



COMPARATIVE MARKET ANALYSIS

2013 Q4 1 bedroom 1 bath Luxury Condos Sold Downtown JC

Prepared for:

Perspectives

NJ

Wednesday, November 12, 2014

Prepared By:

ZHENLEI BAO

WEICHERT REALTORS

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AGENT RESUME

Dear Perspective Buyers and Sellers,

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

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

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

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

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

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

Warm regards,

Alex Bao

Sales Associate

Weichert Realtos Jersey City Downtown Office

273 Grove St.

Jersey City, NJ 07302

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$769,000	\$324,900	\$512,614	\$514,900
SP:	\$760,000	\$315,000	\$506,490	\$509,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
227 CHRISTOPHER COLUMBUS DR	1	1	711	10/16/2013	36	\$324,900	\$315,000
689 MARIN BLVD	1	1	900	12/3/2013	38	\$379,900	\$360,000
205 10TH ST	1	1	780	11/8/2013	25	\$388,000	\$380,000
158 WAYNE ST	1	1	777	11/7/2013	7	\$389,000	\$395,000
65 2ND ST	1	1	743	11/10/2013	81	\$420,000	\$399,000
65 2ND ST	1	1	692	12/30/2013	30	\$425,000	\$405,000
1 GREENE ST	1	1	906	12/30/2013	140	\$415,000	\$405,000
227 CHRISTOPHER COLUMBUS DR	1	2	1034	12/6/2013	1	\$424,000	\$424,000
10 REGENT ST	1	1	893	11/25/2013	5	\$465,000	\$475,000
88 MORGAN ST	1	1	843	10/30/2013	194	\$490,000	\$480,000
88 MORGAN ST	1	1	843	12/5/2013	268	\$499,900	\$490,000
88 MORGAN ST	1	1	843	12/11/2013	248	\$514,900	\$495,000
88 MORGAN ST	1	1	837	11/23/2013	16	\$499,000	\$499,000
88 MORGAN ST	1	1	792	12/6/2013	74	\$509,000	\$509,000
88 MORGAN ST	1	1	843	11/21/2013	179	\$522,500	\$513,500
88 MORGAN ST	1	1	843	11/6/2013	45	\$525,000	\$515,000
232 PAVONIA AVE	1	1	875	12/30/2013	21	\$525,000	\$520,000
105 GREENE ST	1	1	912	11/13/2013	6	\$535,000	\$528,000
389 WASHINGTON BLVD	1	1	717	11/8/2013	1	\$585,500	\$550,000
201 MARIN BLVD	1	1	1000	12/13/2013	34	\$569,000	\$565,000
77 HUDSON ST	1	1	731	10/28/2013	87	\$595,000	\$583,750
77 HUDSON ST	1	1	731	12/11/2013	7	\$595,000	\$585,000
389 WASHINGTON ST	1	1	757	12/10/2013	4	\$549,000	\$591,000
88 MORGAN ST	1	1	864	10/2/2013	48	\$599,000	\$605,000
2 2ND ST	1	1	800	10/1/2013	6	\$649,000	\$649,000
77 HUDSON ST	1	1	744	11/14/2013	18	\$679,000	\$679,000
77 HUDSON ST	1	2	937	12/23/2013	7	\$769,000	\$760,000
Total Listings					Avg	Avg	Avg
27					60	\$512,614	\$506,490

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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COMPARABLE REPORT



MLS # 130009028

Address 227 CHRISTOPHER
COLUMBUS DR

Price \$315,000

Adj Price \$315,000

Address 227 CHRISTOPHER Days On Market 36

COLUMBUS DR

Unit Number 207b MoMaintFee \$408

Sq Feet 711 Taxes \$6,223

Ask Price \$324,900

Sold Price \$315,000

Closing Date 10/16/2013

Ad Rmks: Rare corner one bedroom unit with six windows with all day sunlight. This unit boasts amazing open layout, great for entertaining all your friends. Fantastic window kitchen with granite countertops and stainless steel appliances. Relax in our wonderful tranquil courtyards with BBQ Grills. Enjoy the Lifestyle center with full court basketball court, workout room, fitness classes and screen room all included in the monthly maintenance . Enjoy the Downtown Jersey City Vibe by living in this great community.



