

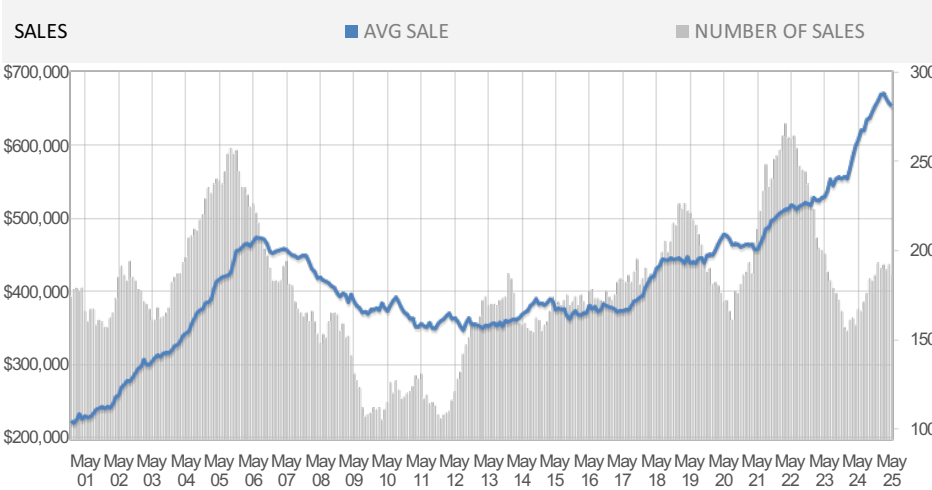
MADISON ADAMS™

REAL ESTATE MARKET REPORT

CLIFFSIDE PARK

05 2025
MARKET TRENDS
Monthly Market Report

BERGEN COUNTY—NEW JERSEY—GOLD COAST ON THE HUDSON™



CONDO SALES & MARKET TRENDS

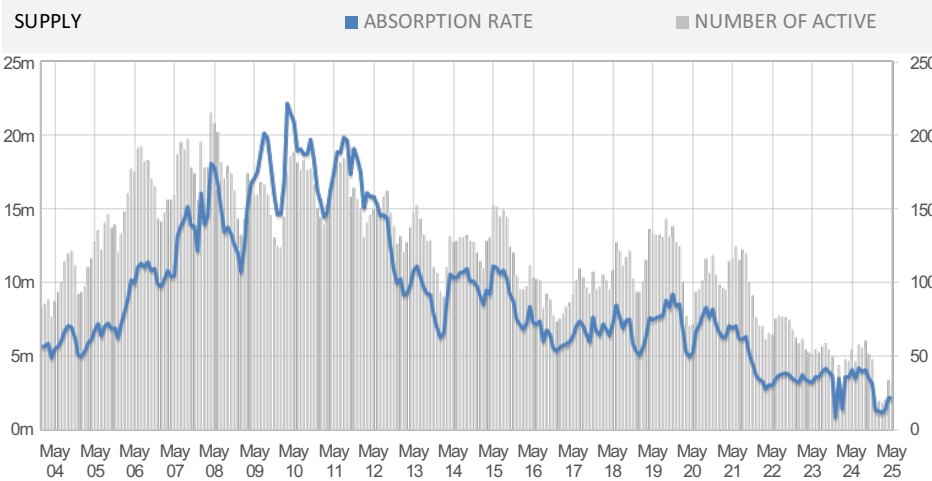
12 MONTH MOVING AVG
As of 05/31/25

PRICES
Average Sale

\$653,370 ↓

UNITS SOLD
12 Months

