

COMPARATIVE MARKET ANALYSIS

2013 Q2 2 bedroom 2 bath Luxury Condos Sold
Downtown Jersey City

Prepared for:

Pespectives

NJ

Wednesday, November 12,
2014

Prepared By:

ALEX BAO

WEICHERT REALTORS

273 GROVE ST

JERSEY CITY, NJ 07302

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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.

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$850,000	\$423,000	\$615,267	\$599,450
SP:	\$850,000	\$420,000	\$618,101	\$620,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
104 YORK ST	2	2	1242	8/26/2013	83	\$429,900	\$420,000
186 WAYNE ST	2	2	1050	8/9/2013	10	\$429,900	\$430,000
227 CHRISTOPHER COLUMBUS DR	2	2	1037	6/4/2013	58	\$423,000	\$442,900
205 10TH ST	2	2	1044	9/18/2013	8	\$439,999	\$449,000
341 MONMOUTH ST	2	2	1072	8/7/2013	46	\$469,000	\$450,000
310 2ND ST	2	2	1200	9/17/2013	58	\$474,968	\$462,500
700 GROVE ST	2	2	1400	7/18/2013	64	\$479,000	\$465,000
700 GROVE ST	2	2	1250	7/12/2013	49	\$480,000	\$485,000
347 VARICK ST	2	2	1204	6/18/2013	13	\$474,900	\$492,000
264 9TH ST	2	2	1150	6/12/2013	13	\$464,500	\$498,000
689 MARIN BLVD	2	2	1400	8/12/2013	77	\$540,000	\$520,000
65 2ND ST	2	2	918	7/22/2013	14	\$539,900	\$539,900
700 GROVE ST	2	2	1220	8/14/2013	24	\$575,000	\$557,000
700 GROVE ST	2	2	1211	7/30/2013	15	\$559,000	\$559,000
700 GROVE ST	2	2	1313	7/22/2013	41	\$559,900	\$559,900
311 WASHINGTON ST	2	2	1371	8/30/2013	78	\$565,000	\$560,000
10 REGENT ST	2	2	1050	7/3/2013	48	\$589,000	\$575,000
10 REGENT ST	2	2	1047	6/21/2013	0	\$589,000	\$580,000
159 2ND ST	2	2	1216	7/11/2013	49	\$599,000	\$580,000
311 WASHINGTON ST	2	2	1371	6/28/2013	39	\$575,000	\$580,000
1 GREENE ST	2	2	1404	8/1/2013	20	\$579,999	\$585,000
102 CHRISTOPHER COLUMBUS DR	2	2	1154	7/25/2013	18	\$485,000	\$588,500
700 GROVE ST	2	2	1373	7/19/2013	19	\$574,900	\$590,000
311 WASHINGTON ST	2	2	1208	8/30/2013	20	\$599,900	\$601,000
9 COLES ST	2	2	1573	7/19/2013	11	\$619,900	\$615,000
311 WASHINGTON ST	2	2	1306	6/18/2013	7	\$563,999	\$625,000
311 WASHINGTON ST	2	2	1255	6/28/2013	17	\$599,000	\$630,000
159 2ND ST	2	2	1305	8/16/2013	74	\$639,000	\$639,000
126 DUDLEY ST	2	2	1190	7/10/2013	113	\$649,000	\$645,000
126 DUDLEY ST	2	2	1200	6/3/2013	20	\$649,000	\$647,000
187 WARREN ST	2	2	1219	8/21/2013	14	\$675,000	\$650,000
1 GREENE ST	2	2	1212	6/26/2013	19	\$650,000	\$650,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
102 CHRISTOPHER COLUMBUS DR	2	2	1189	8/19/2013	24	\$641,000	\$652,000
110 MORRIS ST	2	2	1328	8/15/2013	35	\$669,900	\$660,000
700 GROVE ST	2	2	1617	6/20/2013	38	\$669,000	\$660,000
10 REGENT ST	2	2	1198	7/2/2013	8	\$639,000	\$662,000
201 MARIN BLVD	2	2	1157	7/5/2013	13	\$649,000	\$665,000
389 WASHINGTON ST	2	2	1125	7/9/2013	7	\$669,000	\$669,000
99 WAYNE ST	2	2	1449	6/24/2013	78	\$699,000	\$670,000
88 MORGAN ST	2	2	1147	6/5/2013	39	\$729,000	\$700,000
88 MORGAN ST	2	2	1147	8/14/2013	16	\$735,888	\$727,888
389 WASHINGTON ST	2	2	1366	8/13/2013	0	\$750,000	\$750,000
389 WASHINGTON BLVD	2	2	1250	9/16/2013	12	\$749,000	\$755,500
389 WASHINGTON ST	2	2	1365	8/6/2013	32	\$785,000	\$787,000
389 WASHINGTON BLVD	2	2	1247	7/11/2013	3	\$785,000	\$790,000
201 LUIS M MARIN BLVD	2	2	1454	6/17/2013	27	\$779,000	\$800,000
20 2ND ST	2	2	1173	7/3/2013	39	\$785,000	\$807,000
389 WASHINGTON ST	2	2	1366	7/16/2013	13	\$809,000	\$809,000
201 LUIS M MARIN BLVD	2	2	1435	6/24/2013	28	\$829,900	\$820,000
1 SHORE LANE	2	2	1335	6/5/2013	16	\$850,000	\$850,000
Total Listings					Avg	Avg	Avg
50					31	\$615,267	\$618,101

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COMPARABLE REPORT



MLS # 130002426
Address 104 YORK ST
Price \$420,000
Adj Price \$420,000

Address	104 YORK ST	Days On Market	83
Unit Number	1	MoMaintFee	\$455
Sq Feet	1242	Taxes	\$10,776
Ask Price	\$429,900		
Sold Price	\$420,000		
Closing Date	8/26/2013		

Ad Rmks: Corp owned newer 2 level condo in smaller 8 unit building in excellent downtown location in walking distance to exchange Place Path station. In good condition. Granite kitchen with stainless steel appliances, hardwood floors throughout, stacked washer/dryer in unit. Sold Strictly AS IS. Buyer is responsible for CO, fire cert.



