



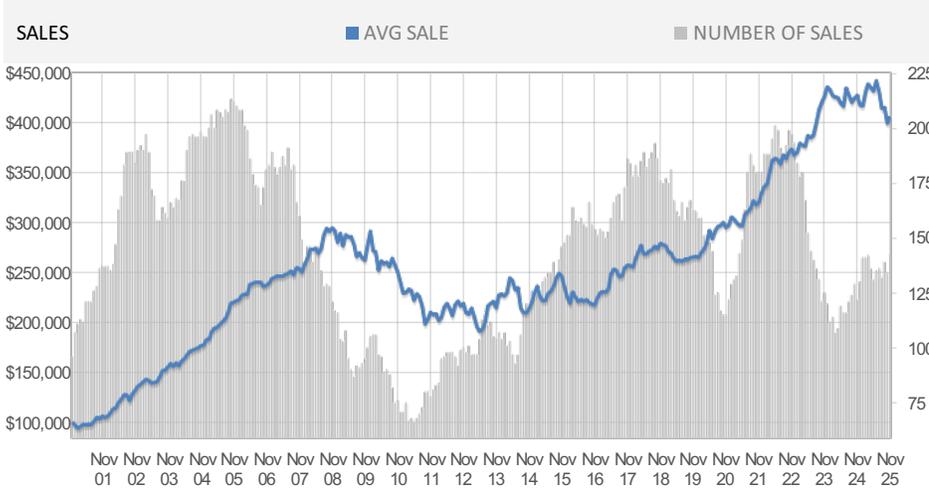
# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### NORTH BERGEN

