



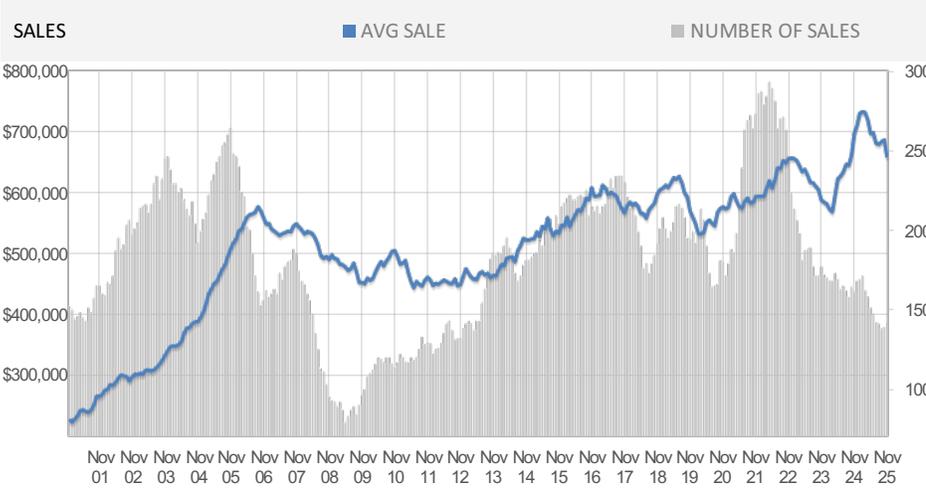
# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### EDGEWATER

