



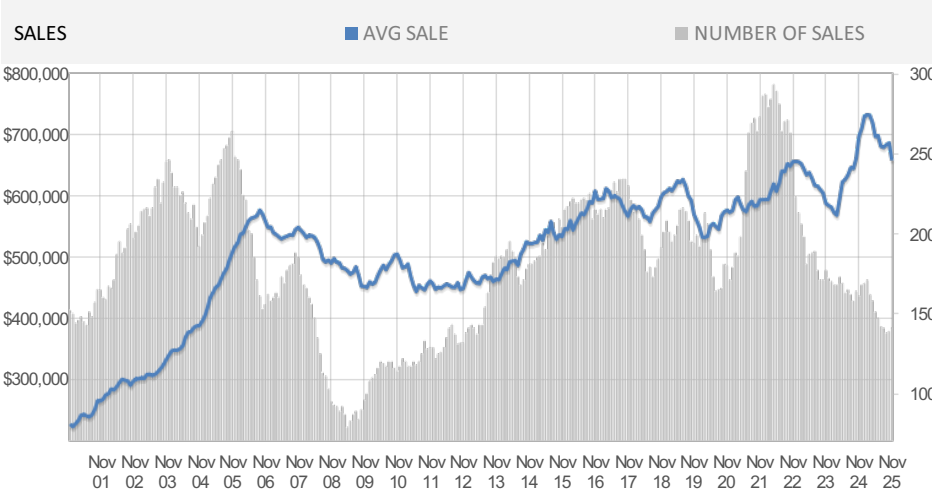
MADISON ADAMS™

REAL ESTATE MARKET REPORT

03 2026
MARKET TRENDS
 Monthly Market Report

EDGEWATER

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

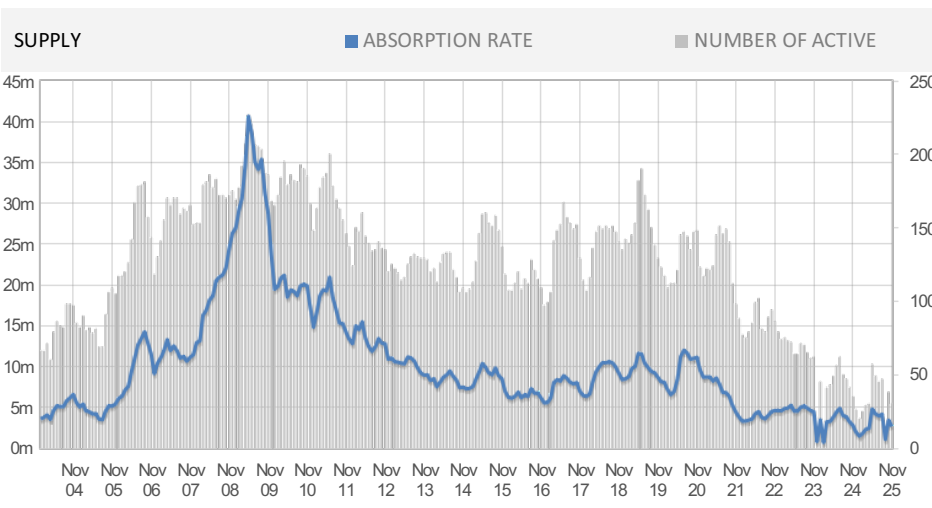


CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG
 As of 03/31/26

PRICES
 Average Sale **\$658,470** ↓

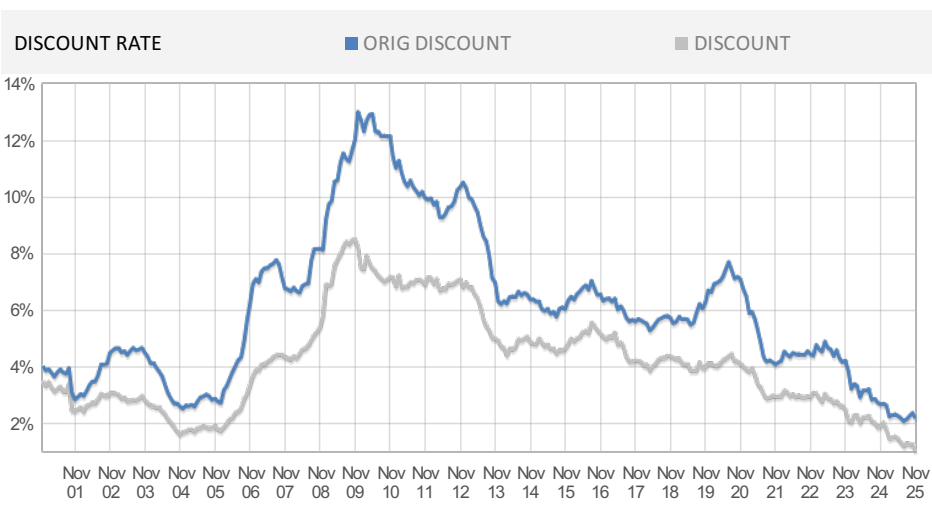
UNITS SOLD
 12 Months **141** ↑



ACTIVE
 November **30** ↓

