



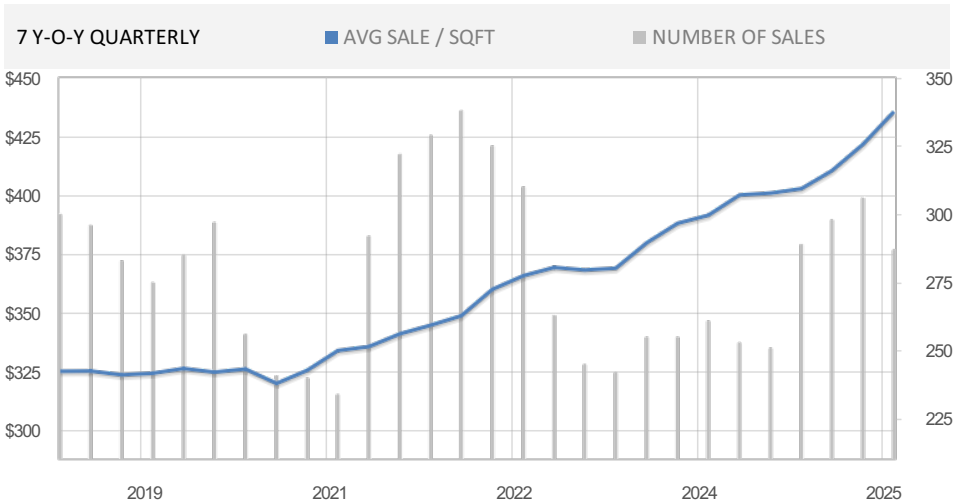
MADISON ADAMS™

REAL ESTATE MARKET REPORT

Q3 2025
MARKET TRENDS
 Quarterly Market Report

FORT LEE

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



CONDO SALES & MARKET TRENDS

YEAR-OVER-YEAR

AVG PRICE
Average Sale **\$611,240** ↑

PER SqFt
Average Sale **\$436** ↑

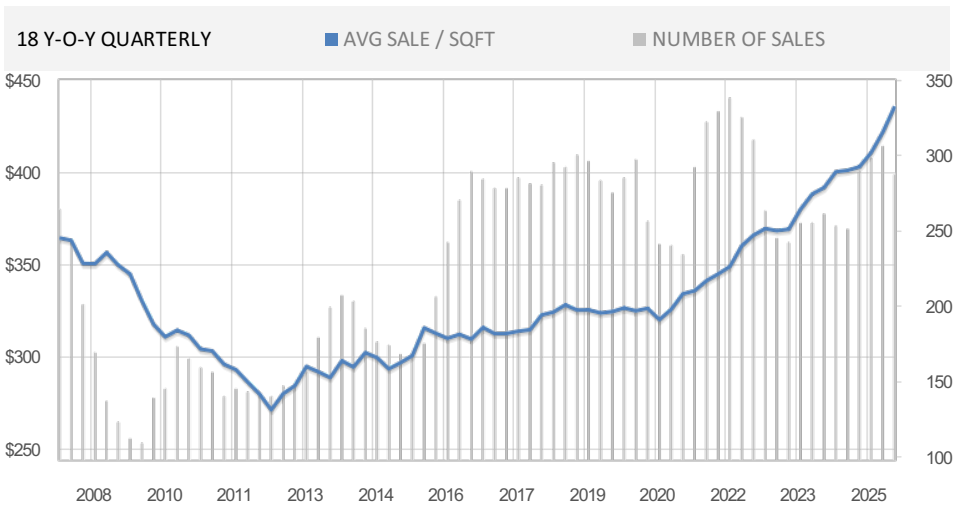
DAYS ON MARKET
From Last List Date **45** ↓

YEAR-OVER-YEAR	Q3-2025	Q3-2024	△%
Average Sales Price	\$611,240	\$553,602	10.4%
Average Sales Price per SqFt	\$436	\$401	8.6%
Number of Sales	287	251	14.3%
Days on Market (From Last List Date)	45	49	-8.2%
Discount Rate (From Last List Price)	1%	1.6%	-38.0%
Total Volume	\$203,815,067	\$159,227,891	28.0%
Average Sale 1 Bed	\$356,831	\$364,697	-2.2%
Average Sale 2 Bed	\$531,851	\$486,648	9.3%
Average Sale 3+ Bed	\$1,123,609	\$1,043,238	7.7%

