

COMPARATIVE MARKET ANALYSIS

2013 Q1 2 bedroom 2 bath Luxury Condos Sold
Downtown Jersey City

Prepared for:

Persectives
NJ
Wednesday, November 12,
2014

Prepared By:

ALEX BAO
WEICHERT REALTORS
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AGENT RESUME

Dear Perspective Buyers and Sellers,

I am very experienced in condo sales in Jersey City / Hoboken. With great local knowledge of every condo buildings' details, pros and cons, I will be able to help you analyze and make sound decisions.

For your information, I have compiled condos sold data in downtown Jersey City (Zip 07302) on a regular quarterly basis. You will find separate reports on 1br/1bath and 2bd/2bath condos.

CMA SUMMARY show all condos sold with contract dates in the reporting quarter.

COMPARABLE S show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- contract date
- date on market (DOM)
- monthly fee (HOA)
- recent tax
- description

If you have any questions, feel free to contact me.

Warm regards,

Alex Bao

Sales Associate

Weichert Realtos Jersey City Downtown Office

273 Grove St.

Jersey City, NJ 07302

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,118,000	\$329,900	\$663,638	\$664,750
SP:	\$1,066,000	\$340,000	\$659,802	\$655,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
689 LUIS M MARIN BLVD	2	2	1396	4/12/2013	9	\$329,900	\$340,000
205 10TH ST	2	2	1100	6/10/2013	11	\$399,000	\$385,000
227 CHRISTOPHER COLUMBUS DR	2	2	1105	4/18/2013	30	\$443,000	\$425,000
357 VARICK ST	2	2	1259	5/22/2013	31	\$445,000	\$445,000
357 VARICK ST	2	2	1056	2/18/2014	0	\$449,000	\$449,000
357 VARICK ST	2	2	1278	4/18/2013	11	\$455,000	\$465,000
186 WAYNE ST	2	2	1048	4/10/2014	0	\$499,000	\$470,000
45 RIVER DR SOUTH	2	2	1030	3/5/2013	34	\$469,900	\$476,000
700 GROVE ST	2	2	1211	4/19/2013	3	\$524,900	\$520,000
149 ESSEX ST	2	2	968	2/28/2013	25	\$499,000	\$520,000
700 GROVE ST	2	2	1211	4/2/2013	88	\$549,000	\$530,000
700 GROVE ST	2	2	1306	5/31/2013	64	\$549,000	\$534,000
700 GROVE ST	2	2	1211	5/15/2013	13	\$569,000	\$570,000
201 LUIS M MARIN BLVD	2	2	1101	5/17/2013	16	\$579,900	\$590,000
700 GROVE ST	2	2	1306	3/29/2013	23	\$574,900	\$590,000
389 WASHINGTON ST	2	2		4/23/2013	0	\$629,000	\$620,000
159 2ND ST	2	2	1305	5/31/2013	7	\$615,000	\$621,000
126 DUDLEY ST	2	2	1168	4/12/2013	60	\$649,000	\$637,500
45 RIVER DR SOUTH	2	2	1377	5/20/2013	12	\$615,000	\$640,000
1 GREENE ST	2	2	1450	6/28/2013	15	\$639,000	\$642,000
229 MONTGOMERY ST	2	2		4/18/2013	12	\$674,500	\$655,000
187 WARREN ST	2	2	1183	5/16/2013	19	\$655,000	\$656,000
234 10TH ST	2	2	1357	4/29/2013	29	\$699,000	\$675,000
389 WASHINGTON ST	2	2	1100	4/11/2013	16	\$675,000	\$676,000
20 2ND ST	2	2	1104	5/16/2013	21	\$675,000	\$680,000
140 BAY ST	2	2	1430	3/8/2013	22	\$675,000	\$685,000
149 ESSEX ST	2	2	1486	6/28/2013	0	\$689,000	\$686,961
299 PAVONIA AVE	2	2	2047	4/5/2013	156	\$749,000	\$719,000
88 MORGAN ST	2	2	1182	4/29/2013	21	\$699,000	\$727,750
159 2ND ST	2	2	1357	4/11/2013	5	\$743,000	\$730,000
88 MORGAN ST	2	2	1147	5/30/2013	64	\$779,900	\$755,000
77 HUDSON ST	2	2	1075	5/10/2013	31	\$799,000	\$770,000

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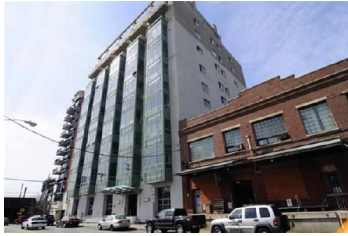
CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
232 PAVONIA AVE	2	2	1677	4/10/2013	3	\$759,000	\$780,000
20 NEWPORT PARKWAY	2	2	1335	5/24/2013	43	\$830,000	\$802,500
126 DUDLEY ST	2	2	1513	5/10/2013	7	\$799,900	\$805,000
389 WASHINGTON BLVD	2	2	1366	3/25/2013	16	\$799,000	\$806,000
389 WASHINGTON ST	2	2	1366	2/22/2013	6	\$829,000	\$829,000
389 WASHINGTON ST	2	2	1247	5/31/2013	19	\$829,000	\$838,000
201 MARIN BLVD	2	2	1553	4/14/2013	105	\$870,000	\$860,000
174 WASHINGTON ST	2	2	1567	5/21/2013	21	\$975,000	\$985,000
77 HUDSON ST	2	2	1550	8/30/2013	5	\$1,069,000	\$1,055,000
77 HUDSON ST	2	2	1550	1/14/2013	0	\$1,118,000	\$1,066,000
Total Listings					Avg	Avg	Avg
42					25	\$663,638	\$659,802

