



MADISON ADAMS™

REAL ESTATE MARKET REPORT

Q3 2025
CONDO SALES
Quarterly Market Report

ONE PARK

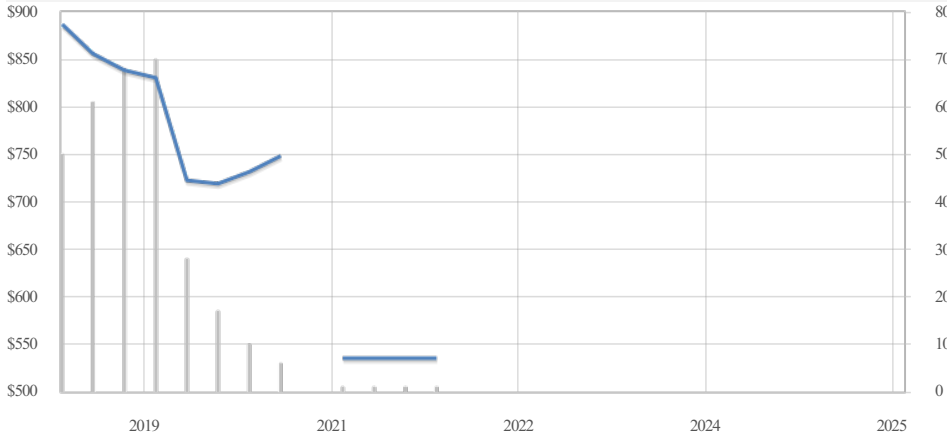
320 ADDOLPHUS AVENUE, CLIFFSIDE PARK, NJ—GOLD COAST ON THE HUDSON™

7 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES

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

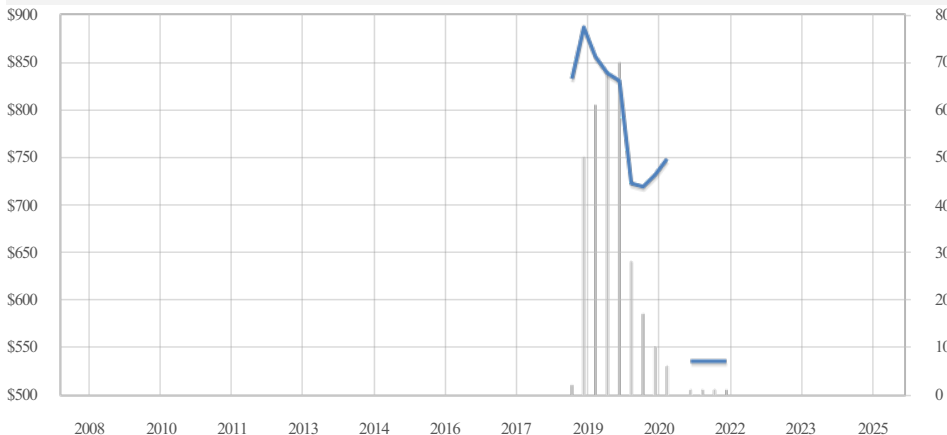
3+ BR

Average Sale

18 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



BUILDING DETAILS

Year Built	2018
Building Type	Mid-rise
Floors	15
Condo Units	204
Total Usable Area	265,442 sf
Largest Unit* (per tax rec)	2,983 sf
Smallest Unit* (per tax rec)	751 sf
Typical Unit (per tax rec)	1 - 4 Beds

ONE PARK

320 Adolphus Avenue
Cliffside Park, NJ 07010

MAINTENANCE

Avg Per SqFt

TAX

Avg Per SqFt

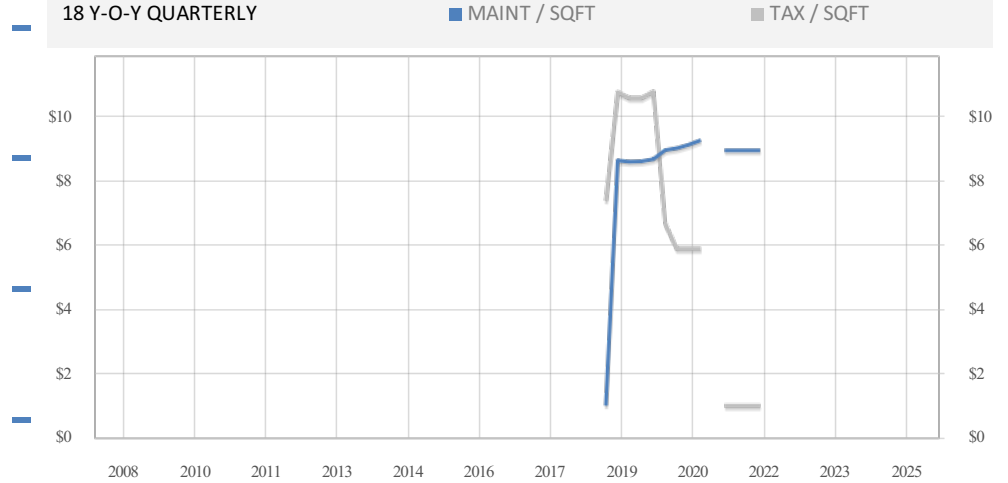
ORIG DISCOUNT

From First List Price

DISCOUNT

From Last List Price

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	-	-	-



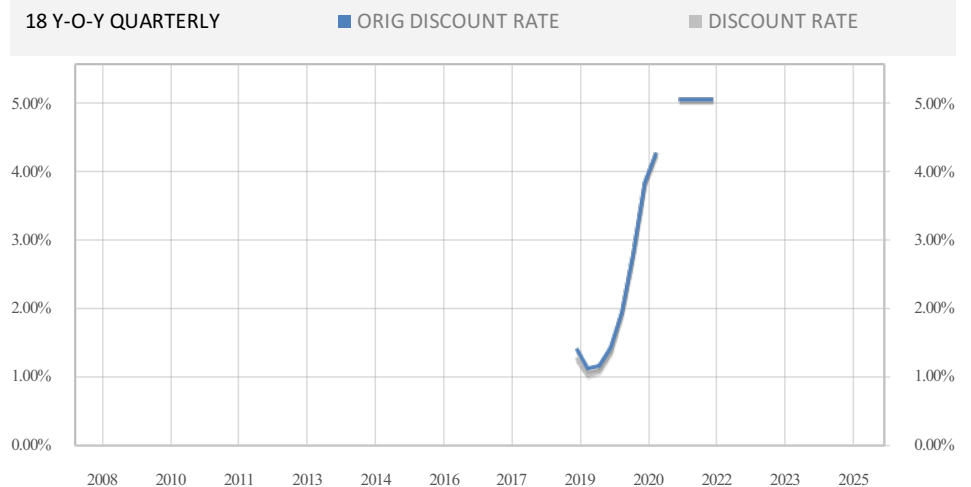
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For methodology go to

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GOLD COAST ON THE HUDSON™ CONDO MARKET

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