



MADISON ADAMS™

REAL ESTATE MARKET REPORT

CLIFFSIDE PARK

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

01 **2026**
MARKET TRENDS
 Monthly Market Report



CONDO SALES & MARKET TRENDS

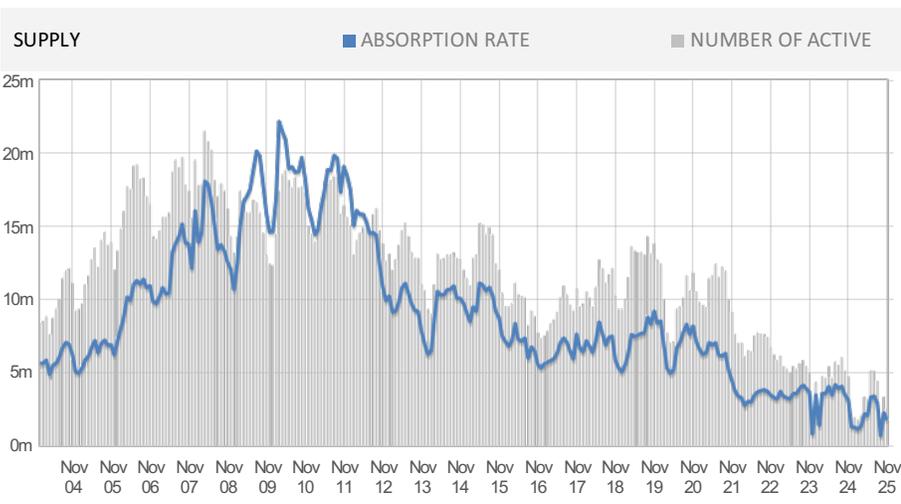
12 MONTH MOVING AVG
 As of 01/31/26

PRICES
 Average Sale

\$652,239 ↑

UNITS SOLD
 12 Months

178 ↓



ACTIVE
 November

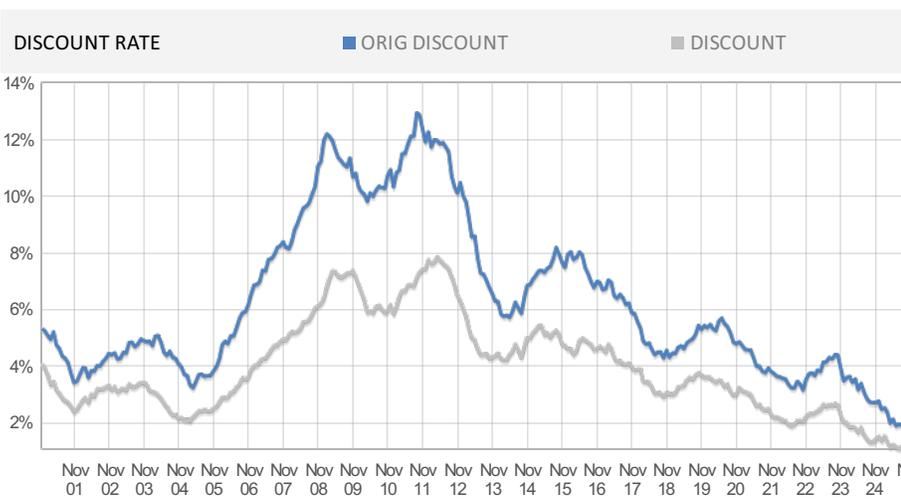
25 ↓

ABSORPTION
 Months

1.7 ↓

ORIG DISCOUNT
 From First List Price

2.2% ↑



DISCOUNT
 From Last List Price

1.4% ↑

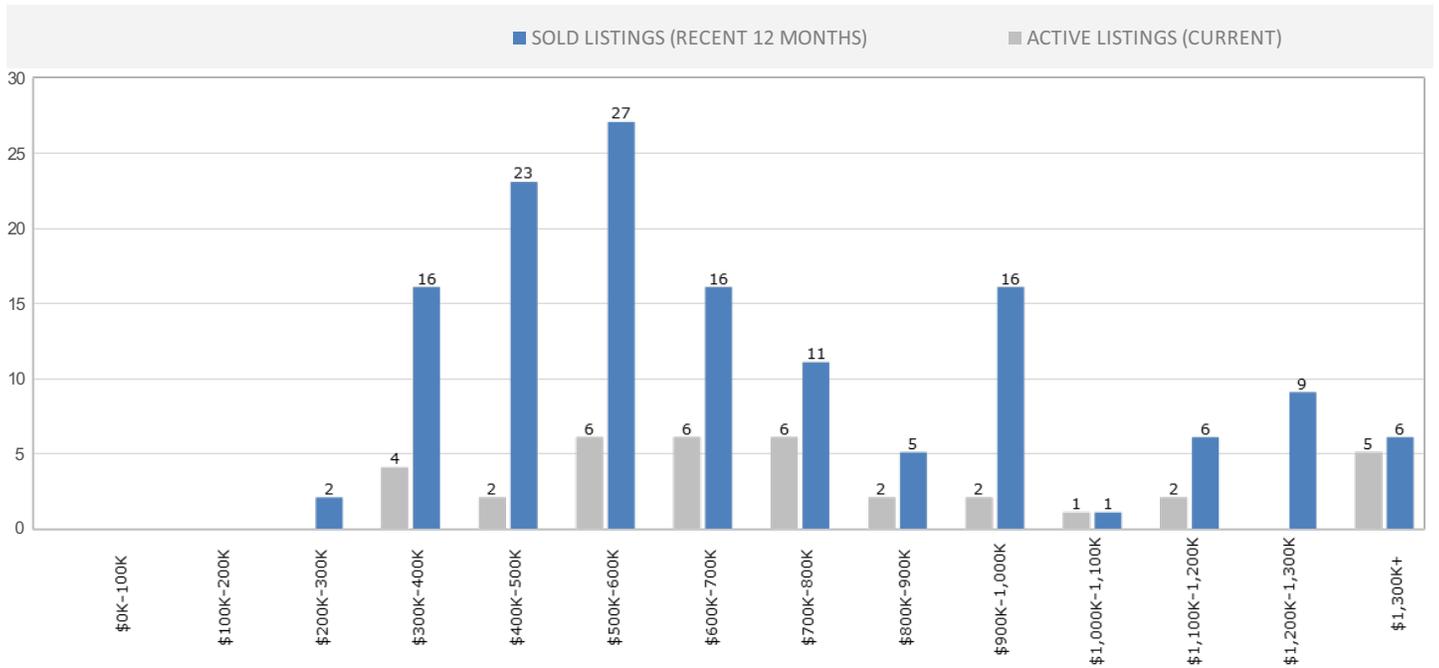
TOWN STATS	
Population	24,046
Total Housing Units	10,007
Apartments	5,332
General Tax Rate (2023)	2.675%
Effective Tax Rate (2023)	1.930%

