



## COMPARATIVE MARKET ANALYSIS

2014 Q1 1 bedroom 1 bath Luxury Condos Sold Downtown JC

***Prepared for:***

Perspectives

NJ

Wednesday, November 12, 2014

***Prepared By:***

**ALEX BAO**

WEICHERT REALTORS

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# AGENT RESUME

Dear Perspective Buyers and Sellers,

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

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

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

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

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

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

Warm regards,

**Alex Bao**

Sales Associate

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# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$799,000	\$349,000	\$540,809	\$534,444
SP:	\$750,000	\$332,500	\$525,775	\$525,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
700 GROVE ST	1	1	709	2/18/2014	35	\$349,000	\$332,500
187 WAYNE ST	1	1	750	2/14/2014	41	\$369,000	\$360,000
210 VAN VORST ST	1	2	1080	2/7/2014	10	\$424,000	\$380,000
227 CHRISTOPHER COLUMBUS DR	1	2	1013	3/28/2014	20	\$399,900	\$385,000
88 MORGAN ST	1	1	741	3/3/2014	55	\$450,000	\$440,500
102 CHRISTOPHER COLUMBUS DR	1	1	750	1/17/2014	15	\$485,000	\$477,500
232 PAVONIA AVE	1	1	829	3/31/2014	9	\$450,000	\$486,000
20 2ND ST	1	1		2/19/2014	46	\$499,999	\$495,000
389 WASHINGTON ST	1	1	706	1/9/2014	43	\$529,000	\$505,000
88 MORGAN ST	1	1	843	3/28/2014	10	\$525,000	\$510,000
20 2ND ST	1	1	675	3/25/2014	12	\$559,000	\$540,000
88 MORGAN ST	1	1	792	2/7/2014	9	\$539,888	\$550,000
25 HUDSON ST	1	1	842	1/6/2014	29	\$570,000	\$550,000
232 PAVONIA AVE	1	1	780	1/17/2014	22	\$598,500	\$575,000
88 MORGAN ST	1	1	837	3/21/2014	49	\$587,500	\$585,000
88 MORGAN ST	1	1	859	3/6/2014	86	\$619,900	\$590,000
88 MORGAN ST	1	1	837	3/31/2014	23	\$627,500	\$601,000
77 HUDSON ST	1	1	744	2/28/2014	45	\$699,000	\$688,000
77 HUDSON ST	1	1	915	1/24/2014	10	\$735,000	\$715,000
140 BAY ST	1	2	1428	2/19/2014	14	\$799,000	\$750,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>20</b>					<b>29</b>	<b>\$540,809</b>	<b>\$525,775</b>

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## COMPARABLE REPORT



MLS # 130014977  
Address 700 GROVE ST  
Price \$332,500  
Adj Price \$332,500

Address	700 GROVE ST	Days On Market	35
Unit Number	2V	MoMaintFee	\$417
Sq Feet	709	Taxes	\$5,783
Ask Price	\$349,000		
Sold Price	\$332,500		
Closing Date	2/18/2014		

**Ad Rmks:** Live in luxury, 24 hour doorman building located on the border of Jersey city and Hoboken Luxury converted 1 Bedroom. Unit features h/w floors, granite countertops, stainless steel appliances, washer & dryer, and 220 sf terrace. Phenomenal building amenities include, a state of the art gym and shuttle to the path. An additional benefit to living in this apt is your basic cable, internet, heat, gas are all included.....



