

COMPARATIVE MARKET ANALYSIS

2014 Q1 2 bedroom 2 bath Luxury Condos Sold
Downtown Jersey City

Prepared for:

Perspective Buyers
NJ
Wednesday, November 12,
2014

Prepared By:

ALEX BAO
WEICHERT REALTORS
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AGENT RESUME

Dear Perspective Buyers and Sellers,

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

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

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

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

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

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

Warm regards,

Alex Bao

Sales Associate

Weichert Realtos Jersey City Downtown Office

273 Grove St.

Jersey City, NJ 07302

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,395,000	\$390,000	\$682,928	\$647,500
SP:	\$1,380,000	\$385,000	\$688,779	\$652,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
689 MARIN BLVD	2	2	1420	2/28/2014	30	\$400,000	\$385,000
689 LUIS M MARIN BLVD	2	2	1367	5/21/2014	92	\$449,999	\$410,000
227 CHRISTOPHER COLUMBUS DR	2	2	1031	3/28/2014	20	\$390,000	\$413,000
227 CHRISTOPHER COLUMBUS DR	2	2	1242	4/20/2014	13	\$445,000	\$450,000
205 10TH ST	2	2	964	4/29/2014	37	\$475,000	\$475,000
700 GROVE ST	2	2	1410	5/9/2014	25	\$490,000	\$490,000
264 9TH ST	2	2	1100	4/4/2014	14	\$549,000	\$530,000
205 10TH ST	2	2	1325	3/21/2014	6	\$525,000	\$540,000
700 GROVE ST	2	2	1296	3/26/2014	101	\$569,000	\$563,000
700 GROVE ST	2	2	1311	3/31/2014	16	\$569,000	\$570,000
700 GROVE ST	2	2	1211	5/16/2014	7	\$599,000	\$605,000
10 REGENT ST	2	2	1047	3/4/2014	10	\$599,888	\$613,000
65 2ND ST	2	2	1039	3/25/2014	47	\$659,000	\$625,000
102 CHRISTOPHER COLUMBUS DR	2	2	1150	3/21/2014	22	\$600,000	\$632,500
149 ESSEX ST	2	2	1070	6/2/2014	12	\$629,888	\$635,000
10 REGENT ST	2	2	1047	4/25/2014	151	\$627,888	\$641,000
311 WASHINGTON ST	2	2	1371	2/28/2014	17	\$646,000	\$646,000
159 2ND ST	2	2	1170	1/31/2014	51	\$649,000	\$659,000
311 WASHINGTON ST	2	2	1255	6/5/2014	20	\$645,000	\$666,000
700 GROVE ST	2	2	1471	4/11/2014	13	\$699,000	\$695,000
60 MORRIS ST	2	2	1210	3/14/2014	20	\$700,000	\$710,000
700 GROVE ST	2	2	1395	3/26/2014	4	\$699,000	\$711,000
700 GROVE ST	2	2	1395	5/9/2014	26	\$699,900	\$725,000
126 DUDLEY ST	2	2	1189	6/13/2014	7	\$715,000	\$743,000
105 GREENE ST	2	2	1100	5/30/2014	4	\$700,000	\$750,000
154 STEUBEN ST	2	2	1090	5/1/2014	8	\$759,000	\$755,000
102 CHRISTOPHER COLUMBUS DR	2	2	1298	5/19/2014	2	\$765,000	\$765,000
1 SHORE LANE	2	2	1170	6/16/2014	4	\$799,000	\$821,000
20 NEWPORT PARKWAY	2	2	1280	3/28/2014	5	\$895,000	\$890,000
389 WASHINGTON ST	2	2	1366	5/22/2014	10	\$899,000	\$905,000
389 WASHINGTON ST	2	2	1247	4/11/2014	22	\$899,000	\$910,000
201 MARIN BLVD	2	2	1489	5/15/2014	28	\$929,000	\$975,000

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
77 HUDSON ST	2	2	1243	3/28/2014	14	\$1,149,000	\$1,135,000
174 WASHINGTON ST	2	2	1854	6/27/2014	90	\$1,395,000	\$1,380,000
Total Listings					Avg	Avg	Avg
34					27	\$682,928	\$688,779

