



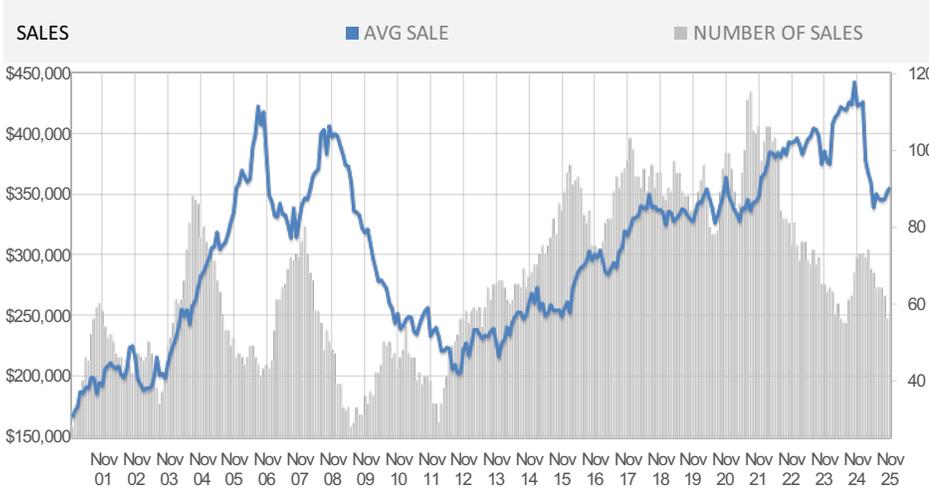
# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### GUTTENBERG

