

# COMPARATIVE MARKET ANALYSIS

2013 Q4 2 bedroom 2 bath Luxury Condos Sold  
Downtown Jersey City

***Prepared for:***

Prospectives

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

Cell: 201.881.6897

Office: 201.333.4443

alexbao2000@gmail.com

# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,650,000	\$439,900	\$740,417	\$668,444
SP:	\$1,550,000	\$445,000	\$732,562	\$674,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
132 SUSSEX ST	2	2	825	1/2/2014	7	\$439,900	\$445,000
227 CHRISTOPHER COLUMBUS DR	2	2	1064	12/20/2013	6	\$479,000	\$479,000
700 GROVE ST	2	2	1306	11/22/2013	94	\$569,000	\$540,000
700 GROVE ST	2	2	1545	10/31/2013	106	\$559,000	\$542,000
65 2ND ST	2	2	918	1/24/2014	13	\$540,000	\$550,270
700 GROVE ST	2	2	1358	11/22/2013	6	\$564,900	\$555,000
700 GROVE ST	2	2	1313	1/15/2014	98	\$569,999	\$555,000
700 GROVE ST	2	2	1300	12/6/2013	38	\$574,900	\$570,000
149 ESSEX ST	2	2	936	11/27/2013	88	\$589,000	\$589,000
311 WASHINGTON ST	2	2	1371	1/6/2014	12	\$625,000	\$600,000
311 WASHINGTON ST	2	2	1280	12/16/2013	60	\$599,000	\$601,000
311 WASHINGTON ST	2	2	1306	12/20/2013	16	\$635,000	\$622,500
159 2ND ST	2	2	1136	1/14/2014	10	\$643,000	\$657,101
10 REGENT ST	2	2	1200	1/27/2014	17	\$659,000	\$664,500
154 STEUBEN ST	2	2	1090	12/30/2013	11	\$669,000	\$671,000
126 DUDLEY ST	2	2	1155	5/21/2014	7	\$625,000	\$673,000
65 2ND ST	2	2	1200	12/20/2013	36	\$689,000	\$675,000
159 2ND ST	2	2	1149	11/8/2013	25	\$669,000	\$675,000
149 ESSEX ST	2	2	1205	12/18/2013	13	\$669,888	\$677,000
10 REGENT ST	2	2	1198	12/17/2013	14	\$667,888	\$677,888
389 WASHINGTON ST	2	2	1167	12/18/2013	16	\$720,000	\$695,000
65 2ND ST	2	2	1116	12/10/2013	15	\$720,000	\$730,000
201 LUIS M MARIN BLVD	2	2	1454	12/19/2013	42	\$779,900	\$741,250
65 2ND ST	2	2	1160	12/26/2013	28	\$799,000	\$780,000
201 MARIN BLVD	2	2	1392	11/27/2013	56	\$809,000	\$799,000
174 WASHINGTON ST	2	2	1411	12/20/2013	16	\$839,000	\$836,000
77 HUDSON ST	2	2	1075	11/22/2013	12	\$865,000	\$865,000
1 SHORE LANE	2	2	1280	2/7/2014	24	\$899,000	\$875,000
25 HUDSON ST	2	2	1342	1/17/2014	16	\$925,000	\$942,500
77 HUDSON ST	2	2	1243	2/21/2014	0	\$1,079,000	\$1,079,000
77 HUDSON ST	2	2	1680	2/14/2014	24	\$1,650,000	\$1,530,000
77 HUDSON ST	2	2	1298	12/31/2013	86	\$1,572,000	\$1,550,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

This CMA is not an appraisal and should not be considered the equivalent of an appraisal. Price reflected on CMA may include adjustments. Information herein deemed reliable but not guaranteed. Copyright: 2012 by Hudson County MLS.