MLS # 130014003  
Address 187 WAYNE ST  
Price \$360,000  
Adj Price \$360,000

Address	187 WAYNE ST	Days On Market	41
Unit Number	415C	MoMaintFee	\$425
Sq Feet	750	Taxes	\$6,413
Ask Price	\$369,000		
Sold Price	\$360,000		
Closing Date	2/14/2014		

**Ad Rmks:** Sun-Drenched Top floor Corner Unit with Wrap around Windows thru out the unit. Open concept Living and Kitchen with stainless steel appliances and back splash which makes for great entertaining for family and friends . This unit has great hardwood floors, closets and spa like bathroom and free cooking gas. Washer/dryer in unit. Enjoy the famous lifestyle center with fitness classes,gym,sauna,screening room,pool table and full court basket ball court. BBQ grills in the courtyards and conceige office



MLS # 130014972  
Address 210 VAN VORST ST  
Price \$380,000  
Adj Price \$380,000

Address	210 VAN VORST ST	Days On Market	10
Unit Number	PH	MoMaintFee	\$542
Sq Feet	1080	Taxes	\$0
Ask Price	\$424,000		
Sold Price	\$380,000		
Closing Date	2/7/2014		

**Ad Rmks:** Elegant PH with 2BAs, roof deck and roof master bedroom suite. Epic views, new condo conversion of existing historic district (Paulus Hook). 4 family brick on quiet street. Was 2BR/2BA, now has 1 wall open up to be a large 1BR, DR & 2BA. Can be made back into 2BR. Enjoy Exchange Place Path Train's 24 hour commute access to NYC 1 stop away. Enjoy Grove Street's restaurant, sidewalk cafes & Jersey City Financial District. 3 other units sold and bought.

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## COMPARABLE REPORT



MLS # 140000051  
Address 227 CHRISTOPHER COLUMBUS DR  
Price \$385,000  
Adj Price \$385,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	20
Unit Number	222	MoMaintFee	\$627
Sq Feet	1013	Taxes	\$7,563
Ask Price	\$399,900		
Sold Price	\$385,000		
Closing Date	3/28/2014		

**Ad Rmks:** Interested in being only 3 blocks to the Grove St. PATH station? Like high ceilings? This well-layed out 1013sf 1 bdr. 1.5bth unit has enough room for a study/library, dining area, and a separate office as opposed to the typical urban livingroom/diningroom combo nothing-else-fits-in-there situation. A gleaming granite-filled kitchen outfitted with KitchenAid SS appliances, ample counterspace and cabinets galore await your culinary endeavors. Big master bdr., fitness center, concierge, shuttle, and more!



MLS # 130014013  
Address 88 MORGAN ST  
Price \$440,500  
Adj Price \$440,500

Address	88 MORGAN ST	Days On Market	55
Unit Number	505	MoMaintFee	\$558
Sq Feet	741	Taxes	\$7,896
Ask Price	\$450,000		
Sold Price	\$440,500		
Closing Date	3/3/2014		

**Ad Rmks:** Gorgeous 1 Bedroom 1 Bath Condo located in the sought after Trump Plaza! Gourmet kitchen boasts cherry cabinets, stainless steel appliances, granite counter tops, and an eat-in breakfast bar! Rich hardwood floors throughout and washer/ Dryer in unit. Building includes 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. Close to all NYC transportation.



MLS # 130012561  
Address 102 CHRISTOPHER COLUMBUS DR

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	15
Unit Number	702	MoMaintFee	\$482
Sq Feet	750	Taxes	\$7,777
Ask Price	\$485,000		
Sold Price	\$477,500		
Closing Date	1/17/2014		

**Ad Rmks:** Gorgeous 1 Bedroom 1 Bath condo located in the prestigious Grove Pointe building! Unit features gleaming hardwood floors throughout, Washer/ Dryer, and extra on-

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## COMPARABLE REPORT



MLS # 140001457  
Address 232 PAVONIA AVE  
Price \$486,000  
Adj Price \$486,000

Address	232 PAVONIA AVE	Days On Market	9
Unit Number	219	MoMaintFee	\$415
Sq Feet	829	Taxes	\$5,036
Ask Price	\$450,000		
Sold Price	\$486,000		
Closing Date	3/31/2014		

**Ad Rmks:** Gorgeous 1 Bed & 1 Bath in the highly sought-after Hamilton Square building. This residence boasts high ceilings, open chef's kitchen with stainless steel appliances, recycled glass countertops and limestone tile backsplash, spa-like bathrooms with radiant heat floors, Bosch washer & dryer, and Trane's central AC/heating. Hamilton Square offers full-time doorman, common roof terrace & courtyard and advanced sound proofing. Retail stores and a health club with pool on premises. Short walk to Path.