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COMPARABLE REPORT



MLS # 130000094
Address 689 LUIS M MARIN BLVD
Price \$340,000
Adj Price \$340,000

Address 689 LUIS M MARIN BLVD
Unit Number 504
Sq Feet 1396
Ask Price \$329,900
Sold Price \$340,000
Closing Date 4/12/2013

Days On Market 9
MoMaintFee \$1,036
Taxes \$9,536

Ad Rmks: Short sale 2 BD/2 BA lofted duplex on Hoboken border. NY views with soaring ceilings, built in bookcases, open kitchen with ss appliances. Lots of upgrades. Convenient to PATH, shopping and fine dining.

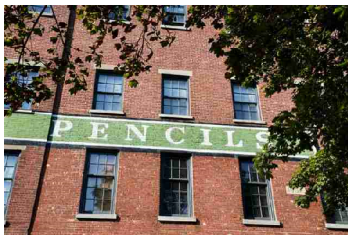


MLS # 130001003
Address 205 10TH ST
Price \$385,000
Adj Price \$385,000

Address 205 10TH ST
Unit Number 4G
Sq Feet 1100
Ask Price \$399,000
Sold Price \$385,000
Closing Date 6/10/2013

Days On Market 11
MoMaintFee \$579
Taxes \$7,701

Ad Rmks: City cool in this loft unit in Hamilton Park. Unit features two floor living, spacious and flexible rooms, high ceilings and quality upgrades. An open kitchen with breakfast bar and a large covered terrace add to the qualities of this unique home in a doorman building steps from Hamilton Park. Short sale. Amount approved at asking price and offers less shall be responded to in 48 hours as per lender. Seller is a licensed real estate broker.



MLS # 130001962
Address 227 CHRISTOPHER COLUMBUS DR
Price \$425,000
Adj Price \$425,000

Address 227 CHRISTOPHER COLUMBUS DR
Unit Number 302B
Sq Feet 1105
Ask Price \$443,000
Sold Price \$425,000
Closing Date 4/18/2013

Days On Market 30
MoMaintFee \$634
Taxes \$7,752

Ad Rmks: The Residences at Dixon Mills you will experience the timeless appeal of industrial chic with modern amenities to create an extraordinarily unique lifestyle opportunity. The Club at Dixon Mills is 8,000 sqft multi-use lifestyle center with fitness Center, Exercise Room, All-Purpose Sports court, Locker Rooms, Lounge with Fireplace & Cinema-Style Screening Room. The residences offer hardwood floors, oversized windows and ceiling heights ranging from 9-12 ft.

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COMPARABLE REPORT



MLS # 120013833
Address 357 VARICK ST
Price \$445,000
Adj Price \$445,000

Address	357 VARICK ST	Days On Market	31
Unit Number	327B	MoMaintFee	\$705
Sq Feet	1259	Taxes	\$7,800
Ask Price	\$445,000		
Sold Price	\$445,000		
Closing Date	5/22/2013		

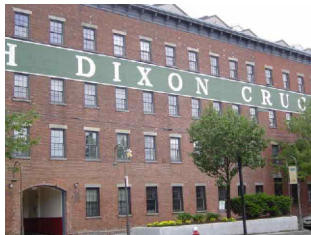
Ad Rmks: The Residences at Dixon Mills you will experience the timeless appeal of industrial chic with modern amenities to create an extraordinarily unique lifestyle opportunity. The Club at Dixon Mills is 8,000 sqft multi-use lifestyle center with fitness Center, Exercise Room, All-Purpose Sports court, Locker Rooms, Lounge with Fireplace & Cinema-Style Screening Room. The residences offer hardwood floors, oversized windows and ceiling heights ranging from 9-12 ft.



MLS # 130014952
Address 357 VARICK ST
Price \$449,000
Adj Price \$449,000

Address	357 VARICK ST	Days On Market	0
Unit Number	323B	MoMaintFee	\$715
Sq Feet	1056	Taxes	\$8,630
Ask Price	\$449,000		
Sold Price	\$449,000		
Closing Date	2/18/2014		

Ad Rmks: Totally amazing open concept- huge living area with gourmet kitchen. Master bedroom has ensuite Bathroom. Both bedrooms are huge and oversized. Great open living and dining area.. Fabulous closets and hard wood floors. Enjoy the amazing lifestyle center with daily fitness classes, private screening room, full court basketball court and pool table. Enjoy everything that Downtown Jersey city has to offer



MLS # 130000169
Address 357 VARICK ST
Price \$465,000
Adj Price \$465,000

Address	357 VARICK ST	Days On Market	11
Unit Number	324B	MoMaintFee	\$729
Sq Feet	1278	Taxes	\$9,181
Ask Price	\$455,000		
Sold Price	\$465,000		
Closing Date	4/18/2013		

Ad Rmks: Beautiful 1278 sq. ft. 2-bed, 2-bath loft-style unit at historic Dixon Mills. Huge living room w/ separate dining area w/ recessed lighting, exposed brick, h/w floors, open kitchen w/ ss appliances and granite counters/breakfast bar, tasteful marble baths, c/a, w/d, ample closet space and outdoor space. Amenities include state-of-the art fitness center and lounge, concierge, courtyards w/ bbq grills, free shuttle to PATH. Minutes to shopping, restaurants and PATH into NYC.