## COMPARABLE REPORT



MLS # 130012668  
Address 132 SUSSEX ST  
Price \$445,000  
Adj Price \$445,000

Address	132 SUSSEX ST	Days On Market	7
Unit Number	1	MoMaintFee	\$430
Sq Feet	825	Taxes	\$5,331
Ask Price	\$439,900		
Sold Price	\$445,000		
Closing Date	1/2/2014		

**Ad Rmks:** Classic 2 bed, 1 1/2 bath. This ultra-charming Duplex Condo with the large backyard & deck create the perfect space for entertaining. (Back Yard deeded) located near NYC buses, Grove & exchange path station, light rail, schools, a fab array of neighborhood eats & unique shops. This condo is in the Historical District of Paulus Hook. Close to financial Center of Jersey city, Prime Area of Downtown, Ideal residence for the frequent traveler (all three airports are easily accessible via public transit, and EWR



MLS # 130013807  
Address 227 CHRISTOPHER COLUMBUS DR  
Price \$479,000  
Adj Price \$479,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	6
Unit Number	336B	MoMaintFee	\$609
Sq Feet	1064	Taxes	\$7,943
Ask Price	\$479,000		
Sold Price	\$479,000		
Closing Date	12/20/2013		

**Ad Rmks:** LOVELY TWO BEDROOM WITH INDOOR PARKING SPACE WITH EXTRA STORAGE SPACE- THIS UNIT FACES THE LOVELY TRANQUILL COURTYARD WITH WITH AMAZING SOUTHERN LIGHT ALL DAY LONG-- ENTERTAIN ALL YOUR GUESTS IN THE HUGE OPEN LIVING AND DINING ROOM. GREAT CLOSET SPACE, HARDWOOD FLOORS, STAINLESS STEEL APPLIANCES. ENJOY WORKING OUT IN THE STATE OF THE ART FITNESS GYM WITH DAILY FITNESS CLASSES, FULL COURT BASKETBALL, PRIVATE SCREENING ROOM, KIDS ROOM AND CONCEI GE OFFICE. ENJOY EVERYTHING THAT DOWNTOWN HAS TO OFFER.



MLS # 130008899  
Address 700 GROVE ST  
Price \$540,000  
Adj Price \$540,000

Address	700 GROVE ST	Days On Market	94
Unit Number	10H	MoMaintFee	\$780
Sq Feet	1306	Taxes	\$8,386
Ask Price	\$569,000		
Sold Price	\$540,000		
Closing Date	11/22/2013		

**Ad Rmks:** Simply stunning 2Bed/2Bath with highly sought after southern view. Inviting layout that boasts comfort and is perfect for entertaining. This unit includes a full gourmet kitchen with SS appliances, granite counters and breakfast bar. The Master bedroom suite features a spacious walk in closet and over sized private bathroom with his and hers sinks. And last but not least, enjoy your favorite morning beverage outside on your private terrace that faces Downtown NYC. Also included is a W/D in unit with deeded parking.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130007706  
Address 700 GROVE ST  
Price \$542,000  
Adj Price \$542,000

Address 700 GROVE ST Days On Market 106  
Unit Number 3C MoMaintFee \$908  
Sq Feet 1545 Taxes \$9,914  
Ask Price \$559,000  
Sold Price \$542,000  
Closing Date 10/31/2013

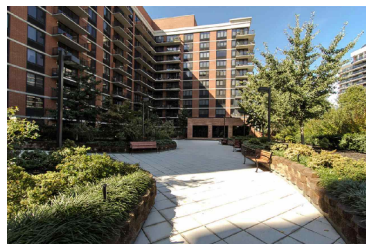
**Ad Rmks:** Spacious 1545 SF floor plan with corner terrace, Hardwood floors throughout, stainless GE appliances, granite counters, custom blinds, custom closets and washer/dryer. Large bedrooms and an abundance of storage space complete this residence. Master bath has a double vanity and separate soaking tub and walk in shower. Amenities include 24 hour doorman, shuttle service to Hoboken PATH, fitness center, common courtyard, residents lounge and bbq area. Maintenance inc. heat, gas, basic cable, internet, + hot water