MLS # 130013656  
Address 20 2ND ST  
Price \$495,000  
Adj Price \$495,000

Address	20 2ND ST	Days On Market	46
Unit Number	1010	MoMaintFee	\$406
Sq Feet		Taxes	\$5,000
Ask Price	\$499,999		
Sold Price	\$495,000		
Closing Date	2/19/2014		

**Ad Rmks:** Welcome to this southern exposure sunfilled One Bedroom with partial World Trade Center and water views. It features hardwood flooring throughout, granite kitchen countertops, stainless steel appliances, updated bathroom, washer and dryer and covered parking spot. All this in a full service building with pool, gym, residence lounge, full time concierge and management onsite. This will not last!!



MLS # 130010077

Address	389 WASHINGTON ST	Days On Market	43
Unit Number	24G	MoMaintFee	\$425
Sq Feet	706	Taxes	\$7,200
Ask Price	\$529,000		
Sold Price	\$505,000		
Closing Date	1/9/2014		

**Ad Rmks:** Enjoy stunning direct NYC and river views from your private terrace at this 24th floor 1BR/1BA condominium. This sophisticated home features beautiful hardwood floors, extra large windows, a sleek kitchen with granite counters and a modern marble bathroom. The A Condominium building features a full-time concierge, an expansive exercise room and a large community terrace. Steps away from restaurants, shopping and NYC transportation.

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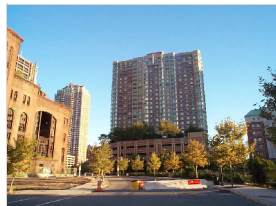
## COMPARABLE REPORT



Address	88 MORGAN ST	Days On Market	10
Unit Number	1409	MoMaintFee	\$635
Sq Feet	843	Taxes	\$9,000
Ask Price	\$525,000		
Sold Price	\$510,000		
Closing Date	3/28/2014		

MLS # 140001836  
Address 88 MORGAN ST  
Price \$510,000  
Adj Price \$510,000

**Ad Rmks:** Trump Plaza Residences Downtown Jersey City where youâ€™ll find a building with 41,000 sqft of luxury amenities and a community connected to urban sophistication. Experience comfort and conveniences at every turn and a well appointed 14th floor home with a sun-filled exposure, views and over-sized windows. Designed to delight with a modern kitchen, premium finishes & fixtures, elegant hardwood floors and a large serene bath. Modern and functional floor plan will have you entertaining and relaxing in style



Address	20 2ND ST	Days On Market	12
Unit Number	706	MoMaintFee	\$404
Sq Feet	675	Taxes	
Ask Price	\$559,000		
Sold Price	\$540,000		
Closing Date	3/25/2014		

MLS # 140000079  
Address 20 2ND ST  
Price \$540,000  
Adj Price \$540,000

**Ad Rmks:** Mandalay on the Hudson-Luxury condos 1Bd unit. Home features: Direct NYC Skyline & Northern Exposure, floor to ceiling bay windows in LR & BR. 1 car garage deeded parking. Here is the array of amenities: fitness center, beautiful resident's lounge, pool, BBQ areas, waterfront boardwalk and dog run, landscaped gardens, 24 hr. concierge. Near PATH, FERRY, & LITE RAIL - Minutes to NYC!