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COMPARABLE REPORT



MLS # 140002624
Address 186 WAYNE ST
Price \$470,000
Adj Price \$470,000

Address	186 WAYNE ST	Days On Market	0
Unit Number	424D	MoMaintFee	\$658
Sq Feet	1048	Taxes	\$7,824
Ask Price	\$499,000		
Sold Price	\$470,000		
Closing Date	4/10/2014		

Ad Rmks: Beautiful corner top floor sunny north west facing duplex unit with private roof deck with NYC Views and outdoor parking. This large legally 1 br + den (currently used as a second bedroom) with two full baths features lots of windows (12 total windows) and a nice open layout. Nicely decorated and upgraded bathrooms and kitchen with GE profile appliances and tiled backsplash. Enjoy the 5,000 square foot lifestyle center with daily fitness classes, weight room, theater, pool table and business center.



MLS # 120013384
Address 45 RIVER DR SOUTH
Price \$476,000
Adj Price \$476,000

Address	45 RIVER DR SOUTH	Days On Market	34
Unit Number	2012	MoMaintFee	\$446
Sq Feet	1030	Taxes	\$6,564
Ask Price	\$469,900		
Sold Price	\$476,000		
Closing Date	3/5/2013		

Ad Rmks: Live in Newport the "in" place to be. Sought after 2bdrm, 2 bths in the heart of Newport! Hardwood floors throughout, rectangle opening in Kitchen to dining area, ceramic tile floor in kitchen, refaced cabinets & counters. Wire storage dividers in all 7 closets. Terrific space for couple or family, close to everything. Walk to everything, mall, movies, many restaurants! Dream commute with Path next door!



MLS # 130001609
Address 700 GROVE ST
Price \$520,000
Adj Price \$520,000

Address	700 GROVE ST	Days On Market	3
Unit Number	5S	MoMaintFee	\$674
Sq Feet	1211	Taxes	\$10,330
Ask Price	\$524,900		
Sold Price	\$520,000		
Closing Date	4/19/2013		

Ad Rmks: This fabulously appointed 2B/2B condo at 700 Grove has it all! Unit features custom lighting throughout, hardwood floors, granite counter-tops, GE Profile stainless steel appliances, Bosch washer/dryer, spacious bathrooms with custom tile marble topped vanities, opposite side bedroom layout & deeded parking. Building amenities include a PATH shuttle, 24 hour doorman, fully equipped gym and manicured courtyard. *Maint fee includes cable, internet, gas, heat, hot & cold water!!

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COMPARABLE REPORT



MLS # 120013639
Address 149 ESSEX ST
Price \$520,000
Adj Price \$520,000

Address 149 ESSEX ST Days On Market 25
Unit Number 4-Q MoMaintFee \$480
Sq Feet 968 Taxes \$7,700
Ask Price \$499,000
Sold Price \$520,000
Closing Date 2/28/2013

Ad Rmks: Beautiful 2 bdrm/2 bath condo in great Paulus Hook location. This corner unit offers water views, hardwood floors and stainless steel appliances. Building features 24 hr doorman, gym and courtyard. Just 1 block from Light Rail and minutes from Grove & Exchange Place PATH stations.



MLS # 120012860
Address 700 GROVE ST
Price \$530,000
Adj Price \$530,000

Address 700 GROVE ST Days On Market 88
Unit Number 7U MoMaintFee \$674
Sq Feet 1211 Taxes \$9,735
Ask Price \$549,000
Sold Price \$530,000
Closing Date 4/2/2013

Ad Rmks: Exceptional 2B/2B court yard facing unit with private terrace located on the 7th floor, has spectacular North & East views. Unit features custom lighting throughout, hardwood floors, granite counter-tops, GE Profile stainless steel appliances, Bosch washer/dryer, upgraded bathrooms with custom tile and vanity, opposite side bedroom layout & deeded parking. Building amenities include a PATH shuttle, 24 hour doorman, fully equipped gym and manicured courtyard. *Maint fee includes gas, heat, hot & cold water!!



