



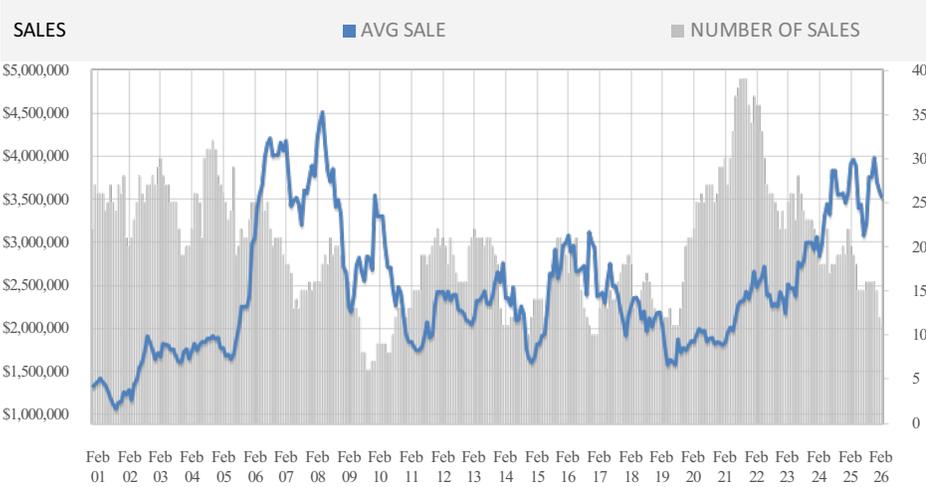
MADISON ADAMS™

REAL ESTATE MARKET REPORT

02 2026
MARKET TRENDS
 Monthly Market Report

ALPINE

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



HOME SALES & MARKET TRENDS

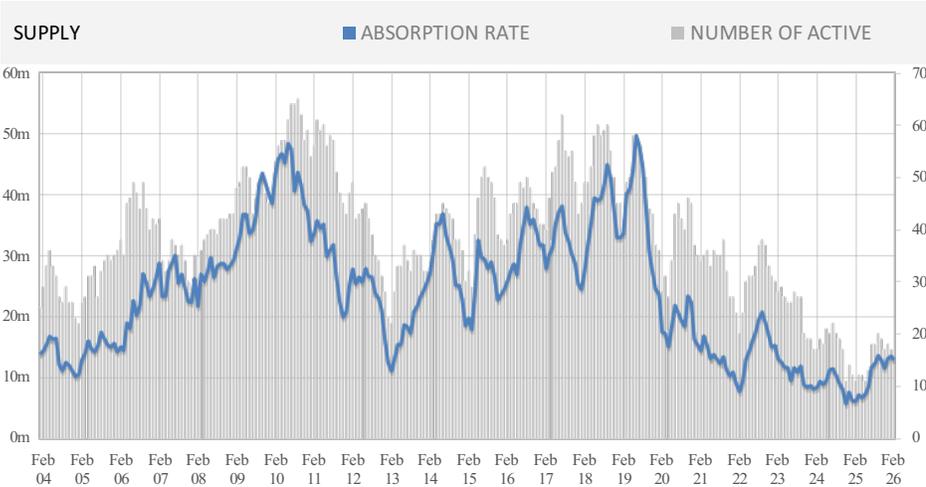
12 MONTH MOVING AVG
 As of 02/28/26

PRICES
 Average Sale

\$3,516,366 ↓

UNITS SOLD
 12 Months

11 ↓



ACTIVE
 February

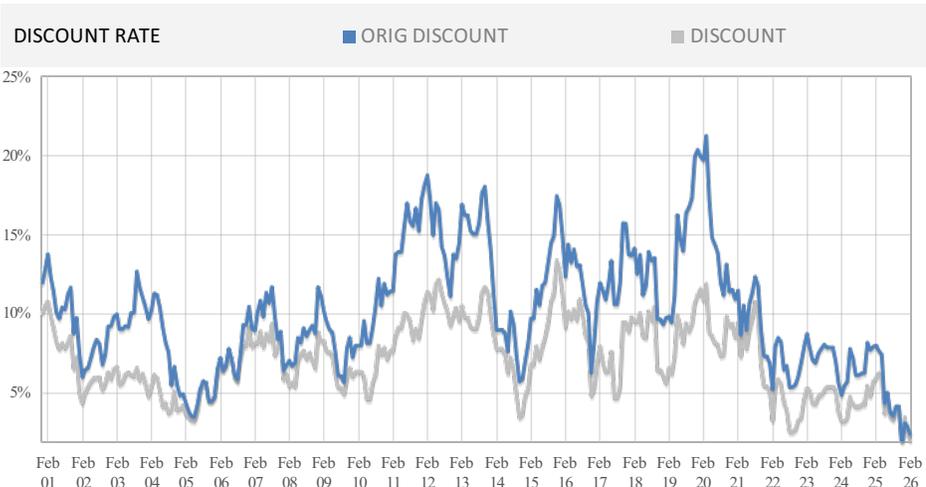
15 ↓

ABSORPTION
 Months

12.9 ↓

ORIG DISCOUNT
 From First List Price

2.3% ↓

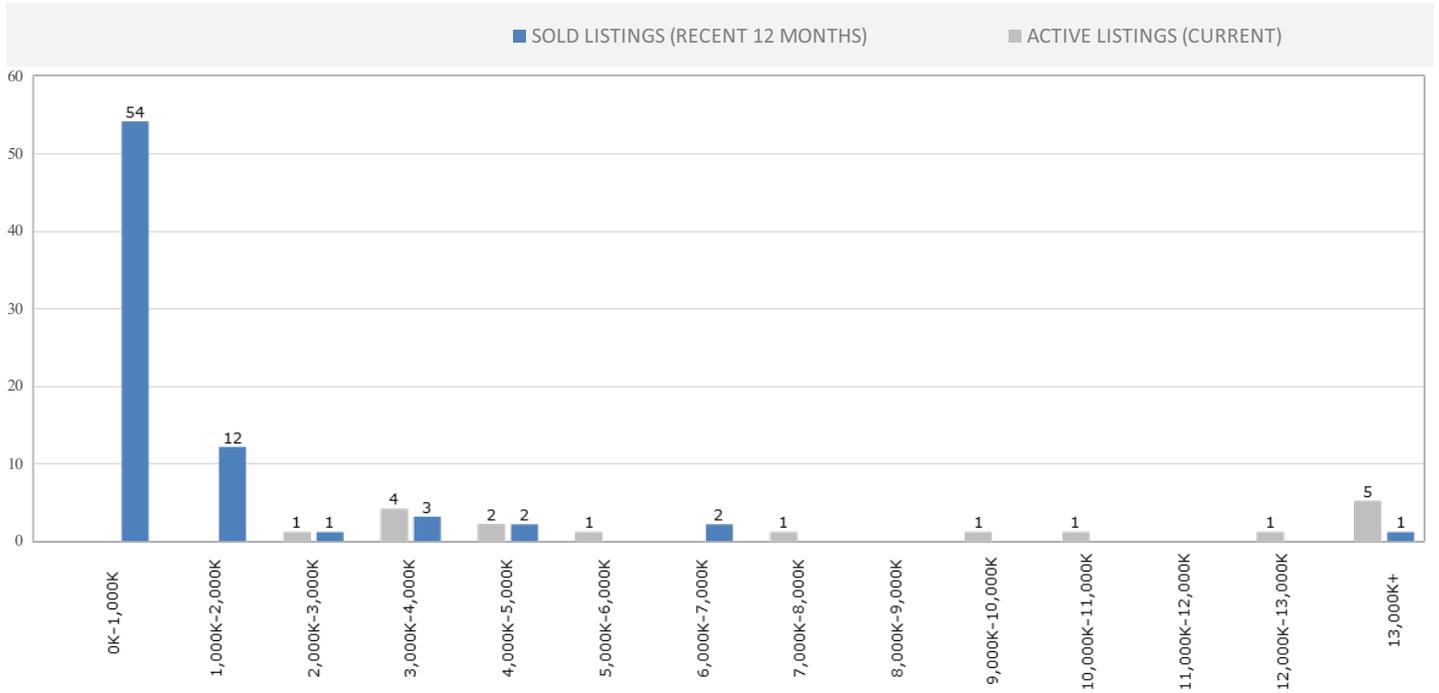


DISCOUNT
 From Last List Price

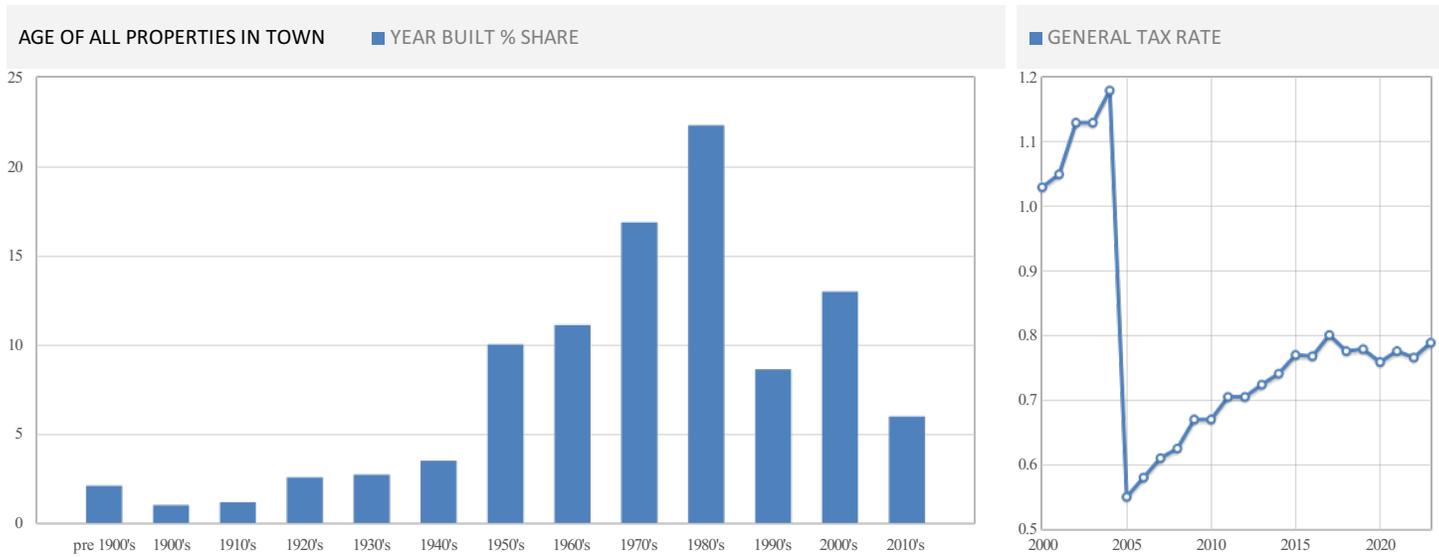
1.9% ↓

TOWN STATS

Population	1,849
Total Housing Units	670
Single Family Homes	653
General Tax Rate (2023)	0.789%
Effective Tax Rate (2023)	0.749%



VIBRANCY & DEVELOPMENT



For proper use and methodology please go to www.madisonadams.com/reports. For comments or questions about this report please contact us at office@madisonadams.com

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SELLER GUIDANCE - Alpine is a seller-leaning market, with steady demand and limited inventory giving sellers an advantage, though buyers still