1 BR
Average Sale **\$356,831** ↓

2 BR
Average Sale **\$531,851** ↑

3+ BR
Average Sale **\$1,123,609** ↑



TOWN STATS

Population	39,642
Total Housing Units	17,315
Apartments	5,230
General Tax Rate (2025)	2.700%
Effective Tax Rate (2025)	1.839%
Typical 1 Bed Unit	944 sf
Typical 2 Bed Unit	1,443 sf
Typical 3+ Bed Unit	2,635 sf

FORT LEE

CONDO MARKET

As of 03/31/26

VIBRANCY & DEVELOPMENT

ACTIVE LISTINGS

As of 03/31/26 includes Coops

49

UNITS SOLD

Past 12 months

262

ORIG DISCOUNT

From First List Price

1.7%

DISCOUNT

From Last List Price

0.9%

ABSORPTION

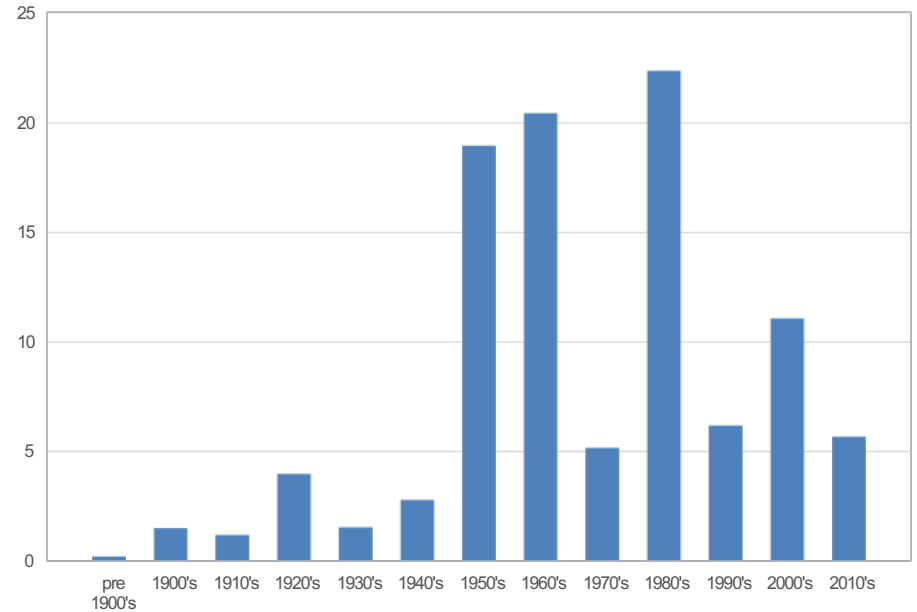
March 2019

2.4

Months

AGE OF ALL PROPERTIES IN TOWN

■ YEAR BUILT % SHARE



GOLD COAST ON THE HUDSON™ CONDO MARKET

THE BIG PICTURE

Y-O-Y 2025-Q3	VOLUME	AVG SALE	UNITS SOLD	DISC RATE	DOM	PRICE/SQFT	MKT SHARE
Cliffside Park	\$127,822,186	\$644,376	182	1.35%	54	\$408	5.81%
Edgewater	\$105,808,398	\$683,598	138	1.22%	49	\$506	4.81%
Fort Lee	\$203,815,067	\$611,240	287	1.01%	45	\$436	9.27%
Bayonne	\$29,619,283	\$314,838	86	0.39%	29	\$353	1.35%
Guttenberg	\$24,941,287	\$375,306	62	2.73%	53	\$349	1.13%
Hoboken	\$550,287,002	\$911,153	526	-0.65%	23	\$908	25.02%
North Bergen	\$68,003,594	\$413,794	139	0.74%	46	\$450	3.09%
Union City	\$71,417,925	\$456,046	141	-0.58%	27	\$491	3.25%
Weehawken	\$66,136,114	\$883,889	64	1.10%	40	\$714	3.01%
West New York	\$80,263,887	\$584,222	111	0.84%	37	\$597	3.65%
JC, Bergen-Lafayette	\$36,917,249	\$566,273	61	1.47%	44	\$476	1.68%
JC, Downtown	\$520,219,300	\$861,956	556	0.75%	38	\$885	23.66%
JC, Greenville	\$32,275,276	\$451,468	62	1.62%	55	\$378	1.47%
JC, Heights	\$184,879,648	\$689,873	248	1.09%	34	\$566	8.41%
JC, Journal Square	\$66,990,387	\$417,548	144	1.13%	41	\$462	3.05%
JC, West Bergen	\$29,658,888	\$477,800	57	-3.75%	29	\$447	1.35%

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.