MLS # 130005839
Address 186 WAYNE ST
Price \$430,000
Adj Price \$430,000

Address	186 WAYNE ST	Days On Market	10
Unit Number	112D	MoMaintFee	\$600
Sq Feet	1050	Taxes	\$7,500
Ask Price	\$429,900		
Sold Price	\$430,000		
Closing Date	8/9/2013		

Ad Rmks: You will feel like you have your own townhouse in this Two bedroom,1.5 bath duplex condo with private street entrance which provides easy access to Dixon Mills Amenities like the gym,fitness classes,courtyard/BBQ, and Parking garage. Kitchen has granite,stainless steel appliance,lots of cabinet space and a backsplash. Condo has amazing light with oversized bedrooms, lots of closets, and wardrobe in master bedroom.Great hardwood floors throughout the condo. Parking for rent or easy street parking



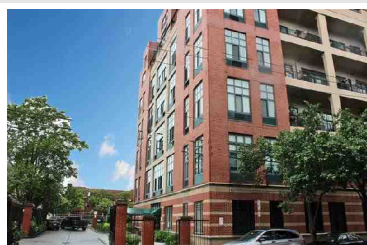
MLS # 130001963
Address 227 CHRISTOPHER COLUMBUS DR
Price \$442,900
Adj Price \$442,900

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	58
Unit Number	136B	MoMaintFee	\$595
Sq Feet	1037	Taxes	\$7,400
Ask Price	\$423,000		
Sold Price	\$442,900		
Closing Date	6/4/2013		

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.

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COMPARABLE REPORT



MLS # 130006585
Address 205 10TH ST
Price \$449,000
Adj Price \$449,000

Address	205 10TH ST	Days On Market	8
Unit Number	9V	MoMaintFee	\$659
Sq Feet	1044	Taxes	\$8,628
Ask Price	\$439,999		
Sold Price	\$449,000		
Closing Date	9/18/2013		

Ad Rmks: BEAUTIFUL TOP FLOOR UNIT IN DESIRABLE PARK HAMILTON BUILDING, 2 BED, 2 BATH CONDO WITH PARTIAL WATER VIEW. UNIT FEATURES NEW BAMBOO FLRS, NEWLY RENOVATED KITCHEN AND BATHROOMS, LOTS OF STORAGE SPACE. BUILDING FEATURES 24 HR DRMN, GYM, OFF ST PKG. CLOSE TO NYC FERRY, NEWPORT MALL, PAVONIA NEWPORT PATH AND LIGHT RAIL. 2 BLOCKS FROM HAMILTON PARK.



MLS # 130003780
Address 341 MONMOUTH ST
Price \$450,000
Adj Price \$450,000

Address	341 MONMOUTH ST	Days On Market	46
Unit Number	408D	MoMaintFee	\$616
Sq Feet	1072	Taxes	\$7,700
Ask Price	\$469,000		
Sold Price	\$450,000		
Closing Date	8/7/2013		

Ad Rmks: The only Two Bedroom Penthouse duplex with outdoor space with NYC Views located the famous Dixon Mills. This unit is truly remarkable condo with huge open layout with great living space.. Rental parking is included for 18 months . Each bedroom has enchanting sky lights which allows amazing sunlight. You will marvel over the spa like bathroom and fabulous kitchen. Relax on your rooftop after a long hard day at work . state of Art lifestyle center with gym, fitness classes,concierge,basketball



MLS # 130005242
Address 310 2ND ST
Price \$462,500
Adj Price \$462,500

Address	310 2ND ST	Days On Market	58
Unit Number	1	MoMaintFee	\$436
Sq Feet	1200	Taxes	\$8,161
Ask Price	\$474,968		
Sold Price	\$462,500		
Closing Date	9/17/2013		

Ad Rmks: Contemporary 2 bedroom/2 bathroom with private backyard. This beautiful home features a top-of-the-line gourmet kitchen with stainless steel appliances. The master suite has a walk-in closet, while the master bathroom has dual sinks and a contemporary vanity. Additional highlights include a washer/dryer and extra storage. Newly renovated 1 year ago and located just 4 short blocks from the Grove Street PATH station, shopping, dining, and easy street parking.

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COMPARABLE REPORT



MLS # 130003156
Address 700 GROVE ST
Price \$465,000
Adj Price \$465,000

Address	700 GROVE ST	Days On Market	64
Unit Number	4G	MoMaintFee	\$801
Sq Feet	1400	Taxes	\$9,052
Ask Price	\$479,000		
Sold Price	\$465,000		
Closing Date	7/18/2013		

Ad Rmks: Spacious living with southern exposure located at desirable 700 Grove. This is a fantastic opportunity to own 1400 square feet with parking and amenities. Amenities include a landscaped courtyard with BBQ area, 24 hour concierge to greet you when returning home, residents lounge, fitness center and private shuttle to the Hoboken Path train! This residence features granite counters, cherry hardwood floors, Stainless steel GE Profile appliances, Custom Blinds and one parking space!



MLS # 130003861
Address 700 GROVE ST
Price \$485,000
Adj Price \$485,000

Address	700 GROVE ST	Days On Market	49
Unit Number	4N	MoMaintFee	\$705
Sq Feet	1250	Taxes	\$8,940
Ask Price	\$480,000		
Sold Price	\$485,000		
Closing Date	7/12/2013		

Ad Rmks: Motivated seller! Welcome to 700 Grove, luxury full service condo. 2Br 2Bth sun filled south facing living, open kitchen layout...terrific for entertaining, stainless appliances, granite countertops, marble baths, hwd frs thru-out and washer/dryer in unit. Parking space included, 24 hour doorman, shuttle to Path, fitness center, community room, common courtyard with BBQ area, basic cable, heat, gas, internet, water all included in maint.