**01** 2026  
**MARKET TRENDS**  
 Monthly Market Report

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

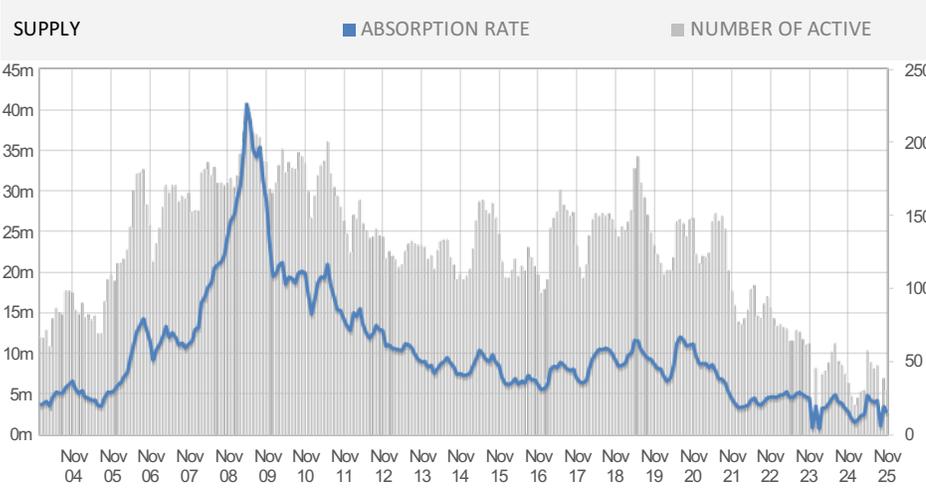


## CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG  
 As of 01/31/26

**PRICES**  
 Average Sale **\$658,470** ↓

**UNITS SOLD**  
 12 Months **141** ↑



**ACTIVE**  
 November **30** ↓

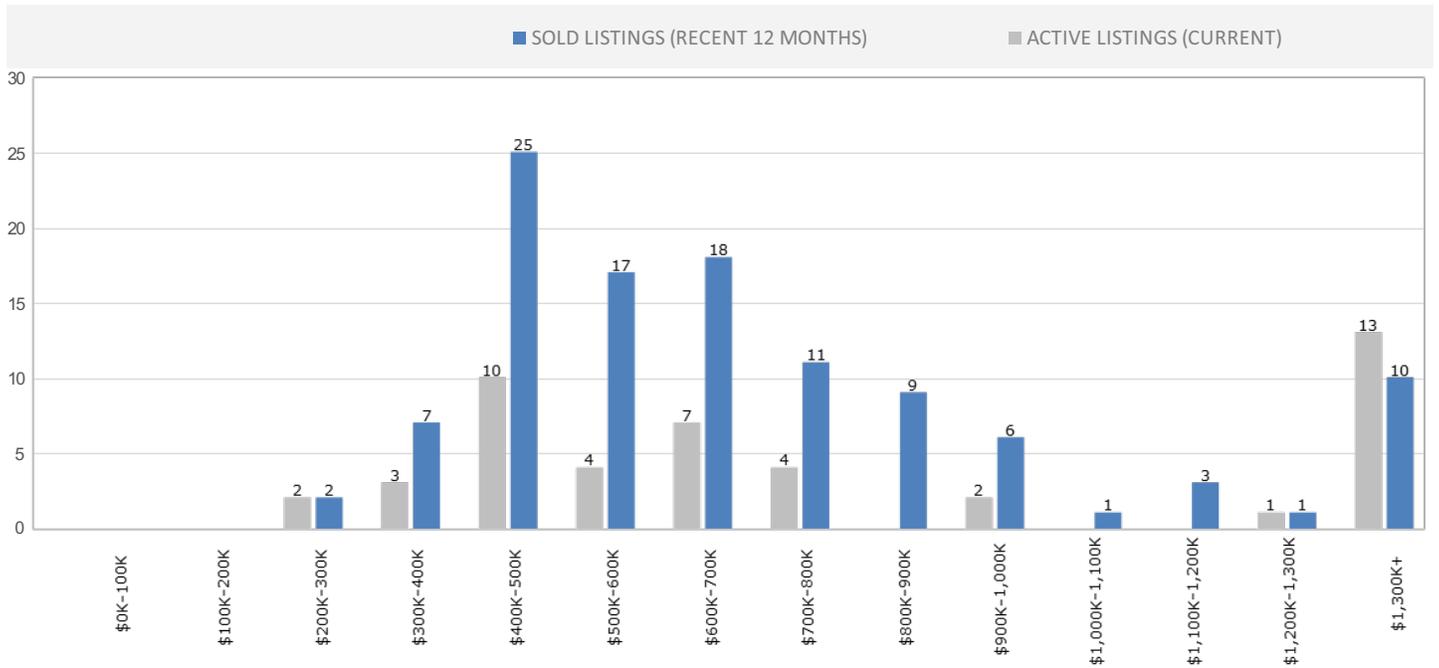
**ABSORPTION**  
 Months **2.7** ↓

**ORIG DISCOUNT**  
 From First List Price **2.2%** ↓

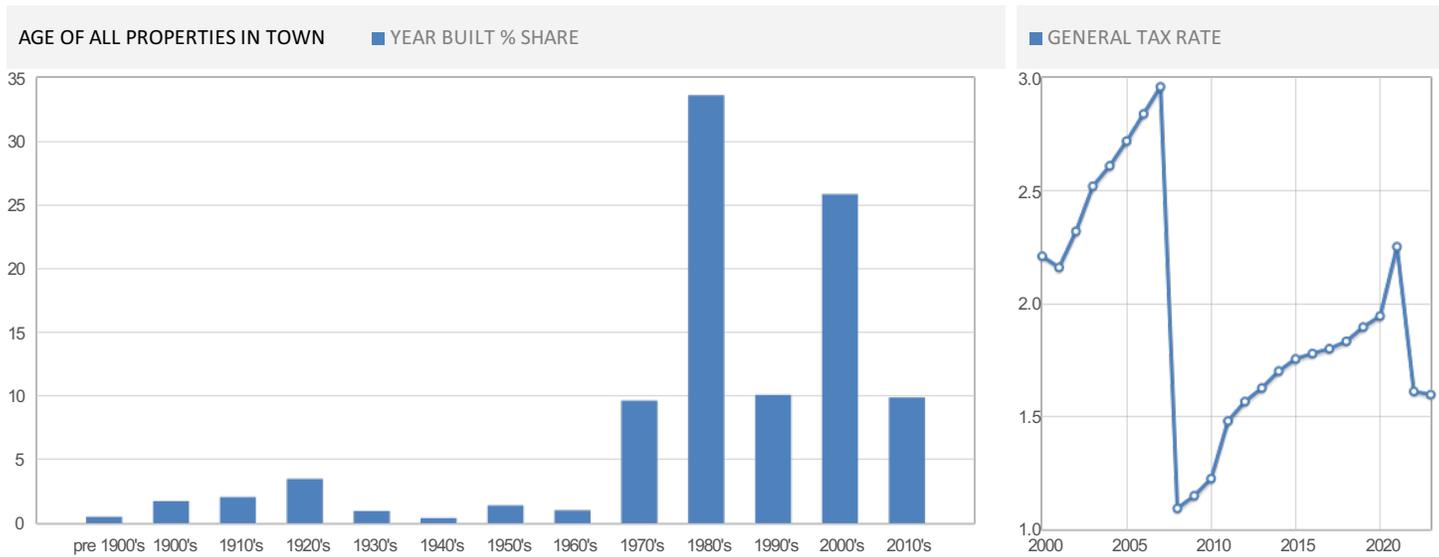


**DISCOUNT**  
 From Last List Price **1.0%** ↓

TOWN STATS	
Population	13,978
Total Housing Units	5,918
Apartments	4,580
General Tax Rate (2023)	1.597%
Effective Tax Rate (2023)	1.479%



## VIBRANCY & DEVELOPMENT



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