



## COMPARATIVE MARKET ANALYSIS

2013 Q3 1 bedroom 1 bath Luxury Condos Downtown JC

***Prepared for:***

Perspectives

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

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# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$768,000	\$344,000	\$534,917	\$525,000
SP:	\$760,000	\$320,000	\$520,930	\$520,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
88 MORGAN ST	1	1	843	7/2/2013	164	\$400,000	\$320,000
689 LUIS M MARIN BLVD	1	1	851	8/28/2013	8	\$379,900	\$339,818
186 WAYNE ST	1	1	724	7/28/2013	136	\$344,000	\$345,000
700 GROVE ST	1	1	796	7/16/2013	121	\$360,000	\$350,000
158 WAYNE ST	1	1	801	8/15/2013	27	\$389,000	\$389,000
65 2ND ST	1	1	771	9/27/2013	59	\$399,000	\$390,000
167 WAYNE ST	1	1	840	9/20/2013	9	\$409,000	\$409,000
700 GROVE ST	1	1	1012	7/16/2013	7	\$435,000	\$435,000
88 MORGAN ST	1	1	843	8/21/2013	140	\$517,888	\$450,000
88 MORGAN ST	1	1	843	9/26/2013	41	\$469,900	\$455,000
88 MORGAN ST	1	1	845	8/30/2013	22	\$475,000	\$460,500
88 MORGAN ST	1	1	843	8/5/2013	150	\$486,888	\$462,000
88 MORGAN ST	1	1	837	8/2/2013	27	\$499,900	\$471,000
88 MORGAN ST	1	1	843	7/10/2013	19	\$499,000	\$480,000
10 REGENT ST	1	1	939	8/22/2013	16	\$479,888	\$490,000
88 MORGAN ST	1	1	843	9/3/2013	98	\$494,999	\$494,999
88 MORGAN ST	1	1	843	9/30/2013	92	\$524,990	\$507,500
105 GREENE ST	1	1	912	9/9/2013	11	\$525,000	\$520,000
1 SHORE LANE	1	1	800	7/24/2013	24	\$509,000	\$520,000
1 SHORE LANE	1	1	840	8/15/2013	11	\$550,000	\$525,000
25 HUDSON ST	1	1	892	7/22/2013	9	\$539,000	\$525,000
201 LUIS M MARIN BLVD	1	1	883	9/6/2013	42	\$534,900	\$530,000
1 SHORE LANE	1	1	780	7/25/2013	17	\$525,000	\$533,100
389 WASHINGTON ST	1	1	757	7/11/2013	32	\$539,000	\$539,000
88 MORGAN ST	1	1	850	8/28/2013	2	\$570,000	\$540,000
88 MORGAN ST	1	1	837	9/24/2013	62	\$557,000	\$540,000
1 SHORE LANE	1	1	840	8/28/2013	36	\$545,000	\$545,000
88 MORGAN ST	1	1	837	7/22/2013	40	\$589,900	\$560,000
88 MORGAN ST	1	1	864	8/1/2013	2	\$585,000	\$585,000
77 HUDSON ST	1	1	758	8/6/2013	26	\$650,000	\$635,000
77 HUDSON ST	1	1	744	8/29/2013	14	\$659,000	\$645,000
2 2ND ST	1	2	944	8/21/2013	28	\$689,900	\$675,000

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
77 HUDSON ST	1	2	946	7/16/2013	50	\$673,000	\$688,000
77 HUDSON ST	1	2	942	8/29/2013	34	\$750,000	\$705,000
77 HUDSON ST	1	2	937	7/2/2013	12	\$749,000	\$725,500
88 MORGAN ST	1	2	978	7/29/2013	22	\$719,888	\$730,000
77 HUDSON ST	1	1	855	7/10/2013	64	\$768,000	\$760,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>37</b>					<b>45</b>	<b>\$534,917</b>	<b>\$520,930</b>