MLS # 130010402

Address 689 MARIN BLVD

Price \$360,000

Adj Price \$360,000

Address 689 MARIN BLVD Days On Market 38

Unit Number 805 MoMaintFee \$536

Sq Feet 900 Taxes \$7,402

Ask Price \$379,900

Sold Price \$360,000

Closing Date 12/3/2013

Ad Rmks: 1 BR w/ storage loft and 14 ft. ceilings, floating staircase, dry bar w/ dual zone wine chiller, California closets, custom Hunter Douglas window treatments, large windows w/ Western exposure, upgraded kitchen w/ granite countertops & SS appliances. Spacious layout w/ separate dining area, washer/dryer room for extra storage & tumbled marble bath.



MLS # 130010675

Address 205 10TH ST

Price \$380,000

Adj Price \$380,000

Address 205 10TH ST Days On Market 25

Unit Number 8U MoMaintFee \$509

Sq Feet 780 Taxes \$7,500

Ask Price \$388,000

Sold Price \$380,000

Closing Date 11/8/2013

Ad Rmks: Fantastic South facing unit in "Park Hamilton" building. Flooded with natural sunlight, enjoy the view of NYC, hw floors, granite/ss kitchen, great storage in the unit. Best location, close to Path, steps to Hamilton Park, Newport Mall. Building has 24 hr doorman, gym off street parking available @\$135.00(outdoor space) \$165.00 (garage)

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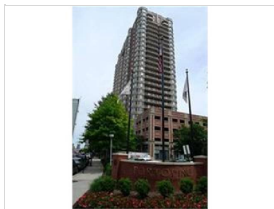
COMPARABLE REPORT



MLS # 130010765
Address 158 WAYNE ST
Price \$395,000
Adj Price \$395,000

Address	158 WAYNE ST	Days On Market	7
Unit Number	218A	MoMaintFee	\$455
Sq Feet	777	Taxes	\$6,675
Ask Price	\$389,000		
Sold Price	\$395,000		
Closing Date	11/7/2013		

Ad Rmks: 1 bedroom 1 bathroom corner unit with deeded parking at Dixon Mills. This desirable quiet corner unit has an open living/dining room area with high ceilings & exposed brick. Renovated kitchen with breakfast bar. Hardwood floors throughout. Large bedroom, updated bathroom & combo washer/dryer. Enjoy the famous life style center which features screening room, fitness center with daily classes, community room with free Wi-Fi & basketball court. BBQ grills in courtyard.



MLS # 130009165
Address 65 2ND ST
Price \$399,000
Adj Price \$399,000

Address	65 2ND ST	Days On Market	81
Unit Number	508	MoMaintFee	\$522
Sq Feet	743	Taxes	\$6,156
Ask Price	\$420,000		
Sold Price	\$399,000		
Closing Date	11/10/2013		

Ad Rmks: Live large in this one bedroom 1 full bath with views of NYC. Unit features sunny spacious layout with hardwood floors, modern kitchen cabinets, appliances and bath. Common amenities include 24 concierge, elevator building, outdoor pool, exercise room, play area and community room. Located by Jersey City's waterfront, shops and restaurants.



MLS # 130011279
Address 65 2ND ST
Price \$405,000
Adj Price \$405,000

Address	65 2ND ST	Days On Market	30
Unit Number	304	MoMaintFee	\$490
Sq Feet	692	Taxes	\$6,523
Ask Price	\$425,000		
Sold Price	\$405,000		
Closing Date	12/30/2013		

Ad Rmks: It is all about location. Welcome to Portofino which has all the comforts you deserve! Home features large spacious living room and recently renovated bathroom with slate shower. Community features include doorman, exercise room, pool, play area and community rooms. Relax while strolling down the waterfront promenade while gazing at NYC, Commuter's dream with path and light rail located within a few blocks. Parking included.

