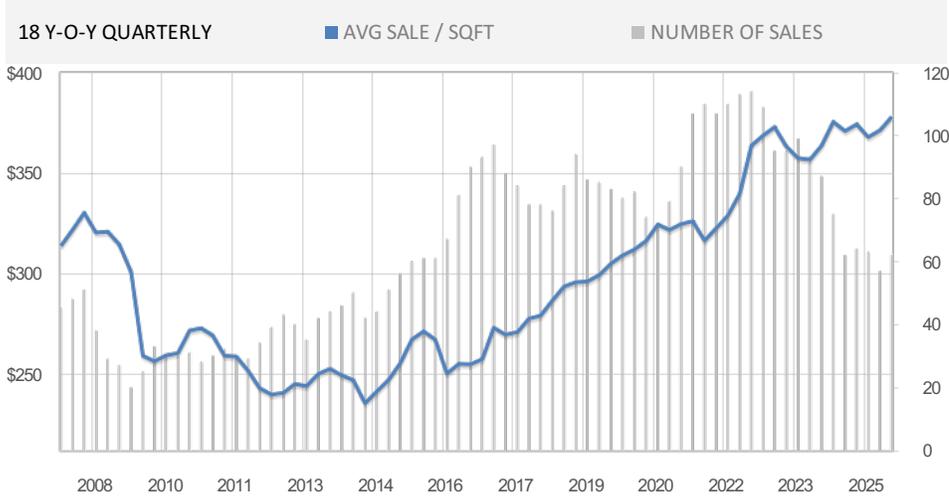
DAYS ON MARKET
 From Last List Date **55** ↑

| YEAR-OVER-YEAR | Q3-2025 | Q3-2024 | △% |
|--------------------------------------|--------------|--------------|--------|
| Average Sales Price | \$451,468 | \$467,168 | -3.4% |
| Average Sales Price per SqFt | \$378 | \$371 | 1.9% |
| Number of Sales | 62 | 62 | 0.0% |
| Days on Market (From Last List Date) | 55 | 53 | 3.8% |
| Discount Rate (From Last List Price) | 1.6% | 2.3% | -30.4% |
| Total Volume | \$32,275,276 | \$32,687,999 | -1.3% |
| Average Sale 1 Bed | \$292,478 | \$325,922 | -10.3% |
| Average Sale 2 Bed | \$442,275 | \$412,050 | 7.3% |
| Average Sale 3+ Bed | \$760,854 | \$690,183 | 10.2% |

1 BR
 Average Sale **\$292,478** ↓

2 BR
 Average Sale **\$442,275** ↑

3+ BR
 Average Sale **\$760,854** ↑



TOWN STATS

| | |
|---------------------------|----------|
| Population | 267,345 |
| Total Housing Units | 104,018 |
| Apartments | 36,684 |
| General Tax Rate (2023) | 2.246% |
| Effective Tax Rate (2023) | 1.944% |
| Typical 1 Bed Unit | 787 sf |
| Typical 2 Bed Unit | 1,246 sf |
| Typical 3+ Bed Unit | 1,995 sf |

JERSEY CITY

CONDO MARKET

As of 02/28/26

VIBRANCY & DEVELOPMENT

ACTIVE LISTINGS

As of 02/28/26 includes Coops

438

UNITS SOLD

Past 12 months

1,096

ORIG DISCOUNT

From First List Price

1.7%

DISCOUNT

From Last List Price

0.8%

ABSORPTION

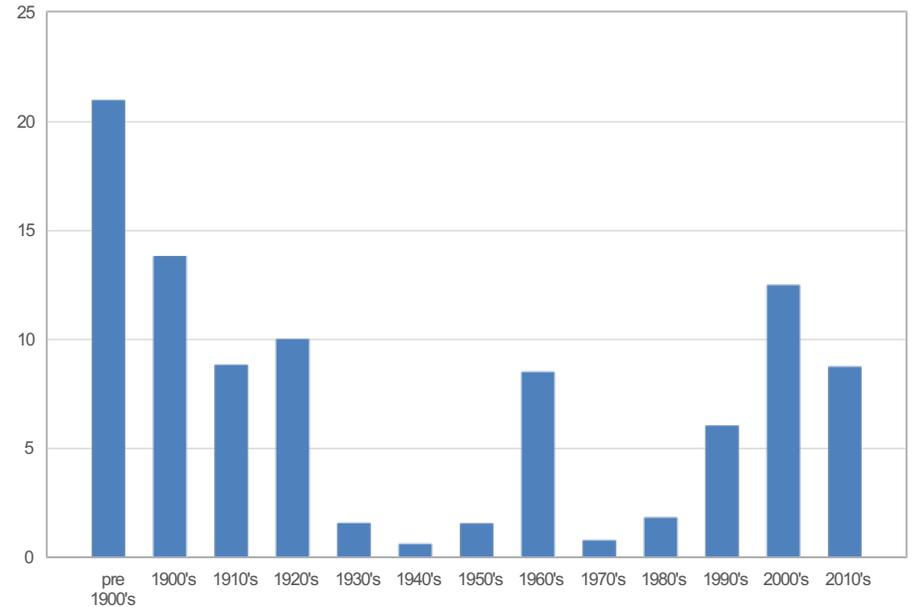
March 2019

4.9

Months

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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