

COMPARATIVE MARKET ANALYSIS

2014 Q3 2 bedroom 2 bath Luxury Condos Sold
Downtown Jersey City

Prepared for:

Perspectives

NJ

Wednesday, November 12,
2014

Prepared By:

ALEX BAO

WEICHERT REALTORS

273 GROVE ST

JERSEY CITY, NJ 07302

201.881.6897

alexbao2000@gmail.com

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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Office: 201.333.4443

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,334,000	\$435,000	\$682,156	\$672,500
SP:	\$1,310,000	\$435,000	\$670,598	\$660,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
158 WAYNE ST	2	2	1224	8/19/2013	6	\$435,000	\$435,000
349 YORK ST	2	2	1051	11/1/2013	14	\$479,000	\$470,000
700 GROVE ST	2	2	1266	9/12/2013	30	\$479,000	\$470,000
357 VARICK ST	2	2	1250	12/13/2013	15	\$485,000	\$485,000
700 GROVE ST	2	2	1370	10/22/2013	18	\$499,900	\$495,500
259 GROVE ST	2	2	1396	10/25/2013	45	\$518,000	\$507,000
45 RIVER DR	2	2	1030	8/30/2013	131	\$550,000	\$515,000
700 GROVE ST	2	2	1220	8/13/2013	60	\$529,000	\$525,000
149 ESSEX ST	2	2	959	8/23/2013	76	\$555,000	\$527,500
700 GROVE ST	2	2	1296	11/19/2013	93	\$549,000	\$535,000
700 GROVE ST	2	2	1313	9/30/2013	119	\$557,500	\$537,500
149 ESSEX ST	2	2	959	10/8/2013	34	\$559,000	\$540,000
65 2ND ST	2	2	918	9/5/2013	14	\$550,000	\$540,000
149 ESSEX ST	2	2	936	11/5/2013	7	\$565,000	\$542,000
700 GROVE ST	2	2	1211	9/23/2013	55	\$559,000	\$545,000
700 GROVE ST	2	2	1211	10/4/2013	39	\$565,000	\$550,000
700 GROVE ST	2	2	1211	11/19/2013	45	\$565,000	\$557,000
274 6TH ST	2	2	1013	10/11/2013	7	\$569,000	\$570,000
700 GROVE ST	2	2	1300	10/23/2013	44	\$579,000	\$579,000
311 WASHINGTON ST	2	2	1200	10/16/2013	20	\$588,000	\$588,000
159 2ND ST	2	2	1216	9/3/2013	14	\$630,000	\$605,000
1 GREENE ST	2	2	1197	8/22/2013	39	\$619,000	\$605,000
140 BAY ST	2	2	1590	10/11/2013	61	\$675,000	\$615,000
102 CHRISTOPHER COLUMBUS DR	2	2		11/22/2013	88	\$659,000	\$643,000
105 GREENE ST	2	2	1106	10/20/2013	14	\$685,000	\$655,000
102 CHRISTOPHER COLUMBUS DR	2	2		10/9/2013	27	\$679,900	\$665,000
154 STEUBEN ST	2	2	1083	8/8/2013	29	\$669,000	\$665,000
65 2ND ST	2	2	1116	10/31/2013	23	\$670,000	\$676,000
159 2ND ST	2	2	1357	9/10/2013	41	\$679,000	\$679,000
65 2ND ST	2	2	1111	10/25/2013	25	\$689,000	\$695,000
389 WASHINGTON ST	2	2	1105	10/30/2013	10	\$709,000	\$713,000
20 2ND ST	2	2	1104	10/28/2013	50	\$735,000	\$722,500

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
126 DUDLEY ST	2	2	1300	4/9/2014	0	\$779,000	\$735,000
88 MORGAN ST	2	2	1147	9/11/2013	20	\$765,000	\$735,000
149 ESSEX ST	2	2	1451	9/6/2013	0	\$729,900	\$744,400
20 2ND ST	2	2	1173	9/27/2013	72	\$759,000	\$747,500
234 10TH ST	2	2	1463	9/30/2013	14	\$769,000	\$750,000
15 WARREN ST	2	2	1200	9/18/2013	3	\$750,000	\$750,000
88 MORGAN ST	2	2		8/27/2013	73	\$749,000	\$750,000
105 GREENE ST	2	2	1259	11/19/2013	26	\$750,000	\$755,000
201 LUIS M MARIN BLVD	2	2	1392	11/15/2013	42	\$799,900	\$805,000
20 NEWPORT PARKWAY	2	2	1280	8/22/2013	21	\$825,000	\$827,000
20 2ND ST	2	2	1173	9/10/2013	11	\$825,000	\$845,000
1 SHORE LANE	2	2	1270	10/1/2013	9	\$859,900	\$848,000
389 WASHINGTON ST	2	2	1366	11/14/2013	15	\$829,900	\$850,000
1 SHORE LANE	2	2	1280	9/24/2013	11	\$825,000	\$855,000
20 NEWPORT PARKWAY	2	2	1280	10/25/2013	16	\$875,000	\$856,000
15 WARREN ST	2	2	1320	12/12/2013	92	\$949,900	\$890,000
174 WASHINGTON ST	2	2	1844	9/16/2013	35	\$1,099,000	\$1,025,000
77 HUDSON ST	2	2	1680	9/26/2013	61	\$1,334,000	\$1,310,000
Total Listings					Avg	Avg	Avg
50					36	\$682,156	\$670,598

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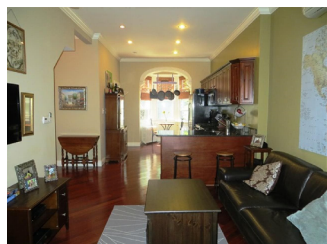
COMPARABLE REPORT



MLS # 130008163
Address 158 WAYNE ST
Price \$435,000
Adj Price \$435,000

Address	158 WAYNE ST	Days On Market	6
Unit Number	124A	MoMaintFee	\$703
Sq Feet	1224	Taxes	\$7,600
Ask Price	\$435,000		
Sold Price	\$435,000		
Closing Date	8/19/2013		