compare options carefully. Mispricing risk is low, a well-positioned home can usually maintain its pricing posture without needing mid-listing reductions. The recommended approach is to hold price and protect terms, prioritize clean contract structure, limit unnecessary concessions, and use strong positioning to preserve leverage. Closing behavior is discount-driven, many deals negotiate meaningfully below the final asking price, often through price, credits, or concessions at the finish line. Practical takeaway: align the list price with the most defensible value range, match the strategy to current leverage and risk, and use early-market feedback, including showing activity, offer quality, and timing to confirm the listing is positioned appropriately. Do not confuse Seller Leaning Market with automatic above-asking outcomes.

MARKET LEVERAGE INDEX (MLI)

The Market Leverage Index (MLI) is a 1–100 score that shows how much negotiating power sellers have right now in your town. Higher scores mean buyers are competing more, and sellers can typically hold firmer on price and terms.

78

SELLER LEANING

Demand is solid and pricing is supported. Sellers still have an edge, but overpricing can slow things down.

MISPRICING RISK INDEX (MRI)

The Mispricing Risk Index (MRI) is a 1–100 score that estimates how likely a home is to sit longer and require price reductions if it's listed above what buyers are currently paying in the market.

4

VERY LOW MISPRICING RISK

The market is highly forgiving. Well-presented homes can often hold the price without the need for reductions.

DISCOUNT CLIMATE INDICATOR (DCI)

The Discount Climate Indicator (DCI) shows whether homes are typically selling below the final asking price (buyers negotiating discounts) or at/above it (buyers competing and paying premiums).



DISCOUNT-DRIVEN MARKET

Homes are often selling meaningfully below the final asking price, so overpricing is penalized and sellers may need stronger pricing and/or concessions.

MARKET PRICING GUIDE (MPG)

The Market Pricing Guide (MPG) helps sellers choose the best listing price approach by showing how strong the market is right now and how risky it is to start too high.



HOLD PRICE AND PROTECT TERMS

Sellers have leverage while buyers compete. Sellers can hold the price and keep concessions tight.