



# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### BELLCREST COURTYARD

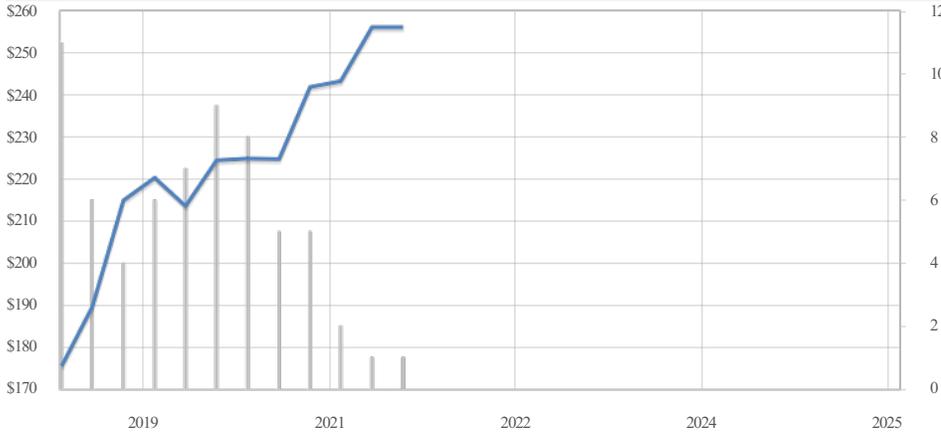
8915 BERGENWOOD AVE, NORTH BERGEN, NJ—GOLD COAST ON THE HUDSON™

**Q3 2025**  
**CONDO SALES**

Quarterly Market Report

#### 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	2001
Building Type	Low-rise
Floors	5
Condo Units	62
Total Usable Area	76,526 sf
Largest Unit* (per tax rec)	1,404 sf
Smallest Unit* (per tax rec)	869 sf
Typical Unit (per tax rec)	1 - 2 Beds

# BELLCREST COURTYARD

8915 Bergenwood Ave  
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

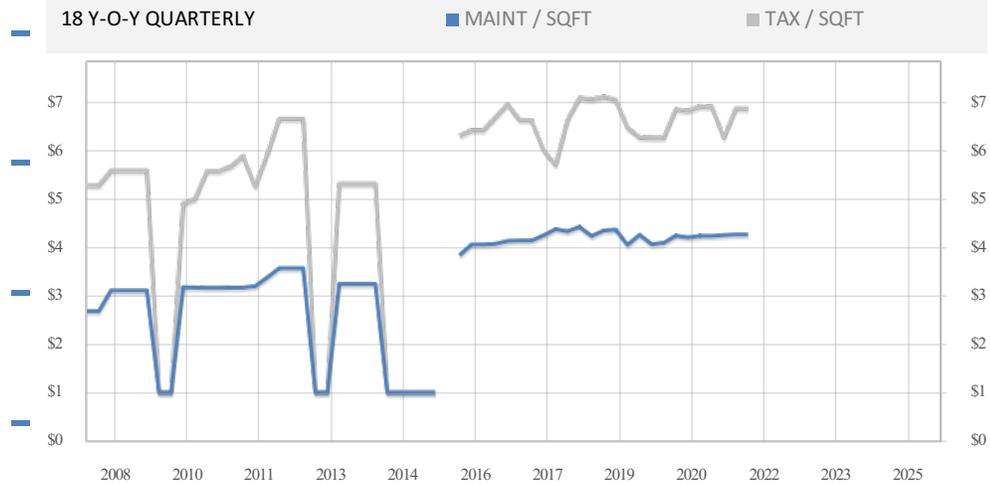
Avg Per SqFt

## ORIG DISCOUNT

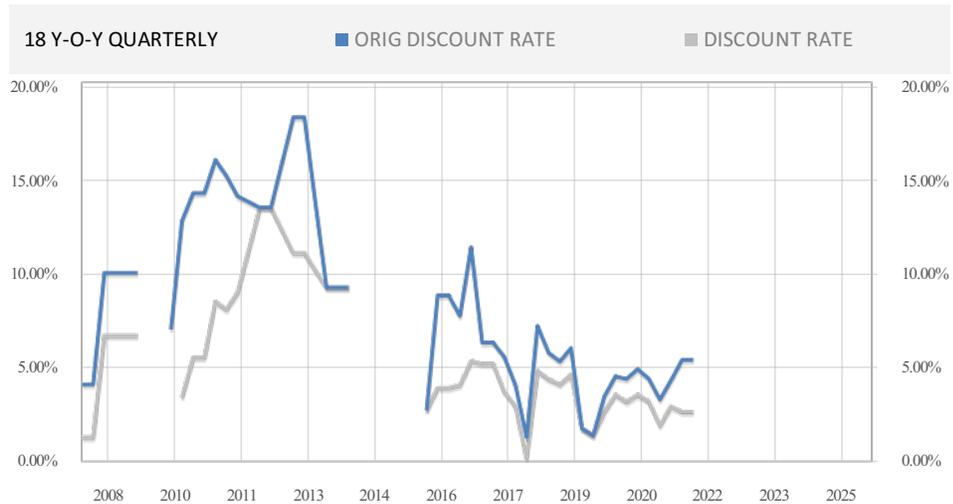
From First List Price

## DISCOUNT

From Last List Price



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For methodology go to  
[www.madisonadams.com/reports](http://www.madisonadams.com/reports)



# GOLD COAST ON THE HUDSON™ CONDO MARKET

For proper use and methodology please go to [www.madisonadams.com/reports](http://www.madisonadams.com/reports). For comments or questions about this report please contact us at [office@madisonadams.com](mailto:office@madisonadams.com)

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