# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

## WEST NEW YORK

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

Q3 2025

MARKET TRENDS

Quarterly Market Report

## CONDO SALES & MARKET TRENDS

YEAR-OVER-YEAR

**AVG PRICE** Average Sale — $584,222 ↑

**PER SqFt** Average Sale — $597 ↑

**DAYS ON MARKET** From Last List Date — 37 ↑

**1 BR** Average Sale — $307,062 ↓

**2 BR** Average Sale — $694,994 ↑

**3+ BR** Average Sale — $1,294,238 ↑

| YEAR-OVER-YEAR | Q3-2025 | Q3-2024 | △% |
|---|---|---|---|
| Average Sales Price | $584,222 | $524,778 | 11.3% |
| Average Sales Price per SqFt | $597 | $573 | 4.2% |
| Number of Sales | 111 | 126 | -11.9% |
| Days on Market (From Last List Date) | 37 | 26 | 42.3% |
| Discount Rate (From Last List Price) | 0.8% | 0.5% | 65.2% |
| Total Volume | $80,263,887 | $82,725,650 | -3.0% |
| Average Sale 1 Bed | $307,062 | $331,770 | -7.4% |
| Average Sale 2 Bed | $694,994 | $622,384 | 11.7% |
| Average Sale 3+ Bed | $1,294,238 | $1,129,145 | 14.6% |

| TOWN STATS | |
|---|---|
| Population | 62,566 |
| Total Housing Units | 23,316 |
| Apartments | 5,329 |
| General Tax Rate (2023) | 7.934% |
| Effective Tax Rate (2023) | 1.810% |
| Typical 1 Bed Unit | 741 sf |
| Typical 2 Bed Unit | 1,135 sf |
| Typical 3+ Bed Unit | 1,983 sf |

# WEST NEW YORK
CONDO MARKET

As of 02/28/26

## VIBRANCY & DEVELOPMENT

**ACTIVE LISTINGS** 54
As of 02/28/26 includes Coops

**UNITS SOLD** 103
Past 12 months

**ORIG DISCOUNT** 1.3%
From First List Price

**DISCOUNT** 0.5%
From Last List Price

**ABSORPTION** 6.4 Months
March 2019

## 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-Lafayett | $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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