MLS # 130003569
Address 347 VARICK ST
Price \$492,000
Adj Price \$492,000

Address	347 VARICK ST	Days On Market	13
Unit Number	207A	MoMaintFee	\$700
Sq Feet	1204	Taxes	\$8,650
Ask Price	\$474,900		
Sold Price	\$492,000		
Closing Date	6/18/2013		

Ad Rmks: Exceptional 2B/2B condo at Dixon Mills, Jersey City's ultimate full service residence. This spectacular home is a blend of old world charm and modern sophistication with a loft-like feel. Home features G.E. Profile s/s appliances, granite counters & breakfast bar, recessed lighting, hardwood floors throughout, and spacious bedrooms w/walk-in closets. Just moments from NYC via the PATH you'll find easy access to shopping, restaurants, nightlife and so much more! Don't miss out on this truly fabulous home!

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COMPARABLE REPORT



MLS # 130004692
Address 264 9TH ST
Price \$498,000
Adj Price \$498,000

Address	264 9TH ST	Days On Market	13
Unit Number	1N	MoMaintFee	\$425
Sq Feet	1150	Taxes	\$3,958
Ask Price	\$464,500		
Sold Price	\$498,000		
Closing Date	6/12/2013		

Ad Rmks: 4/26 Multiple offers, Highest & Best Concluded w/back up offers in place. 2 bedroom, 1.5 bath gem on Hamilton Park. End unit, North & South exposures, 10' loft-like ceilings, windows overlooking park. Hdwd floors; exp. brick dec. fplc; huge open living /dining area; great closet space; big MBR w/ensuite 1½ bath; 2nd BR large enough for guests & office; laundry facilities on same floor as condo. Parking in a secure lot. Enjoy Hamilton Park amenities & restaurants! Close to PATH.



MLS # 130003345
Address 689 MARIN BLVD
Price \$520,000
Adj Price \$520,000

Address	689 MARIN BLVD	Days On Market	77
Unit Number	304	MoMaintFee	\$900
Sq Feet	1400	Taxes	\$10,800
Ask Price	\$540,000		
Sold Price	\$520,000		
Closing Date	8/12/2013		

Ad Rmks: Move right in to this impeccably designed 1404 sq ft, 2 bd 2ba 2Loft! Features sweeping ceiling heights of 18 ft, custom designed contemp kitchen w/ granite cnttrps w/ custom tile backsplash, SS Jenn Aire Appliances, Hansgrohe Sinks & Faucets, & glass shelves. All in a pet friendly building w/ dog run, fitness center ww/ personal cardio & strength training equipment, bicycle storage, common courtyard w/ lush landscaping & a BBQ area, concierge & doorman. Owner is paying one yr of maintenance as incentive.



MLS # 130004610
Address 65 2ND ST
Price \$539,900
Adj Price \$539,900

Address	65 2ND ST	Days On Market	14
Unit Number	1603	MoMaintFee	\$627
Sq Feet	918	Taxes	\$8,413
Ask Price	\$539,900		
Sold Price	\$539,900		
Closing Date	7/22/2013		

Ad Rmks: Beautiful 2 b/r 2 Bath on JC Downtown's waterfront w/southern exposure & views of lower Manhattan. Open Living/Dining, fully equipped kitchens w/granite counters. ceramic tile baths, parquet flooring, washer & dryer, 1 parking. Maint includes: Parking, 24 hr concierge & doorman, gym, high speed internet, direct TV, hot water, outdoor pool w/sundeck, benches & barbecue area, gym, community room, business center, kids playroom. Close to shopping, restaurants & PATH. Currently being used as a 1 b/r & open den.

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COMPARABLE REPORT



MLS # 130006035
Address 700 GROVE ST
Price \$557,000
Adj Price \$557,000

Address	700 GROVE ST	Days On Market	24
Unit Number	11P	MoMaintFee	\$717
Sq Feet	1220	Taxes	\$8,207
Ask Price	\$575,000		
Sold Price	\$557,000		
Closing Date	8/14/2013		

Ad Rmks: Incomparable NYC, Hudson River & Statue of Liberty views from this spacious 2B/2B condo at 700 Grove! Home features hardwood floors throughout, granite counter-tops, GE Profile stainless steel appliances, Bosch washer/dryer, over-sized bathrooms, 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 # 130006543
Address 700 GROVE ST
Price \$559,000
Adj Price \$559,000

Address	700 GROVE ST	Days On Market	15
Unit Number	9s	MoMaintFee	\$710
Sq Feet	1211	Taxes	\$8,600
Ask Price	\$559,000		
Sold Price	\$559,000		
Closing Date	7/30/2013		

Ad Rmks: Beautiful 2 bed/ 2 bath overlooking landscaped courtyard @ 700 Grove! Open kitchen w/ granite counters, SS appliances, & slate floors. This home has an abundance of storage space including a walk in storage closet with w/d and two walk in closets. Hdwrd floors throughout, large bedrooms, crown molding, room for dining area, and nice sized balcony with NYC views. Amenities include 24 hr doorman, resident's lounge, common courtyard w/ BBQs, shuttle to PATH, gym, & pkg.



MLS # 130004118
Address 700 GROVE ST
Price \$559,900
Adj Price \$559,900

Address	700 GROVE ST	Days On Market	41
Unit Number	8G	MoMaintFee	\$800
Sq Feet	1313	Taxes	\$9,517
Ask Price	\$559,900		
Sold Price	\$559,900		
Closing Date	7/22/2013		

Ad Rmks: Enjoy amazing NYC views from this modern and spacious unit. Beautiful granite countertop, stainless steel appliances, hardwood floors, and custom blinds cover huge southern exposed windows. 64 sqft balcony to enjoy and washer and dryer in unit. Built in 2007 by Toll Brothers City Living, 700 Grove offers a 24-hr concierge service, an elegant lobby, shuttle service to the Hoboken PATH, NJ Transit and Ferry stations, fitness center, residence lounge with TV and billiards table and a courtyard with BBQ area.