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COMPARABLE REPORT



MLS # 130015120
Address 689 MARIN BLVD
Price \$385,000
Adj Price \$385,000

Address 689 MARIN BLVD Days On Market 30
Unit Number 207 MoMaintFee \$863
Sq Feet 1420 Taxes \$8,700
Ask Price \$400,000
Sold Price \$385,000
Closing Date 2/28/2014

Ad Rmks: Rare 2 Bed/2 Bath Loft with bonus office at Zephyr Lofts!! Enjoy the benefits of living in Jersey City with ALL of the Hoboken amenities. This condo is just moments from the Hoboken Path, Washington Street, and Newport Pavonia Mall. Also, conveniently located near Target and A&P. Features include High Ceilings and Huge Windows offer tons of bright and airy open space. Stainless Steel appliances, Maple Cabinets, Granite Countertops and Hardwood floors throughout!! Must see!



MLS # 130014266
Address 689 LUIS M MARIN BLVD
Price \$410,000
Adj Price \$410,000

Address 689 LUIS M MARIN BLVD Days On Market 92
Unit Number 206 MoMaintFee \$900
Sq Feet 1367 Taxes \$6,700
Ask Price \$449,999
Sold Price \$410,000
Closing Date 5/21/2014

Ad Rmks: Elegance abounds in this SOHO-style loft-stylishly appointed and impeccably maintained, this duplex features a spectacular custom kitchen with designer SS appliances, SS Country sink, mosaic backsplash, inviting living/dining-luxurious wood flooring-King Master Br+ generously proportioned 2nd BR, posh marble & mosaic master bath, 2nd full bath; wonderful decorator finishes throughout-private laundry, gym, concierge, elevator...Priced right, and undeniably special.



MLS # 140001769
Address 227 CHRISTOPHER COLUMBUS DR
Price \$413,000
Adj Price \$413,000

Address 227 CHRISTOPHER COLUMBUS DR Days On Market 20
Unit Number 236B MoMaintFee \$577
Sq Feet 1031 Taxes \$6,563
Ask Price \$390,000
Sold Price \$413,000
Closing Date 3/28/2014

Ad Rmks: The residences at Dixon Mills you will experience the appeal of industrial chic with modern amenities to create an extraordinarily unique life style opportunity. The club at Dixon Mills features over 8,000 square feet of life style space including a world class fitness center, exercise room, all purpose sports court, locker rooms, residents lounge with fire place and cinema-style screening room. The residences feature hardwood floors, oversized windows and soaring ceiling heights ranging from 9ft-12ft!

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COMPARABLE REPORT



MLS # 140002309
Address 227 CHRISTOPHER COLUMBUS DR
Price \$450,000
Adj Price \$450,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	13
Unit Number	224B	MoMaintFee	\$696
Sq Feet	1242	Taxes	\$7,800
Ask Price	\$445,000		
Sold Price	\$450,000		
Closing Date	4/20/2014		

Ad Rmks: At Dixon Mills you will experience the appeal of industrial chic with modern amenities to create an extraordinarily unique life style opportunity. The club at Dixon Mills features over 8,000 square feet of life style space including a fitness center, exercise room, all purpose sports court, locker rooms, residents lounge with fire place and cinema-style screening room. The residences feature hardwood floors, stainless steel appliances, oversized windows and soaring ceiling heights. Balcony off Mstr. bedroom!