MLS # 130014079  
Address 65 2ND ST  
Price \$550,270  
Adj Price \$550,270

Address 65 2ND ST Days On Market 13  
Unit Number 1303 MoMaintFee \$630  
Sq Feet 918 Taxes \$7,500  
Ask Price \$540,000  
Sold Price \$550,270  
Closing Date 1/24/2014

**Ad Rmks:** Beautiful South facing 2 bedroom 1.5 bath condo with NYC and river views! Unit offers hardwood floors throughout as well as Washer/Dryer in unit! Gourmet Kitchen with beautiful granite counter tops. 1 deeded parking spot included! Spacious bedroom with lots of closet space. Full service elevator building with exercise room, shops on premises, community room, 24 hour doorman, and pool! Close to all NYC transportation.



MLS # 130012211  
Address 700 GROVE ST  
Price \$555,000  
Adj Price \$555,000

Address 700 GROVE ST Days On Market 6  
Unit Number 7J MoMaintFee \$764  
Sq Feet 1358 Taxes \$9,961  
Ask Price \$564,900  
Sold Price \$555,000  
Closing Date 11/22/2013

**Ad Rmks:** Spacious and sunny condo with a wonderful lay out - no wasted space! The open floor plan features a center island with pendant lighting, granite countertops and stainless steel appliances. The living/dining room area leads to a private terrace. Living area separates the bedrooms for total privacy. Master bedroom suite includes a walk in closet. Master Bath has a marble dual sink vanity as well as a separate shower and soaking tub. Hardwood floors, ample closets, laundry room in unit, garage parking.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130011000  
Address 700 GROVE ST  
Price \$555,000  
Adj Price \$555,000

Address	700 GROVE ST	Days On Market	98
Unit Number	12g	MoMaintFee	\$760
Sq Feet	1313	Taxes	\$8,650
Ask Price	\$569,999		
Sold Price	\$555,000		
Closing Date	1/15/2014		

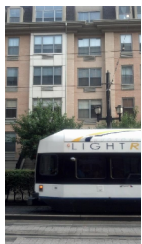
**Ad Rmks:** Beautiful sunlight, 1313sf south facing home. Great views of lower Manhattan with a private balcony. This 2 bedroom offers privacy and is spacious. Cherry hardwood floors, gourmet kitchen w granite countertops, stainless steel appliances, breakfast bar, large living room and dining areas, in unit w/d. Master bedroom suite boasts a walk in closet and full bath w marble. Close to PATH, shops, beautiful parks, and major highways. Constructed in 2006 by Toll Brothers, Americas Luxury Homes.



MLS # 130011463  
Address 700 GROVE ST  
Price \$570,000  
Adj Price \$570,000

Address	700 GROVE ST	Days On Market	38
Unit Number	8J	MoMaintFee	\$765
Sq Feet	1300	Taxes	\$10,500
Ask Price	\$574,900		
Sold Price	\$570,000		
Closing Date	12/6/2013		

**Ad Rmks:** Picture you in this stunning, spacious unit with all the builder's upgrades that include light oak kitchen with granite counters and floating dining island, Stainless steel appliances-marble backsplash, built-in wine cooler and wine rack, crown moldings, 5 piece subway tile bath with mosaic tile floor, powder room, mirror-finish hardwood floors, custom-designed HVAC covers, glass wall with sliders off living room to private terrace; laundry room in unit-full service complex...Easily the perfect residence!



