



MADISON ADAMS™

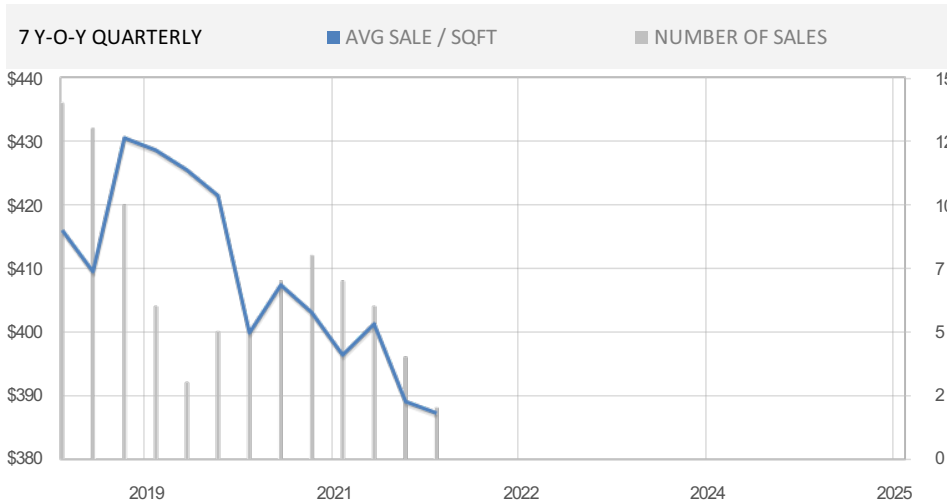
REAL ESTATE MARKET REPORT

VIEWS AT HUDSON POINTE

7400 RIVER ROAD, NORTH BERGEN, NJ—GOLD COAST ON THE HUDSON™

Q3 2025
CONDO SALES

Quarterly Market Report



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

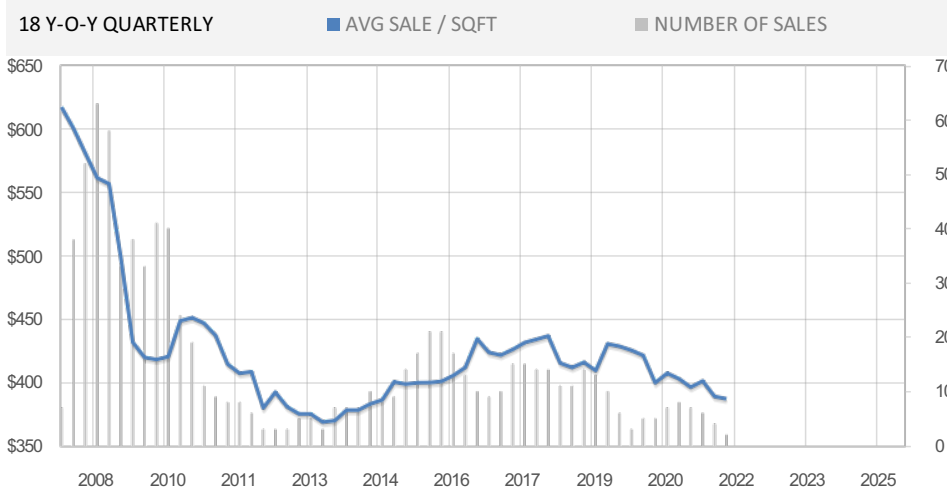
Average Sale

2 BR

Average Sale

3+ BR

Average Sale



BUILDING DETAILS

Year Built	2006
Building Type	Low-rise
Floors	4
Condo Units	146
Total Usable Area	182,139 sf
Largest Unit* (per tax rec)	1,570 sf
Smallest Unit* (per tax rec)	1,075 sf
Typical Unit (per tax rec)	2-3 Beds

VIEWS AT HUDSON POINTE

7400 River Road
North Bergen, NJ 07047

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	-	-	-

MAINTENANCE

Avg Per SqFt

TAX

Avg Per SqFt

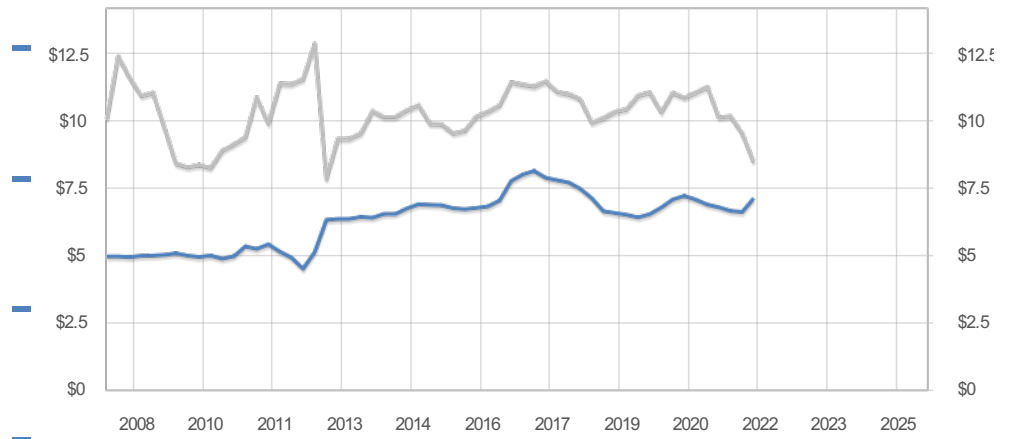
ORIG DISCOUNT

From First List Price

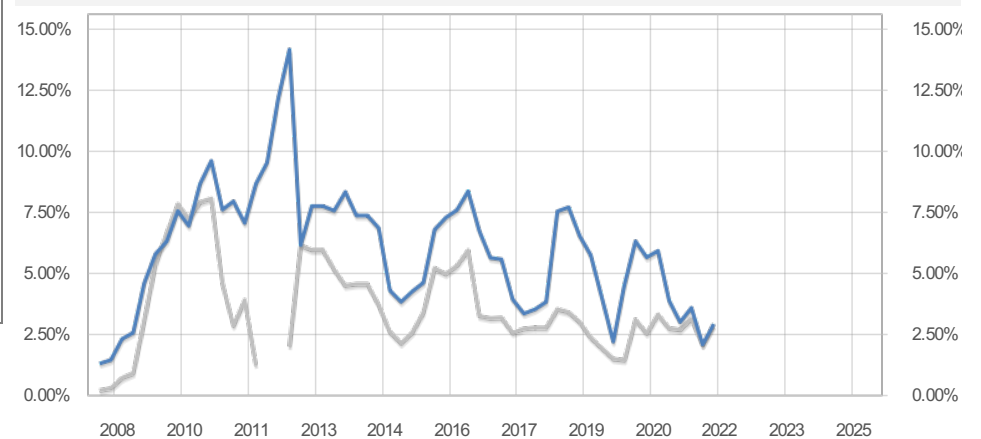
DISCOUNT

From Last List Price

18 Y-O-Y QUARTERLY MAINT / SQFT TAX / SQFT



18 Y-O-Y QUARTERLY ORIG DISCOUNT RATE DISCOUNT RATE



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GOLD COAST ON THE HUDSON™ CONDO MARKET

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