MLS # 140001404
Address 205 10TH ST
Price \$475,000
Adj Price \$475,000

Address	205 10TH ST	Days On Market	37
Unit Number	9W	MoMaintFee	\$640
Sq Feet	964	Taxes	\$8,996
Ask Price	\$475,000		
Sold Price	\$475,000		
Closing Date	4/29/2014		

Ad Rmks: FABULOUS 2 BED/2BATH CONDO @ THE LOVELY PARK HAMILTON IN DOWNTOWN JC. THIS TOP FLOOR UNIT FEATURES ENERGY STAR APPLS., CUSTOM AMERICAN CABINETS, ENERGY EFFICIENT LIGHTING, CALIFORNIA CLOSETS, RENOVATED KIT & BATHS, W/D IN UNIT, H/W FLRS & NEW HEATING & COOLING UNITS. THE BLDG FEATURES 24 HR SECURITY/DOORPERSON, WORKOUT ROOM AND LAUNDRY ROOM. RENTAL LOT AVAILABLE AROUND THE CRNER @ 175 TO 190/MONTH. BLDG IS WIRED FOR FIOS & COMCAST. CLOSE TO NEWPORT PATH & LIGHT RAIL. THIS IS A MUST SEE!!!!



MLS # 140002467
Address 700 GROVE ST
Price \$490,000

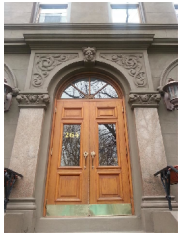
Address	700 GROVE ST	Days On Market	25
Unit Number	2K	MoMaintFee	\$809
Sq Feet	1410	Taxes	\$8,905
Ask Price	\$490,000		
Sold Price	\$490,000		
Closing Date	5/9/2014		

Ad Rmks: Inviting 2BR/2BA home at desirable 700 Grove showcases expansive living & dining areas with an extra alcove - great for entertaining. Home features granite counters, SS GE Profile appliances, cherry hwd floors throughout, designer bathrooms, W/D in home and deeded SUV-sized garage parking. Master Suite has WIC and bath with dual vanity, soaking tub and walk-in shower. Amenities - fitness center, 24 hour concierge, residents lounge, landscaped courtyard w/ BBQ area & private shuttle to the Hoboken PATH

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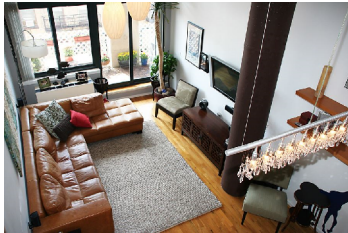
COMPARABLE REPORT



MLS # 140000596
Address 264 9TH ST
Price \$530,000
Adj Price \$530,000

Address	264 9TH ST	Days On Market	14
Unit Number	2N	MoMaintFee	\$449
Sq Feet	1100	Taxes	\$4,768
Ask Price	\$549,000		
Sold Price	\$530,000		
Closing Date	4/4/2014		

Ad Rmks: Grand two bedroom, one and a half bathroom with soaring ceilings and resplendent light from a lovely Southern Exposure. This residence overlooks Hamilton Park and offers easy access to green space, caf  s and restaurants. With Newport only a short stroll away, shopping, movies and the PATH train are at your convenience. The bones of this unit are great, with only the need for your own personal touch of design. This unit also comes with a deeded parking space. Let warmth meets chic be your next home.



MLS # 140000698
Address 205 10TH ST
Price \$540,000
Adj Price \$540,000

Address	205 10TH ST	Days On Market	6
Unit Number	4F	MoMaintFee	\$583
Sq Feet	1325	Taxes	\$8,892
Ask Price	\$525,000		
Sold Price	\$540,000		
Closing Date	3/21/2014		

Ad Rmks: Spacious 2 BR, 2 Full Bath loft. Beautifully renovated with phenomenal closet space, custom built-ins and soaring ceilings, this is true loft living. A huge terrace suitable for dining with southern exposure. With doorman, gym and sauna this building is located 2 blocks from Hamilton Park, fine restaurants and shops, and only a short walk to the Newport Mall, Light Rail and PATH train.



MLS # 130013586
Address 700 GROVE ST
Price \$563,000
Adj Price \$563,000

Address	700 GROVE ST	Days On Market	101
Unit Number	10E	MoMaintFee	\$762
Sq Feet	1296	Taxes	\$8,995
Ask Price	\$569,000		
Sold Price	\$563,000		
Closing Date	3/26/2014		

Ad Rmks: This home features new molding throughout, including wainscoting in entryway and den. The den is accented by its french doors, and also features a closet. Carrera marble countertops and Kohler fixtures in Master bath. Craftsman details include a teak foldout table for entertaining and custom valences. High end lighting fixtures and digital dimmer switches throughout. Solar shades in L/R, B/R, and protective sunshade for private terrace. Come and check out your new home!