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COMPARABLE REPORT



Address	311 WASHINGTON ST	Days On Market	78
Unit Number	3B	MoMaintFee	\$703
Sq Feet	1371	Taxes	\$9,016
Ask Price	\$565,000		
Sold Price	\$560,000		
Closing Date	8/30/2013		

MLS # 130004139
Address 311 WASHINGTON ST
Price \$560,000
Adj Price \$560,000

Ad Rmks: Beautiful 2B/2B 1371 sqft condo located in coveted Downtown Jersey City. This home includes maple cabinets, granite countertops, SS appliances, Brazilian cherry hardwood floors, and large windows. Amenities include, doorman, exercise room, lounge area and dry cleaning service pickup & drop off. Quick walk to PATH, shops & restaurants.



Address	10 REGENT ST	Days On Market	48
Unit Number	419	MoMaintFee	\$520
Sq Feet	1050	Taxes	\$8,500
Ask Price	\$589,000		
Sold Price	\$575,000		
Closing Date	7/3/2013		

MLS # 130003933
Address 10 REGENT ST
Price \$575,000
Adj Price \$575,000

Ad Rmks: Southern facing two bedroom and two bathroom in Liberty Harbor's Sutton building. The designer kitchen features imported custom German cabinets, Viking gas range, stone counter tops and flooring. The home features hardwood beech flooring throughout with plenty of closet space. The bathroom feature carrerra marble throughout and extra large medicine cabinets. Enjoy all that Liberty harbor has to offer; 24 hour concierge service, fitness center, party facility and Swim Club.



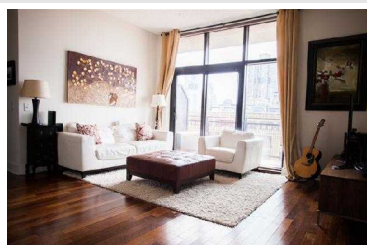
Address	10 REGENT ST	Days On Market	0
Unit Number	617	MoMaintFee	\$520
Sq Feet	1047	Taxes	\$9,303
Ask Price	\$589,000		
Sold Price	\$580,000		
Closing Date	6/21/2013		

MLS # 130006166
Address 10 REGENT ST
Price \$580,000
Adj Price \$580,000

Ad Rmks: Fabulous two bedroom, two bath in Liberty Harbor. Minutes to Path, light rail, shops and restaurants.

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COMPARABLE REPORT



MLS # 130004768
Address 159 2ND ST
Price \$580,000
Adj Price \$580,000

Address	159 2ND ST	Days On Market	49
Unit Number	1002	MoMaintFee	\$501
Sq Feet	1216	Taxes	
Ask Price	\$599,000		
Sold Price	\$580,000		
Closing Date	7/11/2013		

Ad Rmks: Contemporary award winning loft style condo in downtown Jersey City. South facing unit drenched w/sunlight. View of downtown NYC from the 28 foot balcony. 1 BR + large den currently used as a office/2nd bedroom. Elegant wood floors, granite counter tops, top of the line stainless steel appliances. Large walk-in closet w/ appointed California closets. Close proximity to Grove Street Path, Light Rail, dog park, shopping, and restaurants.



MLS # 130004137
Address 311 WASHINGTON ST
Price \$580,000
Adj Price \$580,000

Address	311 WASHINGTON ST	Days On Market	39
Unit Number	9B	MoMaintFee	\$703
Sq Feet	1371	Taxes	\$9,016
Ask Price	\$575,000		
Sold Price	\$580,000		
Closing Date	6/28/2013		

Ad Rmks: Beautiful 2B/2B 1371 sqft condo located in coveted Downtown Jersey City. This home includes maple cabinets, granite countertops, SS appliances, Brazilian cherry hardwood floors, and large windows with a NYC view. Amenities include, doorman, exercise room, lounge area and dry cleaning service pickup & drop off. Quick walk to PATH, shops & restaurants.



MLS # 130006109
Address 1 GREENE ST
Price \$585,000
Adj Price \$585,000

Address	1 GREENE ST	Days On Market	20
Unit Number	115	MoMaintFee	\$827
Sq Feet	1404	Taxes	\$9,583
Ask Price	\$579,999		
Sold Price	\$585,000		
Closing Date	8/1/2013		

Ad Rmks: BEAUTIFUL SOUTHWEST FACING, 2 BED, 2 BATH CONDO WITH PARTIAL WATER VIEW IN DESIRABLE PAULS HOOK, UNIT FEATURES HIGH CEILINGS, BRAZILIAN CHERRY HARDWOOD FLRS, NEWLY RENOVATED KITCHEN AND BATHROOMS, NEW HEATING-COOLING WINDOW UNITS, AND LOTS OF STORAGE SPACE. BLUIDING FEATURES ATRIUM LOBBY, 24 HR DRMN, OFF ST PKG, OUTDOOR POOL. CLOSE TO NYC FERRY, EXCHANG PLACE PATH AND LIGHT RAIL.

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COMPARABLE REPORT



MLS # 130004182
Address 102 CHRISTOPHER COLUMBUS DR
Price \$588,500
Adj Price \$588,500

Address 102 CHRISTOPHER COLUMBUS DR
Unit Number 305
Sq Feet 1154
Ask Price \$485,000
Sold Price \$588,500
Closing Date 7/25/2013

Days On Market 18
MoMaintFee \$741
Taxes \$11,372

Ad Rmks: 2BR'S / 2 FULL BATH UNIT, DESIRABLE DOWNTOWN LOCATION, PARKING FOR AN ADDITIONAL FEE, PROPERTY SOLD IN "AS IS" CONDITION, BUYER RESPONSIBLE FOR SMOKE CERT FROM THE CITY OF JERSEY CITY.