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 # 130010784
Address 349 YORK ST
Price \$470,000
Adj Price \$470,000

Address	349 YORK ST	Days On Market	14
Unit Number	1	MoMaintFee	\$403
Sq Feet	1051	Taxes	\$10,631
Ask Price	\$479,000		
Sold Price	\$470,000		
Closing Date	11/1/2013		

Ad Rmks: Fabulous duplex with a private backyard! 1st floor features a master suite with California walk-in closet and good sized 2nd bedroom with direct access to your patio and landscaped yard. This area also features a separate area perfect as a small office. Main floor has a renovated kitchen complete with SS appliances, cherry cabinets, granite counters & breakfast bar. Large, open living/dining room, great for entertaining. Marble bathrooms, gleaming hardwood floors, high ceilings, customized closets.



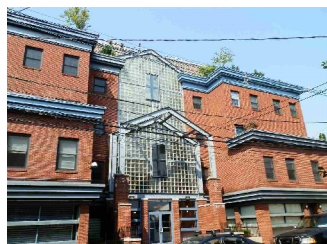
MLS # 130008854
Address 700 GROVE ST
Price \$470,000
Adj Price \$470,000

Address	700 GROVE ST	Days On Market	30
Unit Number	3N	MoMaintFee	\$747
Sq Feet	1266	Taxes	\$8,621
Ask Price	\$479,000		
Sold Price	\$470,000		
Closing Date	9/12/2013		

Ad Rmks: Immaculate 2BR/2BA offers the perfect floor plan at 700 Grove! Home faces South w/ view of NYC skyline, gleaming HW floors, oversized windows flooding w/ sunlight, & wide open layout. The living & dining separates the 2 Bedrooms & 2 Baths for maximum privacy. PATH shuttle, garbage disposal, basic cable/internet, deeded parking in garage, 24 hour concierge all included in maintenance.

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COMPARABLE REPORT



MLS # 130011366
Address 357 VARICK ST
Price \$485,000
Adj Price \$485,000

Address	357 VARICK ST	Days On Market	15
Unit Number	427B	MoMaintFee	\$699
Sq Feet	1250	Taxes	\$8,628
Ask Price	\$485,000		
Sold Price	\$485,000		
Closing Date	12/13/2013		

Ad Rmks: Gorgeous 2 bedroom/ 2 bath loft-style condo with indoor deeded parking located at historic Dixon Mills. Huge living/dining room with track lighting, gleaming hardwood floors, sunny kitchen with 2 windows, stainless steel appliances and granite counters, luxurious baths, central A/C, Washer/Dryer plus plenty of closet space. Amenities include state-of-the art fitness center, lounge, concierge, courtyards with BBQ grills and shuttle to PATH. Minutes to shopping, restaurants, quaint pubs and Grove Street PATH.



MLS # 130008978
Address 700 GROVE ST
Price \$495,500
Adj Price \$495,500

Address	700 GROVE ST	Days On Market	18
Unit Number	3H	MoMaintFee	\$806
Sq Feet	1370	Taxes	\$8,914
Ask Price	\$499,900		
Sold Price	\$495,500		
Closing Date	10/22/2013		

Ad Rmks: Spacious living with Southern exposure at desirable 700 Grove. This is a fantastic opportunity to own nearly 1400 square feet with parking and amenities. This residence features granite counters, cherry hardwood floors, Stainless steel GE Profile appliances, Custom Blinds, custom closet organizers and one parking space! 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!



MLS # 130008713
Address 259 GROVE ST
Price \$507,000
Adj Price \$507,000

Address	259 GROVE ST	Days On Market	45
Unit Number	1	MoMaintFee	\$470
Sq Feet	1396	Taxes	\$9,998
Ask Price	\$518,000		
Sold Price	\$507,000		
Closing Date	10/25/2013		

Ad Rmks: Beautiful, sun-drenched 2-bed, 2-bath duplex condo in charming row house w/ large, wood-fenced private yard. Newly renovated kitchen boasts Carrera marble counters/breakfast bar, subway tile back splash and ss appliances. Large bedrooms w/ h/w floors and ample storage. Master bath w/ marble tile and Jacuzzi tub and 2nd bath w/ custom built-in shower seating. Spacious living/dining areas, recessed lighting and separate laundry. Close proximity to historic Van Vorst Park, shops, restaurants and PATH into NYC.

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COMPARABLE REPORT



MLS # 130002328
Address 45 RIVER DR
Price \$515,000
Adj Price \$515,000

Address	45 RIVER DR	Days On Market	131
Unit Number	2312	MoMaintFee	\$488
Sq Feet	1030	Taxes	\$10,416
Ask Price	\$550,000		
Sold Price	\$515,000		
Closing Date	8/30/2013		

Ad Rmks: North facing 2 BR condo, 23rd flr. Balcony from the living room w/beautiful NYC skyline views. View the Hudson River & NYC skyline from bedroom & balcony. 1030SF spacious unit w/laundry room on ea flr, Newport gym, concierge service, community & meeting rooms & lrg outdoor patio/garden. Kitchen appliances include fridge, DW, stove, & microwave. HW & gas provided by the assn. LR & BRs have air/heat units. Located near PATH, Newport gym, Mall, restaurants, banks & grocery stores.



MLS # 130005765
Address 700 GROVE ST
Price \$525,000
Adj Price \$525,000

Address	700 GROVE ST	Days On Market	60
Unit Number	7P	MoMaintFee	\$715
Sq Feet	1220	Taxes	\$7,431
Ask Price	\$529,000		
Sold Price	\$525,000		
Closing Date	8/13/2013		

Ad Rmks: Excellent 2B/2B layout w/ balcony at 700 Grove! Sweeping southern exp. views of NYC, Hudson River, & JC. Large bedrooms, en-suite large master bath, full 2nd bathroom has dual entries. Hardwood floors, kitchen with granite counter-tops and GE Profile SS appliances, and BOSCH washer & dryer. Bldg. features great lobby w/ 24hr concierge, shuttle to HBK PATH, and a resident lounge, fitness center (gym), and courtyard on 2nd fl. Maint. includes heat, gas, and hot + cold water. Garage parking inc., lowest taxes!