MLS # 130000859
Address 700 GROVE ST
Price \$534,000
Adj Price \$534,000

Address 700 GROVE ST Days On Market 64
Unit Number 9H MoMaintFee \$753
Sq Feet 1306 Taxes \$9,961
Ask Price \$549,000
Sold Price \$534,000
Closing Date 5/31/2013

Ad Rmks: Unique "H" model! Simply spectacular unit offers 1306 sq ft of wonderful living space w a southern exposure-kitchen offers maple cabinetry, granite counters & breakfast bar, generously proportioned living & dining room for fine entertaining w sliding doors leading to inviting terrace & NYC views. The Master suite provides abundant closets & lavish bath w stall shower, soaking tub & dual vanity. Huge den/2nd br w closet, full guest bath, W/D, hw flooring, & parking.

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COMPARABLE REPORT



MLS # 130002370
Address 700 GROVE ST
Price \$570,000
Adj Price \$570,000

Address	700 GROVE ST	Days On Market	13
Unit Number	12 U	MoMaintFee	\$674
Sq Feet	1211	Taxes	\$8,908
Ask Price	\$569,000		
Sold Price	\$570,000		
Closing Date	5/15/2013		

Ad Rmks: Bright, spacious and extremely quiet Penthouse with an 80 sf terrace & oversized windows sporting northern and NYC views. Get front row seats for July 4th fireworks now! Both bedrooms are real and spacious with custom WICs. Condo features open granite and SS kitchen with island, HW floors, recessed lighting, master bath with separate shower and tub, in unit laundry room. Luxury bld with a 24 h doorman, shuttle to PATH, large GYM, and deeded garage parking. Maintenance includes cable, internet, heat,HW



MLS # 130002839
Address 201 LUIS M MARIN BLVD
Price \$590,000
Adj Price \$590,000

Address	201 LUIS M MARIN BLVD	Days On Market	16
Unit Number	714	MoMaintFee	\$507
Sq Feet	1101	Taxes	\$9,219
Ask Price	\$579,900		
Sold Price	\$590,000		
Closing Date	5/17/2013		

Ad Rmks: Beauty + value are the appeals of this luxury 1-bed plus den, which comfortably functions as a 2-bed. Overlooking a roof-top patio's lush greenery enter an expansive living space with floor to ceiling windows & custom upgrades. Gourmet kitchen with granite counters, stainless steel appliances, maple cabinetry & breakfast bar. Add a terrace, 2 baths, hardwood floors, recessed lighting, ample closets + walk-in, central air, proximity to PATH & deeded parking available. This is your perfect new home!



MLS # 130000207
Address 700 GROVE ST
Price \$590,000
Adj Price \$590,000

Address	700 GROVE ST	Days On Market	23
Unit Number	11J (1109)	MoMaintFee	\$721
Sq Feet	1306	Taxes	\$8,500
Ask Price	\$574,900		
Sold Price	\$590,000		
Closing Date	3/29/2013		

Ad Rmks: Bright and spacious 1306 sq ft South facing home with oversized windows and views of downtown Jersey City and NYC. 80 Sq ft terrace, granite countertops, GE profile SS appliances, Kohler faucets, sink disposal, large pantry closet & kitchen island with breakfast bar. Master BR Suite w/large WIC, custom linen closet and master bath w/marble dual sink vanity, soaking tub and separate enclosed shower. Large 2nd bedroom w/ WIC. Hunter Douglas Blinds and Deeded parking. Full amenity building.

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COMPARABLE REPORT



MLS # 130001555
Address 389 WASHINGTON ST
Price \$620,000
Adj Price \$620,000

Address	389 WASHINGTON ST	Days On Market	0
Unit Number	8A	MoMaintFee	\$630
Sq Feet		Taxes	\$10,064
Ask Price	\$629,000		
Sold Price	\$620,000		
Closing Date	4/23/2013		

Ad Rmks: Come live in this luxurious Building at the A Condiominum in Downtown Jersey City. Very well kept two bed two bath with one parking.Close to path,mall,park and new york city. MAintenance includes heat,hot water,gas,gymnasium.



MLS # 130003261
Address 159 2ND ST
Price \$621,000
Adj Price \$621,000

Address	159 2ND ST	Days On Market	7
Unit Number	509	MoMaintFee	\$536
Sq Feet	1305	Taxes	\$9,200
Ask Price	\$615,000		
Sold Price	\$621,000		
Closing Date	5/31/2013		

Ad Rmks: Light filled 2br 2ba plus den with floor to ceiling windows in luxury midrise building. Conveniently located less than 5 min walk to Grove St Path. True city living with all the extra space. Walk to everything: shops, mall, restaurants, grocery. Hardwoods throughout. Travertine floors and tiles in both bathrooms. Kitchen is open to living area and has granite counter tops and breakfast bar. Stainless steel appliances included. All closets have high end California closet systems. W/D in unit.



MLS # 120013265
Address 126 DUDLEY ST
Price \$637,500
Adj Price \$637,500

Address	126 DUDLEY ST	Days On Market	60
Unit Number	308	MoMaintFee	\$655
Sq Feet	1168	Taxes	\$8,541
Ask Price	\$649,000		
Sold Price	\$637,500		
Closing Date	4/12/2013		

Ad Rmks: Elegantly designed, 1168 sq ft 2bed/2bath condo with 2 balconies are located in a luxury mid-rise building in desirable Paulus Hook. Unit features all gleaming hardwood floors through out, Open Kitchen with 42' cherry cabinets, SS appliances, granite counter tops & breakfast bar. Both bedrooms have walk-in-closets. master bedroom with en-suite bathroom.Washer/Dryer is in the unit.Building has Gym, covered parking & courtyard with BBQ area.Close to all Path stations,shops,restaurants,bars,schools and parks.