Address	88 MORGAN ST	Days On Market	9
Unit Number	2607	MoMaintFee	\$597
Sq Feet	792	Taxes	\$9,935
Ask Price	\$539,888		
Sold Price	\$550,000		
Closing Date	2/7/2014		

MLS # 130013593  
Address 88 MORGAN ST  
Price \$550,000  
Adj Price \$550,000

**Ad Rmks:** Welcome to the Trump Plaza West unit # 2607, a lovely 1 bedroom, 1 bath. 88 Morgan Street lives up to the standard of the iconic Trump brand. With a very friendly 24hour doorman and concierge, residences enjoy the attentive staff. Almost anything you can think of is at your fingertips. The state of the art facility houses a 42,000 square feet of amenities. There is so much to do. Come see for yourself why so many sophisticated

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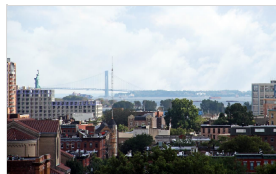
## COMPARABLE REPORT



MLS # 130012281  
Address 25 HUDSON ST  
Price \$550,000  
Adj Price \$550,000

Address	25 HUDSON ST	Days On Market	29
Unit Number	814	MoMaintFee	\$435
Sq Feet	842	Taxes	\$8,400
Ask Price	\$570,000		
Sold Price	\$550,000		
Closing Date	1/6/2014		

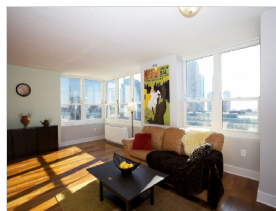
**Ad Rmks:** Bright and airy 1 bedroom centrally located on Jersey City's waterfront. Floor to ceiling windows, hardwood flooring throughout the unit. Marble bath, stainless steel Kitchen Aid appliances included.



MLS # 130012691  
Address 232 PAVONIA AVE  
Price \$575,000  
Adj Price \$575,000

Address	232 PAVONIA AVE	Days On Market	22
Unit Number	912	MoMaintFee	\$427
Sq Feet	780	Taxes	\$7,236
Ask Price	\$598,500		
Sold Price	\$575,000		
Closing Date	1/17/2014		

**Ad Rmks:** Must See! Incredible loft about 710sqft terrace with breathtaking views of Empire State Building, Statue of Liberty, and the Verrazano Bridge. Hamilton Square is an incredible building featuring unique loft living. Each unit features Tiger strand bamboo and imported ceramic tile floors, dark wood Rift Oak kitchen cabinets with recycled white glass counters and natural limestone backsplash, and GE Profile stainless appliances. Bathroom has radiant heat floor. High ceilings. Parking available in building.



MLS # 130015152  
Address 88 MORGAN ST  
Price \$585,000  
Adj Price \$585,000

Address	88 MORGAN ST	Days On Market	49
Unit Number	1908	MoMaintFee	\$631
Sq Feet	837	Taxes	\$10,370
Ask Price	\$587,500		
Sold Price	\$585,000		
Closing Date	3/21/2014		

**Ad Rmks:** Enter into a sun kissed home with 3 exposures that offer views of the World Trade Center to the Statue of Liberty all the way to a beautiful sunset. Impeccably maintained this home has gleaming hardwood fl throughout & just freshly painted. A true Trump delight! Maintenance fee includes: heat, hot water, water & amazing amenities, a total full service life! Close to paths, ferries, shopping, restaurants & parks. One of the most sought after floor plans in the building!!!

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## COMPARABLE REPORT



MLS # 130011448  
Address 88 MORGAN ST  
Price \$590,000  
Adj Price \$590,000

Address	88 MORGAN ST	Days On Market	86
Unit Number	2708	MoMaintFee	\$605
Sq Feet	859	Taxes	\$8,951
Ask Price	\$619,900		
Sold Price	\$590,000		
Closing Date	3/6/2014		

**Ad Rmks:** Trump Plaza 1BR/1BTH sought after corner unit (8-line) w/impressive views of the NY Harbor, Statue of Liberty & Hudson River; best location in building. 24 hr doorman and concierge, fitness center, billiards parlor, virtual golf simulator, dining room and screening room. Outdoor heated pool and indoor Jacuzzi. Tallest residential building in NJ! Rental parking available on-site.