MLS # 130004919
Address 149 ESSEX ST
Price \$527,500
Adj Price \$527,500

Address	149 ESSEX ST	Days On Market	76
Unit Number	4F	MoMaintFee	\$477
Sq Feet	959	Taxes	\$6,661
Ask Price	\$555,000		
Sold Price	\$527,500		
Closing Date	8/23/2013		

Ad Rmks: Fabulous corner unit at Fulton's Landing, sought after Paulus Hook neighborhood, southeast, NY view, delightfully decorated, great foyer entrance, premium kitchen cabinets w/granite countertops, ss appliances, master bedroom suite w/spacious walk-in closet, oversized baths, steps to Light Rail, Path, Ferry and charming restaurants and cafes

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COMPARABLE REPORT



MLS # 130007637
Address 700 GROVE ST
Price \$535,000
Adj Price \$535,000

Address	700 GROVE ST	Days On Market	93
Unit Number	6E	MoMaintFee	\$760
Sq Feet	1296	Taxes	\$9,200
Ask Price	\$549,000		
Sold Price	\$535,000		
Closing Date	11/19/2013		

Ad Rmks: This immaculately kept home boasts beautiful warm western exposure, & an open layout that is an entertainer's dream. Custom high-end lighting fixtures and dimmers have been installed in each room, along with custom window treatments and screens. Additional upgrades to the kitchen include new stainless steel GE Profile refrigerator, custom backsplash, slate floor, granite counters, and adjustable intensity under cabinet lights. A custom master bedroom closet is a bonus to this fully upgraded home.



MLS # 130005248
Address 700 GROVE ST
Price \$537,500
Adj Price \$537,500

Address	700 GROVE ST	Days On Market	119
Unit Number	11g	MoMaintFee	\$761
Sq Feet	1313	Taxes	\$10,185
Ask Price	\$557,500		
Sold Price	\$537,500		
Closing Date	9/30/2013		

Ad Rmks: Sunny and spacious layout with Hudson River and NYC views. Hardwood floors throughout, SS appliances, granite counter tops, customized lighting in both bedrooms, Hunter Douglas blinds, custom closets and w/d. Plenty of room for separate dining table. Master bath has a double vanity and separate soaking tub and walk in shower. Amenities include 24 hour doorman, shuttle service to PATH, gym, common courtyard and bbq area. Maintenance also includes heat, gas, basic cable, internet, and water (hot and cold).



MLS # 130008667
Address 149 ESSEX ST
Price \$540,000
Adj Price \$540,000

Address	149 ESSEX ST	Days On Market	34
Unit Number	5F	MoMaintFee	\$511
Sq Feet	959	Taxes	\$7,240
Ask Price	\$559,000		
Sold Price	\$540,000		
Closing Date	10/8/2013		

Ad Rmks: Amazing opportunity 2br, 2ba with Partial NYC and Marina views. This home features over 20k in custom closets throughout, HWDFLRS throughout, Granite countertops, and S/S appliance pkg. Great Queen bedroom with en-suite bathroom and walk in closet. 2nd bedroom being used at den/office. Great light and functional open lay out design, an ideal find!

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COMPARABLE REPORT



Address	65 2ND ST	Days On Market	14
Unit Number	1903	MoMaintFee	\$627
Sq Feet	918	Taxes	\$8,379
Ask Price	\$550,000		
Sold Price	\$540,000		
Closing Date	9/5/2013		

MLS # 130007542
Address 65 2ND ST
Price \$540,000
Adj Price \$540,000

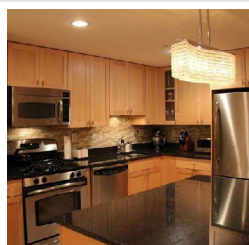
Ad Rmks: Stunning 2 bedroom 1.5 Bath condo with New York City and River Views! Unit offers hardwood floors throughout, Central A/C, and Washer/Dryer in unit! Gourmet Kitchen with beautiful granite counter tops. 1 deeded parking spot included! Spacious Bedroom with lots of closet space. Fully service elevator building with exercise room, shops on premise, community room, 24hr doorman, and pool! Close to all NYC transportation.



Address	149 ESSEX ST	Days On Market	7
Unit Number	3L	MoMaintFee	\$499
Sq Feet	936	Taxes	\$6,622
Ask Price	\$565,000		
Sold Price	\$542,000		
Closing Date	11/5/2013		

MLS # 130010794
Address 149 ESSEX ST
Price \$542,000
Adj Price \$542,000

Ad Rmks: Stunning 2 Bedroom 2 Bath condo with 2 deeded parking spaces! Unit offers gleaming hardwood floors throughout, intercom system, and recessed lighting! Gourmet kitchen boasts stainless steel appliances, granite counter tops, eat-in breakfast bar, tiled back splash and custom cabinetry. Washer/Dryer and over sized walk-in closet in unit! Elevator building provides 24 hr doorman, exercise room, and landscaped courtyard. Steps to lightrail, PATH, restaurants, and shops.



Address	700 GROVE ST	Days On Market	55
Unit Number	3U	MoMaintFee	\$712
Sq Feet	1211	Taxes	\$8,771
Ask Price	\$559,000		
Sold Price	\$545,000		
Closing Date	9/23/2013		

MLS # 130006621
Address 700 GROVE ST
Price \$545,000
Adj Price \$545,000

Ad Rmks: 2bed/2bath immaculately kept condo, stainless steel appliances, granite countertops, upgraded lighting throughout. H/W floors, tiled baths with oversized tub in master bath. Balcony overlooks beautifully landscaped courtyard. Maintenance included heat, water, gas, use of gym, lounge, BBQ grills, shuttle to PATH, internet and basic cable TV! 24hr concierge. One deeded parking space included!