**02** 2026  
**MARKET TRENDS**  
 Monthly Market Report

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

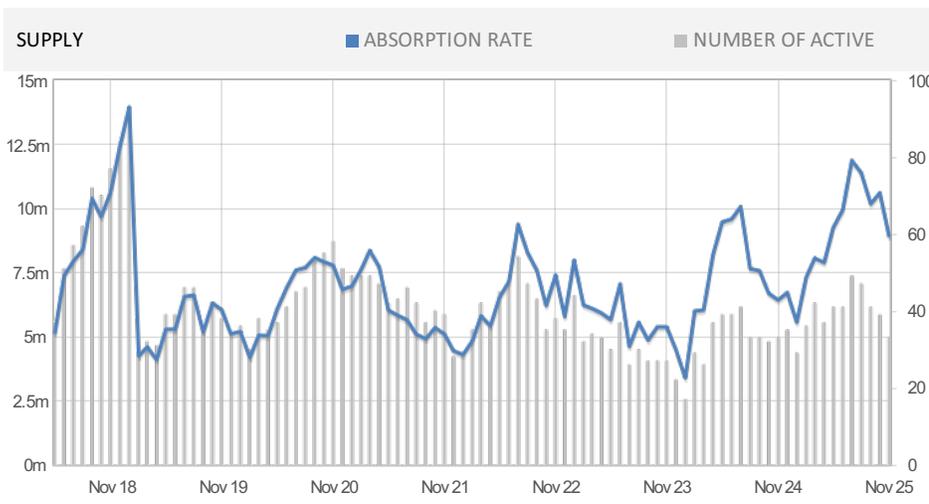


## CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG  
 As of 02/28/26

**PRICES**  
 Average Sale **\$355,445** ↑

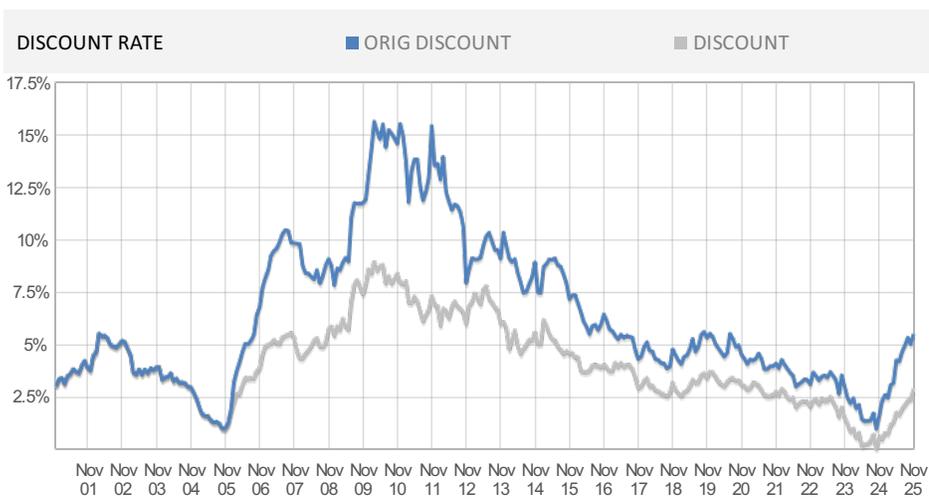
**UNITS SOLD**  
 12 Months **57** ↑



**ACTIVE**  
 November **33** ↓

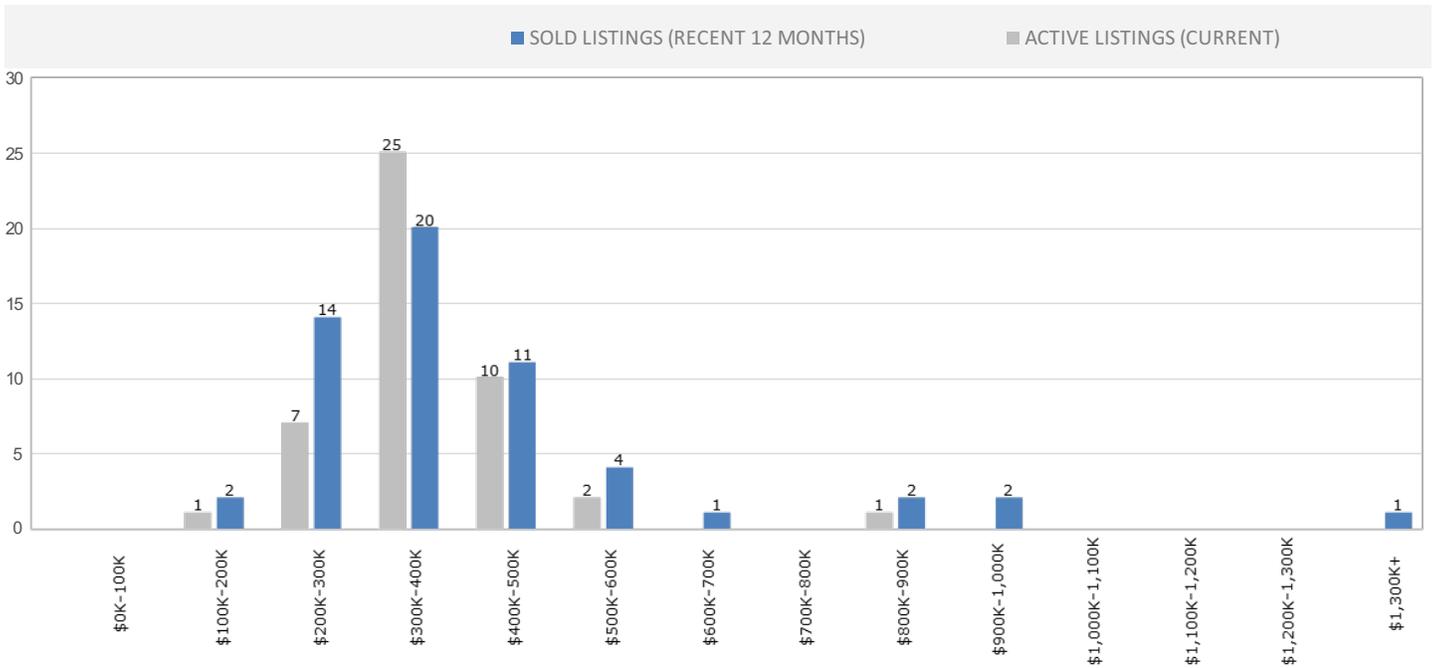
**ABSORPTION**  
 Months **8.9** ↓

**ORIG DISCOUNT**  
 From First List Price **5.5%** ↑

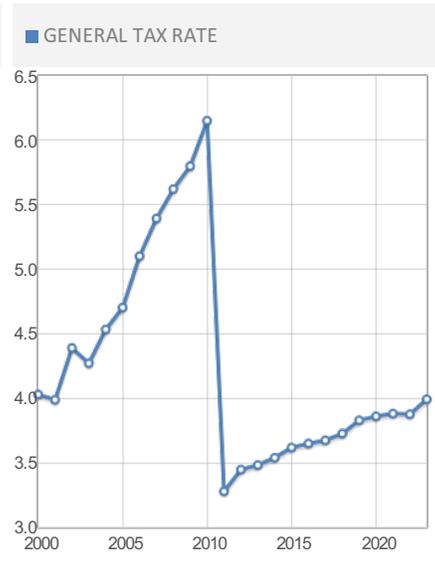
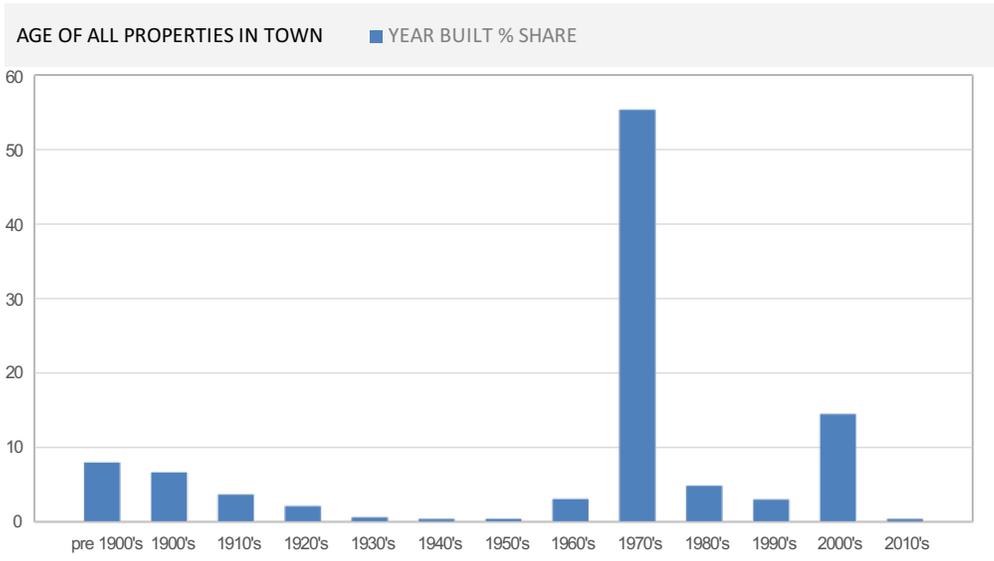


**DISCOUNT**  
 From Last List Price **2.9%** ↑

TOWN STATS	
Population	11,176
Total Housing Units	4,839
Apartments	4,355
General Tax Rate (2023)	3.993%
Effective Tax Rate (2023)	2.329%



**VIBRANCY & DEVELOPMENT**



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