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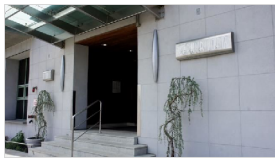
## COMPARABLE REPORT



MLS # 100009040  
Address 88 MORGAN ST  
Price \$320,000  
Adj Price \$320,000

Address	88 MORGAN ST	Days On Market	164
Unit Number	2601	MoMaintFee	\$599
Sq Feet	843	Taxes	\$8,167
Ask Price	\$400,000		
Sold Price	\$320,000		
Closing Date	7/2/2013		

**Ad Rmks:** Welcome home to Trump Tower West in the heart of Downtown Jersey City. This large 1 bedroom offers the best location and amenities in the area. Maint. fee includes pool, gym, sauna, game room, media room, virtual golf, children play area. Full time doorman/concierge, Basic cable and Internet. Parking on-site available for a fee.



MLS # 130006958  
Address 689 LUIS M MARIN BLVD  
Price \$339,818  
Adj Price \$339,818

Address	689 LUIS M MARIN BLVD	Days On Market	8
Unit Number	906	MoMaintFee	\$680
Sq Feet	851	Taxes	\$6,032
Ask Price	\$379,900		
Sold Price	\$339,818		
Closing Date	8/28/2013		

**Ad Rmks:** Welcome to this unique 1 bedroom loft w/ NYC views in full service building. Open & spacious layout complimented by custom designed espresso walnut hardwood floors, tons of sunlight streaming from your oversized windows showcasing direct NYC views. Quiet unit w/ gourmet kitchen, granite, SS appliances & washer/dryer in unit & great size closet space all throughout. Minutes to PATH, Lightrail, buses, restaurants & new Newport Green Park. Condo also offers a gym w/free coffee, 24 hrs concierge & bike storage.



MLS # 130001002  
Address 186 WAYNE ST

Address	186 WAYNE ST	Days On Market	136
Unit Number	324D	MoMaintFee	\$417
Sq Feet	724	Taxes	\$5,984
Ask Price	\$344,000		
Sold Price	\$345,000		
Closing Date	7/28/2013		

**Ad Rmks:** Amazing one bedroom corner unit with deeded parking. Gourmet kitchen with stainless steel appliances and great cabinet space. Wonderful hardwood floors and closets

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## COMPARABLE REPORT



MLS # 130000869  
Address 700 GROVE ST  
Price \$350,000  
Adj Price \$350,000

Address	700 GROVE ST	Days On Market	121
Unit Number	5W	MoMaintFee	\$419
Sq Feet	796	Taxes	\$6,796
Ask Price	\$360,000		
Sold Price	\$350,000		
Closing Date	7/16/2013		

**Ad Rmks:** Welcome to 700 Grove located on the border of Hoboken&JC. Large spacious studio w/sleeping alcove that fits King's bed, large closet w/custom closet organizers. Custom tripanel sliding doors have transformed your new home into a 1 bedroom. Luxurious kitchen features granite counters, custom cabinets, and ss appliances. Come home and relax on your private balcony. building features 24 hr concierge, state of the art gym, community and landscaped courtyard. Easy commute with private shuttle to the path.



MLS # 130005818  
Address 158 WAYNE ST  
Price \$389,000  
Adj Price \$389,000

Address	158 WAYNE ST	Days On Market	27
Unit Number	328A	MoMaintFee	\$469
Sq Feet	801	Taxes	\$6,617
Ask Price	\$389,000		
Sold Price	\$389,000		
Closing Date	8/15/2013		

**Ad Rmks:** Magnificent sun-drenched rare corner unit facing the courtyard at Dixon Mills with deeded parking included. This unit has a huge open living/dining room area. Wonderful closets throughout the condo with great hardwood floors, high ceilings and exposed brick. Relax after a long day in your charming large bedroom. Enjoy the famous Life Style Center which features, screening room, fitness center with daily classes, community room with free Wi-Fi and basketball court. BBQ grills in courtyards