186 ↓



ACTIVE
May

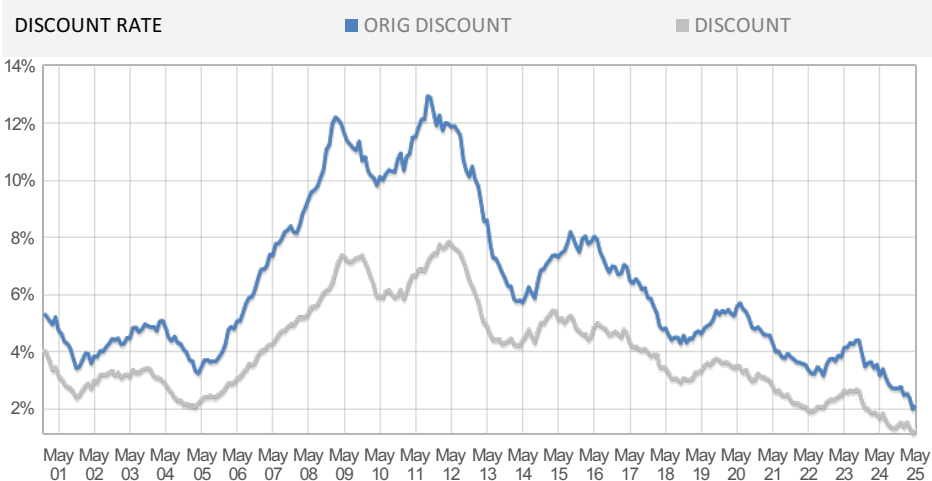
31 ↓

ABSORPTION
Months

2.1 ↓

ORIG DISCOUNT
From First List Price

2.1% ↑



DISCOUNT
From Last List Price

1.2% ↑

TOWN STATS

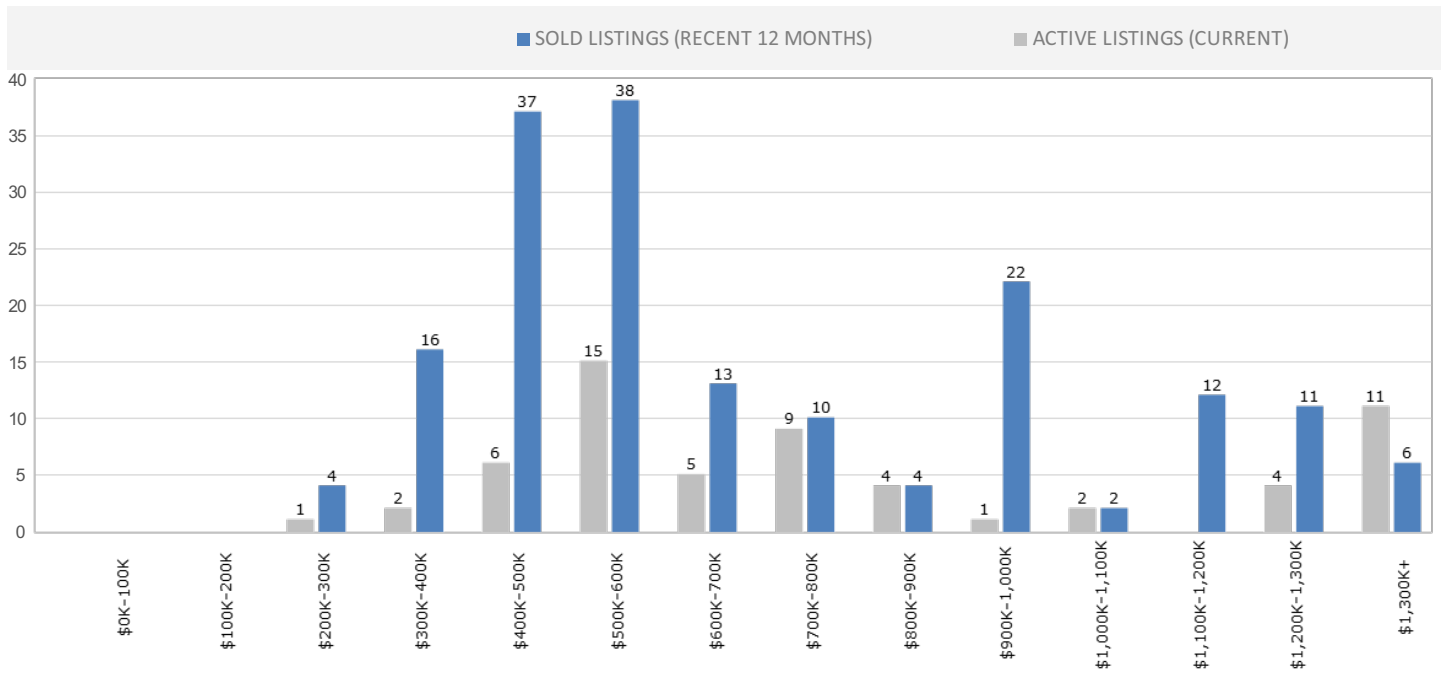
Population	24,046
Total Housing Units	10,007
Apartments	5,332
General Tax Rate (2023)	2.675%
Effective Tax Rate (2023)	1.930%