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COMPARABLE REPORT



Address	700 GROVE ST	Days On Market	16
Unit Number	9K	MoMaintFee	\$771
Sq Feet	1311	Taxes	\$9,824
Ask Price	\$569,000		
Sold Price	\$570,000		
Closing Date	3/31/2014		

MLS # 140000666
Address 700 GROVE ST
Price \$570,000
Adj Price \$570,000

Ad Rmks: Spacious 1311sf 2BR/2BA south facing home. Views of Manhattan, Hudson River and Freedom Tower. Gourmet kitchen w granite countertops, stainless steel appliances. Hardwood floors and in unit w/d. Master bedroom w custom walk-in closets and full bath w dual vanity and soaking tub. Parking spot. Fitness center, shuttle to Hoboken PATH, 24-hour concierge, residents' lounge and courtyards (one w/BBQs). Walk to trains, restaurants, shops, parks and day cares.



Address	700 GROVE ST	Days On Market	7
Unit Number	12U	MoMaintFee	\$712
Sq Feet	1211	Taxes	\$8,932
Ask Price	\$599,000		
Sold Price	\$605,000		
Closing Date	5/16/2014		

MLS # 140003175
Address 700 GROVE ST
Price \$605,000
Adj Price \$605,000

Ad Rmks: Exceptional 2B/2B court yard facing unit with private terrace located on the 12th floor, has spectacular North & East views. Unit features custom lighting throughout, hardwood floors, granite counter-tops, GE Profile stainless steel appliances, Bosch washer/dryer, upgraded bathrooms with marble vanities, opposite side bedroom layout & deeded parking. Building amenities include a PATH shuttle, 24 hour doorman, gym and manicured courtyard. *Mt fee includes gas, heat, hot & cold water!!Open house 3/16 1-3pm



Address	10 REGENT ST	Days On Market	10
Unit Number	301	MoMaintFee	\$520
Sq Feet	1047	Taxes	\$10,000
Ask Price	\$599,888		
Sold Price	\$613,000		
Closing Date	3/4/2014		

MLS # 140000196
Address 10 REGENT ST
Price \$613,000
Adj Price \$613,000

Ad Rmks: Unit shows pride of ownership, well maintained and in move-in condition! Nothing to do but decorate with your own personal touches! Master BR has large walk-in closet with own master bath! Utilize the 2nd BR as an office, a guestroom or perfect for a growing couple! Additional Bath, open floor plan for group events! Easy Living! This modern unit features hardwood floors, ss Viking appliances, granite countertops, Amenities: Pool, Theater, Gameroom, Loungeroom, Fitness Ctr..! Garage Parking rental available.

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COMPARABLE REPORT



MLS # 130014786
Address 65 2ND ST
Price \$625,000
Adj Price \$625,000

Address	65 2ND ST	Days On Market	47
Unit Number	709	MoMaintFee	\$700
Sq Feet	1039	Taxes	\$9,545
Ask Price	\$659,000		
Sold Price	\$625,000		
Closing Date	3/25/2014		

Ad Rmks: Stunning 2 bed/2bath sundrenched condo in the sort after, Portofino hi rise located on the famous Jersey City Waterfront Enjoy entertaining all your friends and family in this open concept living area.. Both bedrooms are oversized and have great closets space. This unit comes with one car parking space. Create wonderful meals in your amazing kitchen with large cabinet space. This is a full-service luxury building with business center, gym, swimming pool, shops on premises and conceige desk



MLS # 140000037
Address 102 CHRISTOPHER COLUMBUS DR
Price \$632,500
Adj Price \$632,500

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	22
Unit Number	206	MoMaintFee	\$760
Sq Feet	1150	Taxes	
Ask Price	\$600,000		
Sold Price	\$632,500		
Closing Date	3/21/2014		

Ad Rmks: Welcome to Grove Pointe, commuter's dream, one of Jersey City's most sought after buildings. 24 hr concierge, rooftop garden, pool, state of the art gym, modern club house and media room. Granite counters, SS appliances, and custom cabinets. Open layout, 2 bedrooms separated by living room providing maximum privacy. Marble bathrooms. In unit washer and dryer. Path train located steps away. Onsite parking available to rent, private drive-up entry. Currently tenant occupied, rent \$2550/month until 6/30/2014.