MLS # 130006875  
Address 65 2ND ST  
Price \$390,000  
Adj Price \$390,000

Address	65 2ND ST	Days On Market	59
Unit Number	402	MoMaintFee	\$539
Sq Feet	771	Taxes	\$6,938
Ask Price	\$399,000		
Sold Price	\$390,000		
Closing Date	9/27/2013		

**Ad Rmks:** Welcome home to the largest 1 bedroom in the entire Portofino complex! Featuring enhanced beautiful bay windows with partial views of NYC. This great unit boasts hardwood flooring in living area and a washer/dryer in unit! Breakfast bar and dining area. Building amenities include: 24hr concierge, outdoor pool, exercise room, play area, elevator, & community room. Great location! Just steps to Bus and Lightrail and a short walk to

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## COMPARABLE REPORT



MLS # 130010525  
Address 167 WAYNE ST  
Price \$409,000  
Adj Price \$409,000

Address	167 WAYNE ST	Days On Market	9
Unit Number	306	MoMaintFee	\$490
Sq Feet	840	Taxes	\$4,332
Ask Price	\$409,000		
Sold Price	\$409,000		
Closing Date	9/20/2013		

**Ad Rmks:** Absolutely gorgeous 1-BED CORNER UNIT in the coveted TICONDEROGA bldg. of historic Dixon Mills. Bright, spacious, excellently designed home features ample living room & dining area, top-of-the-line kitchen with Kitchen Aid SS appliances and granite counters, generous bedroom, high ceilings, large windows, and hardwood floors throughout. W/D in unit! Concierge on premises, amazing fitness center w/basketball court, movie theater, outdoor areas w/BBQs, shuttle to GROVE PATH...and yes, PARKING space included.



MLS # 130002509  
Address 700 GROVE ST  
Price \$435,000  
Adj Price \$435,000

Address	700 GROVE ST	Days On Market	7
Unit Number	5d	MoMaintFee	\$560
Sq Feet	1012	Taxes	\$7,603
Ask Price	\$435,000		
Sold Price	\$435,000		
Closing Date	7/16/2013		

**Ad Rmks:** Bright & spacious 1 bedroom w/ 9 ft ceilings & hardwood floors throughout. Kitchen features granite countertops, ss appliances, & large island for entertaining. W/d & custom Hunter Douglass blinds throughout complete this home. Master bath has double vanity & separate soaking tub & shower. Plenty of room for formal dining & lovely terrace off living room. Maintenance includes 1 deeded pkg space, heat, water, basic cable, internet, 2000 sq ft gym, courtyard w/ bbqs, 24 hr doorman, & shuttle service to Hob PATH



MLS # 130003168  
Address 88 MORGAN ST  
Price \$450,000  
Adj Price \$450,000

Address	88 MORGAN ST	Days On Market	140
Unit Number	2201	MoMaintFee	\$635
Sq Feet	843	Taxes	\$9,254
Ask Price	\$517,888		
Sold Price	\$450,000		
Closing Date	8/21/2013		

**Ad Rmks:** Building is now 99% sold!!! Don't miss the FINAL opportunity to own a spectacular NEW home in the tallest residential building in NJ. 24 Hour Doorman and Concierge. Fitness Center, Billiards Parlor, Virtual Golf Simulator, Dining Room and Screening Room. Outdoor Heated Pool and Sun Deck. Indoor Aqua Grotto Spa with Sauna and Steam Room.

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## COMPARABLE REPORT



MLS # 130010005  
Address 88 MORGAN ST  
Price \$455,000  
Adj Price \$455,000

Address	88 MORGAN ST	Days On Market	41
Unit Number	2601	MoMaintFee	\$636
Sq Feet	843	Taxes	\$8,678
Ask Price	\$469,900		
Sold Price	\$455,000		
Closing Date	9/26/2013		

**Ad Rmks:** TRUMP TOWER!! located in the heart of Downtown Jersey City. Walking distance to the PATH and light rail. Well maintained interior, with newer appliances. Outstanding amenities including outdoor roof top pool, playground, gym, sauna, media room, billiards/game room, virtual golf. Dry cleaning services located on site. Full time time man/concierge.