MLS # 130009299  
Address 149 ESSEX ST  
Price \$589,000  
Adj Price \$589,000

Address	149 ESSEX ST	Days On Market	88
Unit Number	5R	MoMaintFee	\$500
Sq Feet	936	Taxes	\$6,965
Ask Price	\$589,000		
Sold Price	\$589,000		
Closing Date	11/27/2013		

**Ad Rmks:** Prestigious Paulus Hook Marina Area. 936 sf of space. Hardwood floors throughout. Open living area. Kitchen with granite counters, stainless steel appliances. Master bedroom with walk in closet. Close to light rail and PATH. Fulton's Landing features 24hr doorman, elevator building with fitness center, lounge area and common landscaped courtyard. West Views, 1 deeded parking spot.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

# COMPARABLE REPORT



MLS # 130013448  
Address 311 WASHINGTON ST  
Price \$600,000  
Adj Price \$600,000

Address	311 WASHINGTON ST	Days On Market	12
Unit Number	4B	MoMaintFee	\$703
Sq Feet	1371	Taxes	\$13,207
Ask Price	\$625,000		
Sold Price	\$600,000		
Closing Date	1/6/2014		

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



MLS # 130011109  
Address 311 WASHINGTON ST  
Price \$601,000  
Adj Price \$601,000

Address	311 WASHINGTON ST	Days On Market	60
Unit Number	3G	MoMaintFee	\$656
Sq Feet	1280	Taxes	\$12,326
Ask Price	\$599,000		
Sold Price	\$601,000		
Closing Date	12/16/2013		

**Ad Rmks:** Nestled in Jersey City's coveted waterfront, this 1280 SF condo has a bright & open layout. Facing north, east & west, this unit boasts morning, afternoon and end of day light with views of downtown Jersey City. Home details include Brazilian cherry wood floors, 9' ceilings & plenty of windows. Kitchen comes with GE Profile ss appliances, maple cabinets & granite counters. Building amenities include elevator, doorman, gym & common outdoor lounge. Restaurants & shopping nearby. 7 min. walk to PATH.



MLS # 130012186  
Address 311 WASHINGTON ST  
Price \$622,500  
Adj Price \$622,500

Address	311 WASHINGTON ST	Days On Market	16
Unit Number	9D	MoMaintFee	\$610
Sq Feet	1306	Taxes	\$8,584
Ask Price	\$635,000		
Sold Price	\$622,500		
Closing Date	12/20/2013		

**Ad Rmks:** Gorgeous 2 Bedroom 2 Bath condo located in the pristine Washington Commons Building! Expansive unit with over 1300sqft features open floor plan, dark hardwood floors through out, and recessed lighting! Gourmet kitchen boasts stainless steel appliances, granite counter tops, eat-in breakfast bar, and tiled back splash. Spacious Master bedroom with en suite. Elevator building includes concierge service, exercise room, & common outdoor lounge. 5 Minute walk to PATH station. Must see!

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130013599  
Address 159 2ND ST  
Price \$657,101  
Adj Price \$657,101

Address	159 2ND ST	Days On Market	10
Unit Number	904	MoMaintFee	\$468
Sq Feet	1136	Taxes	\$11,655
Ask Price	\$643,000		
Sold Price	\$657,101		
Closing Date	1/14/2014		

**Ad Rmks:** Welcome home to this beautiful corner home in the sought after Waldo Lofts. Facing north & west, this unit has views of Manhattan, DT Jersey City & Hoboken. Enjoy 2 large balconies, central AC & dark cherry hardwood floors. Other features include open kitchen layout with ss appliances & granite countertops, custom closet/dresser in the master bedroom & floor-to-ceiling windows boasting morning & afternoon sunlight. This building offers a gym & bike storage. Short walk to Grove Street PATH.



MLS # 130013735  
Address 10 REGENT ST  
Price \$664,500  
Adj Price \$664,500

Address	10 REGENT ST	Days On Market	17
Unit Number	507	MoMaintFee	\$586
Sq Feet	1200	Taxes	\$8,743
Ask Price	\$659,000		
Sold Price	\$664,500		
Closing Date	1/27/2014		

**Ad Rmks:** Can it get any better than this? Come see this large model unit first time on the market,!! this large two bedroom condo offers hardwood floors throughout, designer kitchen with gas Viking range, imported cabinets, granite tops, large master bedroom with master bath and separate shower area, large walk-in closet, second bedroom with comparable space and natural lighting, come experience the finer things of life on this luxurious community.