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COMPARABLE REPORT



MLS # 130006193
Address 1 GREENE ST
Price \$405,000
Adj Price \$405,000

Address	1 GREENE ST	Days On Market	140
Unit Number	607	MoMaintFee	\$843
Sq Feet	906	Taxes	\$6,600
Ask Price	\$415,000		
Sold Price	\$405,000		
Closing Date	12/30/2013		

Ad Rmks: Luxury living in Paulus Hook with great views of downtown Manhattan, Ellis Island and the Statue of Liberty. This condo has plenty of storage, incl. two walk-in closets. Relax on your private terrace with amazing views - all the way to the Verrazzano Bridge ! Clermont Cove is a door-man building with exercise room, out-door pool and sky lounge for your entertaining. Close to Exchange Pl. Path + Ferry. Maint. fee includes valet parking, use of pool, heat and hot water. Call for a private showing today !



MLS # 130012912
Address 227 CHRISTOPHER COLUMBUS DR
Price \$424,000
Adj Price \$424,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	1
Unit Number	415B	MoMaintFee	\$592
Sq Feet	1034	Taxes	\$7,400
Ask Price	\$424,000		
Sold Price	\$424,000		
Closing Date	12/6/2013		

Ad Rmks: Truly magnificent top floor one bedroom duplex with private roof deck with breathtaking views of Jersey City and New York City. This oversized unit has a huge open kitchen to prepare all those great meals for all your friends and family. Relax in the comfort of you charming living room with wonderful natural light. Bedroom has amazing skylights and closet space. Washer/dryer in unit. Enjoy the Lifestyle center with gym, fitness classes, pool table and basketball court. Private courtyards with BBQ Grills.



MLS # 130013208
Address 10 REGENT ST
Price \$475,000

Address	10 REGENT ST	Days On Market	5
Unit Number	713	MoMaintFee	\$444
Sq Feet	893	Taxes	\$7,945
Ask Price	\$465,000		
Sold Price	\$475,000		
Closing Date	11/25/2013		

Ad Rmks: Lovely, sun-drenched, seventh floor corner unit in The Sutton, a premier residence in Liberty Harbor. The community offers wonderful amenities including a swimming pool, game room, fitness center and event rooms. There is a doorman with 24-hour security and concierge service. Parking is available for an extra fee. This home offers

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COMPARABLE REPORT



MLS # 130004657
Address 88 MORGAN ST
Price \$480,000
Adj Price \$480,000

Address	88 MORGAN ST	Days On Market	194
Unit Number	2609	MoMaintFee	\$635
Sq Feet	843	Taxes	\$8,897
Ask Price	\$490,000		
Sold Price	\$480,000		
Closing Date	10/30/2013		

Ad Rmks: 'TRUMP PLAZA' AT JERSEY CITY, SETTING NEW EXPECTATION FOR LUXURY, THE MAJESTIC WORLD-CLASS RESIDENCES REACH NEW HEIGHTS OF DISTINCTION WITH STUNNING ARCHITECTURE, PREMIER SERVICES. THIS FACING SOUTH & WEST ONE BEDROOM OFFERS BRIGHT AND OVERSIZE WINDOW, CHERRY CABINETRY, HARDWOOD FLOOR, STAINLESS STEEL APPLIANCES. BATHROOM HAS DOUBLE SINK. AMENITIES INCLUDED SUCH AS ROOFTOP DECK, SPA, FITNESS CENTER, GOLF SIMULATOR, BILLIARD ROOM, MEDIA ROOM, BUSINESS CENTER, 24 HR CONCIERGE, WALK TO PATH. WON'T LAST LONG!



MLS # 130000561
Address 88 MORGAN ST
Price \$490,000
Adj Price \$490,000

Address	88 MORGAN ST	Days On Market	268
Unit Number	2901	MoMaintFee	\$635
Sq Feet	843	Taxes	\$8,678
Ask Price	\$499,900		
Sold Price	\$490,000		
Closing Date	12/5/2013		

Ad Rmks: Live like a Trump in this full service luxury condo on the waterfront. With vistas of beautiful sunsets - this fab condo boasts lustrous hwfl, cherry cabinets, granite counters, lavish finishes throughout & several closets! Amenities are amazing - starting with heat, water, hot water, outdoor pool, indoor grotto, steam rm, dry sauna, sun deck, game rm, play area, 24hr doorman & concierge service w.spa. Prkg avail on-site for an fee. Close to restaurants, schools, shops, parks & all trans. 1 stop to NYC!