MLS # 130008275  
Address 88 MORGAN ST  
Price \$460,500  
Adj Price \$460,500

Address	88 MORGAN ST	Days On Market	22
Unit Number	403	MoMaintFee	\$637
Sq Feet	845	Taxes	\$8,692
Ask Price	\$475,000		
Sold Price	\$460,500		
Closing Date	8/30/2013		

**Ad Rmks:** Live the life of luxury @ Trump Plaza. This one bedroom offers the best location and finest amenities in the area - pool, gym, sauna, game/media room, virtual golf, children's play area, fitness center, 24-hr concierge. This spacious condo boasts hardwood floors, cherry cabinets, granite counter top, long breakfast bar, s/s appliances, laundry in unit. Close to restaurants, schools, shops, all modes of transportation. parking available on-site for a fee.



MLS # 130001573  
Address 88 MORGAN ST

Address	88 MORGAN ST	Days On Market	150
Unit Number	1109	MoMaintFee	\$635
Sq Feet	843	Taxes	\$8,699
Ask Price	\$486,888		
Sold Price	\$462,000		
Closing Date	8/5/2013		

**Ad Rmks:** TRUMP LIKE NEVER BEFORE!! 24 Hour Doorman and Concierge. Fitness

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## COMPARABLE REPORT



MLS # 130005891  
Address 88 MORGAN ST  
Price \$471,000  
Adj Price \$471,000

Address	88 MORGAN ST	Days On Market	27
Unit Number	1402	MoMaintFee	\$631
Sq Feet	837	Taxes	\$8,900
Ask Price	\$499,900		
Sold Price	\$471,000		
Closing Date	8/2/2013		

**Ad Rmks:** Own a spectacular luxury condominium along the Hudson River at the Trump - Jersey City Downtown in the tallest building on the NJ Gold Coast. The Trump - JC is walking distance from two Path Trains. 1BR, 1 Bath luxury condominium on the 14TH Floor. Approx. 837 sq.ft. Stainless Steel Appliances, Granite Counter-tops, Hardwood floors. Open Floor plan, exquisite design. 24 Hour Doorman concierge services. Trump - JC Amenities include: Outdoor Pool, Exercise RM, Sauna, Sun deck, Jacuzzi, Golf Simulator, & more.



MLS # 130003394  
Address 88 MORGAN ST  
Price \$480,000  
Adj Price \$480,000

Address	88 MORGAN ST	Days On Market	19
Unit Number	2509	MoMaintFee	\$635
Sq Feet	843	Taxes	
Ask Price	\$499,000		
Sold Price	\$480,000		
Closing Date	7/10/2013		

**Ad Rmks:** Jersey City's exquisite TRUMP 2Bd, 2Ba condo. Great open lay out with Southern 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 # 130006309

Address	10 REGENT ST	Days On Market	16
Unit Number	606	MoMaintFee	\$467
Sq Feet	939	Taxes	\$7,625
Ask Price	\$479,888		
Sold Price	\$490,000		
Closing Date	8/22/2013		

**Ad Rmks:** 10 Regent Street also known as "The Sutton" is a highly sought after

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## COMPARABLE REPORT



MLS # 130003769  
Address 88 MORGAN ST  
Price \$494,999  
Adj Price \$494,999

Address	88 MORGAN ST	Days On Market	98
Unit Number	4501	MoMaintFee	\$635
Sq Feet	843	Taxes	\$9,400
Ask Price	\$494,999		
Sold Price	\$494,999		
Closing Date	9/3/2013		

**Ad Rmks:** Luxury Waterfront living at the Trump Towers in Jersey City. This 1 Bedroom offers 10ft ceilings overlooking tranquil sunsets and some southern water views. From the fulltime doorman / concierge to your amazing amenities; pool, sauna, spa, world class gym, games room, media room, virtual golf to indoor grotto. You feel the top shelf service as soon as you walk through the doors. Parking available for a fee.



