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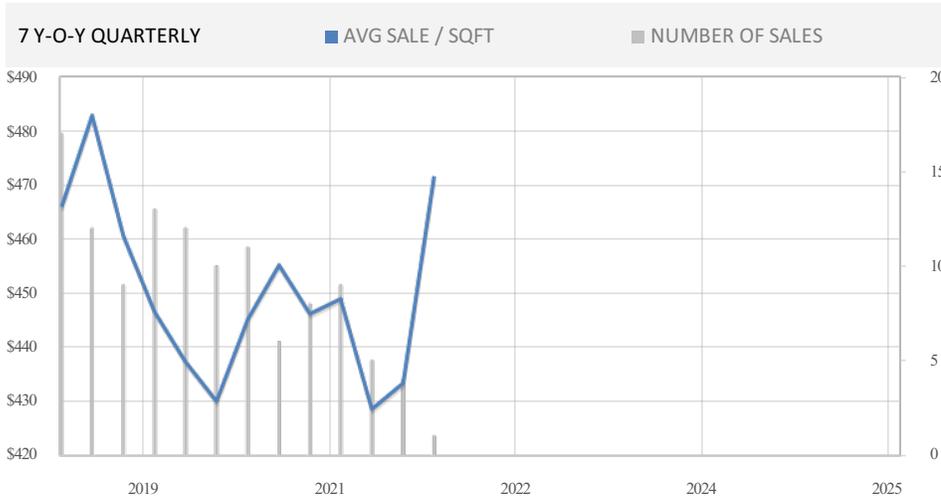
REAL ESTATE MARKET REPORT

WATERMARK ON HUDSON

8100 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	Δ%
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

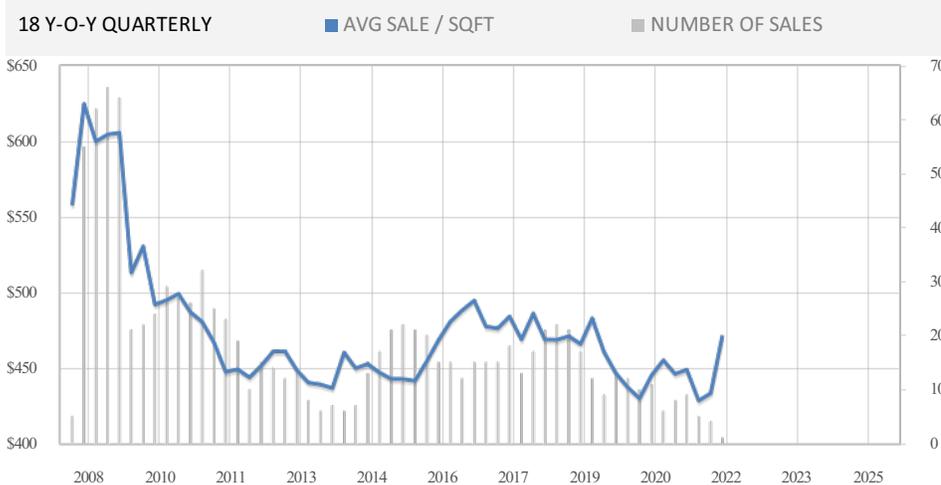
Average Sale

2 BR

Average Sale

3+ BR

Average Sale



BUILDING DETAILS

Year Built	2007
Building Type	Mid-rise
Floors	12
Condo Units	206
Total Usable Area	315,733 sf
Largest Unit* (per tax rec)	3,364 sf
Smallest Unit* (per tax rec)	908 sf
Typical Unit (per tax rec)	1-3 Beds

WATERMARK ON HUDSON

8100 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

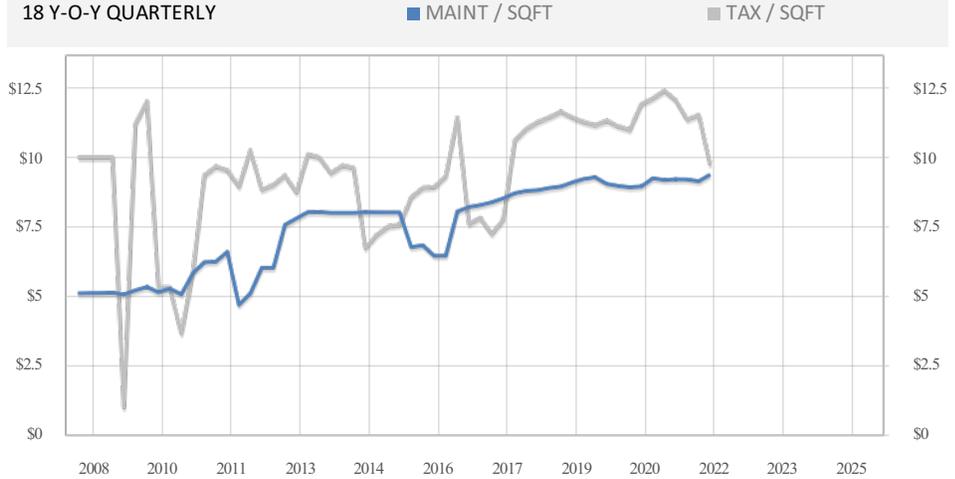
Avg Per SqFt

ORIG DISCOUNT

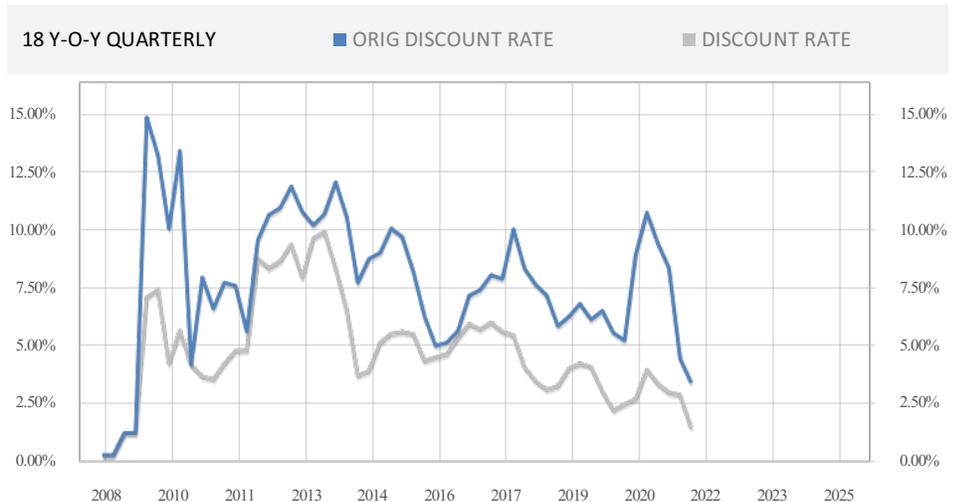
From First List Price

DISCOUNT

From Last List Price



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GOLD COAST ON THE HUDSON™ CONDO MARKET

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