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COMPARABLE REPORT



MLS # 130002800
Address 45 RIVER DR SOUTH
Price \$640,000
Adj Price \$640,000

Address	45 RIVER DR SOUTH	Days On Market	12
Unit Number	1106	MoMaintFee	\$520
Sq Feet	1377	Taxes	\$6,660
Ask Price	\$615,000		
Sold Price	\$640,000		
Closing Date	5/20/2013		

Ad Rmks: West facing 2 bed/2 bath can be converted into a 3 bedroom at The James Monroe. Laminate wood flooring, SS appliances, renovated kitchen with granite countertops, renovated bathrooms, built-in closets and book shelves. Crown molding throughout unit. Must see!!



MLS # 130002776
Address 1 GREENE ST
Price \$642,000
Adj Price \$642,000

Address	1 GREENE ST	Days On Market	15
Unit Number	615	MoMaintFee	\$1,100
Sq Feet	1450	Taxes	\$12,100
Ask Price	\$639,000		
Sold Price	\$642,000		
Closing Date	6/28/2013		

Ad Rmks: 1 Greene St #615 Come view this highly appointed 2 Bed, 2 Bath condo at Clermont Cove in Paulus Hook. This extremely spacious approx 1450 sqft unit, boast high ceilings, renovated kitchen, amazing closet space, and spectacular South-Western views. Full service building includes 24 hour Concierge, Pool, Gym, Valet Parking, and Wi-fi Lounge. Close to PATH, Light Rail, Shops, and Waterfront.



MLS # 130001713
Address 229 MONTGOMERY ST
Price \$655,000
Adj Price \$655,000

Address	229 MONTGOMERY ST	Days On Market	12
Unit Number	5	MoMaintFee	\$413
Sq Feet		Taxes	\$7,500
Ask Price	\$674,500		
Sold Price	\$655,000		
Closing Date	4/18/2013		

Ad Rmks: Beautiful top-floor duplex features 2 bedrooms, 2 bathrooms, high ceilings, hardwood floors, washer & dryer, central AC and a private roof deck. The corner living room boasts fantastic light through oversized windows facing north & west. The kitchen is handsomely appointed with custom cabinets, granite countertops, ss appliances and breakfast bar. The master suite is a true sanctuary with French doors leading to the wrap-around roof terrace. Conveniently located steps from Grove Street PATH & Van Vorst Park

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MLS # 130002387
Address 187 WARREN ST
Price \$656,000
Adj Price \$656,000

Address	187 WARREN ST	Days On Market	19
Unit Number	309	MoMaintFee	\$401
Sq Feet	1183	Taxes	\$8,508
Ask Price	\$655,000		
Sold Price	\$656,000		
Closing Date	5/16/2013		

Ad Rmks: Sought after 1183 sq ft 2 bed, 2 ba at prestigious Liberty Point. Built by Metro Homes in 2004, Liberty Point is situated in historic & coveted, Paulus Hook section, of JC. 11.5 ft ceilings, oversized windows, designer kitchen w granite island, custom backsplash & SS. Upgraded baths boast marble, large living / dining area, spacious bdrms w abundant closet space. Garaged parking w storage & common yard complete the home. Perfect location min to PATH, Light Rail, Ferry & more.



MLS # 130001229
Address 234 10TH ST
Price \$675,000
Adj Price \$675,000

Address	234 10TH ST	Days On Market	29
Unit Number	315	MoMaintFee	\$484
Sq Feet	1357	Taxes	\$8,791
Ask Price	\$699,000		
Sold Price	\$675,000		
Closing Date	4/29/2013		

Ad Rmks: Schroeder Lofts, built in 2007 with eco-friendly design in mind, features part-time concierge (11AM â€” 7PM), beautifully landscaped roof terrace, on-site parking garage accessible by elevator, cold storage, low V.O.C paint, and advanced sound proofing. It is located a block from the historic & restored Hamilton Park and just blocks to PATH & Holland Tunnel.



MLS # 130001678
Address 389 WASHINGTON ST
Price \$676,000
Adj Price \$676,000

Address	389 WASHINGTON ST	Days On Market	16
Unit Number	22A	MoMaintFee	\$660
Sq Feet	1100	Taxes	\$11,000
Ask Price	\$675,000		
Sold Price	\$676,000		
Closing Date	4/11/2013		

Ad Rmks: Stunning, very well kept condo at the luxurious Athena. 1100 sq.ft. interior plus balcony. Hardwood floors, ss. appliances, granite countertops, washer/dryer in the unit. Plenty of closets add to the ultimate luxury living. 24/7 concierge, gym, community room, common patio, Newport Path, Exchange Path, lightrail at your doorsteps make it commuter's dream. PARKING SPOT INCLUDED.