MLS # 130000506
Address 88 MORGAN ST
Price \$495,000

Address	88 MORGAN ST	Days On Market	248
Unit Number	2909	MoMaintFee	\$635
Sq Feet	843	Taxes	\$8,678
Ask Price	\$514,900		
Sold Price	\$495,000		
Closing Date	12/11/2013		

Ad Rmks: Don't miss out on this great opportunity to live in Jersey City's premier luxury building. The home features spacious open layout, custom chef's kitchen, stl.stl appliances, hwd flrs, private washer/dryer, large closets, high ceilings, great light and views galore.

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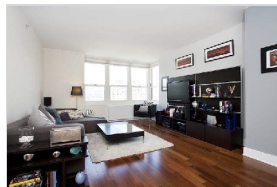
COMPARABLE REPORT



MLS # 130010695
Address 88 MORGAN ST
Price \$499,000
Adj Price \$499,000

Address	88 MORGAN ST	Days On Market	16
Unit Number	1208	MoMaintFee	\$613
Sq Feet	837	Taxes	\$8,614
Ask Price	\$499,000		
Sold Price	\$499,000		
Closing Date	11/23/2013		

Ad Rmks: TRUMP RE-IMAGINED! OWN A SPECTACULAR NEW HOME IN THE TALLEST RESIDENTIAL BUILDING IN NJ. EXPERIENCE A LIFESTYLE THAT CAN ONLY BE IDENTIFIED WITH THE NAME TRUMP. ENJOY SPACIOUS NEW HOMES WITH OPEN FLOOR PLANS, EXQUISITE DESIGN, AND GOURMET KITCHENS. YOU'LL BE AMAZED BY THE BREATH TAKING VIEWS OF THE NYC SKYLINE, NY HARBOR, STATUE OF LIBERTY, AND NJ. EVERYTHING IS AVAILABLE AT YOUR REQUEST WITH OUR 24 HOUR DOORMAN AND INCLUDED CONCIERGE SERVICES WITH OUR RESORT STYLE AMENITIES. ON-SITE PARKING AVAILABLE.



MLS # 130008385
Address 88 MORGAN ST
Price \$509,000
Adj Price \$509,000

Address	88 MORGAN ST	Days On Market	74
Unit Number	2003	MoMaintFee	\$597
Sq Feet	792	Taxes	\$7,163
Ask Price	\$509,000		
Sold Price	\$509,000		
Closing Date	12/6/2013		

Ad Rmks: Gorgeous one bedroom now available in desirable 03 line with northern views of the Manhattan Skyline and Hudson River. Residence features wood floors, stainless steel appliances, granite counters, custom blinds, ceiling fan and lighting. Amenities include 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.



MLS # 130004168
Address 88 MORGAN ST
Price \$513,500

Address	88 MORGAN ST	Days On Market	179
Unit Number	2109	MoMaintFee	\$635
Sq Feet	843	Taxes	\$8,678
Ask Price	\$522,500		
Sold Price	\$513,500		
Closing Date	11/21/2013		

Ad Rmks: Welcome to the luxury lifestyle at TRUMP PLAZA - the tallest residential building in NJ. This full service luxury condo on the waterfront has to be the best property on the Gold Coast. This fab 1BR w.soaring 10ft ceilings & wonderful sunset views boasts

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COMPARABLE REPORT



MLS # 130004728
Address 88 MORGAN ST
Price \$515,000
Adj Price \$515,000

Address	88 MORGAN ST	Days On Market	45
Unit Number	3109	MoMaintFee	\$635
Sq Feet	843	Taxes	\$8,678
Ask Price	\$525,000		
Sold Price	\$515,000		
Closing Date	11/6/2013		

Ad Rmks: Live in luxury in NJ's tallest building! This fab 1BR has 10ft ceilings and features spacious open layout, chef's kitchen, hdwd flrs, large closets and beautiful sunset views. Building amenities: 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. Parking available for a fee.