MLS # 140000439  
Address 88 MORGAN ST  
Price \$601,000  
Adj Price \$601,000

Address	88 MORGAN ST	Days On Market	23
Unit Number	4502	MoMaintFee	\$630
Sq Feet	837	Taxes	\$10,608
Ask Price	\$627,500		
Sold Price	\$601,000		
Closing Date	3/31/2014		

**Ad Rmks:** This spectacular 1BR with its rare majestic 11ft. ceilings & views of the Empire State Building all the way past the GWB to tranquil sunsets will leave you speechless! Trump Plaza at its best! With lustrous hwfl, cherry cabinets, granite counters & lavish finishes throughout! Amenities are amazing & include: outdoor pool, indoor grotto, steam rm, dry sauna, sun deck, game rm, play area, 24hr doorman & concierge service w/spa also heat, water & hot water. Prkg avail. Close to restaurants, schools & trans.



MLS # 130014618  
Address 77 HUDSON ST  
Price \$688,000  
Adj Price \$688,000

Address	77 HUDSON ST	Days On Market	45
Unit Number	2303	MoMaintFee	\$590
Sq Feet	744	Taxes	\$9,330
Ask Price	\$699,000		
Sold Price	\$688,000		
Closing Date	2/28/2014		

**Ad Rmks:** Breathtaking views of the NYC skyline from this 1 BR, 1 Bath in Downtown Jersey City's premiere bldg., 77 Hudson. This N/E corner unit has wrap-around floor to ceiling windows, sleek European Kitchen and Bath. Live the life of luxury in the 44,000 sf of indoor/outdoor amenities including pool, hot tub, fire pit, gym, sauna & steam rooms, private screening room, virtual golf, and more. One deeded garage space included. Commuter's dream, just minutes to NYC with Ferry & Path at doorstep.

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## COMPARABLE REPORT



MLS # 130013383  
Address 77 HUDSON ST  
Price \$715,000  
Adj Price \$715,000

Address	77 HUDSON ST	Days On Market	10
Unit Number	1509	MoMaintFee	\$705
Sq Feet	915	Taxes	\$10,967
Ask Price	\$735,000		
Sold Price	\$715,000		
Closing Date	1/24/2014		

**Ad Rmks:** Bright and beautiful SE corner 1BR with home office at Downtown Jersey City's premiere bldg. 77 Hudson. NY and Statue of Liberty views from this spacious home with top-of-the-line European finishes. Spa-like bath and chestnut hardwood floors throughout. 44,000 s.f. of indoor and outdoor amenities include pool, jacuzzi, gym, massage room, sauna, steam room, virtual golf and more. Commuter's dream with Ferry, PATH and Lightrail at your doorstep. 1 pk. spot included.



MLS # 130014957  
Address 140 BAY ST  
Price \$750,000  
Adj Price \$750,000

Address	140 BAY ST	Days On Market	14
Unit Number	6C	MoMaintFee	\$533
Sq Feet	1428	Taxes	\$8,000
Ask Price	\$799,000		
Sold Price	\$750,000		
Closing Date	2/19/2014		

**Ad Rmks:** True loft unit available in the Powerhouse Arts District (PAD). 1428sf of open, gracious living space with original details and soaring 11+ ceilings. New Kitchen cabinets and Viking range hood installed in 2010. Master Bathroom recently renovated. New A/C system installed in 2011. Plenty of closets with professional organization systems in place. Common roof deck. Three short blocks to Grove Street PATH station offers a quick and easy commute into NYC.

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	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$799,000	\$349,000	\$540,809	\$534,444
SP:	\$750,000	\$332,500	\$525,775	\$525,000

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