MLS # 130009733  
Address 88 MORGAN ST  
Price \$507,500  
Adj Price \$507,500

Address	88 MORGAN ST	Days On Market	92
Unit Number	4209	MoMaintFee	\$635
Sq Feet	843	Taxes	\$9,500
Ask Price	\$524,990		
Sold Price	\$507,500		
Closing Date	9/30/2013		

**Ad Rmks:**



Address	105 GREENE ST	Days On Market	11
Unit Number	901	MoMaintFee	\$551
Sq Feet	912	Taxes	\$8,822
Ask Price	\$525,000		
Sold Price	\$520,000		
Closing Date	9/9/2013		

**Ad Rmks:** The most sought after downtown Jersey City building, Montgomery Greene

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## COMPARABLE REPORT



MLS # 130007069  
Address 1 SHORE LANE  
Price \$520,000  
Adj Price \$520,000

Address	1 SHORE LANE	Days On Market	24
Unit Number	2206	MoMaintFee	\$450
Sq Feet	800	Taxes	\$8,838
Ask Price	\$509,000		
Sold Price	\$520,000		
Closing Date	7/24/2013		

**Ad Rmks:** THE SHORE AT NEWPORT, NEWER LUXURY CONDO W/ BREATHTAKING VIEWS OF THE NEW YORK CITY & HUDSON RIVER FROM LR AND BALCONY. FLOOR TO CEILING WINDOWS, HARDWOOD FLOORS, MODERN KITCHEN W/ GRANITE COUNTERTOPS AND KITCHENAID SS APPLIANCES, WASHER/DRYER IN UNIT, AMENITIES INCLUDES: 24HR CONCIERGE, EXERCISE FACILITY, SAUNA, HOT TUB, PLAY AREA, COMMUNITY ROOM & SHOPS ON PREMISES. MAINT INCLUDES: HEAT AND HOT WATER. TENANT ONLY PAYS FOR ELECTRIC AND COOKING GAS. PARKING SPACE AVAILABLE FOR ADDITIONAL FEE. CONV. LOCATED.



MLS # 130007419  
Address 1 SHORE LANE  
Price \$525,000  
Adj Price \$525,000

Address	1 SHORE LANE	Days On Market	11
Unit Number	2005	MoMaintFee	\$445
Sq Feet	840	Taxes	
Ask Price	\$550,000		
Sold Price	\$525,000		
Closing Date	8/15/2013		

**Ad Rmks:** Enjoy luxury living in this beautiful 1 bedroom unit in the fantastic Shore Club building. From your private terrace there are partial NYC views including Empire State Building & Hudson River. Hardwood floors throughout, granite countertops, and SS appliances. Common amenities include 24 hour concierge, gorgeous rooftop with panoramic NYC views, sauna, gym, and jacuzzi.



MLS # 130005590  
Address 25 HUDSON ST  
Price \$525,000  
Adj Price \$525,000

Address	25 HUDSON ST	Days On Market	9
Unit Number	0712	MoMaintFee	\$505
Sq Feet	892	Taxes	\$5,257
Ask Price	\$539,000		
Sold Price	\$525,000		
Closing Date	7/22/2013		

**Ad Rmks:** Modern and very nice condo at Paulus Hook. Waterfront Luxury Building at Essex Street Stop, Downtown Jersey City. Built in 2006, sought after 1BR/1Bath at Liberty Terrace. NW Exposure with side view of Statue of Lib in the Living Room.

