



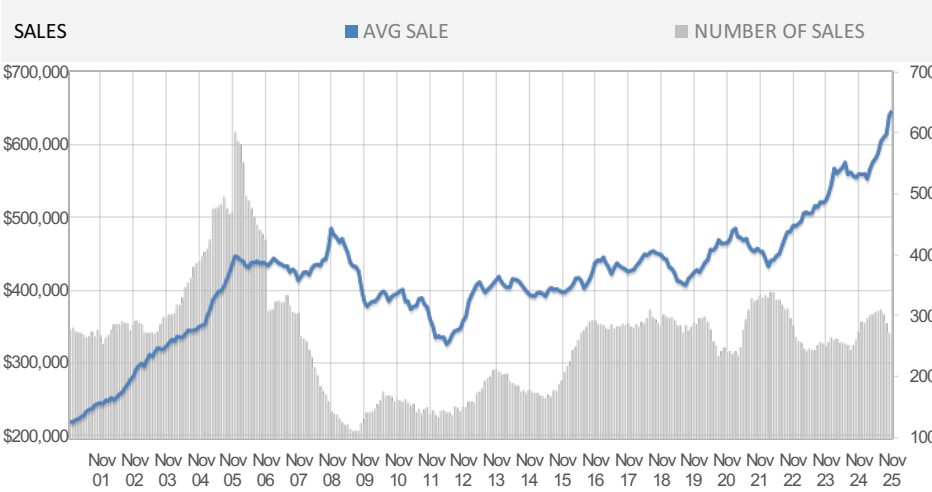
MADISON ADAMS™

REAL ESTATE MARKET REPORT

03 2026
MARKET TRENDS
 Monthly Market Report

FORT LEE

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

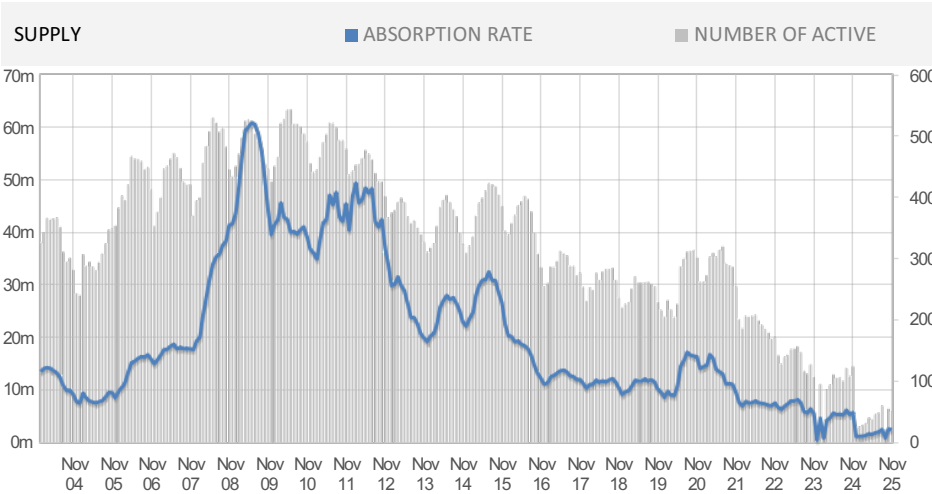


CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG
As of 03/31/26

PRICES
Average Sale **\$646,534** ↑

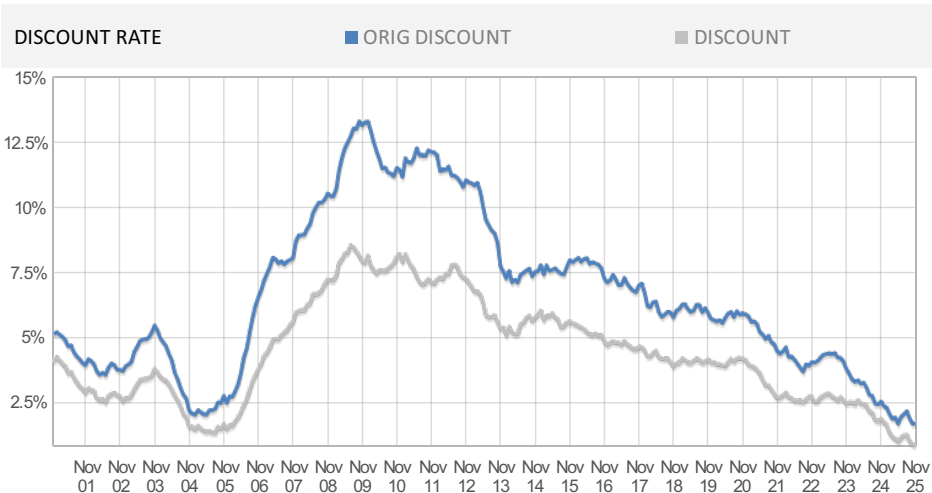
UNITS SOLD
12 Months **262** ↓



ACTIVE
November **49** ↓

