



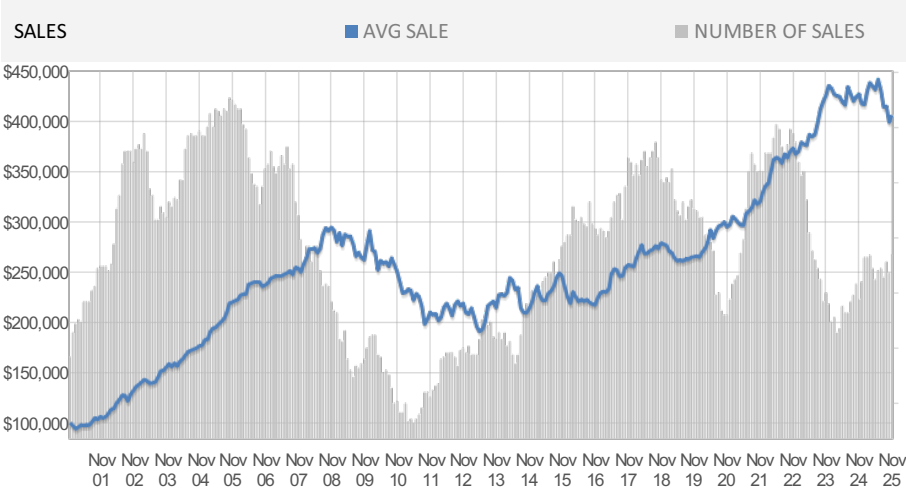
MADISON ADAMS™

REAL ESTATE MARKET REPORT

NORTH BERGEN

03 2026
MARKET TRENDS
 Monthly Market Report

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

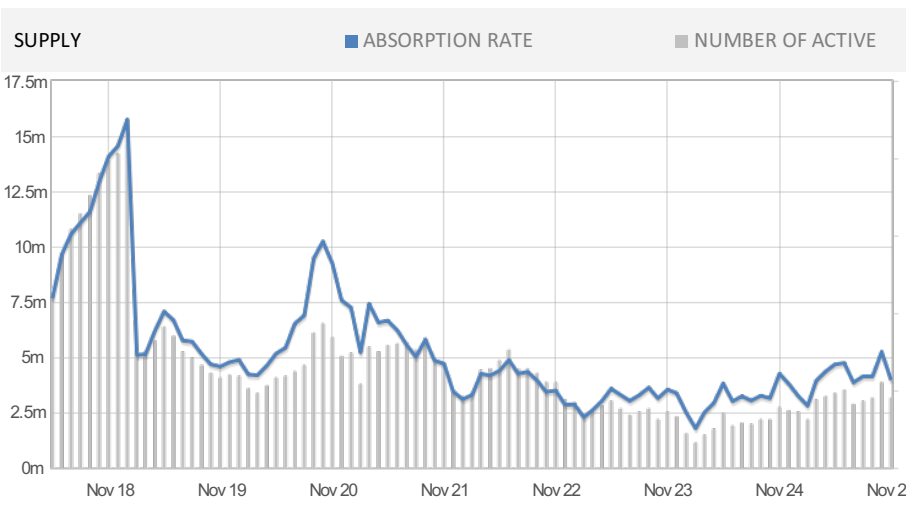


CONDO SALES & MARKET TRENDS

12 MONTH MOVING AVG
 As of 03/31/26

PRICES
 Average Sale **\$406,790** ↑

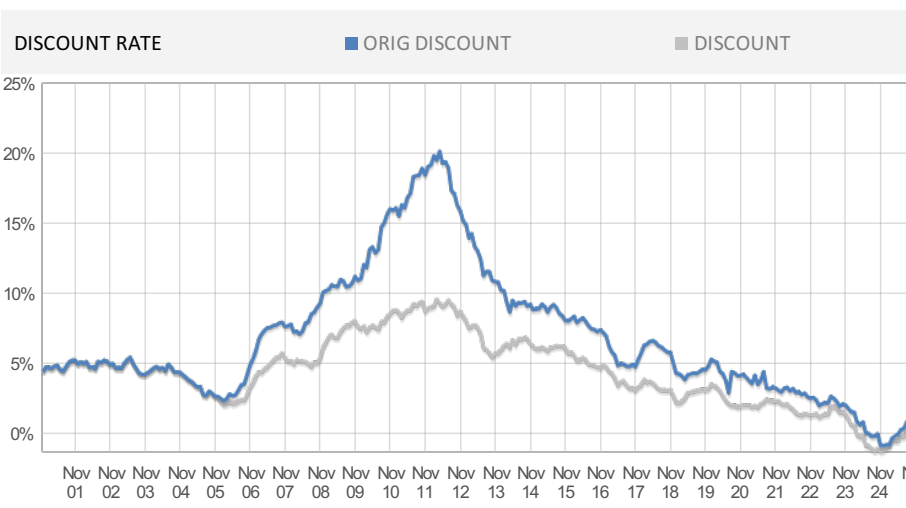
UNITS SOLD
 12 Months **142** ↑



ACTIVE
 November **45** ↓