MLS # 130005662
Address 700 GROVE ST
Price \$590,000
Adj Price \$590,000

Address 700 GROVE ST
Unit Number 801
Sq Feet 1373
Ask Price \$574,900
Sold Price \$590,000
Closing Date 7/19/2013

Days On Market 19
MoMaintFee \$807
Taxes \$8,500

Ad Rmks: East-facing spacious 2br/2b condo w/abundance of natural light. Unit has lots of windows w/Manhattan views from all rooms in desirable A-line. Open floor plan. Hardwood floors throughout. Kitchen offers wooden cabinetry, s/s appliances, granite countertops & breakfast bar. Gracious living area opens to oversized terrace. LR has built-in media center. MBR suite is complete w/walk in California closet and vanity/dressing area. MB has soaking tub & sep glass doored shower & dual sink vanity. Parking space inc.



MLS # 130006509
Address 311 WASHINGTON ST
Price \$601,000
Adj Price \$601,000

Address 311 WASHINGTON ST
Unit Number 12A
Sq Feet 1208
Ask Price \$599,900
Sold Price \$601,000
Closing Date 8/30/2013

Days On Market 20
MoMaintFee \$619
Taxes \$11,192

Ad Rmks: 6 YEAR OLD NORTH EAST CORNER TOP FLOOR UNIT WITH WIDE OPEN VIEW OF DOWNTOWN JERSEY CITY AND PARTIAL NY VIEW. LOTS OF WINDOWS MEANS GREAT AMOUNT OF NATURAL LIGHT EXPOSURE KEEPING THE UNIT BRIGHT AND WARM ALL DAY. KITCHEN HAS TOP OF THE LINE STAINLESS STEEL APPLIANCES WITH GRANITE COUNTERS AND DESIGNER CABINETS. UNDERMOUNT SINK WITH PULL OUT FAUCET. PORCELAIN TILES. BATHROOMS WITH GRANITE VANITIES WITH WHIRLPOOL IN MASTER BATHROOM. HARDWOOD FLOORS THROUGHOUT. WASHER/DRYER ON SAME FLOOR. DOORMAN BUILDING.

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COMPARABLE REPORT



MLS # 130004638
Address 9 COLES ST
Price \$615,000
Adj Price \$615,000

Address	9 COLES ST	Days On Market	11
Unit Number	2	MoMaintFee	\$410
Sq Feet	1573	Taxes	\$8,111
Ask Price	\$619,900		
Sold Price	\$615,000		
Closing Date	7/19/2013		

Ad Rmks: Wake up to morning sunshine in this fantastic east-facing unit offering two levels of superior living plus deeded parking! Unit features very open layout, high ceilings, oversized windows, walk-in closet with organizers, large laundry room, two large bedrooms, two full bathrooms, two large living rooms & the list goes on! This is a truly unique & multi functional space. Kitchen features granite counters, maple cabinets, breakfast bar & stainless steel appliances. Close to the PATH & lots more.



MLS # 130003732
Address 311 WASHINGTON ST
Price \$625,000
Adj Price \$625,000

Address	311 WASHINGTON ST	Days On Market	7
Unit Number	11D	MoMaintFee	\$670
Sq Feet	1306	Taxes	\$8,584
Ask Price	\$563,999		
Sold Price	\$625,000		
Closing Date	6/18/2013		

Ad Rmks: Located in DT Jersey City's Washington Commons, this 2 BR+Den/2 BA, 1,306 SF condo has a bright & open layout facing southwest. Home details incl. Brazilian cherry wood floors, 9'+ ceilings & plenty of windows. Kitchen comes with GE Profile SS appliances, maple cabinets & granite counters. Enjoy meals at your breakfast bar or in your dining nook. Building amenities incl. elevator, doorman, gym & common outdoor lounge. Convenient location with restaurants & shopping nearby. 7 minute walk to PATH.



MLS # 130004448
Address 311 WASHINGTON ST
Price \$630,000
Adj Price \$630,000

Address	311 WASHINGTON ST	Days On Market	17
Unit Number	12C	MoMaintFee	\$643
Sq Feet	1255	Taxes	\$8,254
Ask Price	\$599,000		
Sold Price	\$630,000		
Closing Date	6/28/2013		

Ad Rmks: Welcome yourself to this bright & spacious, south-facing unit with Statue of Liberty & River views. Enjoy an open floor plan with an expansive living & dining space and a location on a high floor in this conveniently located complex. Large kitchen features granite counters, stainless steel appliances & 42-inch maple cabinetry. Add two bathrooms with marble vanity tops, gleaming cherry floors, great closet space, deeded garage parking & close proximity to the PATH & this surely exudes value!

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130004313
Address 159 2ND ST
Price \$639,000
Adj Price \$639,000

Address	159 2ND ST	Days On Market	74
Unit Number	409	MoMaintFee	\$537
Sq Feet	1305	Taxes	\$8,849
Ask Price	\$639,000		
Sold Price	\$639,000		
Closing Date	8/16/2013		

Ad Rmks: Large 2 BR w/ Den in award winning Downtown Jersey City warehouse style building. Currently used as a 3 BR. 1305 SF, plus 60 SF Balcony. Close to Grove St. PATH, Light Rail, Restaurants and Galleries. 10 ft ceilings, floor to ceiling windows. Upgraded S/S appliances. Maple stained kitchen cabinets. W/D in Unit. Dark h/w flrs. Art gallery and full gym in building. Central HVAC. Plenty of Street Parking. Easy Access to NYC, Hoboken and anywhere in Jersey City. Tax Abatement.