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## COMPARABLE REPORT



MLS # 130007603

Address 201 LUIS M MARIN BLVD

Price \$530,000

Adj Price \$530,000

Address	201 LUIS M MARIN BLVD	Days On Market	42
Unit Number	909	MoMaintFee	\$406
Sq Feet	883	Taxes	\$6,971
Ask Price	\$534,900		
Sold Price	\$530,000		
Closing Date	9/6/2013		

**Ad Rmks:** Welcome yourself to this finely crafted, oversized home with NYC & River views through all windows. Enter onto an expansive living space & gourmet kitchen featuring granite counters, stainless steel appliances & breakfast bar. Lavish in the large bathroom, finished with marble & Kohler fixtures. Add gleaming hardwood floors, high ceilings, abundant morning sunshine, walk-in closet, central air, laundry in unit & proximity to the PATH/Light Rail/Ferry & this is a complete gem! Deeded parking \$35k additional.



MLS # 130005814

Address 1 SHORE LANE

Price \$533,100

Adj Price \$533,100

Address	1 SHORE LANE	Days On Market	17
Unit Number	1609	MoMaintFee	\$412
Sq Feet	780	Taxes	\$7,500
Ask Price	\$525,000		
Sold Price	\$533,100		
Closing Date	7/25/2013		

**Ad Rmks:** Beautiful 1Bdrm facing South in luxury waterfront Shore Club bldg. State of the art kitchen feat SS appliances & granite counters. Lots of sunlight floods through floor to ceiling windows. Hardwood flooring throughout the unit and tile flooring in bathroom. Close to transportation, shopping, restaurants, Morton Williams supermarket, and Ferry to NYC. This home will not last!



MLS # 130004015

Address 389 WASHINGTON ST

Address	389 WASHINGTON ST	Days On Market	32
Unit Number	7J	MoMaintFee	\$455
Sq Feet	757	Taxes	\$6,901
Ask Price	\$539,000		
Sold Price	\$539,000		
Closing Date	7/11/2013		

**Ad Rmks:** Don't miss this luxurious 1Br in the sought-after "A" Building in Downtown

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## COMPARABLE REPORT



MLS # 130005882  
Address 88 MORGAN ST  
Price \$540,000  
Adj Price \$540,000

Address	88 MORGAN ST	Days On Market	2
Unit Number	4108	MoMaintFee	\$631
Sq Feet	850	Taxes	\$11,132
Ask Price	\$570,000		
Sold Price	\$540,000		
Closing Date	8/28/2013		

**Ad Rmks:** Luxury lifestyle at Trump tower with beautiful sunset view, statute of liberty, New York City and river view. Full service luxury condo on the waterfront. This 41st floor unit features wide open views, hardwood floor, large bedroom, up scale marble bathroom, ample storage, laundry in unit, kitchen with granite counter top, stainless appliances & large breakfast bar. Close to all transportation to NYC. Path, light railway & train. Must see!! Investor only.



MLS # 130005880  
Address 88 MORGAN ST  
Price \$540,000  
Adj Price \$540,000

Address	88 MORGAN ST	Days On Market	62
Unit Number	2008	MoMaintFee	\$630
Sq Feet	837	Taxes	\$9,400
Ask Price	\$557,000		
Sold Price	\$540,000		
Closing Date	9/24/2013		

**Ad Rmks:** Fabulous 1BR/1BA at the luxurious Trump Plaza. One of the most sought after 8 line units in the building with magnificent NYC skyline & Statue of Liberty views. Building features a 24 hour doorman & concierge, fitness center, billiards room, virtual golf simulator, dining & screening room, outdoor heated pool & sundeck. Indoor spa with steam & sauna room. Rental parking available onsite for 260/month.



MLS # 130006789

Address	1 SHORE LANE	Days On Market	36
Unit Number	2705	MoMaintFee	\$445
Sq Feet	840	Taxes	\$8,760
Ask Price	\$545,000		
Sold Price	\$545,000		
Closing Date	8/28/2013		

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## COMPARABLE REPORT



MLS # 130003698  
Address 88 MORGAN ST  
Price \$560,000  
Adj Price \$560,000

Address	88 MORGAN ST	Days On Market	40
Unit Number	4308	MoMaintFee	\$590
Sq Feet	837	Taxes	\$8,613
Ask Price	\$589,900		
Sold Price	\$560,000		
Closing Date	7/22/2013		