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COMPARABLE REPORT



MLS # 130007683
Address 700 GROVE ST
Price \$550,000
Adj Price \$550,000

Address	700 GROVE ST	Days On Market	39
Unit Number	12S	MoMaintFee	\$712
Sq Feet	1211	Taxes	\$10,330
Ask Price	\$565,000		
Sold Price	\$550,000		
Closing Date	10/4/2013		

Ad Rmks: Stunning 2 bed/2 bath penthouse at 700 Grove! This beautiful home has a great open layout. Gourmet kitchen with SS apps, granite counters & slate flooring. 2 spacious bedrooms both with walk in closets. 9 ft ceilings, crown moldings and hwf throughout. separate mudroom w/ bosch w/d. Enjoy amazing NYC views from the large private terrace! 1 deeded parking space included. 700 Grove is a luxury doorman bldg w/ fitness center, residents lounge, common courtyard w/ bbq and shuttle to the path. Must see!



MLS # 130009815
Address 700 GROVE ST
Price \$557,000
Adj Price \$557,000

Address	700 GROVE ST	Days On Market	45
Unit Number	12T	MoMaintFee	\$712
Sq Feet	1211	Taxes	\$10,331
Ask Price	\$565,000		
Sold Price	\$557,000		
Closing Date	11/19/2013		

Ad Rmks: 1211 sq ft, spacious ,bright ,Penthouse unit with terrace w NYC views Unit features hardwood floors through out,Elegantly designed kitchen with SS Appliances,Granite counter tops & island w breakfast bar.Master bedroom suite with WIC ,stand up shower & soaking tub in the bathroom.2nd bedroom has Murphy bed and WIC. Building has 24hrs concierge,fully equipped Gym and manicured courtyard. Shuttle to Hoboken Path Station. Close to all parks, schools, restaurants.



MLS # 130008638
Address 274 6TH ST
Price \$570,000
Adj Price \$570,000

Address	274 6TH ST	Days On Market	7
Unit Number	100	MoMaintFee	\$489
Sq Feet	1013	Taxes	\$10,579
Ask Price	\$569,000		
Sold Price	\$570,000		
Closing Date	10/11/2013		

Ad Rmks: A gorgeous, new, two bedroom with a huge private backyard just steps to Hamilton Park and PATH trains. Custom finishes include oak floors, solid core doors, central air and in-unit laundry. Stylish bathrooms feature vertical subway tiles and porcelain hexagon tile floors. Your fully loaded kitchen offers Caesarstone counters and stainless appliances. Fine details include a mantle and kitchen island faced in reclaimed 19th cent barn wood. Outside youâ€™ll relax on your terrace all summer long. Just perfect!

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COMPARABLE REPORT



MLS # 130008830
Address 700 GROVE ST
Price \$579,000
Adj Price \$579,000

Address	700 GROVE ST	Days On Market	44
Unit Number	12J	MoMaintFee	\$765
Sq Feet	1300	Taxes	\$8,637
Ask Price	\$579,000		
Sold Price	\$579,000		
Closing Date	10/23/2013		

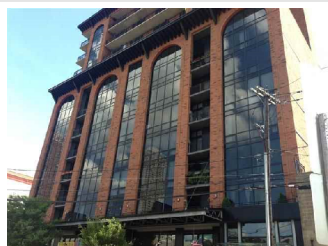
Ad Rmks: Spacious, handsomely appointed and impeccably maintained condo with the perfect floor plan. The open sunlit living area offers warm cherry kitchen with center island & pendant lighting, granite counters & SS appl. The ample living/dining room leads to a private terrace. The living area separates the 2BR's & 2BA's for maximum privacy. 9' ceilings, Gleaming HW floors, abundant closets, laundry in unit, covered parking, cable/internet, PATH shuttle, gym, concierge & Elevator enhance the appeal at 700 Grove.



MLS # 130010052
Address 311 WASHINGTON ST
Price \$588,000
Adj Price \$588,000

Address	311 WASHINGTON ST	Days On Market	20
Unit Number	8E	MoMaintFee	\$615
Sq Feet	1200	Taxes	\$11,060
Ask Price	\$588,000		
Sold Price	\$588,000		
Closing Date	10/16/2013		

Ad Rmks: Located in Downtown Jersey City's Washington Commons, this 2 bedroom/2 bathroom condo has a sun-drenched western exposure. Home features Brazilian cherry wood floors, 9'+ ceilings & plenty of windows. Kitchen comes with GE Profile SS appliances, maple cabinets & granite counters, breakfast bar and dining nook, complete with SUV PARKING! Building amenities include elevator, doorman, gym & common outdoor lounge. Convenient location with restaurants & shopping nearby. 7 minute walk to PATH.



MLS # 130008420
Address 159 2ND ST
Price \$605,000
Adj Price \$605,000

Address	159 2ND ST	Days On Market	14
Unit Number	902	MoMaintFee	\$535
Sq Feet	1216	Taxes	\$9,796
Ask Price	\$630,000		
Sold Price	\$605,000		
Closing Date	9/3/2013		

Ad Rmks: CONTEMPORARY AWARD WINNING LOFT STYLE CONDO IN DOWNTOWN JERSEY CITY. SOUTH FACING UNIT SUN DRENCHED WITH NEW YORK CITY SKYLINE VIEWS FROM BALCONY. ONE BEDROOM PLUS LARGE DEN CURRENTLY USED AS SECOND BEDROOM WOOD FLOOR ,GRANITE COUNTER TOPS ,STAINLESS STEEL G E APPLIANCES.GROVE ST. PATH 3 BLOCKS AWAY

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130006640
Address 1 GREENE ST
Price \$605,000
Adj Price \$605,000

Address	1 GREENE ST	Days On Market	39
Unit Number	609	MoMaintFee	\$993
Sq Feet	1197	Taxes	\$11,610
Ask Price	\$619,000		
Sold Price	\$605,000		
Closing Date	8/22/2013		

Ad Rmks: Live In One Of Jersey City's Most Desirable Paulus Hook Waterfront Communities "Clermont Cove". Beautiful 2 Bed/2 Bath Unit Featuring 1197 Sq. Ft. Corner Unit With Abundance Of Sunlight, Hardwood Floors, Modern Living Space PLUS TERRACE With New York Views. Kitchen Features S/S Appliances & Granite Counter Tops, W/D In Unit. Building Features Atrium Lobby, Glass Elevators, 24 Hr. Concierge, Sky Lounge, Pool And Valet Parking. Excellent For Commuters With Light Rail And Path Practically At Your Doorstep!



