



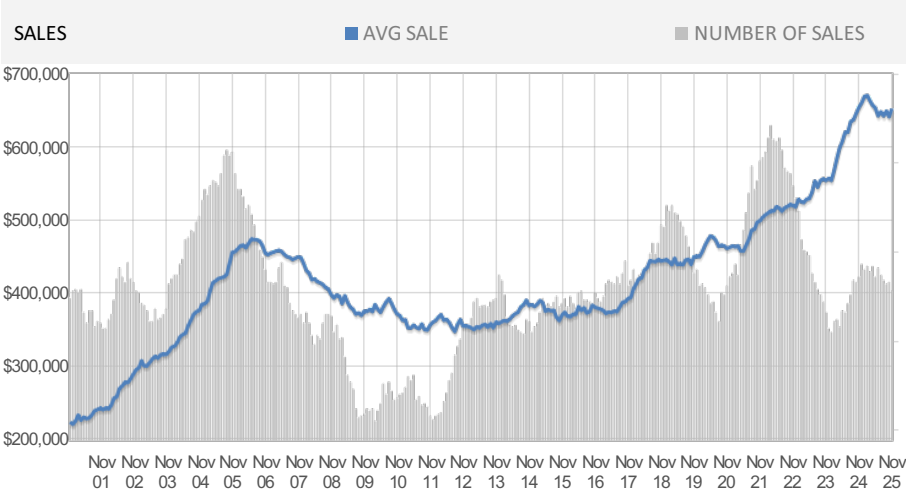
MADISON ADAMS™

REAL ESTATE MARKET REPORT

CLIFFSIDE PARK

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

04 **2026**
MARKET TRENDS
 Monthly Market Report



CONDO SALES & MARKET TRENDS

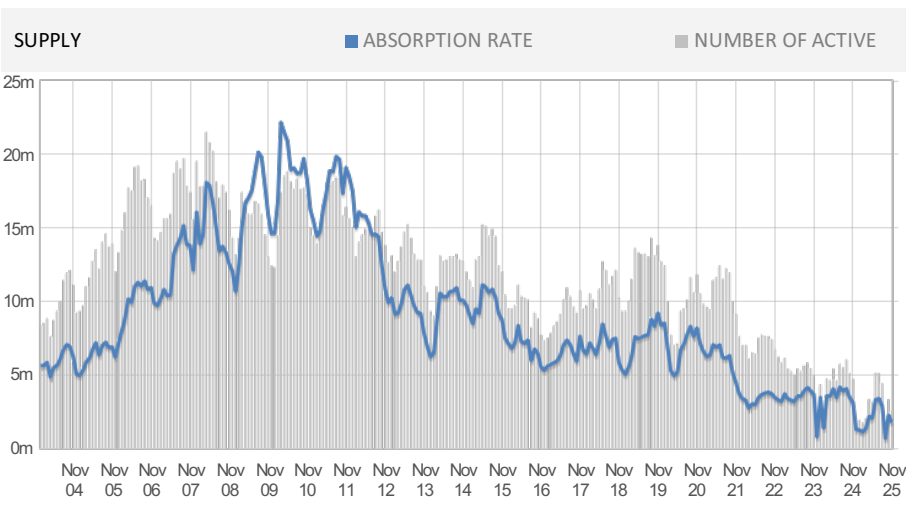
12 MONTH MOVING AVG
 As of 04/30/26

PRICES
 Average Sale

\$652,239 ↑

UNITS SOLD
 12 Months

178 ↓



ACTIVE
 November

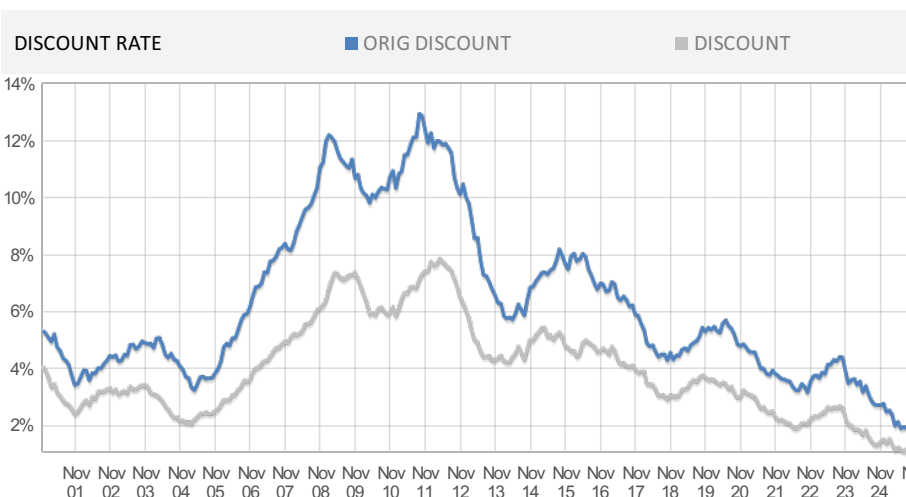
25 ↓

ABSORPTION
 Months

1.7 ↓