CLIFFSIDE PARK

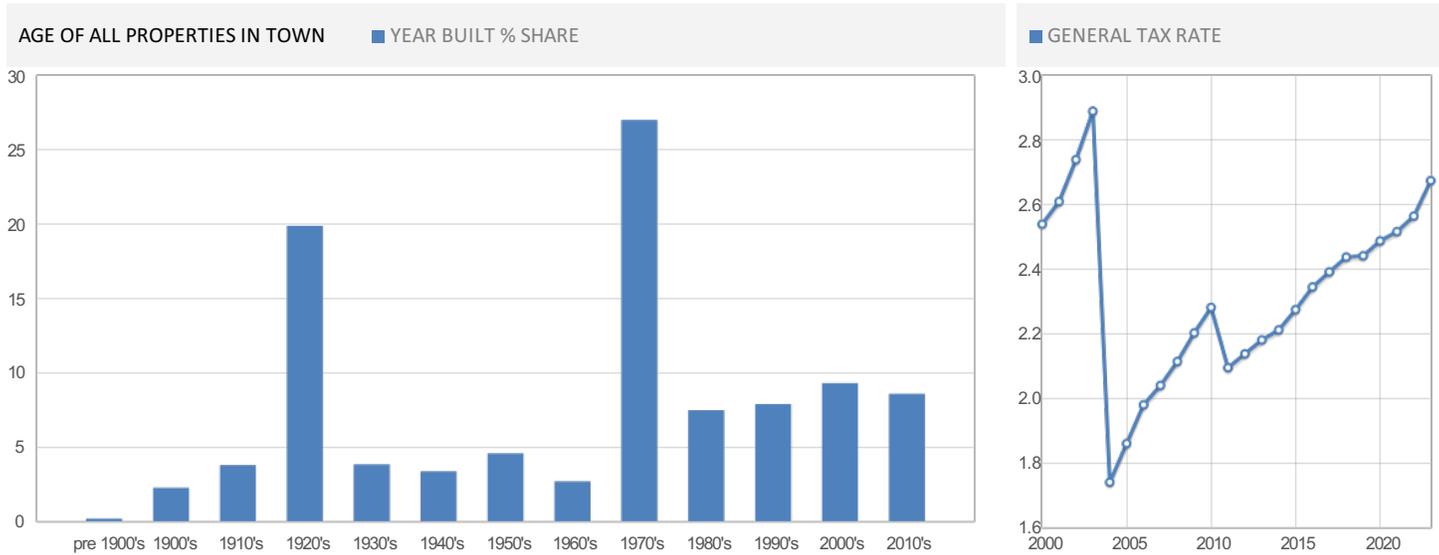
CONDO SALES

MARKET DEPTH ANALYSIS

GOLD COAST ON THE HUDSON CONDO MARKET



VIBRANCY & DEVELOPMENT



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

Copyright © Madison Adams Real Estate, All Rights Reserved

WE HOLD THESE TRUTHS TO BE SELF-EVIDENT, THAT ALL MEN ARE CREATED EQUAL, THAT THEY ARE ENDOWED BY THEIR CREATOR WITH CERTAIN UNALIENABLE RIGHTS, THAT AMONG THESE ARE LIFE, LIBERTY AND PROPERTY. ALL MATERIAL PRESENTED HEREIN IS FOR INFORMATION PURPOSES ONLY. IT IS DEEMED RELIABLE BUT IT IS NOT GUARANTEED AND IT SHOULD BE INDEPENDENTLY VERIFIED BY THE READER WITH THEIR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT INCLUDING BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, BEDROOMS AND SCHOOL DISTRICTS. IT IS SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL NOTICE. MADISON ADAMS™ REAL ESTATE MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO ACCURACY OF THE DATA CONTAINED WITHIN OR OBTAINED FROM THIS ADVERTISEMENT. THIS ADVERTISEMENT IS NOT INTENDED TO SOLICIT PROPERTY ALREADY LISTED WITH A LICENSED REAL ESTATE BROKER. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER LICENSED REAL ESTATE BROKER PLEASE DISREGARD THIS OFFER.