MLS # 130000941
Address 126 DUDLEY ST
Price \$645,000
Adj Price \$645,000

Address	126 DUDLEY ST	Days On Market	113
Unit Number	312	MoMaintFee	\$636
Sq Feet	1190	Taxes	\$8,000
Ask Price	\$649,000		
Sold Price	\$645,000		
Closing Date	7/10/2013		

Ad Rmks: Exclusive Paulus Hook location in Prestigious K Hovarian building, Downtown Jersey City. Unit features granite countertops, beautiful cabinetry, SS Appliances, 10 ft Ceilings, Hardwood Floors throughout, TWO private terraces overlooking Garden, TWO walk-in closets w/amazing storage, DEEDED Garage Parking & Complimentary Guest Parking. Secured Entry Building w Gym & Courtyard w/Gas Grills. Short walk to Path, Ferry and Lightrail. Surrounded by shops & restaurants. A must see 2BR home in the ideal location.



MLS # 130003697
Address 126 DUDLEY ST
Price \$647,000
Adj Price \$647,000

Address	126 DUDLEY ST	Days On Market	20
Unit Number	302	MoMaintFee	\$664
Sq Feet	1200	Taxes	\$9,800
Ask Price	\$649,000		
Sold Price	\$647,000		
Closing Date	6/3/2013		

Ad Rmks: Location, location, location!!! Liberty View Condos in the heart of Paulus Hook. Steps to Ferry, lightrail, & Grove/Exchange Pl Path. Fantastic layout, gleaming hardwood floors, gourmet kitchen w/gas. TONS of closet space, C/A/C, full size WD, higher ceilings w/ crown molding, 2 balconies, & a full size parking spot included.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130007060
Address 187 WARREN ST
Price \$650,000
Adj Price \$650,000

Address	187 WARREN ST	Days On Market	14
Unit Number	302	MoMaintFee	\$411
Sq Feet	1219	Taxes	\$5,353
Ask Price	\$675,000		
Sold Price	\$650,000		
Closing Date	8/21/2013		

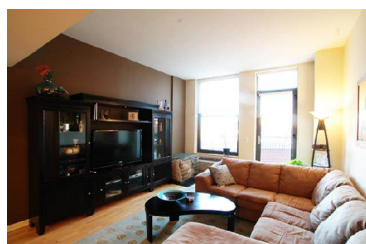
Ad Rmks: Spacious 2 bedroom, 2 bath in the heart of Paulus Hook. Renovated unit features over 1200sqft, Hardwood floors throughout, Central A/C, 12 ft ceilings, tons of storage space and California Closets! 1 car indoor garage parking included. Kitchen features granite counter tops, custom cabinetry, and eat- in breakfast bar. Walk-in-closet in the master bedroom. Washer/ Dryer in unit. 1 block to the light rail & 2 blocks to the ferry. Near all local restaurants, parks, and schools!



MLS # 130004725
Address 1 GREENE ST
Price \$650,000
Adj Price \$650,000

Address	1 GREENE ST	Days On Market	19
Unit Number	103	MoMaintFee	\$850
Sq Feet	1212	Taxes	\$11,753
Ask Price	\$650,000		
Sold Price	\$650,000		
Closing Date	6/26/2013		

Ad Rmks: Stunning, bright corner 2br, 2bath w/ direct S & E views in Clermont Cove. Unit features W/D, parking, oversized windows, custom closets & great storage. Kitchen has SS appliances,dw & window. Spacious living & dining area features NYC,Hudson River& Statue of Liberty views. Large master br w/ great custom closets & full bath. 2nd br w/ custom closet. Guest bath features oversized soaking tub. Full service building w/ doorman, w/ glass elevators, pool, community in Paulus Hook near PATH, Ferry, light rail



MLS # 130006044
Address 102 CHRISTOPHER COLUMBUS DR
Price \$652,000
Adj Price \$652,000

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	24
Unit Number	710	MoMaintFee	\$763
Sq Feet	1189	Taxes	\$10,030
Ask Price	\$641,000		
Sold Price	\$652,000		
Closing Date	8/19/2013		

Ad Rmks: Rare 2 bed/2 bath with large sunny terrace at Grove Pointe. This 1,189 sqft home has been immaculately maintained for the next owner. The well appointed kitchen exhibits granite countertops, abundant sleek maple cabinetry & a ss GE appliance package. Bathrooms flaunt marble vanity tops, Kohler fixtures & chrome-finish Delta faucets. W/D in home. Across from Grove St. PATH, this commuters' building features 24 hr concierge, on-site garage, fitness club, game & media room, outdoor swimming pool & sundeck.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130005850
Address 110 MORRIS ST
Price \$660,000
Adj Price \$660,000

Address	110 MORRIS ST	Days On Market	35
Unit Number	3R	MoMaintFee	\$469
Sq Feet	1328	Taxes	\$8,104
Ask Price	\$669,900		
Sold Price	\$660,000		
Closing Date	8/15/2013		

Ad Rmks: Enjoy a contemporary lifestyle in the comforts of this spacious multi-level Paulus Hook carriage house. Unit offers tremendous light & windows in every room, large living space, formal dining area, central air & heat, laundry in unit, gleaming hardwood floors & private rooftop terrace. Kitchen has been fully renovated & features quartz countertops, open layout, mosaic backsplash, breakfast bar & full range of stainless steel appliances. Additional storage in basement. Ideal location close to everything!



