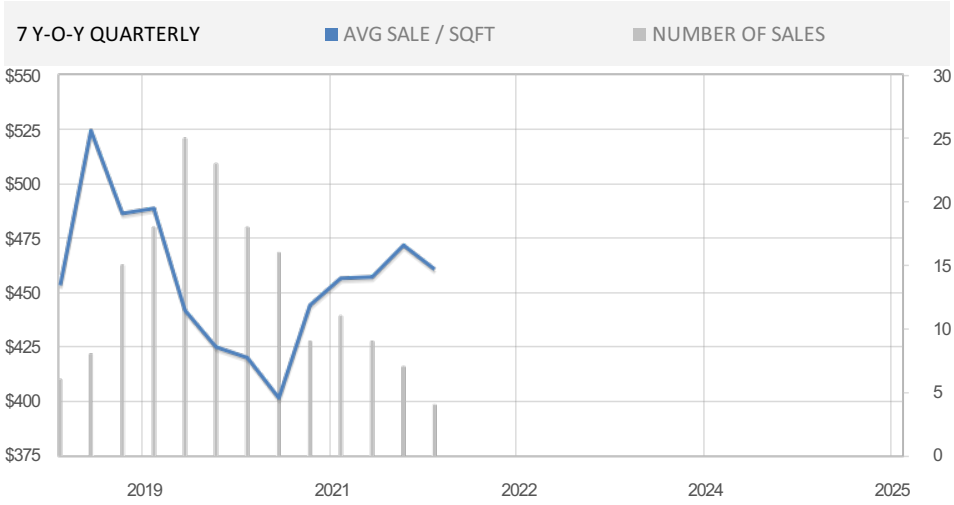
MADISON ADAMS™
REAL ESTATE MARKET REPORT
ONE HUDSON PARK
235 OLD RIVER ROAD, EDGEWATER, NJ—GOLD COAST ON THE HUDSON™

Q3 2025
CONDO SALES
Quarterly Market Report



YEAR-OVER-YEAR

AVG PRICE Average Sale -

PER SqFt Average Sale -

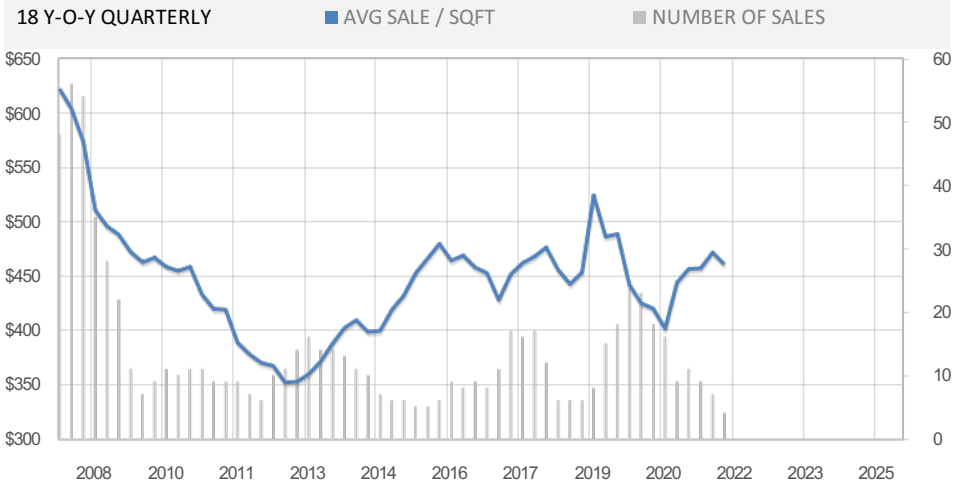
DAYS ON MARKET From Last List Date -

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	2007
Building Type	Hi-rise
Floors	18
Condo Units	168
Total Usable Area	213,293 sf
Largest Unit* (per tax rec)	1,978 sf
Smallest Unit* (per tax rec)	746 sf
Typical Unit (per tax rec)	1-3 Beds

ONE HUDSON PARK

235 Old River Road
Edgewater, NJ 07020

MAINTENANCE
Avg Per SqFt

-

TAX
Avg Per SqFt

-

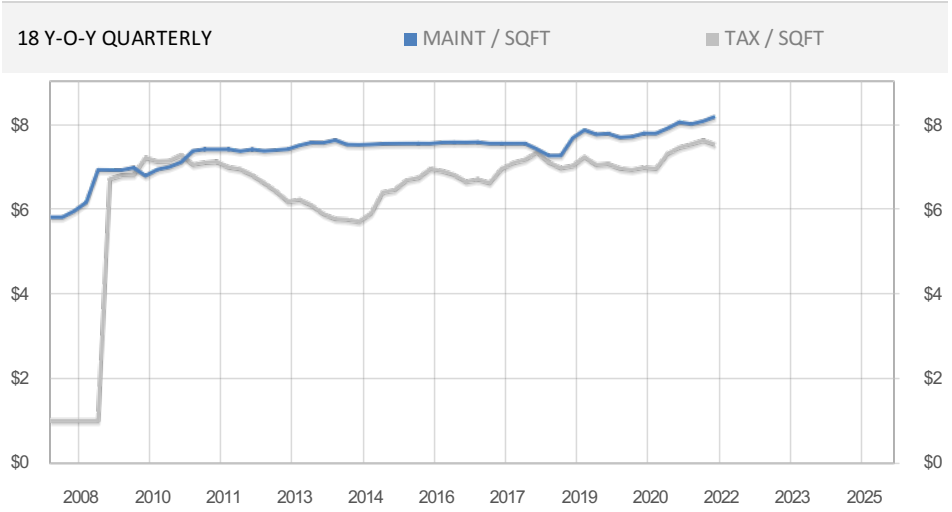
ORIG DISCOUNT
From First List Price

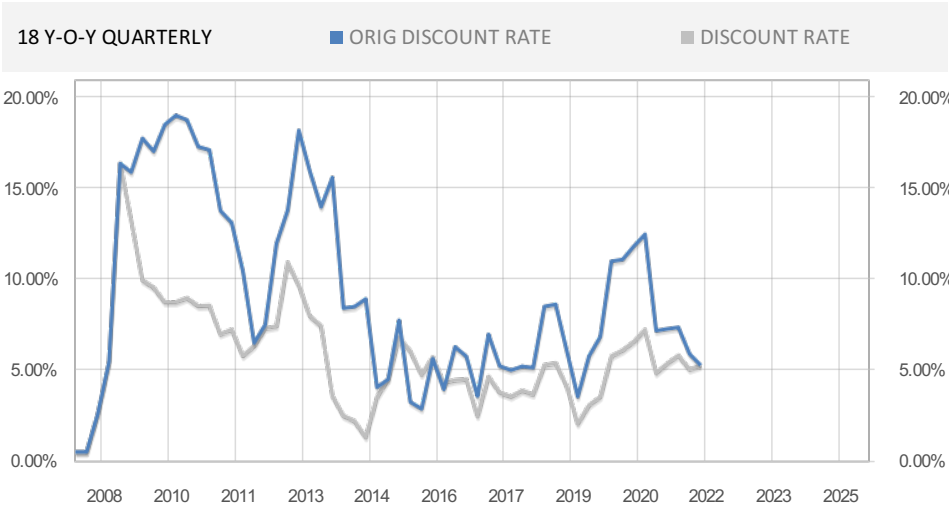
-

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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GOLD COAST ON THE HUDSON™ CONDO MARKET

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