MLS # 140002852
Address 149 ESSEX ST
Price \$635,000
Adj Price \$635,000

Address	149 ESSEX ST	Days On Market	12
Unit Number	2V	MoMaintFee	\$577
Sq Feet	1070	Taxes	\$9,087
Ask Price	\$629,888		
Sold Price	\$635,000		
Closing Date	6/2/2014		

Ad Rmks: Welcome to Fulton's Landing, Unit 2V, a luxury condo offering an elegant, metro lifestyle in the heart of Historic Paulus Hook. This sought after neighborhood is filled with wonderful local pubs, unique eateries, boutique shops, trendy restaurants & bistros and scenic waterfront. Only a short distance to the Grove St PATH to Manhattan, Hudson Light Rail & the NYC Waterway Ferry, Fulton's Landing is a convenient choice for sophisticated owners. Elegance & gorgeous modern details define this home.

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COMPARABLE REPORT



Address	10 REGENT ST	Days On Market	151
Unit Number	501	MoMaintFee	\$520
Sq Feet	1047	Taxes	\$10,600
Ask Price	\$627,888		
Sold Price	\$641,000		
Closing Date	4/25/2014		

Ad Rmks:

MLS #	140006273
Address	10 REGENT ST
Price	\$641,000
Adj Price	\$641,000



Address	311 WASHINGTON ST	Days On Market	17
Unit Number	7B	MoMaintFee	\$703
Sq Feet	1371	Taxes	\$13,208
Ask Price	\$646,000		
Sold Price	\$646,000		
Closing Date	2/28/2014		

Ad Rmks: Enjoy an open floor plan with an expansive living & dining area in this 8 year old building. Home details include Brazilian cherry wood floors, 9' ceilings & plenty of windows. Kitchen comes with GE Profile stainless steel appliances, maple cabinets & granite counters. Building amenities include elevator, doorman, gym & common outdoor lounge. Restaurants & shopping nearby. 7 minute walk to PATH.

MLS #	130015304
Address	311 WASHINGTON ST
Price	\$646,000
Adj Price	\$646,000



Address	159 2ND ST	Days On Market	51
Unit Number	806	MoMaintFee	\$482
Sq Feet	1170	Taxes	\$9,702
Ask Price	\$649,000		
Sold Price	\$659,000		
Closing Date	1/31/2014		

Ad Rmks: The unit was foreclosed and owned by the bank already and waiting for sheriff deed. Could have a closing sooner. The Waldo Lofts condominium a few blocks away from Path station. Spacious and nice condition. Modern kitchen with granite tops and s/s appliances. All hardwood floors through out. Large wrap around terrace with great city view. w/d in the unit. on-site gym. sells as is condition and buyer responsible for getting CCO from township.

MLS #	130014286
Address	159 2ND ST
Price	\$659,000
Adj Price	\$659,000

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COMPARABLE REPORT



MLS # 140002690
Address 311 WASHINGTON ST
Price \$666,000
Adj Price \$666,000

Address	311 WASHINGTON ST	Days On Market	20
Unit Number	7C	MoMaintFee	\$644
Sq Feet	1255	Taxes	\$12,087
Ask Price	\$645,000		
Sold Price	\$666,000		
Closing Date	6/5/2014		

Ad Rmks: Welcome home to this sunlit south facing spacious 2BR in prestigious full service Washington Commons. This 7 y/young condo features an expansive living/dining area with Verrazzano bridge views; top notch kitchen with GE profile SS appliances, granite counters and 42 inch maple cabinetry; marble vanity tops, ample closet space and lustrous Brazilian cherry h/w floors. A deeded parking spot on upper level and prime location just 5 min to Grove PATH, 1 min to Light Rail and 10 min to Ferry. Pix coming soon!