MLS # 130004149
Address 700 GROVE ST
Price \$660,000
Adj Price \$660,000

Address	700 GROVE ST	Days On Market	38
Unit Number	12F	MoMaintFee	\$951
Sq Feet	1617	Taxes	\$11,657
Ask Price	\$669,000		
Sold Price	\$660,000		
Closing Date	6/20/2013		

Ad Rmks: Stunning bright and spacious corner Penthouse with a wrap around terrace & panoramic sunset, harbor and partial NYC views. The largest unit in coveted Toll Brothers top quality bld. Upgrades galore & highest ceilings in the bld (9'). Perfect for entertaining. Both bedrooms are spacious; 2 huge custom WICs. Toast to a sunset on your gorgeous terrace. Luxury building with a 24h doorman, shuttle to PATH, huge GYM, courtyard, deeded parking. Maintenance covers heat, hot water, gas, cable, internet, parking



MLS # 130004521
Address 10 REGENT ST
Price \$662,000
Adj Price \$662,000

Address	10 REGENT ST	Days On Market	8
Unit Number	807	MoMaintFee	\$589
Sq Feet	1198	Taxes	\$8,923
Ask Price	\$639,000		
Sold Price	\$662,000		
Closing Date	7/2/2013		

Ad Rmks: A rare find, a top floor corner two bedroom and two bathroom with direct Eastern exposure in Liberty Harbor's Sutton building. This is truly a home; featuring a spacious layout, high ceilings and immense closet space. Enjoy the finer quality in a home; Viking Gas Range and Microwave, custom imported German cabinetry, granite counter tops, and bathrooms fully appointed in carrerra marble. Experience all that Liberty Harbor has to offer; swim club, fitness center, 24 hour concierge, just to name a few.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

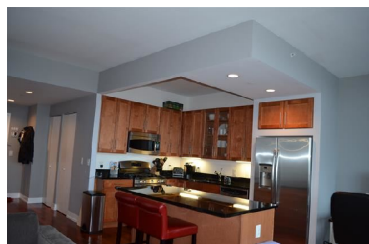
COMPARABLE REPORT



MLS # 130003870
Address 201 MARIN BLVD
Price \$665,000
Adj Price \$665,000

Address	201 MARIN BLVD	Days On Market	13
Unit Number	310	MoMaintFee	\$542
Sq Feet	1157	Taxes	\$10,838
Ask Price	\$649,000		
Sold Price	\$665,000		
Closing Date	7/5/2013		

Ad Rmks: Gorgeous North East corner 2B/2B with split layout, soaring 11' high ceilings, floor to ceiling windows, central AC, gas cooking, Washer and Dryer, lots of storage, and east views!



MLS # 130005153
Address 389 WASHINGTON ST
Price \$669,000
Adj Price \$669,000

Address	389 WASHINGTON ST	Days On Market	7
Unit Number	21B	MoMaintFee	\$701
Sq Feet	1125	Taxes	\$10,894
Ask Price	\$669,000		
Sold Price	\$669,000		
Closing Date	7/9/2013		

Ad Rmks: Come live in this luxurious building in New Port Downtown. Very well kept two bed two bath on a high floor with great sunset views. New Upgraded heating and cooling units worth 5,000 \$. Maintenance includes heat, hot water, gas.. ONE PARKING INCLUDED WITH THIS UNIT. OPEN HOUSE SUNDAY MAY 5TH between 2 to 4 pm.



MLS # 130001914
Address 99 WAYNE ST
Price \$670,000
Adj Price \$670,000

Address	99 WAYNE ST	Days On Market	78
Unit Number	#1	MoMaintFee	\$580
Sq Feet	1449	Taxes	\$9,655
Ask Price	\$699,000		
Sold Price	\$670,000		
Closing Date	6/24/2013		

Ad Rmks: Price adjusted for quick sale! Beautiful duplex condo in historic Brownstone. Bright, spacious unit w/ 2 bedrooms, & 2 full baths. Original H/W floors. Main level has open floorplan w/ great room comprised of kitchen & living room. Also a formal dining room. Master bedroom leads to deeded back yard. Finished basement is high and dry and is currently used as a 3rd bedroom. 3 mantels. washer & dryer, central air, & abundant storage. High ceilings and bay windows. Easy PATH access.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130003043
Address 88 MORGAN ST
Price \$700,000
Adj Price \$700,000

Address	88 MORGAN ST	Days On Market	39
Unit Number	1405	MoMaintFee	\$864
Sq Feet	1147	Taxes	
Ask Price	\$729,000		
Sold Price	\$700,000		
Closing Date	6/5/2013		

Ad Rmks: Jersey City's exquisite TRUMP 2Bd, 2Ba condo with Great View. Great open lay out with South and East exposure, High ceiling, lots of closets. Best Amenities: 24 hour doorman, Fitness, pool, spa, concierge, virtual golf center... Very Easy Commute to NYC. Close to Exchange PL Path and Ferry. Unreserved parking: \$260. Reserved: \$290



MLS # 130006366
Address 88 MORGAN ST
Price \$727,888
Adj Price \$727,888

Address	88 MORGAN ST	Days On Market	16
Unit Number	1205	MoMaintFee	\$864
Sq Feet	1147	Taxes	\$12,900
Ask Price	\$735,888		
Sold Price	\$727,888		
Closing Date	8/14/2013		

Ad Rmks: The Trump Plaza West, home of sophisticated & elegant life style. A rare opportunity to own a two bedroom facing east to NYC. The 42,000 sqft amenities are World Class. Outdoor pool with cabanas, large gym facilities with free classes, sauna, aqua grotto, game room and so much more. Come and experience for yourself. See why so many residences call Trump Plaza West home.