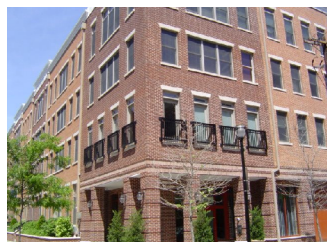
MLS # 130012897  
Address 154 STEUBEN ST  
Price \$671,000  
Adj Price \$671,000

Address	154 STEUBEN ST	Days On Market	11
Unit Number	502	MoMaintFee	\$422
Sq Feet	1090	Taxes	\$6,055
Ask Price	\$669,000		
Sold Price	\$671,000		
Closing Date	12/30/2013		

**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



MLS # 130014739  
Address 126 DUDLEY ST  
Price \$673,000  
Adj Price \$673,000

Address	126 DUDLEY ST	Days On Market	7
Unit Number	410	MoMaintFee	\$615
Sq Feet	1155	Taxes	\$9,642
Ask Price	\$625,000		
Sold Price	\$673,000		
Closing Date	5/21/2014		

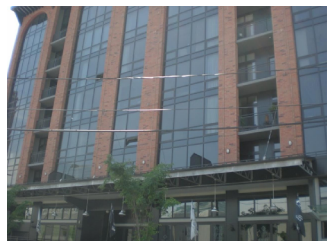
**Ad Rmks:** Beautiful sun-drenched penthouse unit w/ 12' ceilings and separate sun room. Luxurious home w/ large open kitchen w/ granite counter tops/breakfast bar, ss appliances and 42" cabinets. Tumbled marble and granite baths, master w/ double sinks, glass shower and soaking tub. Both spacious bedrooms w/ walk-in closets, h/w floors throughout and crown molding. Deeded garage parking, fitness center and common courtyard. Located in the heart of Paulus Hook, only minutes from the light rail, ferry and PATH into NYC.



MLS # 130011999  
Address 65 2ND ST  
Price \$675,000  
Adj Price \$675,000

Address	65 2ND ST	Days On Market	36
Unit Number	1901	MoMaintFee	\$730
Sq Feet	1200	Taxes	\$10,136
Ask Price	\$689,000		
Sold Price	\$675,000		
Closing Date	12/20/2013		

**Ad Rmks:** Massive 2 bed/2bath unit with private balcony, and NYC view! Corner unit features almost continuous units all around the home. The Portofino is a full-service luxury building right on the waterfront, featuring business center, gym, shops on premises, concierge, and less than 5 minutes to PATH trains.



MLS # 130011410  
Address 159 2ND ST  
Price \$675,000  
Adj Price \$675,000

Address	159 2ND ST	Days On Market	25
Unit Number	803	MoMaintFee	\$508
Sq Feet	1149	Taxes	\$9,852
Ask Price	\$669,000		
Sold Price	\$675,000		
Closing Date	11/8/2013		

**Ad Rmks:** Fabulous 2bdm/2bth plus den/office luxury condo in award winning Waldo Lofts. Enjoy the exceptional art work on display in the lobby. Work out in the well-equipped gym or sit & relax on your large wrap around private terrace. Flooded with sunlight, this great unit features an excellent floor plan. Modern kitchen w/ss appliances opens to large living/dining room. Master bedroom suite with private bath & walk in closet. Washer/Dryer in unit & garage parking. Minutes to PATH, light rail & shops.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130012650  
Address 149 ESSEX ST  
Price \$677,000  
Adj Price \$677,000

Address	149 ESSEX ST	Days On Market	13
Unit Number	5U	MoMaintFee	\$598
Sq Feet	1205	Taxes	\$10,500
Ask Price	\$669,888		
Sold Price	\$677,000		
Closing Date	12/18/2013		