ORIG DISCOUNT
 From First List Price

2.2% ↑



DISCOUNT
 From Last List Price

1.4% ↑

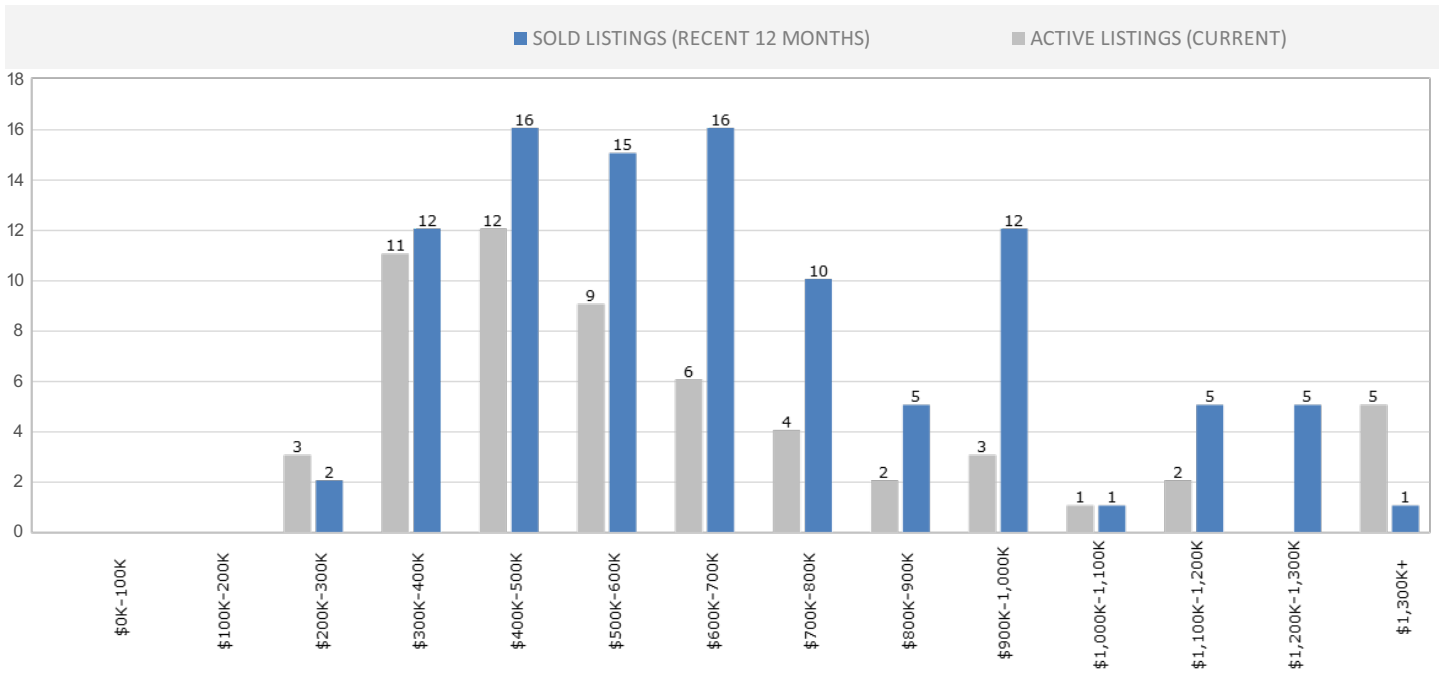
TOWN STATS	
Population	25,580
Total Housing Units	11,223
Apartments	9,256
General Tax Rate (2025)	2.836%
Effective Tax Rate (2025)	1.920%

CLIFFSIDE PARK

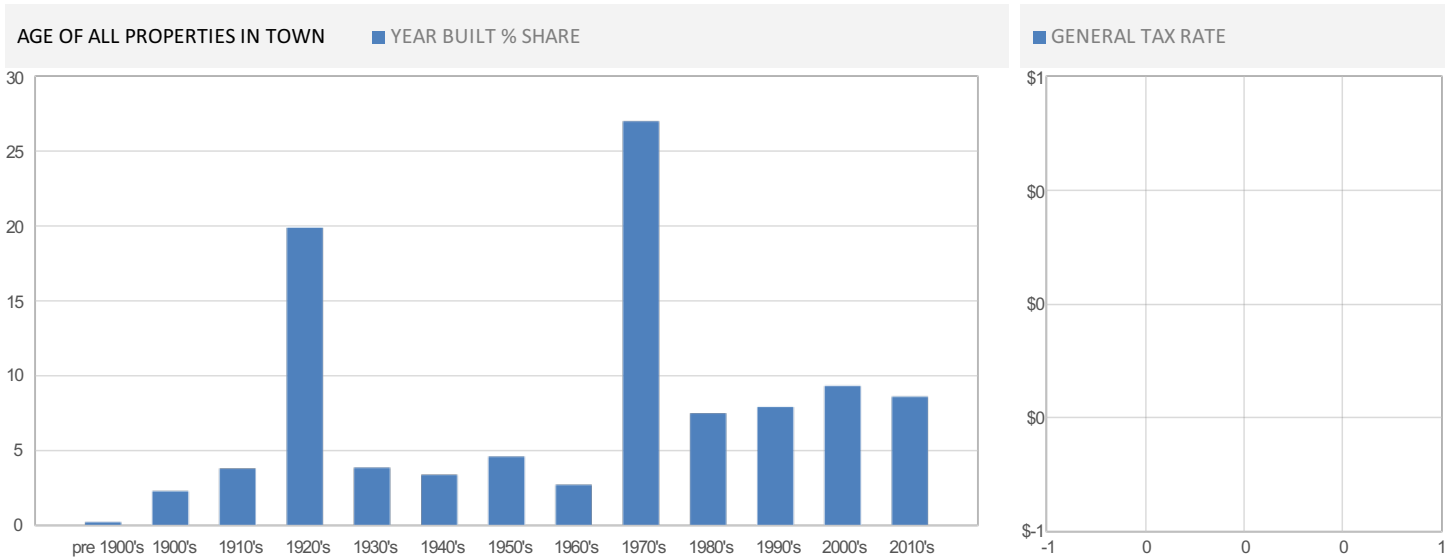
CONDO SALES

MARKET DEPTH ANALYSIS

GOLD COAST ON THE HUDSON CONDO MARKET



VIBRANCY & DEVELOPMENT



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