MLS # 140001837
Address 700 GROVE ST
Price \$695,000
Adj Price \$695,000

Address	700 GROVE ST	Days On Market	13
Unit Number	9B	MoMaintFee	\$866
Sq Feet	1471	Taxes	\$10,754
Ask Price	\$699,000		
Sold Price	\$695,000		
Closing Date	4/11/2014		

Ad Rmks: Enjoy spectacular midtown NYC views from the spacious wrap-around deck and each room of this 9th floor 1471 sq. ft. 2 bed/2bath NE corner apartment. 700 Grove is a quality steel and concrete Toll Brothers building with 24 hour concierge, PATH shuttle, large gym, community room and landscaped courtyard. Apartment features wood floors throughout and high-end finishes including kitchen with SS appliances and granite counters. Spacious master BR suite with en suite bath and separate shower.



MLS # 130015255
Address 60 MORRIS ST
Price \$710,000
Adj Price \$710,000

Address	60 MORRIS ST	Days On Market	20
Unit Number	3	MoMaintFee	\$565
Sq Feet	1210	Taxes	\$7,288
Ask Price	\$700,000		
Sold Price	\$710,000		
Closing Date	3/14/2014		

Ad Rmks: Stunning 2 Bedroom 2 Bath condo with deeded parking! Expansive unit features over 1200sqft with rich hardwood floors throughout, Central A/C, recessed lighting, and panoramic views of Manhattan Skyline and River! Gourmet kitchen boasts SS appliances, granite counter tops, tumbled marble tiles and 42' custom cabinetry. Separate dining room. Sun drenched living room. Huge MSTR BD includes ample amount of closet space and bay windows! Close to all NYC transportation. Low taxes & 9 yrs left on tax abatement.

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COMPARABLE REPORT



MLS # 140000917
Address 700 GROVE ST
Price \$711,000
Adj Price \$711,000

Address	700 GROVE ST	Days On Market	4
Unit Number	7Q	MoMaintFee	\$821
Sq Feet	1395	Taxes	\$11,393
Ask Price	\$699,000		
Sold Price	\$711,000		
Closing Date	3/26/2014		

Ad Rmks: Welcome to Jersey City's premier luxury residence by Toll Brothers! Spacious & Bright 1395sf corner unit w/private terrace overlooking Manhattan skyline & Hudson River! Unit features gleaming hardwood floors, granite counters, GE Profile s/s appliances, Bosch w/d, custom tiled backsplash, wired for surround sound, chair rails custom built-ins & TONS of light! Building offers concierge, shuttle to PATH, common court yard, fitness center and community room!



MLS # 140000335
Address 700 GROVE ST
Price \$725,000
Adj Price \$725,000

Address	700 GROVE ST	Days On Market	26
Unit Number	12Q	MoMaintFee	\$820
Sq Feet	1395	Taxes	\$12,371
Ask Price	\$699,900		
Sold Price	\$725,000		
Closing Date	5/9/2014		

Ad Rmks: 1400 sq ft 2 Bedroom PH lavished with custom details is the logical choice! This corner unit is bathed in ambient natural light and features a wraparound terrace with sweeping NYC views off the formal living/dining room, a classic oak kitchen with slate flooring, SS appliances, granite counters and breakfast bar, undermount sink and pendant lighting providing exceptional workspace and elegant entertaining. Custom California Closets, 9 ft ceilings, make this home the perfect choice.