MLS # 130013363
Address 232 PAVONIA AVE
Price \$520,000
Adj Price \$520,000

Address	232 PAVONIA AVE	Days On Market	21
Unit Number	222	MoMaintFee	\$420
Sq Feet	875	Taxes	\$6,201
Ask Price	\$525,000		
Sold Price	\$520,000		
Closing Date	12/30/2013		

Ad Rmks: Featuring a large bonus space, this 1 Bedroom condo also boasts high ceilings, chef's kitchen with stainless steel Fisher Paykell & GE Profile appliances, recycled glass countertops and limestone tile backsplash, spa-like bathrooms with radiant heating floors, Bosch washer & dryer, high efficiency Trane central AC/heating and stone window sills. Hamilton Square offers full-time doorman service, several common outdoor spaces including roof terrace & courtyard and advanced sound proofing.



MLS # 130012210
Address 105 GREENE ST

Address	105 GREENE ST	Days On Market	6
Unit Number	501	MoMaintFee	\$511
Sq Feet	912	Taxes	\$8,352
Ask Price	\$535,000		
Sold Price	\$528,000		
Closing Date	11/13/2013		

Ad Rmks: Luxurious 1 Bedroom 1 Bath condo located in the prestigious Montgomery Greene building! Unit features open floor plan, gleaming hardwood floors throughout and a abundant amount of storage space! Gourmet Chef's kitchen boasts stainless steel appliances, eat-in breakfast bar, granite counter tops, and Maple kitchen Cabinets. Sun-drenched master bedroom. Elevator building includes 24hr Concierge, Rooftop terrace, exercise room, and BBQ area. 1 Block to PATH station. 10 Minutes to Manhattan! Must see!

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COMPARABLE REPORT



Address	389 WASHINGTON BLVD	Days On Market	1
Unit Number	31G	MoMaintFee	\$441
Sq Feet	717	Taxes	\$8,100
Ask Price	\$585,500		
Sold Price	\$550,000		
Closing Date	11/8/2013		

Ad Rmks: Discover luxury living at The "A" in Jersey City's Power House Arts District. This home features a balcony, hardwood floors with a great view on a high floor. Includes in-unit W/D and ample closets, lavish bathrooms with marble finishes, Kohler fixtures, 24 hour concierge and steps away from mass transit and shopping. Residents lounge and fitness with fabulous outdoor space for enjoying the sun and grilling. Deeded parking.

MLS # 130012040
Address 389 WASHINGTON BLVD
Price \$550,000
Adj Price \$550,000



Address	201 MARIN BLVD	Days On Market	34
Unit Number	710	MoMaintFee	\$468
Sq Feet	1000	Taxes	\$10,000
Ask Price	\$569,000		
Sold Price	\$565,000		
Closing Date	12/13/2013		

Ad Rmks: This breathtaking gem of a home is in one of the most sought after buildings in Downtown Jersey City. 1000sqft. Walls of windows w/ gorgeous eastern views of NYC. All the upgrades. Gleaming wood floors, Central AC, Gourmet Stainless and Granite Kitchen w/gas range and back splash, crown molding, custom wall unit, recessed lighting, custom walk-in closet, pantry, coat closet, and washer/dryer.

MLS # 130008563
Address 201 MARIN BLVD
Price \$565,000
Adj Price \$565,000



Address	77 HUDSON ST	Days On Market	87
Unit Number	2702	MoMaintFee	\$589
Sq Feet	731	Taxes	\$7,779
Ask Price	\$595,000		
Sold Price	\$583,750		
Closing Date	10/28/2013		

Ad Rmks: Live in Luxury at 77 Hudson! Modern 1 Bedroom, 1 bath with 731 sq. ft. of

MLS # 130008098

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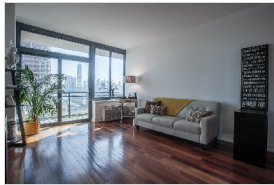
COMPARABLE REPORT



MLS # 130012503
Address 77 HUDSON ST
Price \$585,000
Adj Price \$585,000

Address	77 HUDSON ST	Days On Market	7
Unit Number	2402	MoMaintFee	\$590
Sq Feet	731	Taxes	\$7,692
Ask Price	\$595,000		
Sold Price	\$585,000		
Closing Date	12/11/2013		