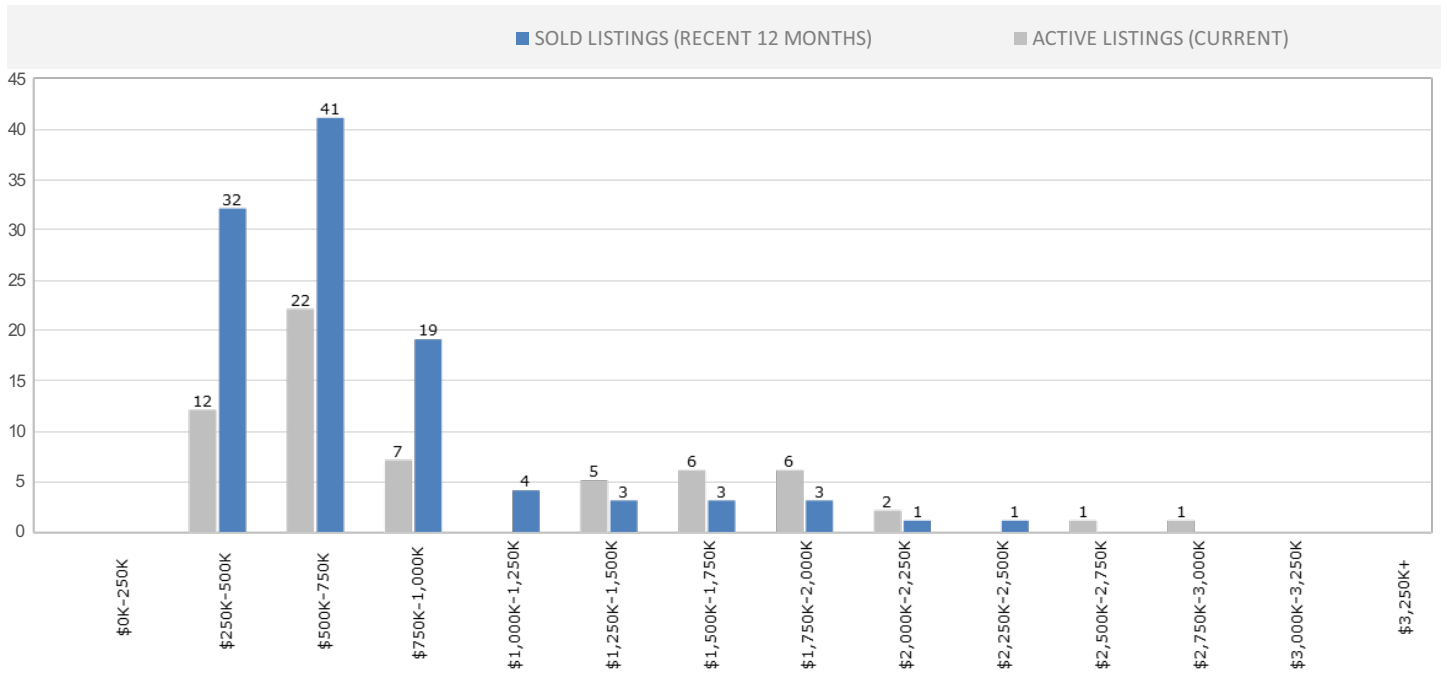
ABSORPTION
 Months **2.7** ↓

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

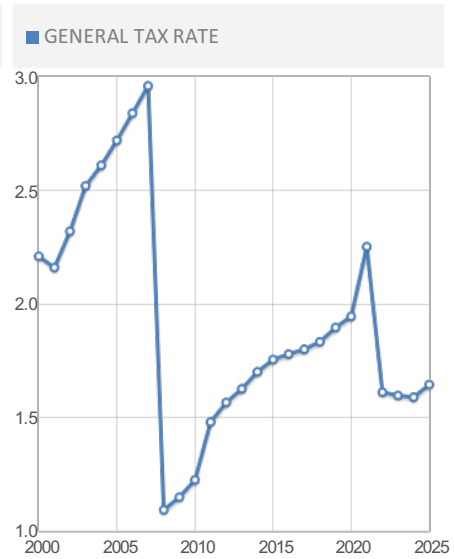
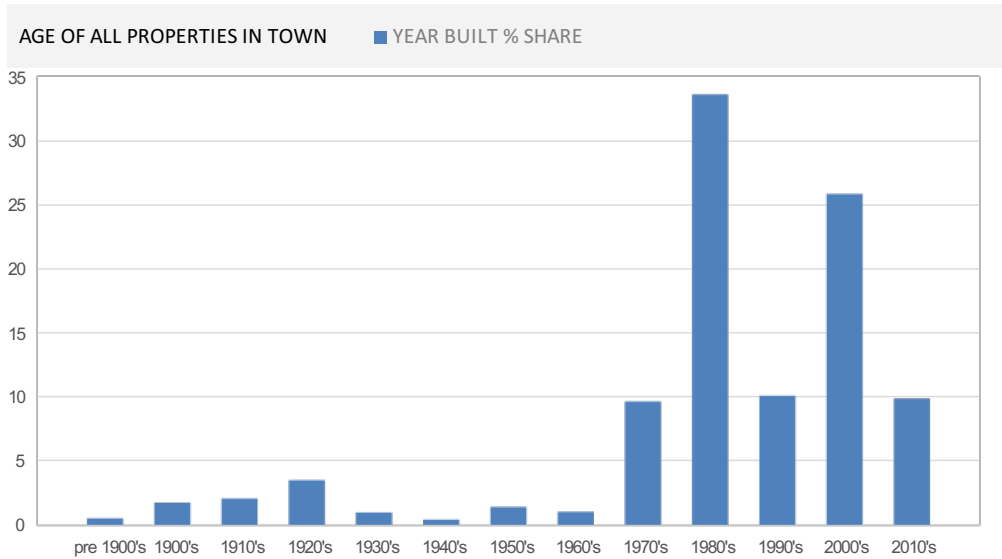


DISCOUNT
 From Last List Price **1.0%** ↓

TOWN STATS	
Population	13,978
Total Housing Units	5,918
Apartments	4,580
General Tax Rate (2025)	1.645%
Effective Tax Rate (2025)	1.545%



VIBRANCY & DEVELOPMENT



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