**Ad Rmks:** Welcome to Fulton's Landing, nestled in the heart of the ever exclusive Paulus Hook Section of Jersey City. 149 Essex is conveniently located minutes to the Hudson Light Rail, NY Waterway ferry and Path trains to Manhattan. Enjoy all the wonderful neighborhood restaurants, eateries, parks, the waterfront and much more. The draw to this sought after section of Jersey City is its rich history, quaint neighborhood architecture, high- class energy and vibe. It's a unique enclave on to itself.



MLS # 130013196  
Address 10 REGENT ST  
Price \$677,888  
Adj Price \$677,888

Address	10 REGENT ST	Days On Market	14
Unit Number	712	MoMaintFee	\$595
Sq Feet	1198	Taxes	\$8,922
Ask Price	\$667,888		
Sold Price	\$677,888		
Closing Date	12/17/2013		

**Ad Rmks:** Ladies and Gentlemen, welcome to the market unit 712, a 2 bed 2 bath interior corner unit at the ever popular Sutton building! Located in the sought after modern urban community, Liberty Harbor North, 10 Regent is in a perfect location. Steps to the Hudson Light Rail, blocks to Grove Street Path station, walking distance to all the various eateries & restaurants that exciting downtown Jersey City has to offer. Come see why so many sophisticated home owners call The Sutton home!!



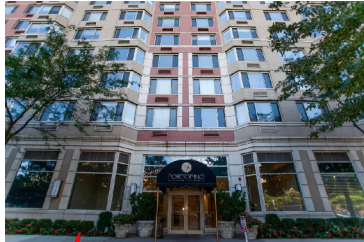
MLS # 130012302  
Address 389 WASHINGTON ST  
Price \$695,000  
Adj Price \$695,000

Address	389 WASHINGTON ST	Days On Market	16
Unit Number	24B	MoMaintFee	\$701
Sq Feet	1167	Taxes	\$10,530
Ask Price	\$720,000		
Sold Price	\$695,000		
Closing Date	12/18/2013		

**Ad Rmks:** Come live in this impeccable unit at the luxurious A Condos. It has lot of California closets for your convenience in built and great sunset views, very close to mall, shopping, path station. Maintenance includes heat, hot water, gas, gymnasium, lounge area and use of barbeque grills on outdoor patio.. the unit comes with deeded ONE PARKING conveniently located in closed garage.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130011937  
Address 65 2ND ST  
Price \$730,000  
Adj Price \$730,000

Address	65 2ND ST	Days On Market	15
Unit Number	2402	MoMaintFee	\$746
Sq Feet	1116	Taxes	\$10,586
Ask Price	\$720,000		
Sold Price	\$730,000		
Closing Date	12/10/2013		

**Ad Rmks:** Wonderful NYC and Hudson River views from this 24th floor corner condo at the sought after Portofino on the Jersey City waterfront. This property has upgraded granite kitchen countertops, private 110 sq ft terrace, and in-home washer-dryer. Enjoy the convenience of this full service elevator doorman building with newly renovated lobby, exercise room, seasonal residents pool and sun deck, bbq area, and playroom. Quick stroll to Light Rail, bus and Path. Maintenance includes Direct TV and Hi-speed internet.