MLS # 130007537
Address 140 BAY ST
Price \$615,000
Adj Price \$615,000

Address	140 BAY ST	Days On Market	61
Unit Number	2C	MoMaintFee	\$661
Sq Feet	1590	Taxes	\$8,265
Ask Price	\$675,000		
Sold Price	\$615,000		
Closing Date	10/11/2013		

Ad Rmks: True loft style 2BR/1.5BTH in Powerhouse Arts District! Rare unit features 1590sqft of living space, great open layout, soaring 11ft ceilings, columns, industrial fixtures, oversized windows, h/w floors, , ss apps, stone counters, maple cabinetry, tiled baths, central A/C, storage closets & w/d in unit. Very special warehouse conversion building highlighted by common roof deck & Warehouse Caf  . Very short walking distance to tons of great shops, restaurants & transportation (including Light Rail & PATH).



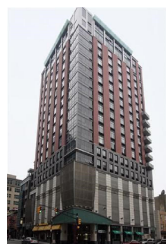
MLS # 130008204
Address 102 CHRISTOPHER COLUMBUS DR
Price \$643,000
Adj Price \$643,000

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	88
Unit Number	701	MoMaintFee	\$758
Sq Feet		Taxes	\$11,532
Ask Price	\$659,000		
Sold Price	\$643,000		
Closing Date	11/22/2013		

Ad Rmks: Welcome to the luxurious 701 Grove Pointe perfectly located above the Grove Street path station down town JC. This unit is a must see, it boasts cathedral ceilings and large windows that let in lots of light throughout the home. The kitchen features granite counter tops and stainless steel appliances and is kept in immaculate condition throughout. The building has a parking garage, 24 hr doorman and concierge a lounge, state of the art gym and last but not least a roof top pool. Original owner

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130009462
Address 105 GREENE ST
Price \$655,000
Adj Price \$655,000

Address	105 GREENE ST	Days On Market	14
Unit Number	804	MoMaintFee	\$777
Sq Feet	1106	Taxes	\$9,975
Ask Price	\$685,000		
Sold Price	\$655,000		
Closing Date	10/20/2013		

Ad Rmks: Absolutely Stunning 2 bedroom/ 2 Bath condo located in Premier luxury Montgomery- Greene Building! Unit features gleaming dark hardwood floors throughout, Central A/C and 10ft floor-to-ceiling windows. Huge Chef's kitchen with granite countertops, Eat-in breakfast bar, and stainless steel appliances! Building provides 24-hour concierge, exercise room, social room, roof-top deck with bar and grill. Convenient Location near all local restaurants, parks, and schools. 1 block to Exchange Place!



MLS # 130010053
Address 102 CHRISTOPHER COLUMBUS DR
Price \$665,000
Adj Price \$665,000

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	27
Unit Number	901	MoMaintFee	\$758
Sq Feet		Taxes	
Ask Price	\$679,900		
Sold Price	\$665,000		
Closing Date	10/9/2013		

Ad Rmks: 9th Floor Unit. Southern Exposure. Very Bright. Home offers hardwood floors, closet organizer for closets, recessed lighting, extra wall closet in foyer. Kitchen with tiled back splash, granite countertop, and stainless steel appliances. Immaculate Condition! 24 hour doorman service.



MLS # 130007253
Address 154 STEUBEN ST
Price \$665,000
Adj Price \$665,000

Address	154 STEUBEN ST	Days On Market	29
Unit Number	603	MoMaintFee	\$410
Sq Feet	1083	Taxes	\$5,725
Ask Price	\$669,000		
Sold Price	\$665,000		
Closing Date	8/8/2013		

Ad Rmks: The Best of Urban Living at The Ivy House, 5 Years Young Concrete & Steel Construction, This Stylish 2 BR / 2 Bath Condo Features Wall-to-Wall South Facing Windows, Bamboo Floors, S/S Appliances, Caesar Stone Counters, Spacious Master BR w/ Ensuite Bath & Walk-in Closet, Private Terrace off 2nd BR, Washer/Dryer In Unit, Common Roof Top Kitchen & Terrace w/ City Views. All This & Deeded Parking! 1/2 Block to Grove Street Path, Restaurants, Parks & Shopping Make This Jersey City's Most Convenient Location.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



Address	65 2ND ST	Days On Market	23
Unit Number	802	MoMaintFee	\$704
Sq Feet	1116	Taxes	
Ask Price	\$670,000		
Sold Price	\$676,000		
Closing Date	10/31/2013		

MLS # 130008828
Address 65 2ND ST
Price \$676,000
Adj Price \$676,000

Ad Rmks: Gorgeous unit overlooking NJ from living room with Midtown Manhattan views. 110 sq ft balcony, upgraded unit with hardwood floor, granite counter tops, stainless steel appliances. Bathrooms are renovated, doorman 24 hours, deeded parking space #343. Upgraded cost efficient A/C-heat units installed 2013.