CLIFFSIDE PARK

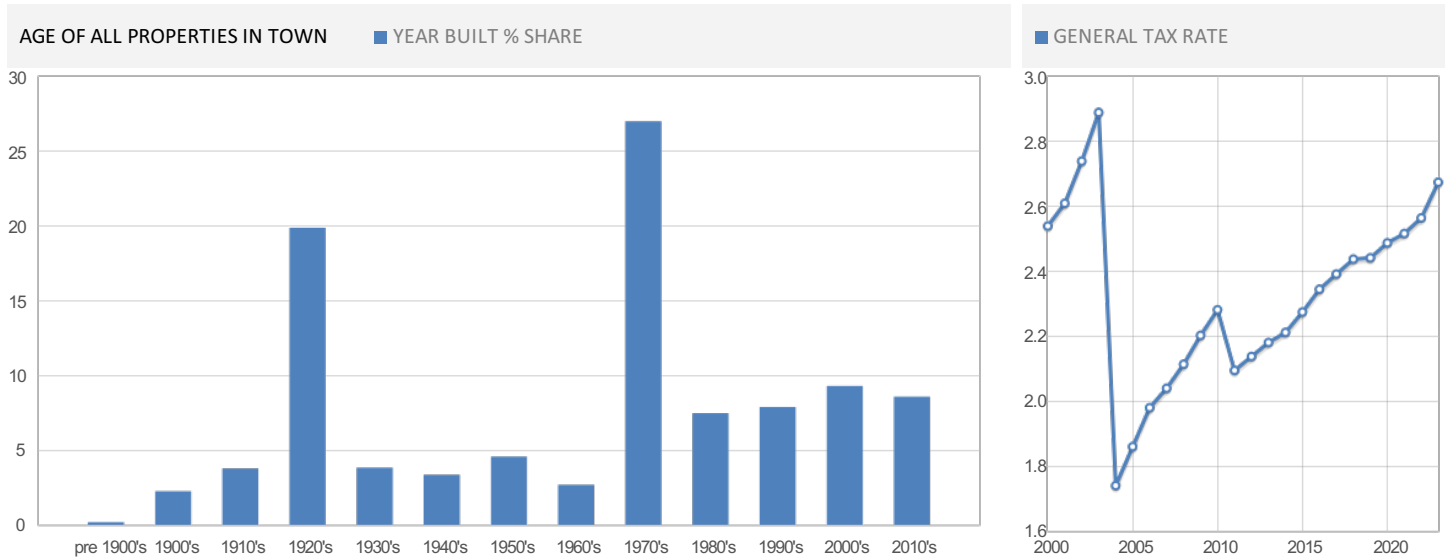
CONDO SALES

MARKET DEPTH ANALYSIS

GOLD COAST ON THE HUDSON CONDO MARKET



VIBRANCY & DEVELOPMENT



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