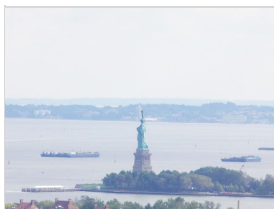
Ad Rmks: Luxury living in this 1 Bedroom 1 Bath condo with deeded parking! Gorgeous home features hardwood floors throughout, beautiful marina and sunset views, large walk-in closet, Central A/C and washer/dryer in unit. Ultra sleek modern European kitchen boasts top of the line SS appliances and quartz counter tops & backsplash. Sun drenched living space with floor to ceiling windows. Stunning bathroom with double trough sink and oversize shower/tub combo with gorgeous chiseled marble feature wall & marble tiles.



MLS # 130013405
Address 389 WASHINGTON ST
Price \$591,000
Adj Price \$591,000

Address	389 WASHINGTON ST	Days On Market	4
Unit Number	16J	MoMaintFee	\$455
Sq Feet	757	Taxes	\$8,319
Ask Price	\$549,000		
Sold Price	\$591,000		
Closing Date	12/10/2013		

Ad Rmks: Stunning direct NYC and river views from every room and glass enclosed private terrace. New brazilian cherry hardwood floors throughout. Extra large windows, a sleek modern kitchen w/stainless steel appliances, granite countertops and center island. 24 hour concierge/doorman, large common terrace. HOA fee includes heat, hot water, water usage, gas and 1 deeded garage parking spot. Steps from Newport Path and NYC Ferry. Open House 11/2, 12-3pm.



MLS # 130000277

Address	88 MORGAN ST	Days On Market	48
Unit Number	3906	MoMaintFee	\$650
Sq Feet	864	Taxes	\$12,000
Ask Price	\$599,000		
Sold Price	\$605,000		
Closing Date	10/2/2013		

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COMPARABLE REPORT



MLS # 130010921
Address 2 2ND ST
Price \$649,000
Adj Price \$649,000

Address	2 2ND ST	Days On Market	6
Unit Number	3507	MoMaintFee	\$470
Sq Feet	800	Taxes	\$4,722
Ask Price	\$649,000		
Sold Price	\$649,000		
Closing Date	10/1/2013		

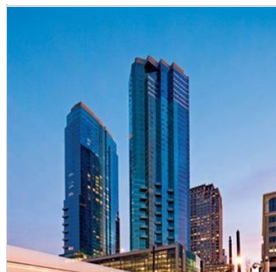
Ad Rmks: Sun drenched 1 bed, 1 bath western facing layout at Crystal Point featuring floor to ceiling windows, motorized shades in LR, hardwood floors & abundant closet space. Spacious white marble bath has double sink vanity, frameless glass shower & soaking tub. Enjoy the large living room & dining area with open kitchen featuring Italian Pedini cabinetry, Jenn Air appliances & quartzite counters. Full service building with 24hr concierge, pool, fitness center & lounge. Valet parking for 1 car included.



MLS # 130009668
Address 77 HUDSON ST
Price \$679,000
Adj Price \$679,000

Address	77 HUDSON ST	Days On Market	18
Unit Number	2503	MoMaintFee	\$590
Sq Feet	744	Taxes	\$8,820
Ask Price	\$679,000		
Sold Price	\$679,000		
Closing Date	11/14/2013		

Ad Rmks: Stunning home in Jersey City's premiere waterfront bldg, N/E corner 1BR/1Bath w/ wrap-around curtain glass walls lets in abundant light & shows off gorgeous NYC, the Hudson & JC views. High quality SS appliances, dark hardwood floors, marble countertops complement the unique design of this entire home in the sky. The building offers over 44,000 SF of indoor/outdoor amenities including rooftop pool, park, virtual golf and much more. Best location in JC: Ferry, PATH, Light Rail at your door. Parking is addl.



Address	77 HUDSON ST	Days On Market	7
Unit Number	1806	MoMaintFee	\$718
Sq Feet	937	Taxes	\$9,642
Ask Price	\$769,000		
Sold Price	\$760,000		
Closing Date	12/23/2013		

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