Address	159 2ND ST	Days On Market	41
Unit Number	901	MoMaintFee	\$558
Sq Feet	1357	Taxes	\$12,464
Ask Price	\$679,000		
Sold Price	\$679,000		
Closing Date	9/10/2013		

MLS # 130007013
Address 159 2ND ST
Price \$679,000
Adj Price \$679,000

Ad Rmks: Large two bed/two bath with two private terraces in award winning Waldo Lofts. Corner unit with southern and eastern exposure - TONS of sunlight and NYC views. Custom Hunter Douglas electric blinds, 10' ceilings, floor-to-ceiling windows, chestnut HW floors, custom wood cabinetry, SS appliances, granite, walk-in-closet - this unit has it all! Very close to Grove Street PATH, restaurants, shopping, bus, light rail, etc. Tax Abatement! Ask Patrick for parking avail.



Address	65 2ND ST	Days On Market	25
Unit Number	1101	MoMaintFee	\$744
Sq Feet	1111	Taxes	\$11,002
Ask Price	\$689,000		
Sold Price	\$695,000		
Closing Date	10/25/2013		

MLS # 130010327
Address 65 2ND ST
Price \$695,000
Adj Price \$695,000

Ad Rmks: Southwest corner unit with NYC skyline & River views in a full amenities building on the JC waterfront. Unit features open living/dining room w/sliding doors that lead to 110 sq ft balcony, drenched w/sunlight, gourmet kitchen w/breakfast bar, master bedroom w/en suite bath, walk-in closet, parquet flooring, washer & dryer, indoor parking. Maintenance includes: Parking, 24 hr concierge & doorman, high speed internet, direct TV, hot water, outdoor pool w/sundeck, barbecue area w/benches, gym & much more.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130010358

Address 389 WASHINGTON ST

Price \$713,000

Adj Price \$713,000

Address	389 WASHINGTON ST	Days On Market	10
Unit Number	20A	MoMaintFee	\$660
Sq Feet	1105	Taxes	\$11,000
Ask Price	\$709,000		
Sold Price	\$713,000		
Closing Date	10/30/2013		

Ad Rmks: Come live in this impeccable beautiful unit with great views of Freedom tower and downtown NYC at the luxuriuos Condo A building in downtown Jersey City.Maintenance includes heat,hot water,gas,gymnasium.New heating and cooling units installed and double layered windows for sound proofing and cold winters. Easy commute to NYC by walking distance to path trains,close to park,mall. ONE PARKING SPACE INCLUDED.



MLS # 130008950

Address 20 2ND ST

Price \$722,500

Adj Price \$722,500

Address	20 2ND ST	Days On Market	50
Unit Number	2102	MoMaintFee	\$648
Sq Feet	1104	Taxes	\$8,800
Ask Price	\$735,000		
Sold Price	\$722,500		
Closing Date	10/28/2013		

Ad Rmks: 2Bd/2Ba Waterfront w/balcony NY Harbor & Downtown views. Close to PATH Upgraded kitchen/baths, SS appliances, granite counter tops-marble backsplash, hardwood, ceramic and carpet flooring. Plenty of additional cabinets for storage. Built in 9' cabinet unit with granite top and wine rack in dining area, ideal for entertaining. First Floor Garage Parking included. 24 hour concierge, on-site management, heated pool with sundeck, fitness center and resident common area.



MLS # 130011827

Address 126 DUDLEY ST

Price \$735,000

Adj Price \$735,000

Address	126 DUDLEY ST	Days On Market	0
Unit Number	404	MoMaintFee	\$664
Sq Feet	1300	Taxes	\$0
Ask Price	\$779,000		
Sold Price	\$735,000		
Closing Date	4/9/2014		

Ad Rmks: LUXURY MID-RISE BUILDING IN PAULUS HOOK SECTION OF DOWNTOWN JERSEY CITY. ONE OF THE AREAS MOST DESIRABLE NEIGHBORHOOD. LARGEST MASTER SUITE FOUND IN A CONDO. UNIT FACES SOUTH OVERLOOKING THE COURT YARD.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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COMPARABLE REPORT



MLS # 130008447
Address 88 MORGAN ST
Price \$735,000
Adj Price \$735,000

Address	88 MORGAN ST	Days On Market	20
Unit Number	1705	MoMaintFee	\$865
Sq Feet	1147	Taxes	\$11,000
Ask Price	\$765,000		
Sold Price	\$735,000		
Closing Date	9/11/2013		

Ad Rmks: Welcome home to direct NYC/Hudson river views from this beautiful 2BR/2BA condo. Full service building with 24 hour doorman. Amenities include gym, sauna, grotto, pool, sun deck, game room includes virtual golf, billiards and board games, on-site shops, parking (for additional fee).



MLS # 130009658
Address 149 ESSEX ST
Price \$744,400
Adj Price \$744,400

Address	149 ESSEX ST	Days On Market	0
Unit Number	6L	MoMaintFee	\$755
Sq Feet	1451	Taxes	\$10,500
Ask Price	\$729,900		
Sold Price	\$744,400		
Closing Date	9/6/2013		

Ad Rmks: your chance to come home to this fabulous Paulus Hook neighborhood, penthouse loft /duplex, unit features lofted 12ft ceilings, 2 bed + 1 den / 2 bath, upgraded wood cabinets, quartz counter tops, ss appliances, spacious living/dining area w/wood floors, hardwood floor staircase, 2 large custom walk-in closets, master bedroom suite w/tile bath and glass standing stall, office can be used as 3rd bedroom, large common landscaped courtyard, minutes to Path & Ferry, Park and Shopping area. 24 hrs concierge.