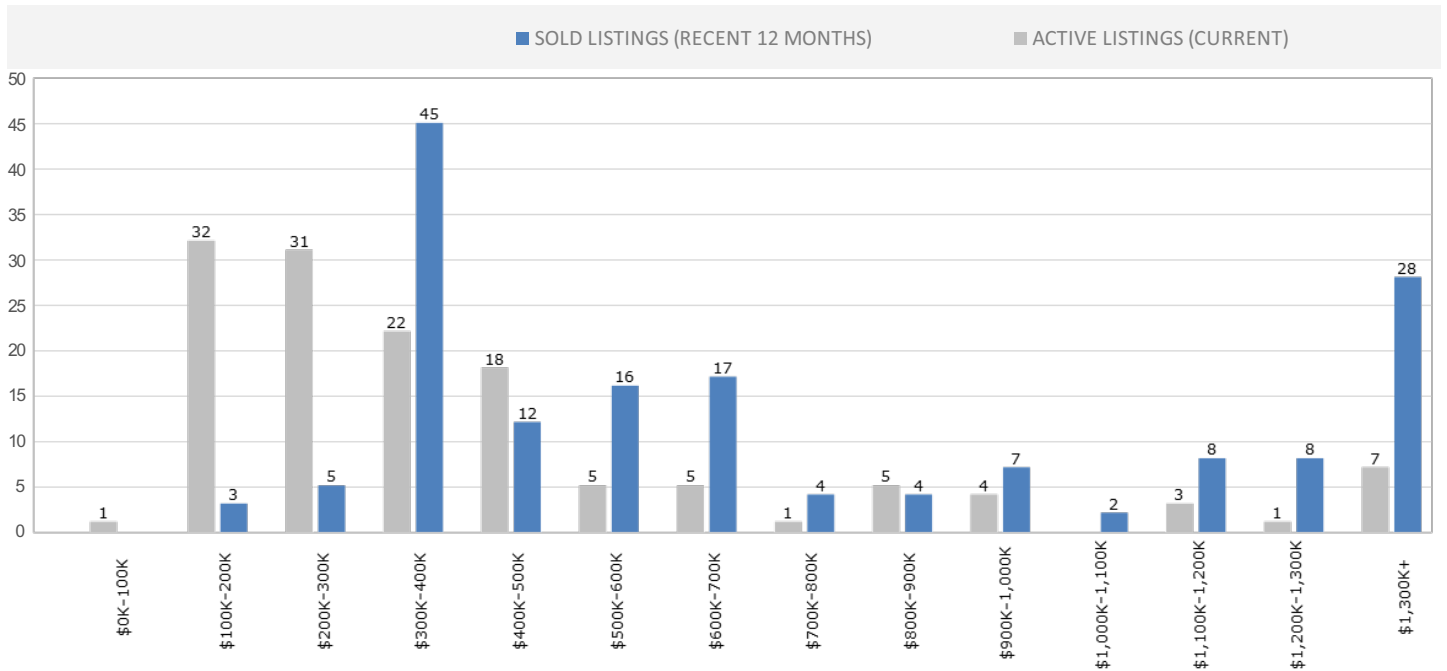
ABSORPTION
Months **2.4** ↓

ORIG DISCOUNT
From First List Price **1.7%** ↑

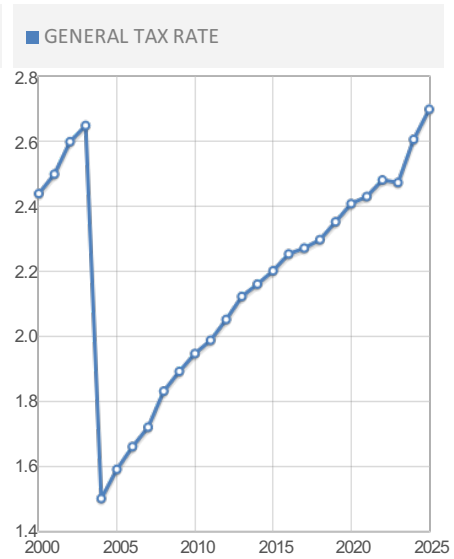
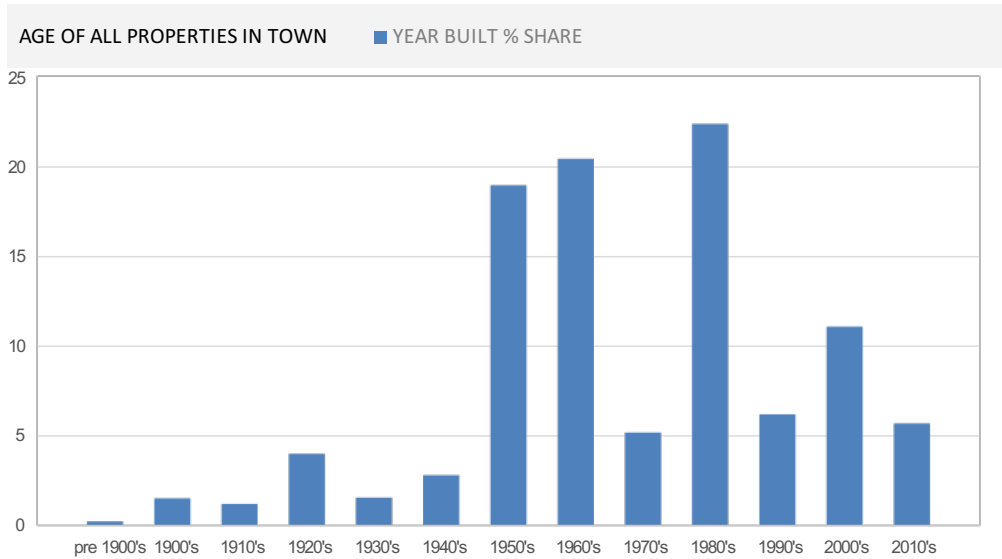


DISCOUNT
From Last List Price **0.9%** ↓

TOWN STATS	
Population	39,642
Total Housing Units	17,315
Apartments	12,085
General Tax Rate (2025)	2.700%
Effective Tax Rate (2025)	1.839%



VIBRANCY & DEVELOPMENT



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