



MADISON ADAMS™

REAL ESTATE MARKET REPORT

BELLCREST COURTYARD

8915 BERGENWOOD AVE, NORTH BERGEN, NJ—GOLD COAST ON THE HUDSON™

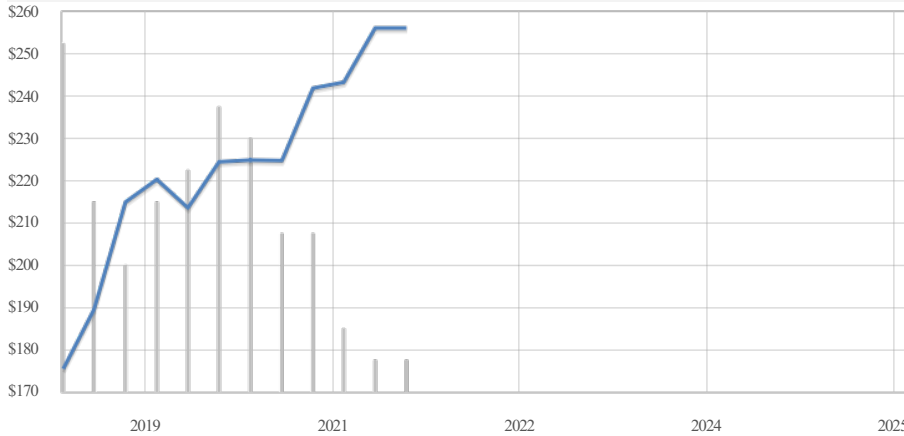
Q3 2025
CONDO SALES

Quarterly Market Report

7 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



YEAR-OVER-YEAR

AVG PRICE

Average Sale

PER SqFt

Average Sale

DAYS ON MARKET

From Last List Date

YEAR-OVER-YEAR

Q3-2025

Q3-2024

△%

Average Sales Price

-

-

-

Average Sales Price per SqFt

-

-

-

Number of Sales

-

-

-

Days on Market (From Last List Date)

-

-

-

Discount Rate (From Last List Price)

-

-

-

Total Volume

-

-

-

Average Sale 1 Bed

-

-

-

Average Sale 2 Bed

-

-

-

Average Sale 3+ Bed

-

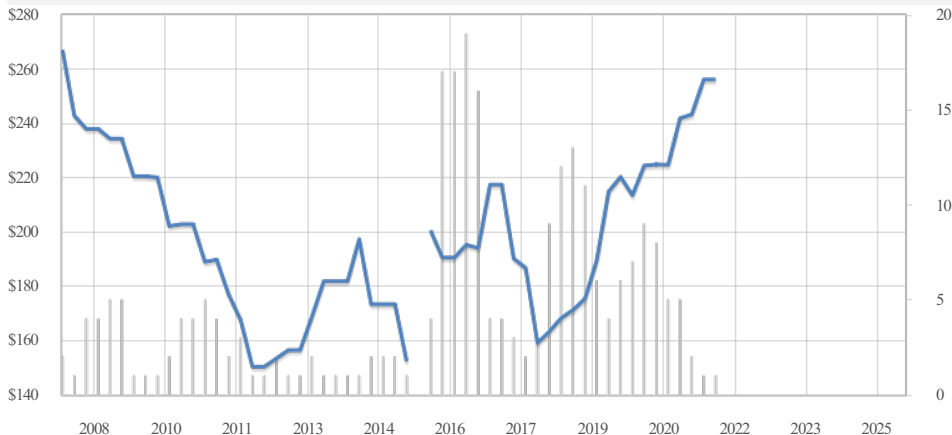
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18 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



BUILDING DETAILS

Year Built	2001
Building Type	Low-rise
Floors	5
Condo Units	62
Total Usable Area	76,526 sf
Largest Unit* (per tax rec)	1,404 sf
Smallest Unit* (per tax rec)	869 sf
Typical Unit (per tax rec)	1 - 2 Beds