MLS # 130008287
Address 20 2ND ST
Price \$747,500
Adj Price \$747,500

Address	20 2ND ST	Days On Market	72
Unit Number	1603	MoMaintFee	\$683
Sq Feet	1173	Taxes	\$12,607
Ask Price	\$759,000		
Sold Price	\$747,500		
Closing Date	9/27/2013		

Ad Rmks: Waterfront living at The Mandalay. This corner unit offers spectacular views of the Hudson River & NYC Skyline from the living room & your own private balcony. Home features a renovated kitchen with ss appliances, newer cabinets, granite counter tops with granite backsplash & hardwood floors in living & dining areas. Fantastic storage space including 3 closets in master bedroom. Luxurious amenities including 24 hour doorman, gym, residents' lounge & stunning outdoor pool. 1 car parking included.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130009768
Address 234 10TH ST
Price \$750,000
Adj Price \$750,000

Address	234 10TH ST	Days On Market	14
Unit Number	501	MoMaintFee	\$520
Sq Feet	1463	Taxes	\$11,520
Ask Price	\$769,000		
Sold Price	\$750,000		
Closing Date	9/30/2013		

Ad Rmks: This spacious 2 Bed, 2 Bath corner loft features over-sized charismatic arched windows with southern & western exposures throughout. Energy efficient A/C, bamboo floors, and open layout. The kitchen boasts stainless steel appliances, custom cabinets and granite countertops. The spa-like bathrooms offer generous square footage, natural stone tiles and countertops and radiant floor heating. Schroeder Lofts is located a block from the historic & restored Hamilton Park and just blocks to PATH & Holland Tunnel



MLS # 130008369
Address 15 WARREN ST
Price \$750,000
Adj Price \$750,000

Address	15 WARREN ST	Days On Market	3
Unit Number	429	MoMaintFee	\$554
Sq Feet	1200	Taxes	\$9,033
Ask Price	\$750,000		
Sold Price	\$750,000		
Closing Date	9/18/2013		

Ad Rmks: Gorgeous Loft style 2 bedroom/ 2 bath condo with deeded parking! Expansive unit with 1200 sqft offers gleaming hardwood floors throughout, vaulted ceilings, Central A/C, and Washer/Dryer. Gourmet kitchen offers stainless steel appliances, Silestone counter tops, tiled backsplash, & eat in breakfast bar. Perfect office space on 2nd floor. Building offers 24hr doorman, exercise room, pool! Close to all NYC transportation with the Ferry to Manhattan at your door. Near local parks, schools and restaurants.



MLS # 130006652
Address 88 MORGAN ST
Price \$750,000
Adj Price \$750,000

Address	88 MORGAN ST	Days On Market	73
Unit Number	2804	MoMaintFee	\$891
Sq Feet		Taxes	\$12,370
Ask Price	\$749,000		
Sold Price	\$750,000		
Closing Date	8/27/2013		

Ad Rmks: Trump plaza ,Fantastic Manhattan VIEW! Great amenity such as rooftop deck,spa,fitness center,golf simulator,billiardroom,medio room,business center,24 hour concierge ,walk to path,won't last ,come and see , *****this apt unit for investor only, 5/31/14 lease ends and monthly rent is \$3,300*****

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130010119
Address 105 GREENE ST
Price \$755,000
Adj Price \$755,000

Address	105 GREENE ST	Days On Market	26
Unit Number	702	MoMaintFee	\$777
Sq Feet	1259	Taxes	\$12,599
Ask Price	\$750,000		
Sold Price	\$755,000		
Closing Date	11/19/2013		

Ad Rmks: Gorgeous corner condo in the luxurious Montgomery Greene. 2 Bedroom/ 2 Bath condo with beautiful hardwood floors throughout, impressive floor to-ceiling windows, Central a/c, Granite counters, breakfast bar, and stainless steel appliances. Master Bathroom features travertine marble, champagne soak tub and separate walk-in shower. Pantry, custom Hunter Douglass shades and W/D in unit!. Community and Exercise room located in building. Unit comes with a deeded storage unit. 1 Block to exchange place.



MLS # 130009452
Address 201 LUIS M MARIN BLVD
Price \$805,000
Adj Price \$805,000

Address	201 LUIS M MARIN BLVD	Days On Market	42
Unit Number	712	MoMaintFee	\$640
Sq Feet	1392	Taxes	\$11,197
Ask Price	\$799,900		
Sold Price	\$805,000		
Closing Date	11/15/2013		

Ad Rmks: Spectacular south-facing, corner unit features an open layout, expansive living space and your own private outdoor space! Custom sliding glass wall allows for open entertainment or privacy for guests. Kitchen features granite counters, stainless steel appliances, maple cabinetry & breakfast bar. Marble baths w/ Kohler fixtures, gleaming mahogany floors, bedrooms on opposite ends, floor to ceiling windows, central air & proximity to PATH/Light Rail/Ferry complete this package. Premium parking avail for \$35k.



MLS # 130008662
Address 20 NEWPORT PARKWAY
Price \$827,000
Adj Price \$827,000

Address	20 NEWPORT PARKWAY	Days On Market	21
Unit Number	1910	MoMaintFee	\$720
Sq Feet	1280	Taxes	\$12,000
Ask Price	\$825,000		
Sold Price	\$827,000		
Closing Date	8/22/2013		

Ad Rmks:

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130007732
Address 20 2ND ST
Price \$845,000
Adj Price \$845,000

Address	20 2ND ST	Days On Market	11
Unit Number	1408	MoMaintFee	\$684
Sq Feet	1173	Taxes	\$10,661
Ask Price	\$825,000		
Sold Price	\$845,000		
Closing Date	9/10/2013		

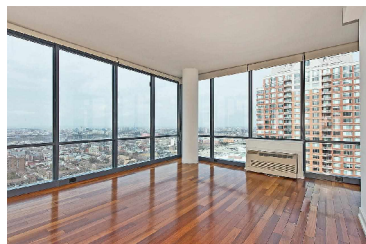
Ad Rmks: From the moment you enter this home you are enveloped with panoramic NYC views. Empire State all the way to GWB. Featuring a private terrace overlooking NYC at the waterfront, hardwood floors throughout 2 bedroom / 2 bathroom, granite kitchen counters, SS appliances, washer/dryer plus a garaged parking spot!! Mandalay amenities include full time concierge, pool, gym, residence lounge, sun deck, outdoor grills, and playground on the water front. It will not last!