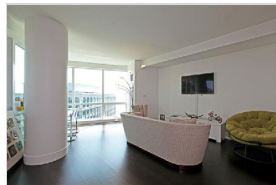
**Ad Rmks:** Welcome To The Luxury Lifestyle At Trump Plaza. Exquisite 1 Bedroom 1 Bath Condo With Magnificent Ny Skyline And Statue Liberty Views. Home Features Stainless Steel Appliances, Granite Counter Tops, Hardwood Floors And Walk In Closet In Bedroom. Building Features 24 Hour Doorman And Concierge, Fitness Center, Billiards Room, Virtual Golf Simulator, Dining Room, Screening Room, Outdoor Heated Pool & Sun Deck. Indoor Aqua Grotto Spa With Sauna And Steam Room.



MLS # 130006452  
Address 88 MORGAN ST  
Price \$585,000  
Adj Price \$585,000

Address	88 MORGAN ST	Days On Market	2
Unit Number	4206	MoMaintFee	\$651
Sq Feet	864	Taxes	\$11,548
Ask Price	\$585,000		
Sold Price	\$585,000		
Closing Date	8/1/2013		

**Ad Rmks:** Front face to South with all day sun, Hudson river & NYC views. Gourmet kitchen w/ granite counter top, ss appliances and Brazilian walnut floors, big bathroom w/ double sinks, sunny and bright interior design. Amenities include heated pool, full Spa, virtual golf, internet lounge area, play area, 24 hrs doorman & conieirge, Walk to path, ferry, train, Liberty state park & shopping.



MLS # 130006356  
Address 77 HUDSON ST  
Price \$635,000  
Adj Price \$635,000

Address	77 HUDSON ST	Days On Market	26
Unit Number	1604	MoMaintFee	\$590
Sq Feet	758	Taxes	\$8,735
Ask Price	\$650,000		
Sold Price	\$635,000		
Closing Date	8/6/2013		

**Ad Rmks:** Welcome to 77 Hudson, Jersey City's premier waterfront community. Exceptional 758 sqft 1 Bedroom w/all the comforts & amenities you deserve. Home features modern European kitchen & Hardwood Floors. Community features 24Hr Concierge & an amazing 44K sq ft amenity floor that features landscaped rooftop w/pool, BBQ and children's play area, state of the art gym, multiple community rooms, billiards, indoor golf simulator and much more. Commuter's dream! Ferry located nearby or take path to NYC.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130007676  
Address 77 HUDSON ST  
Price \$645,000  
Adj Price \$645,000

Address	77 HUDSON ST	Days On Market	14
Unit Number	1603	MoMaintFee	\$590
Sq Feet	744	Taxes	\$9,120
Ask Price	\$659,000		
Sold Price	\$645,000		
Closing Date	8/29/2013		

**Ad Rmks:** Stunning home in Jersey City's premiere waterfront building, 77 Hudson. This N/E corner 1BR has wrap-around floor to ceiling windows with gorgeous NYC views. Sleek European Kitchen and Bath w/custom closet built-ins throughout. Live like you're on vacation with 44,000 sf of indoor/outdoor amenities including pool, hot tub, fire pit, gym, sauna & steam rooms, private screening room, virtual golf, and more. One deeded garage space included. Commuter's dream, just minutes to NYC with Ferry & Path at doorstep.



MLS # 130006531  
Address 2 2ND ST  
Price \$675,000  
Adj Price \$675,000

Address	2 2ND ST	Days On Market	28
Unit Number	706	MoMaintFee	\$573
Sq Feet	944	Taxes	\$4,781
Ask Price	\$689,900		
Sold Price	\$675,000		
Closing Date	8/21/2013		

**Ad Rmks:** Welcome yourself to this super-luxury waterfront home with beautiful World Trade Center & River views. Enjoy a wall of windows in your unit looking out to three exposures - the river, the South & West for gorgeous sunsets. This unit features ultra sleek Kitchen & 1.5 Bathrooms with luxurious, imported finishes throughout plus gleaming hardwood floors, laundry in unit & valet parking. Light Rail & PATH in close proximity. Building features direct waterfront location, 24hr concierge, pool, spa, gym & more!