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COMPARABLE REPORT



MLS # 130001326
Address 20 2ND ST
Price \$680,000
Adj Price \$680,000

Address	20 2ND ST	Days On Market	21
Unit Number	1502	MoMaintFee	\$625
Sq Feet	1104	Taxes	\$8,450
Ask Price	\$675,000		
Sold Price	\$680,000		
Closing Date	5/16/2013		

Ad Rmks: Welcome home to this beautifully renovated 2 BR, 2 Bath corner unit flooded with southern light. Hardwood floors throughout, beautiful kitchen with granite countertops, glass backsplash, stainless steel appliances, closet systems throughout and fully renovated baths. This great bldg., located right on the waterfront, has a newly renovated lobby, resident's lounge and the best waterfront pool in Downtown Jersey City. All this and deeded garage parking! Commuter's dream - don't miss seeing this one!



MLS # 120013784
Address 140 BAY ST
Price \$685,000
Adj Price \$685,000

Address	140 BAY ST	Days On Market	22
Unit Number	7P	MoMaintFee	\$594
Sq Feet	1430	Taxes	\$7,519
Ask Price	\$675,000		
Sold Price	\$685,000		
Closing Date	3/8/2013		

Ad Rmks: Beautifully upgraded Bay St. Loft penthouse duplex feat. a 1430 sqft 2bed & den and 2 bath floor plan w/beautiful light & stylish dimensions. Upgrades include a sleek & modern kit feat. espresso cabinetry, white corian countertops. Elegant master bed w/abundant surround closet cabinetry & roomy aesthetic master bath feat. italian marble floor, travertine backsplash, custom mirror, and track lighting. Also boasting 3/4 inch custom cherry wide plank wide plank wall. LG high efficiency washer/dryer.



MLS # 130003214
Address 149 ESSEX ST
Price \$686,961
Adj Price \$686,961

Address	149 ESSEX ST	Days On Market	0
Unit Number	6J	MoMaintFee	\$773
Sq Feet	1486	Taxes	\$9,020
Ask Price	\$689,000		
Sold Price	\$686,961		
Closing Date	6/28/2013		

Ad Rmks: Come home to this fabulous Paulus Hook neighborhood, penthouse loft duplex, unit features lofted 12ft ceilings, maple cabinets, granite countertops, ss appliances, spacious living/dining area w/wood floors, 2 large custom walk-in closets, master bedroom suite w/tile bath and frameless shower his/her sinks, office can be used as 3rd bedroom, large common landscaped courtyard, minutes to Path & Ferry, Park and Shoppin

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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COMPARABLE REPORT



MLS # 120010081
Address 299 PAVONIA AVE
Price \$719,000
Adj Price \$719,000

Address 299 PAVONIA AVE Days On Market 156
Unit Number 1-3 MoMaintFee \$657
Sq Feet 2047 Taxes \$10,042
Ask Price \$749,000
Sold Price \$719,000
Closing Date 4/5/2013

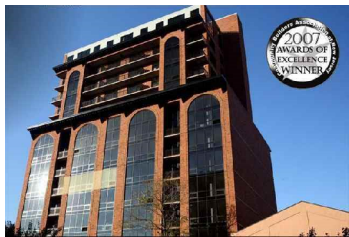
Ad Rmks: A rare opportunity to live in one of Jersey City's premier buildings, The Wells Fargo. 21-foot ceilings, all designer lighting, built-in wine cooler, beautifully renovated kitchen, 2 year old a/c and hot water heater. Hamilton Park is a charming vibrant neighborhood with easy access to NYC transportation. Organic food coop with little cafe, flower shop, pet store, restaurant and bar, gym all make this a delightful neighborhood plus the newly renovated park itself. See why units rarely become available.



MLS # 130002081
Address 88 MORGAN ST
Price \$727,750
Adj Price \$727,750

Address 88 MORGAN ST Days On Market 21
Unit Number 2204 MoMaintFee \$890
Sq Feet 1182 Taxes \$12,155
Ask Price \$699,000
Sold Price \$727,750
Closing Date 4/29/2013

Ad Rmks: Spacious 2 bedroom, 2 bath at Trump Plaza with NYC Skyline view. Features open kitchen with maple cabinets, ceramic tile floor, granite counters & KitchenAid stainless steel appliances. This north/east facing open floor-plan is flooded with light. Master bedroom includes in bath suite with marble top vanity, Kohler fixtures, & standing shower. 2nd bedroom has walk-in-closet. Enjoy all of Trump's amenities including 24 hr. concierge, fitness center, resident's lounge, on-site Spa, Aqua Grotto & outdoor pool.



MLS # 130000860
Address 159 2ND ST
Price \$730,000
Adj Price \$730,000

Address 159 2ND ST Days On Market 5
Unit Number 1101 MoMaintFee \$550
Sq Feet 1357 Taxes \$14,333
Ask Price \$743,000
Sold Price \$730,000
Closing Date 4/11/2013

Ad Rmks: Luxury defined. Sweeping NY views at your fingertips. Not 1, but 2 terraces. A SE corner unit so beautifully designed, it is breathtaking each and every morning. Parking, granite, wired for sound, stainless steel, 2 bedrooms each with a bath. Washer/dryer in the unit, of course. A master bedroom with NY views and a walk-in closet larger than your first NY apartment. Graceful elegance floods this sunlit beauty in the amazing Waldo Lofts. See how much a high floor with views lifts you above it all.