MLS # 130011207  
Address 201 LUIS M MARIN BLVD  
Price \$741,250  
Adj Price \$741,250

Address	201 LUIS M MARIN BLVD	Days On Market	42
Unit Number	1001	MoMaintFee	\$669
Sq Feet	1454	Taxes	\$10,428
Ask Price	\$779,900		
Sold Price	\$741,250		
Closing Date	12/19/2013		

**Ad Rmks:** Welcome to this finely crafted NorthWest corner unit at the sought-after Gulls Cove. Enjoy a layout that separates bedrooms & living space, allowing peaceful relaxation & grand entertaining in different settings. Gourmet kitchen features granite counters, stainless steel appliances, breakfast bar & center island. Add two large baths, private terrace, gleaming hardwood, California Closets, custom window treatments, laundry in unit, central air, proximity to PATH & more much! Deeded parking available for \$30K



MLS # 130011859  
Address 65 2ND ST  
Price \$780,000  
Adj Price \$780,000

Address	65 2ND ST	Days On Mark	
Unit Number	2511	MoMaintFee	
Sq Feet	1160	Taxes	
Ask Price	\$799,000		
Sold Price	\$780,000		
Closing Date	12/26/2013		

**Ad Rmks:** Waterfront living at its best in this 2 bed corner unit at the luxury Portofino with sweeping panoramic views. Open living/dining room, sliding door to balcony, fully equipped w/granite counters & s/s appliances, master suite with walk-in closet, washer and dryer in a full service complex with concierge & doorman, internet, direct tv, outdoor pool area, gym, community room, business center & kids play area.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130009864  
Address 201 MARIN BLVD  
Price \$799,000  
Adj Price \$799,000

Address	201 MARIN BLVD	Days On Market	56
Unit Number	812	MoMaintFee	\$651
Sq Feet	1392	Taxes	\$11,204
Ask Price	\$809,000		
Sold Price	\$799,000		
Closing Date	11/27/2013		

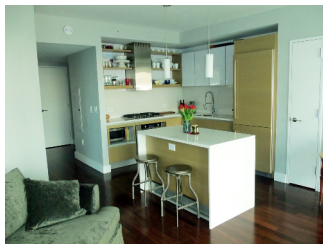
**Ad Rmks:** Beautiful 2 br unit in the Gullâ€™s Cove w/view of NY Harbor. Offering stunning 10â€™ ceiling, floor to ceiling windows, hardwood floors throughout and balcony. Ultra modern kitchen with black granite countertops, upgraded cabins and stainless steel appliances. Building provides 24 hour concierge service, gym and putting green. Easy commute to NYC via path to Mid-town and Downtown, plus NY Waterway ferry to Wall Street. Deeded parking \$35K extra.



MLS # 130013382  
Address 174 WASHINGTON ST  
Price \$836,000  
Adj Price \$836,000

Address	174 WASHINGTON ST	Days On Market	16
Unit Number	1F	MoMaintFee	\$896
Sq Feet	1411	Taxes	\$11,359
Ask Price	\$839,000		
Sold Price	\$836,000		
Closing Date	12/20/2013		

**Ad Rmks:** Epitome of Genuine Elegance! Spectacular, sprawling Loft illuminated by brilliant western light. This unique home features magnificent, open Living/Dining area w/ original, vaulted brick-faced ceilings, gas-burning FP, gleaming wd flrs, true gourmet kitchen w/ granite cntrs & breakfast bar, glass-tiled backsplash & Viking appl. Massive Master BR en suite w/ wall of windows, bonus sitting area, ample closets, interior sleeping room w/ French doors, luxurious tumbled marble bths, spa-like health club, parking



MLS # 130012893  
Address 77 HUDSON ST  
Price \$865,000  
Adj Price \$865,000

Address	77 HUDSON ST	Days On Market	12
Unit Number	1811	MoMaintFee	\$901
Sq Feet	1075	Taxes	\$10,700
Ask Price	\$865,000		
Sold Price	\$865,000		
Closing Date	11/22/2013		

**Ad Rmks:** Rare 2BR/2BTH in Jersey City's premiere building, 77 Hudson. 77's curtain glass wall offers spectacular views of the Statue of Liberty & extraordinary light in this S/W corner unit. Features incl. Italian cabinetry, quartz countertops, Brazilian cherry hardwood floors & custom closets. Spa-like bath w/Carrera marble & huge soaking tub. Resort style living w/44,000sf of amenities incl. pool, park, gym, yoga room, sauna, steam & more! Prime PH location offers quickest commute to NY w/Ferry & PATH at doorstep.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130014496  
Address 1 SHORE LANE  
Price \$875,000  
Adj Price \$875,000

