



MADISON ADAMS™

REAL ESTATE MARKET REPORT

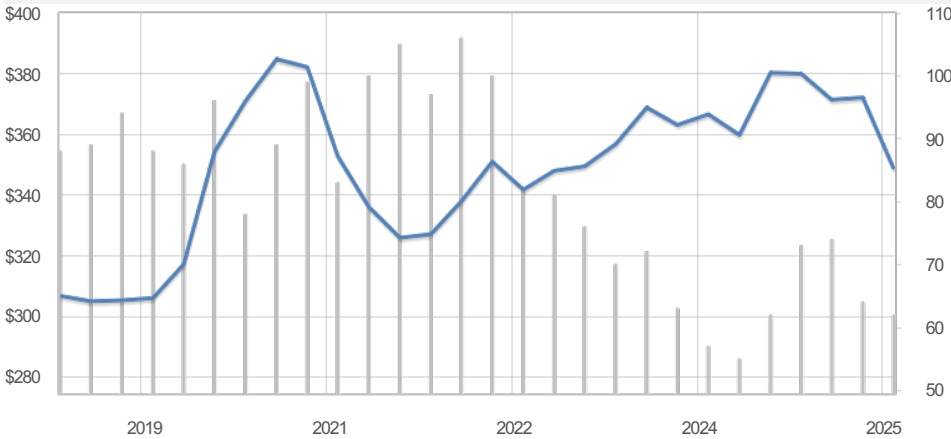
Q3 2025
MARKET TRENDS
 Quarterly Market Report

GUTTENBERG

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

7 Y-O-Y QUARTERLY

■ AVG SALE / SQFT ■ NUMBER OF SALES



CONDO SALES & MARKET TRENDS

YEAR-OVER-YEAR

AVG PRICE
 Average Sale **\$375,306** ↓

PER SqFt
 Average Sale **\$349** ↓

DAYS ON MARKET
 From Last List Date **53** ↑

YEAR-OVER-YEAR	Q3-2025	Q3-2024	△%
Average Sales Price	\$375,306	\$400,819	-6.4%
Average Sales Price per SqFt	\$349	\$380	-8.3%
Number of Sales	62	62	0.0%
Days on Market (From Last List Date)	53	47	12.8%
Discount Rate (From Last List Price)	2.7%	1.4%	89.9%
Total Volume	\$24,941,287	\$27,546,395	-9.5%
Average Sale 1 Bed	\$303,870	\$309,575	-1.8%
Average Sale 2 Bed	\$415,803	\$499,564	-16.8%
Average Sale 3+ Bed	\$615,155	\$608,207	1.1%

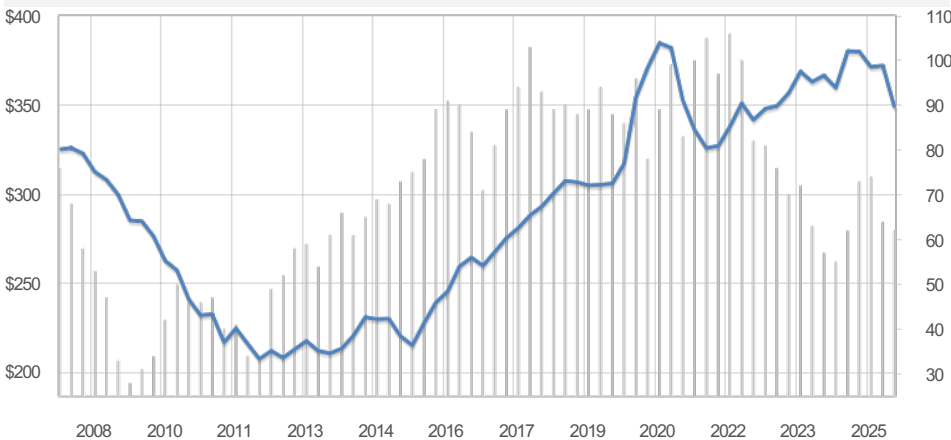
1 BR
 Average Sale **\$303,870** ↓

2 BR
 Average Sale **\$415,803** ↓

3+ BR
 Average Sale **\$615,155** ↑

18 Y-O-Y QUARTERLY

■ AVG SALE / SQFT ■ NUMBER OF SALES



TOWN STATS

Population	11,176
Total Housing Units	4,839
Apartments	484
General Tax Rate (2025)	4.181%
Effective Tax Rate (2025)	2.435%
Typical 1 Bed Unit	847 sf
Typical 2 Bed Unit	1,402 sf
Typical 3+ Bed Unit	1,823 sf

GUTTENBERG

CONDO MARKET

As of 03/31/26

VIBRANCY & DEVELOPMENT

ACTIVE LISTINGS

As of 03/31/26 includes Coops

33

UNITS SOLD

Past 12 months

57

ORIG DISCOUNT

From First List Price

5.5%

DISCOUNT

From Last List Price

2.9%

ABSORPTION

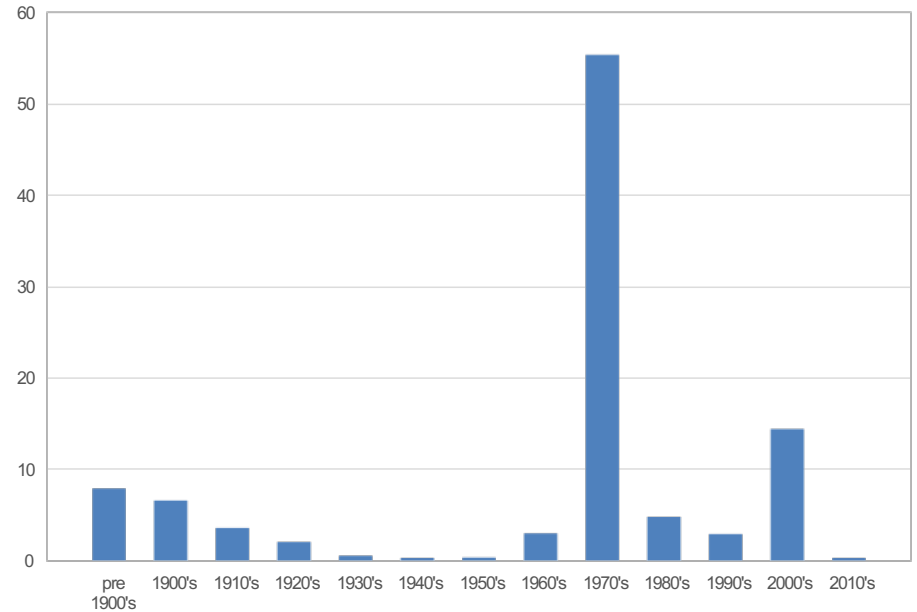
March 2019

8.9

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%

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