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COMPARABLE REPORT



MLS # 130000784
Address 88 MORGAN ST
Price \$755,000
Adj Price \$755,000

Address	88 MORGAN ST	Days On Market	64
Unit Number	2505	MoMaintFee	\$864
Sq Feet	1147	Taxes	\$11,796
Ask Price	\$779,900		
Sold Price	\$755,000		
Closing Date	5/30/2013		

Ad Rmks: Trump Plaza, This full service luxury condo on the waterfront, with direct views of NY skyline & Liberty Tower. This fab condo boast lustrous H/W flrs & cabinets, granite counters, lavish finishes thru-out. Amenities are amazing- starting w/ heat, water, hot water, o/d pool, indoor grotto, steam room, dry sauna, sundeck, game rm, golf simulator, billard rm, play area, 24 hr doorman & concierge service w. spa. prkg avail on site for a fee. close to restaurants, shops, parks, & all trans. 1 stop to NYC



MLS # 130001709
Address 77 HUDSON ST
Price \$770,000
Adj Price \$770,000

Address	77 HUDSON ST	Days On Market	31
Unit Number	1611	MoMaintFee	\$951
Sq Feet	1075	Taxes	\$11,162
Ask Price	\$799,000		
Sold Price	\$770,000		
Closing Date	5/10/2013		

Ad Rmks: Don't miss this exciting opportunity to purchase a rare 2 bed 2 bath in the most luxurious waterfront property along the Gold Coast. Enjoy stunning views of the Statue of Liberty and the abundance of natural light in this South-West corner unit. This gem features the exclusive Atlantic Luxe design with white lacquered Italian cabinetry, marble countertops & backsplash and African wenge hw floors. This home is perfect for your first home or an amazing investment property with excellent rental potential.



MLS # 130001225
Address 232 PAVONIA AVE
Price \$780,000
Adj Price \$780,000

Address	232 PAVONIA AVE	Days On Market	3
Unit Number	323	MoMaintFee	\$750
Sq Feet	1677	Taxes	\$9,867
Ask Price	\$759,000		
Sold Price	\$780,000		
Closing Date	4/10/2013		

Ad Rmks: Gorgeous, sun-flooded 2 Bed & 2 Bath with open layout and loft feel. The apartment further boasts high ceilings, chef's kitchen with stainless steel Fisher Paykell & GE Profile appliances, recycled glass countertops and limestone tile backsplash, spa-like bathrooms with radiant heating floors, Bosch washer & dryer, high efficiency Trane central AC/heating and stone window sills. Hamilton Square offers full-time doorman service, several common outdoor spaces, great retail and a health club with pool.

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COMPARABLE REPORT



MLS # 130001580
Address 20 NEWPORT PARKWAY
Price \$802,500
Adj Price \$802,500

Address 20 NEWPORT PARKWAY
Unit Number 912
Sq Feet 1335
Ask Price \$830,000
Sold Price \$802,500
Closing Date 5/24/2013

Days On Market 43
MoMaintFee \$809
Taxes \$12,500

Ad Rmks: Incredible Shore South move in ready 2 bedroom 2 bath, 1335 sq ft plus additional 475 sq ft outside space, upgrades include, new sink and hardware in kitchen, garbage disposal, subway tile backsplash, slate floor in kitchen, all motorized blinds, crown molding throughout, new Bosch washer and dryer.



MLS # 130002526
Address 126 DUDLEY ST
Price \$805,000
Adj Price \$805,000

Address 126 DUDLEY ST
Unit Number 309
Sq Feet 1513
Ask Price \$799,900
Sold Price \$805,000
Closing Date 5/10/2013

Days On Market 7
MoMaintFee \$838
Taxes \$11,633

Ad Rmks: Welcome yourself to this open & spacious, approx. 1500 sq foot, East-facing unit with two bedrooms plus den. Entertain in an expansive living space or in your gourmet kitchen featuring oversized breakfast bar, stainless steel appliances & lots of counter space. Gorgeous master bath features marble, oversized tub, separate shower & dual sinks. Gleaming wood floors, walk-in closet, crown molding, garage parking, laundry, central air & proximity to NYC transit! Common amenities include gym & courtyard.



MLS # 130000266
Address 389 WASHINGTON BLVD
Price \$806,000
Adj Price \$806,000

Address 389 WASHINGTON BLVD
Unit Number 8F
Sq Feet 1366
Ask Price \$799,000
Sold Price \$806,000
Closing Date 3/25/2013

Days On Market 16
MoMaintFee \$820
Taxes \$12,600

Ad Rmks: Stunning corner unit with magnificent views in a full service building with NYC/River views from every room. 1366 sq.ft. interior plus balcony, deeded parking spot included. Hardwood floors, ss. appliances, granite countertops, washer/dryer in the unit, Hunter-Douglas blinds, plenty of closets add to the ultimate luxury living. 24/7 concierge, gym, community room, common patio, Newport Path, Exchange Path, lightrail at your doorsteps make it commuter's dream.