MLS # 140003007
Address 126 DUDLEY ST
Price \$743,000
Adj Price \$743,000

Address	126 DUDLEY ST	Days On Market	7
Unit Number	412	MoMaintFee	\$681
Sq Feet	1189	Taxes	\$10,192
Ask Price	\$715,000		
Sold Price	\$743,000		
Closing Date	6/13/2014		

Ad Rmks: 1189 sqft 2bed/2bath PH unit with twin private terrace at 2006 K.Hovnanian Paulus Hook condo complex at 126 Dudley St. Unit features very interesting fl.plan anchored from a lovely liv.area with twin terraces w/rooms diagonally positioned from center liv. area focal point. Unit also features hwd floors, high ceilings, cust. closets, stain/granite kitchen, large master suite w/ marble bath that has tub and free stand shower. Also boasts side by side full sized W/D in unit, deed. pkg spot. cent.HVAC.

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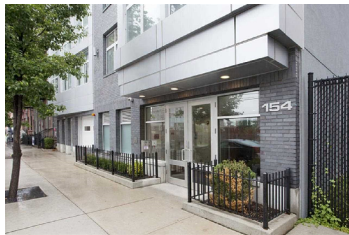
COMPARABLE REPORT



MLS # 140002741
Address 105 GREENE ST
Price \$750,000
Adj Price \$750,000

Address	105 GREENE ST	Days On Market	4
Unit Number	1706	MoMaintFee	\$808
Sq Feet	1100	Taxes	\$12,019
Ask Price	\$700,000		
Sold Price	\$750,000		
Closing Date	5/30/2014		

Ad Rmks: Spectacular views of Statue of Liberty and New York harbor. Bright and sunny SouthWest corner unit at Montgomery Greene with landscaped rooftop with professional grill! 2 bed unit has an open kitchen, living and dining room boasting Oak Floors. Kitchen features stainless steel appliances and Madhuri Gold granite counter top. Bathrooms have Bahian Travertine marble. One block to Exchange Place PATH (one 5 minute stop into Manhattan), close to restaurants, transportations, shopping parks and schools.



MLS # 140002641
Address 154 STEUBEN ST
Price \$755,000
Adj Price \$755,000

Address	154 STEUBEN ST	Days On Market	8
Unit Number	702	MoMaintFee	\$505
Sq Feet	1090	Taxes	\$8,153
Ask Price	\$759,000		
Sold Price	\$755,000		
Closing Date	5/1/2014		

Ad Rmks: Penthouse Unit at The Ivy House! This Stylish 2 BR / 2 Bath Condo Features 15 ft. LR Ceilings with Wall-to-Wall South Facing Windows, Bamboo Floors, S/S Appliances, Caesar Stone Counters, Spacious Master BR w/ Ensuite Bath & Walk-in Closet, Huge Private Rooftop Terrace plus 2nd Terrace off 2nd BR, W/D In Unit, Common Roof Top Kitchen & Terrace w/ City Views. All This & Deeded Parking! 1/2 Block to Grove Street Path, Steps to Restaurants, Parks & Shopping Make This Jersey City's Most Convenient Location.



MLS # 140003838
Address 102 CHRISTOPHER COLUMBUS DR
Price \$765,000
Adj Price \$765,000

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	2
Unit Number	307	MoMaintFee	\$827
Sq Feet	1298	Taxes	\$13,170
Ask Price	\$765,000		
Sold Price	\$765,000		
Closing Date	5/19/2014		

Ad Rmks: Grove Pointe, 2 bedroom 2 bath approx. 1,300 sq ft. Grove street PATH station at front door, Never worry about your daily commute or travel time again!

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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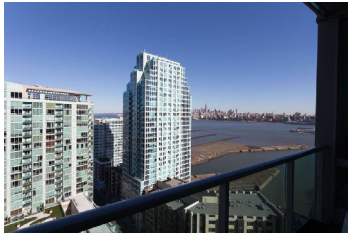
COMPARABLE REPORT



MLS # 140003820
Address 1 SHORE LANE
Price \$821,000
Adj Price \$821,000

Address	1 SHORE LANE	Days On Market	4
Unit Number	1001	MoMaintFee	\$695
Sq Feet	1170	Taxes	\$11,000
Ask Price	\$799,000		
Sold Price	\$821,000		
Closing Date	6/16/2014		

Ad Rmks: Lovely corner unit in highly sought after Shore Club North. Northwest exposure with views of NYC and Newport Green. Gourmet kitchen features SS appliances and granite counter-tops. Ample closet spaces. Private balcony. Doorman building features rooftop amenities including Jacuzzi, gym, sauna, outdoor roof-deck and indoor lounge. Attached parking for rent at \$200/mo. Tax abatement in effect for another fifteen years.