MLS # 130008676
Address 1 SHORE LANE
Price \$848,000
Adj Price \$848,000

Address	1 SHORE LANE	Days On Market	9
Unit Number	1511	MoMaintFee	\$667
Sq Feet	1270	Taxes	
Ask Price	\$859,900		
Sold Price	\$848,000		
Closing Date	10/1/2013		

Ad Rmks: Beautiful 1,270 sq ft. with 40 sq ft balcony, 2 bed/2 bath with South East exposures at The Shore Club, all stainless steel appliances, washer and dryer in unit, pets allowed. Close to all transportation and shopping. Just steps from The Pavonia Path Station.



MLS # 130010925
Address 389 WASHINGTON ST
Price \$850,000
Adj Price \$850,000

Address	389 WASHINGTON ST	Days On Market	15
Unit Number	31E	MoMaintFee	\$789
Sq Feet	1366	Taxes	\$12,564
Ask Price	\$829,900		
Sold Price	\$850,000		
Closing Date	11/14/2013		

Ad Rmks: Welcome to high-rising living at its best in the A Building in downtown Jersey City. Bright & spacious 2 bed/2 bath located on north/west corner of the 31st floor. Enjoy the Hudson River & the NYC Skyline, as well as the western sunsets in this 1366 sq.ft. layout which includes a terrace. Features floor to ceiling glass windows, cherry floors, W/D in unit, designer kitchen with black granite counters & stainless steel GE Profile appliances. 1 parking space is included. Close to PATH Stations, bus & Ferry.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

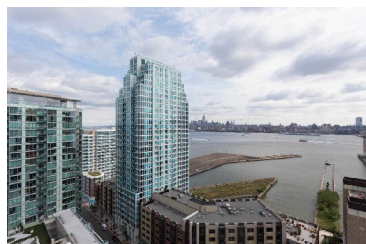
COMPARABLE REPORT



MLS # 130009994
Address 1 SHORE LANE
Price \$855,000
Adj Price \$855,000

Address	1 SHORE LANE	Days On Market	11
Unit Number	1210	MoMaintFee	\$672
Sq Feet	1280	Taxes	\$10,546
Ask Price	\$825,000		
Sold Price	\$855,000		
Closing Date	9/24/2013		

Ad Rmks: South-east exposure in luxury waterfront Shore Club. 1280 sq.ft, 60 sq.ft balcony, great NYC views from each room. Open floor plan, 8 huge floor to ceiling windows in living/dining room area, top of the line kitchen, walk-in closet in master bdr. huge dining area. Full service concierge building with 24/7 concierge, roofdeck, exercise room, steam, sauna, resident lounge, children's room. Close to both-Hoboken and Newport Path. Supermarket on ground level.



MLS # 130010975
Address 20 NEWPORT PARKWAY
Price \$856,000
Adj Price \$856,000

Address	20 NEWPORT PARKWAY	Days On Market	16
Unit Number	2510	MoMaintFee	\$744
Sq Feet	1280	Taxes	\$11,734
Ask Price	\$875,000		
Sold Price	\$856,000		
Closing Date	10/25/2013		

Ad Rmks: North-east exposure in luxury waterfront Shore Club. 1280 Sq.ft, 60 sq.ft balcony, great NYC Views from each room. Open floor plan, 8 huge floor plan to ceiling windows in living/dining room area, top of the line kitchen, walk-in closet in master bdr. Huge dining area. Full service concierge building with 24/7 doorman, roofdeck, exercise room, steam, sauna, resident lounge, children s room. Close to both-Hoboken and Newport Path.



MLS # 130007810
Address 15 WARREN ST
Price \$890,000
Adj Price \$890,000

Address	15 WARREN ST	Days On Market	92
Unit Number	313	MoMaintFee	\$555
Sq Feet	1320	Taxes	\$6,630
Ask Price	\$949,900		
Sold Price	\$890,000		
Closing Date	12/12/2013		

Ad Rmks: Unique low-rise water front condominium, with pool and in-house gym. 1320SF of pure luxury, 2 bedroom, 2 full baths, separate dining room, entertainment area and large kitchen with granite counter tops, granite backsplash, stainless steel appliances, wine refrigerator, stone floors and much more. Sun drenched rooms with views of pool, Statue of Liberty and Liberty State Park. Custom closets, sound system and extensive wood work throughout this beautifully appointed home. Three deeded garage parking spots.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 130006887
Address 174 WASHINGTON ST
Price \$1,025,000
Adj Price \$1,025,000

Address 174 WASHINGTON ST Days On Market 35
Unit Number 3N MoMaintFee \$1,171
Sq Feet 1844 Taxes \$12,004
Ask Price \$1,099,000
Sold Price \$1,025,000
Closing Date 9/16/2013

Ad Rmks: Rich & Rare to market! Exuding the ultimate in status, total sophistication & style! Entertainer's mecca incl spectacular Loft w/ sprawling Grand Room, sky-high ceilings, French balcony w/partial Hudson views, gas FP. Windows everywhere illuminating unit w/ brilliant NE light. Exercise culinary brilliance in True Gourmet Kit w/ cherry cabinetry, glossy granite cntrs & Viking appl. Massive MBR en suite w/ bonus sitting area & WIC, luxe bths, "interior" Guest sleeping area w/French doors, Health Club, prkg



MLS # 130007514
Address 77 HUDSON ST
Price \$1,310,000
Adj Price \$1,310,000

Address 77 HUDSON ST Days On Market 61
Unit Number 4801 MoMaintFee \$1,206
Sq Feet 1680 Taxes
Ask Price \$1,334,000
Sold Price \$1,310,000
Closing Date 9/26/2013

Ad Rmks: 1680sf 2BR + Office w/great layout and amazing views 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, 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

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,334,000	\$435,000	\$682,156	\$672,500
SP:	\$1,310,000	\$435,000	\$670,598	\$660,000

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