**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 **\$406,790** ↑

**UNITS SOLD**  
 12 Months **142** ↑



**ACTIVE**  
 November **45** ↓

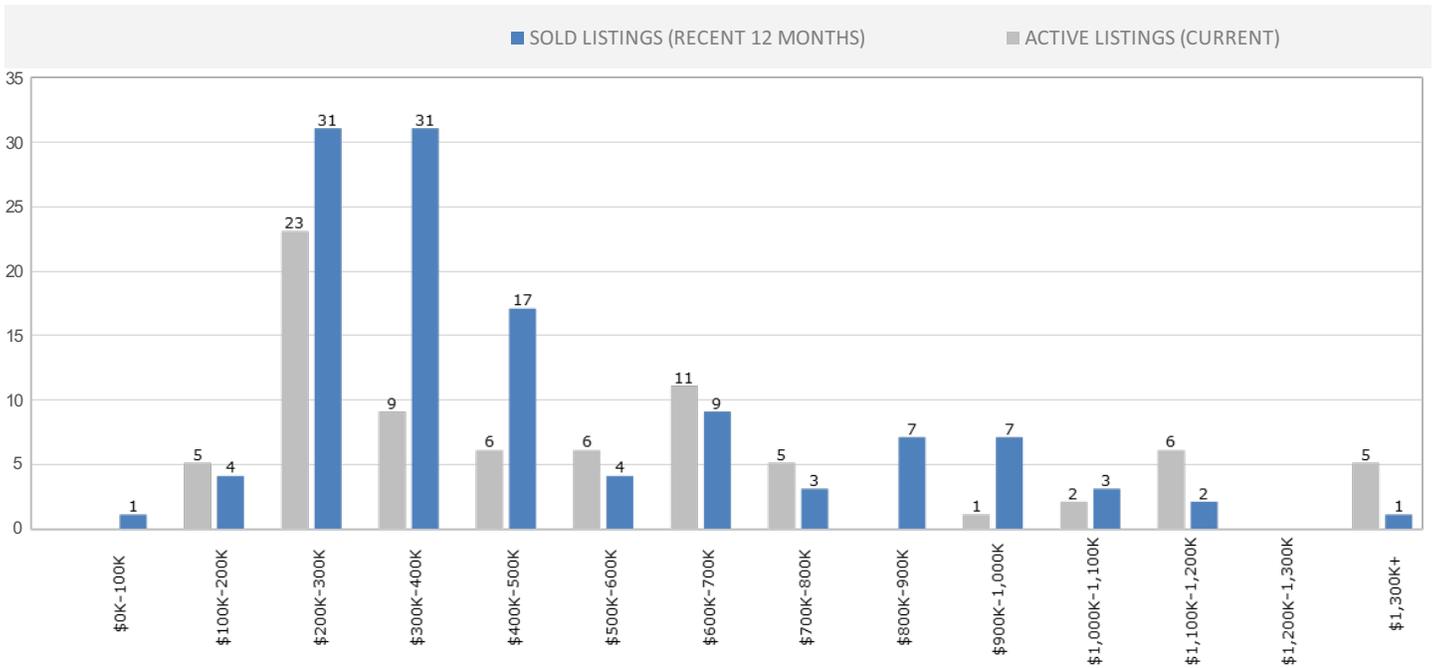
**ABSORPTION**  
 Months **4.0** ↓

**ORIG DISCOUNT**  
 From First List Price **2.3%** ↑

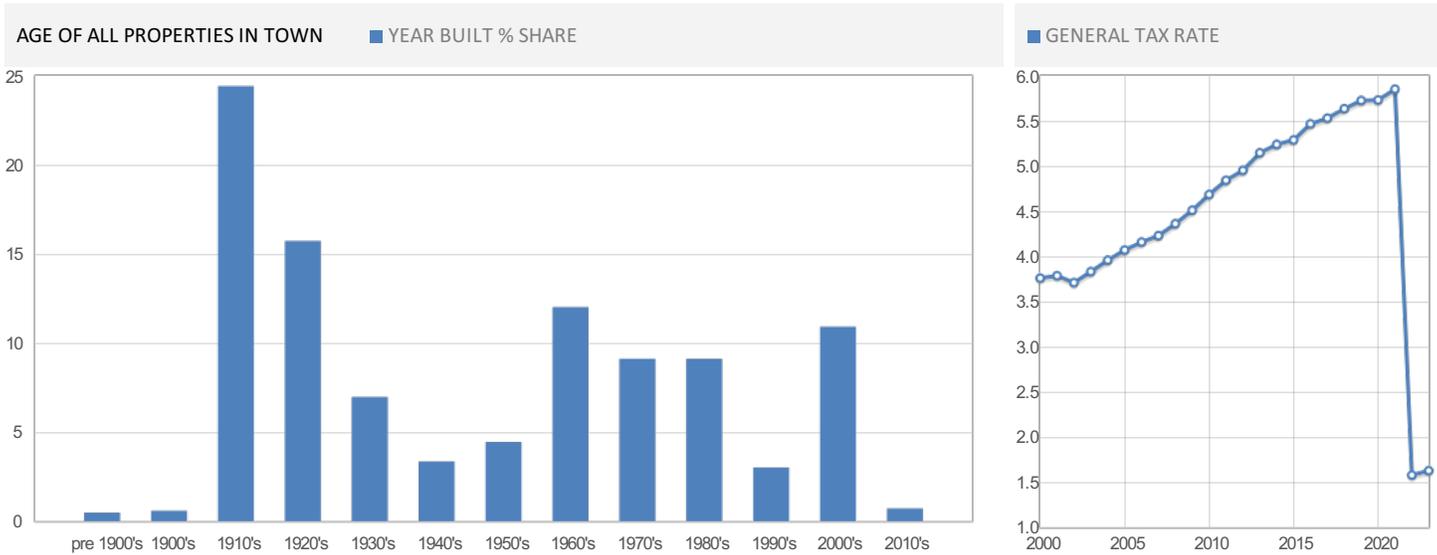


**DISCOUNT**  
 From Last List Price **1.2%** ↑

TOWN STATS	
Population	57,141
Total Housing Units	20,083
Apartments	10,096
General Tax Rate (2023)	1.628%
Effective Tax Rate (2023)	1.568%



## VIBRANCY & DEVELOPMENT



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