Address	77 HUDSON ST	Days On Market	50
Unit Number	1206	MoMaintFee	\$718
Sq Feet	946	Taxes	
Ask Price	\$673,000		
Sold Price	\$688,000		
Closing Date	7/16/2013		

**Ad Rmks:** Spacious 1BR/1.5BTH in Downtown Jersey City's premiere building: 77 Hudson. 77's curtain glass wall allows unobstructed views & extraordinary light with ultra sleek European kitchen and baths. 44,000sqft of amenities w/pool & hot tub, grill area, fire pit, gym, yoga room, steam room & more. Exchange Place location offers quickest commute to NY w/Ferry & Path @ doorstep.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130007115  
Address 77 HUDSON ST  
Price \$705,000  
Adj Price \$705,000

Address	77 HUDSON ST	Days On Market	34
Unit Number	2911	MoMaintFee	\$718
Sq Feet	942	Taxes	
Ask Price	\$750,000		
Sold Price	\$705,000		
Closing Date	8/29/2013		

**Ad Rmks:** Gorgeous 942 sf home in the sky. Enjoy spectacular Statue of Liberty & NY Harbor views from this 1BR/1.5BTH in Downtown Jersey City's premiere building: 77 Hudson. 77's curtain glass wall allows unobstructed views & extraordinary light with ultra sleek European kitchen & baths, custom california closets. 44,000 sf of amenities w/pool & hot tub, grill area, fire pit, gym, yoga room & more. Exchange PI location offers quickest commute to NY w/Ferry & Path @ doorstep. 2 parking spaces near elevator included!



MLS # 130004268  
Address 77 HUDSON ST  
Price \$725,500  
Adj Price \$725,500

Address	77 HUDSON ST	Days On Market	12
Unit Number	1906	MoMaintFee	\$718
Sq Feet	937	Taxes	\$9,375
Ask Price	\$749,000		
Sold Price	\$725,500		
Closing Date	7/2/2013		

**Ad Rmks:** Amazing 1 bedroom 1.5 bath in the prestigious 77 Hudson. Curtain glass wall allows unobstructed downtown, midtown & Freedom Tower views. Enjoy a coffee or cocktail on your PRIVATE BALCONY! Kitchen features "Atlantic Luxe" - white lacquered cabinet, Carrera marble counter & Wendge stained floor. 44,000sqft of amenities w/pool & hot tub, grill area, fire pit, gym, yoga room, steam room & more. Quick commute to NYC with PATH & Ferry at your doorstep Don't miss out on one of the last homes available!



Address	88 MORGAN ST	Days On Market	22
Unit Number	PH6-3	MoMaintFee	\$725
Sq Feet	978	Taxes	\$13,362

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130002155  
 Address 77 HUDSON ST  
 Price \$760,000  
 Adj Price \$760,000

Address	77 HUDSON ST	Days On Market	64
Unit Number	3507	MoMaintFee	\$590
Sq Feet	855	Taxes	
Ask Price	\$768,000		
Sold Price	\$760,000		
Closing Date	7/10/2013		

**Ad Rmks:** Spacious 1BR w/Stunning views of NYC and Hudson River in Downtown Jersey City's premiere building: 77 Hudson. 77 Hudson's curtain glass wall allows unobstructed views & extraordinary light showing off ultra sleek European kitchen and baths. Over 44,000 sq ft of indoor / outdoor amenities include rooftop pool & hot tub, grill area, fire pit, park, cinema, gym, yoga room, steam room & more. Prime Paulus Hook/Exchange Place location offers quickest commute to NY w/Ferry, Path at doorstep. Parking additional.

### CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$768,000	\$344,000	\$534,917	\$525,000
SP:	\$760,000	\$320,000	\$520,930	\$520,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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