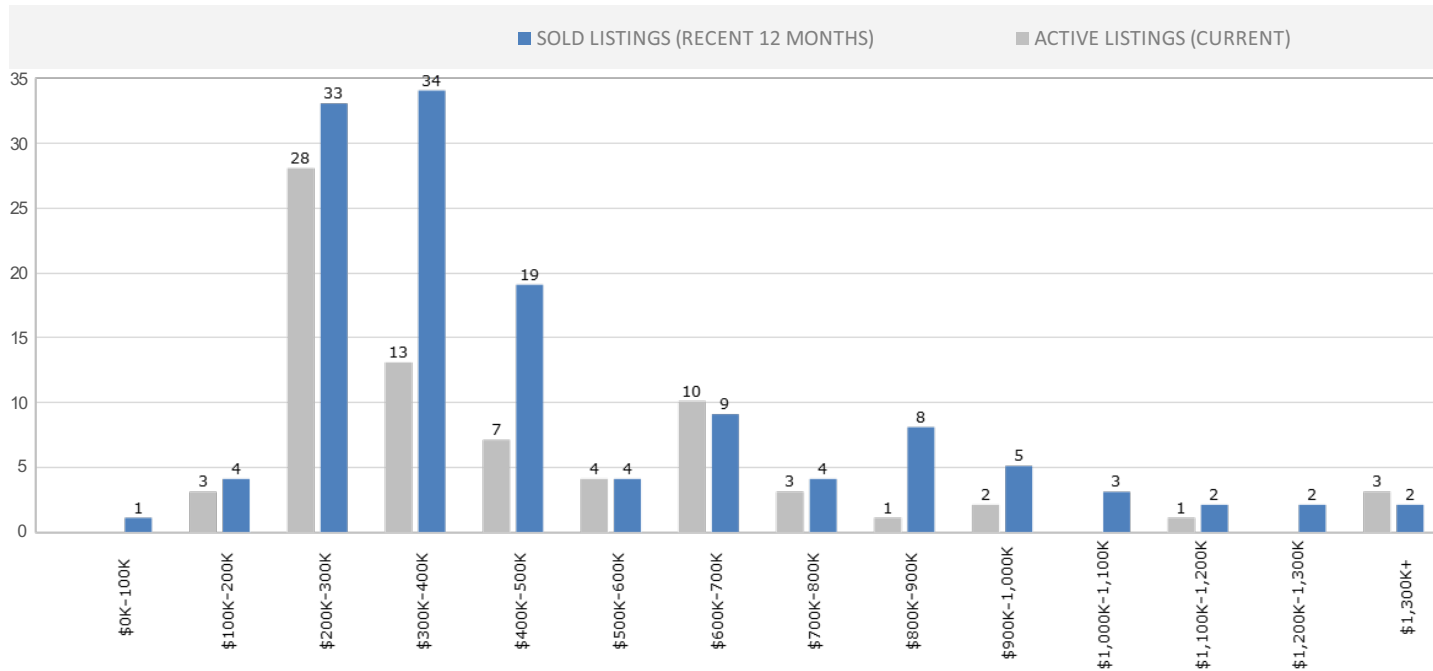
ABSORPTION
 Months **4.0** ↓

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

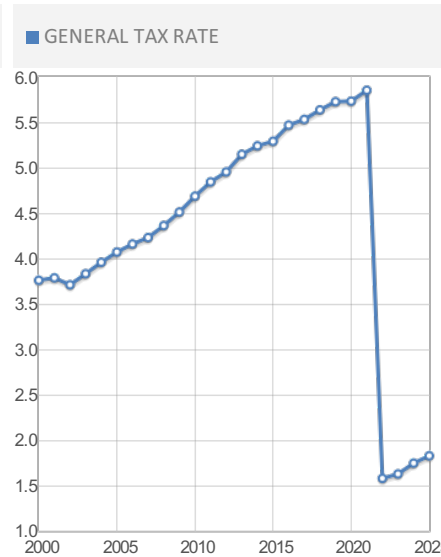
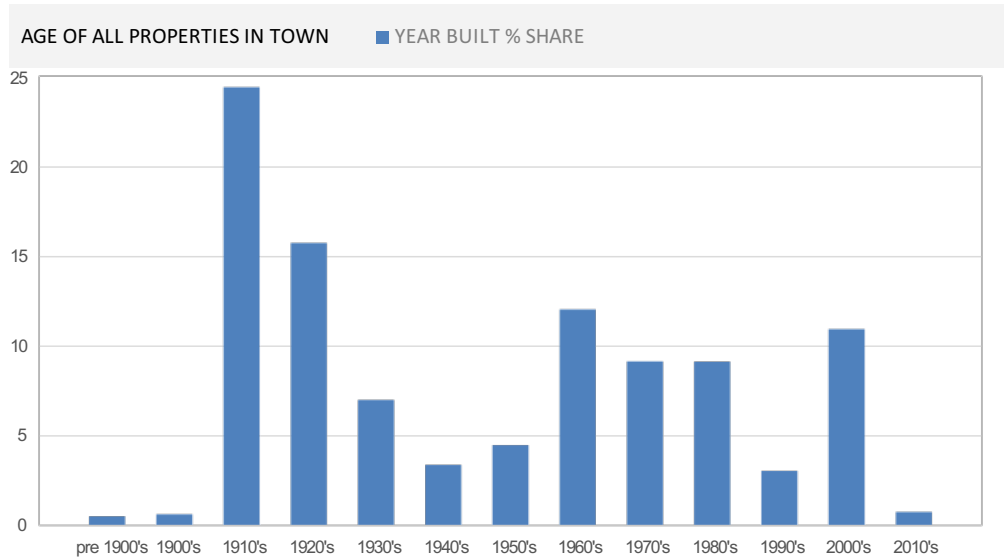


DISCOUNT
 From Last List Price **1.2%** ↑

TOWN STATS	
Population	57,141
Total Housing Units	20,083
Apartments	10,096
General Tax Rate (2025)	1.828%
Effective Tax Rate (2025)	1.661%



VIBRANCY & DEVELOPMENT



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