Address	1 SHORE LANE	Days On Market	24
Unit Number	1510	MoMaintFee	\$672
Sq Feet	1280	Taxes	\$13,200
Ask Price	\$899,000		
Sold Price	\$875,000		
Closing Date	2/7/2014		

**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 # 130013945  
Address 25 HUDSON ST  
Price \$942,500  
Adj Price \$942,500

Address	25 HUDSON ST	Days On Market	16
Unit Number	307	MoMaintFee	\$750
Sq Feet	1342	Taxes	\$13,558
Ask Price	\$925,000		
Sold Price	\$942,500		
Closing Date	1/17/2014		

**Ad Rmks:** Sun-drenched south facing 2 bed, 2 bath condo at Liberty Terrace. Spacious layout features NYC/Statue of Liberty views & oversized terrace. Bright living room with open kitchen featuring black granite counters, maple wood cabinets, & KitchenAid stainless steel appliances. Southern chestnut wood flooring throughout. Master bedroom has walk-in-closet with custom shelving, marble master bath with Kohler fixtures, soaking tub & seamless glass shower. Includes 1 car parking. 24 hr concierge. Near PATH & ferry.



MLS # 130014619  
Address 77 HUDSON ST  
Price \$1,079,000  
Adj Price \$1,079,000

Address	77 HUDSON ST	Days On Market	0
Unit Number	2410	MoMaintFee	\$901
Sq Feet	1243	Taxes	\$14,917
Ask Price	\$1,079,000		
Sold Price	\$1,079,000		
Closing Date	2/21/2014		

**Ad Rmks:** Stunning SE facing 2 BR, 2 Bath in Downtown Jersey City's premiere bldg., 77 Hudson. The glass curtain wall allows for maximum light and views of NYC and the Statue of Liberty. Ultra sleek, modern European kitchen and baths & over 44,000 SF of indoor/outdoor amenities including gym, rooftop pool, park, virtual golf, sauna/steam room and much more. Best location in Jersey City: NY Ferry, PATH and Light Rail at your doorstep. 1 parking spot included.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

## COMPARABLE REPORT



MLS # 130012206  
Address 77 HUDSON ST  
Price \$1,530,000  
Adj Price \$1,530,000

Address	77 HUDSON ST	Days On Market	24
Unit Number	4401	MoMaintFee	\$1,160
Sq Feet	1680	Taxes	\$19,439
Ask Price	\$1,650,000		
Sold Price	\$1,530,000		
Closing Date	2/14/2014		

**Ad Rmks:** Impeccable 2BR corner penthouse unit with huge home office, 1680SQFT of Southeastern views. This masterpiece is drenched with daily sunlight. Architectural upgrades in a word, grand! Both in scale and design, this unit has a built in custom entertainment/media center, Euro-cabinets and walk-in closets of the finest materials/craftsmanship. Infinite 1st class indoor, outdoor amenities A to Z will be sure to mesmerize your senses. Awesome Paulus Hook Location, simple access to NYC Ferry, Path and Light Rail.



MLS # 130011139  
Address 77 HUDSON ST  
Price \$1,550,000  
Adj Price \$1,550,000

Address	77 HUDSON ST	Days On Market	86
Unit Number	4903	MoMaintFee	\$1,163
Sq Feet	1298	Taxes	
Ask Price	\$1,572,000		
Sold Price	\$1,550,000		
Closing Date	12/31/2013		

**Ad Rmks:** Stunning 2BR/2 Bath + office 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
<b>LP:</b>	\$1,650,000	\$439,900	\$740,417	\$668,444
<b>SP:</b>	\$1,550,000	\$445,000	\$732,562	\$674,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897