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COMPARABLE REPORT



MLS # 130000204
Address 389 WASHINGTON ST
Price \$829,000
Adj Price \$829,000

Address	389 WASHINGTON ST	Days On Market	6
Unit Number	28F	MoMaintFee	\$797
Sq Feet	1366	Taxes	\$16,000
Ask Price	\$829,000		
Sold Price	\$829,000		
Closing Date	2/22/2013		

Ad Rmks: Sophisticated and stunning F Line Unit, a rare find in the desirable A building. This high quality unit boasts an open floor plan with floor to ceiling windows and un-obstructed panoramic views of manhattan from the 28th floor. Featuring 2 marble baths and a GE/SS profile / maple kitchen with granite and 9.3 ft ceilings. Walk to Newport, Exchange Place and Grove Street. Call fast, don't miss out!



MLS # 130001903
Address 389 WASHINGTON ST
Price \$838,000
Adj Price \$838,000

Address	389 WASHINGTON ST	Days On Market	19
Unit Number	27K	MoMaintFee	\$749
Sq Feet	1247	Taxes	\$13,300
Ask Price	\$829,000		
Sold Price	\$838,000		
Closing Date	5/31/2013		

Ad Rmks: One of the Gold Coast's Luxury Hi Rise "A" Condominiums offers this fantastic home w. sun-strewn South East exposure and amazing NYC views. Brazilian Cherry hwd floors throughout exudes warmth and grounds voluminous floor-to-ceiling windows which frame, terrace, water, and NYC views. A separate soaking tub and walk-in closet add to creature comforts. Admire NYC views from every window walking in from a long day's work or as you drift off to sleep.



MLS # 120012608
Address 201 MARIN BLVD
Price \$860,000
Adj Price \$860,000

Address	201 MARIN BLVD	Days On Market	105
Unit Number	PH09	MoMaintFee	\$726
Sq Feet	1553	Taxes	
Ask Price	\$870,000		
Sold Price	\$860,000		
Closing Date	4/14/2013		

Ad Rmks: This gorgeous 1553 sqft Penthouse has soaring 11' ceilings plus floor to ceiling windows, a huge gourmet kitchen with tons of storage and counter space, a 5 fixture master bath, balcony, and more! Separately deeded parking included. Maintenance includes internet, basic cable, fitness center, & cooking gas. Taxes are estimated at 1.67% of purchase price annually.

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COMPARABLE REPORT



MLS # 130002322
Address 174 WASHINGTON ST
Price \$985,000
Adj Price \$985,000

Address	174 WASHINGTON ST	Days On Market	21
Unit Number	4A	MoMaintFee	\$994
Sq Feet	1567	Taxes	\$15,525
Ask Price	\$975,000		
Sold Price	\$985,000		
Closing Date	5/21/2013		

Ad Rmks: Functional, elegant design defines this stylish & unique 2BR in Paulus Hook's Landmark Sugar House. Sparing no expense, this spacious 1567sf N/E corner unit is full of custom upgrades. Viking range & fridge, ultra silent Miele dishwasher, torched black granite, slate back splash, and Bosch W/D. Beautiful custom baths include pressed bamboo, ceramic, slate, and huge spa shower. MBR & LR have walls of windows offering tons of natural light, and views of the Hudson River. Minutes to LightRail, Ferry & Path.



MLS # 130003457
Address 77 HUDSON ST
Price \$1,055,000
Adj Price \$1,055,000

Address	77 HUDSON ST	Days On Market	5
Unit Number	1507	MoMaintFee	\$1,163
Sq Feet	1550	Taxes	
Ask Price	\$1,069,000		
Sold Price	\$1,055,000		
Closing Date	8/30/2013		

Ad Rmks: 1550sqft 2BR + Office w/partial river views offers best layout in Downtown Jersey City's premiere building: 77 Hudson. 77 Hudson's curtain glass wall allows unobstructed views & extraordinary light showing off ultra sleep European kitchen and baths. Over 44,000 sq ft of indoor / outdoor amenities include rooftop pool & hot tub, grill area, fire pit, landscaped park, cinema, gym, yoga room, steam room & more. Prime Paulus Hook/Exch Place location offers quickest commute w/ Ferry, Path at doorstep. 95% sold!



MLS # 130002156
Address 77 HUDSON ST
Price \$1,066,000
Adj Price \$1,066,000

Address	77 HUDSON ST	Days On Market	0
Unit Number	1707	MoMaintFee	\$1,163
Sq Feet	1550	Taxes	
Ask Price	\$1,118,000		
Sold Price	\$1,066,000		
Closing Date	1/14/2013		

Ad Rmks: 1550sqft 2BR + Office w/partial NYC views offers best layout in Downtown Jersey City's premiere building: 77 Hudson. 77 Hudson's curtain glass wall allows unobstructed views & extraordinary light showing off ultra sleep European kitchen and baths. Over 44,000 sq ft of indoor / outdoor amenities include rooftop pool & hot tub, grill area, fire pit, landscaped park, cinema, gym, yoga room, steam room & more. Prime Paulus Hook/Exchange Place location offers quickest commute to NY w/ Ferry, Path at doorstep.

CONDO-COOP Summary Statistics

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