BELLCREST COURTYARD

8915 Bergenwood Ave
North Bergen, NJ 07047

MAINTENANCE

Avg Per SqFt

TAX

Avg Per SqFt

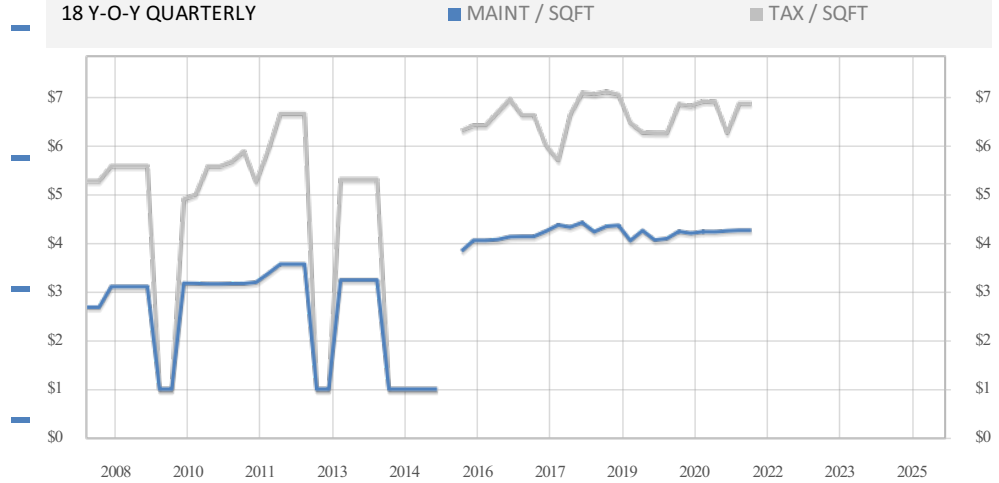
ORIG DISCOUNT

From First List Price

DISCOUNT

From Last List Price

YEAR-OVER-YEAR	Q3-2025	Q3-2024	△%
Avg Sale per Sq/Ft 1 Bed	-	-	-
Avg Sale per Sq/Ft 2 Bed	-	-	-
Avg Sale per Sq/Ft 3+ Bed	-	-	-



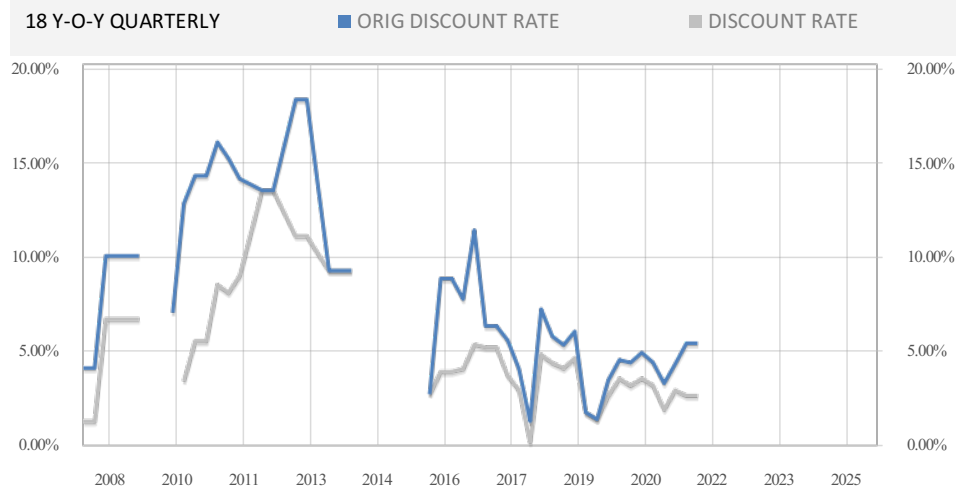
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GOLD COAST ON THE HUDSON™ CONDO MARKET

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