MLS # 130005885
Address 389 WASHINGTON ST
Price \$750,000
Adj Price \$750,000

Address	389 WASHINGTON ST	Days On Market	0
Unit Number	29F	MoMaintFee	\$880
Sq Feet	1366	Taxes	
Ask Price	\$750,000		
Sold Price	\$750,000		
Closing Date	8/13/2013		

Ad Rmks: BREATHTAKING NEW YORK VIEWS FROM THIS VERY HIGH FLOOR CONDO AT THE LUXURIOUS "CONDOMINIUM A". FLOOR TO CEILING WINDOWS AT 1366 SQ FEET LIVING AREA. SHORT SALE AS IS CONDITION, SUBJECT TO BANK APPROVAL.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130006764
Address 389 WASHINGTON BLVD
Price \$755,500
Adj Price \$755,500

Address	389 WASHINGTON BLVD	Days On Market	12
Unit Number	10 K	MoMaintFee	\$750
Sq Feet	1250	Taxes	\$0
Ask Price	\$749,000		
Sold Price	\$755,500		
Closing Date	9/16/2013		

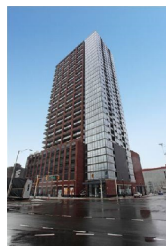
Ad Rmks: BUILT IN 2008 THIS 2 Bedroom, 2 Bath, Luxury Condo with 11 feet ceiling, numerous facilities. In the most desirable location in Jersey City Heights. Updated modern kitchen, bathroom and living area. Stainless Steel appliances. NYC view



MLS # 130003062
Address 389 WASHINGTON ST
Price \$787,000
Adj Price \$787,000

Address	389 WASHINGTON ST	Days On Market	32
Unit Number	14E	MoMaintFee	\$800
Sq Feet	1365	Taxes	\$11,000
Ask Price	\$785,000		
Sold Price	\$787,000		
Closing Date	8/6/2013		

Ad Rmks: Luxury waterfront condo at A-condo, E line, doorman building with full gym, party room, outdoor patio with BBQ grills and lounge chairs. Low maintenance with heat included in maintenance. Garage Parking. Close to PATH Train 7 min walk



MLS # 130005418
Address 389 WASHINGTON BLVD
Price \$790,000
Adj Price \$790,000

Address	389 WASHINGTON BLVD	Days On Market	3
Unit Number	12K	MoMaintFee	\$705
Sq Feet	1247	Taxes	\$11,466
Ask Price	\$785,000		
Sold Price	\$790,000		
Closing Date	7/11/2013		

Ad Rmks: Elegant design with sleek glass clad with incredible Manhattan and river views. Outdoor terrace to enjoy sipping a beverage.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130002846
Address 201 LUIS M MARIN BLVD
Price \$800,000
Adj Price \$800,000

Address	201 LUIS M MARIN BLVD	Days On Market	27
Unit Number	1401	MoMaintFee	\$669
Sq Feet	1454	Taxes	\$10,821
Ask Price	\$779,000		
Sold Price	\$800,000		
Closing Date	6/17/2013		

Ad Rmks: Welcome yourself to this finely crafted & truly unique NorthWest corner unit high in the sky. Enjoy a layout that separates bedrooms & living space, allowing peaceful relaxation & grand entertaining in different settings. Gourmet kitchen features granite counters, stainless steel appliances & custom cabinetry. Add two large baths, beautiful built-in customizations throughout, private terrace, crown molding, gleaming hardwood, laundry in unit, central air, proximity to PATH & this is an entertainer's delight



MLS # 130004024
Address 20 2ND ST
Price \$807,000
Adj Price \$807,000

Address	20 2ND ST	Days On Market	39
Unit Number	1608	MoMaintFee	\$684
Sq Feet	1173	Taxes	\$10,910
Ask Price	\$785,000		
Sold Price	\$807,000		
Closing Date	7/3/2013		

Ad Rmks: Welcome to your luxury waterfront 2 Bedroom/ 2 Bath home with sensational panoramic New York City views all the way from the GWB to One World Trade. It truly takes your breath away from the moment you enter featuring just installed new bamboo flooring & brand new carpeted bedrooms, a private terrace that overlooks the Hudson River perfect for relaxing with a beverage of your choice. Mandalay amenities include outdoor pool, residence lounge, fitness center & full time concierge. Deeded parking included!



MLS # 130004551
Address 389 WASHINGTON ST
Price \$809,000
Adj Price \$809,000

Address	389 WASHINGTON ST	Days On Market	13
Unit Number	21E	MoMaintFee	\$850
Sq Feet	1366	Taxes	\$13,000
Ask Price	\$809,000		
Sold Price	\$809,000		
Closing Date	7/16/2013		

Ad Rmks: Beautiful 2B/2B 1366 sqft condo located in Jersey City Downtown. This home offers a huge living room with New York Views, granite countertops, SS appliances, Brazilian cherry hardwood floors, and large windows. Amenities include, doorman, exercise room, lounge area and a great patio for summer barbeques. Maintenance includes heat, hot water and gas. ONE DEEDED PARKING INCLUDED

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130003943
Address 201 LUIS M MARIN BLVD
Price \$820,000
Adj Price \$820,000

Address 201 LUIS M MARIN BLVD
Unit Number 511
Sq Feet 1435
Ask Price \$829,900
Sold Price \$820,000
Closing Date 6/24/2013

Days On Market 28
MoMaintFee \$660
Taxes \$12,588

Ad Rmks: Spaciousness, sunshine & NYC/River views await you in this southeast corner unit with panoramic windows. Enjoy a layout that separates bedrooms & living space, allowing quiet relaxation & grand entertaining in different settings. The gourmet kitchen features granite counters, stainless steel appliances, maple cabinetry & breakfast bar. Add two large marble baths, gleaming hardwood, laundry in unit, walk-in closet, central air & proximity to PATH & this is an entertainer's delight!



MLS # 130004740
Address 1 SHORE LANE
Price \$850,000
Adj Price \$850,000

Address 1 SHORE LANE
Unit Number 1507
Sq Feet 1335
Ask Price \$850,000
Sold Price \$850,000
Closing Date 6/5/2013

Days On Market 16
MoMaintFee \$701
Taxes \$13,025

Ad Rmks: The most sought after floor plan in the North Tower.1335 sq.ft, unobstructed NYC views,S-E corner,NYC views from both bedrooms.Open floor plan,8 huge floor to ceiling windows in living/dining area,open island with top of the line kitchen,walk-in closet in master bdr.Huge dining area.Full service concierge building with rooftop, exercise room,steam,sauna,resident lounge,children's room.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$850,000	\$423,000	\$615,267	\$599,450
SP:	\$850,000	\$420,000	\$618,101	\$620,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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