MLS # 140001478
Address 20 NEWPORT PARKWAY
Price \$890,000
Adj Price \$890,000

Address	20 NEWPORT PARKWAY	Days On Market	5
Unit Number	2610	MoMaintFee	\$748
Sq Feet	1280	Taxes	\$12,000
Ask Price	\$895,000		
Sold Price	\$890,000		
Closing Date	3/28/2014		

Ad Rmks: Bathed in natural sunlight with a NE exp, this sophisticated 2Bdrm unit provides a sweeping open floor plan for great entertaining; the classic oak u-shaped kitch feats granite, b-fast bar & upscale SS appliances. The living-dining room opens to inviting terrace & the en-suite Master w/ walk-in closet affords comfort & privacy. A 2nd full bath, hw floors & in-unit laundry enhance the appeal. Full svc bldg, pool, jacuzzi-steam sauna, gym, 24hr doorman, & Conv to PATH, & shopping make this resid of choice @ The Shore!



MLS # 140000761
Address 389 WASHINGTON ST
Price \$905,000
Adj Price \$905,000

Address	389 WASHINGTON ST	Days On Market	10
Unit Number	25E	MoMaintFee	\$845
Sq Feet	1366	Taxes	\$13,172
Ask Price	\$899,000		
Sold Price	\$905,000		
Closing Date	5/22/2014		

Ad Rmks: Immaculate two bed two bath on high floor with floor to ceiling window with breathtaking views of Manhattan. Largest two bed 1366 sq. feet with Inbuilt TV Media Center with office area. Upgraded granite counter top with stainless steel subway tile backsplash. Hunter Douglas Remote control blinds, Second bath upgraded, Extra closet space in the unit. Maintenance includes heat, hot water, gas and one parking space included. OPEN HOUSE SUNDAY 26TH JANUARY 1 TO 4 PM

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COMPARABLE REPORT



MLS # 140001754
Address 389 WASHINGTON ST
Price \$910,000
Adj Price \$910,000

Address	389 WASHINGTON ST	Days On Market	22
Unit Number	23K	MoMaintFee	\$772
Sq Feet	1247	Taxes	\$11,916
Ask Price	\$899,000		
Sold Price	\$910,000		
Closing Date	4/11/2014		

Ad Rmks: Natural light, stunning views, expansive space and exquisite style are yours in this immaculate apartment in the Athena Building located in downtown Jersey City on the Hudson River. 1247 sqft dream home highlighted by 9'3" ceilings with full views of the Manhattan skyline from your glass walls or on your 202 sqft terrace. Custom 42" kitchen cabinets, built-in closets, window treatments, wood floors, designer lighting, SS kitchen appliances, granite counters; no expense was spared. Luxury full service bld.



MLS # 140001645
Address 201 MARIN BLVD
Price \$975,000
Adj Price \$975,000

Address	201 MARIN BLVD	Days On Market	28
Unit Number	1311	MoMaintFee	\$695
Sq Feet	1489	Taxes	\$13,291
Ask Price	\$929,000		
Sold Price	\$975,000		
Closing Date	5/15/2014		

Ad Rmks: Open & spacious, apx. 1500sf SE facing lux condo 2 BR/2BA. Custom WIC leads to an expansive living space, gourmet kit w/cherry cabs, granite counters, bkfst bar & SS appl. Sweeping views of NYC, Ellis Island & Lady Liberty from flr to ceiling windows. Cherry HW flrs, 2 lrg marble baths, W/D & finished closets. Short walk to Grove St. PATH(WTC in 8 or Midtown in 15 mins). Light rail or multiple ferries at your door. Low monthly HOA dues and taxes. Sep. Deeded parking availl 4sale-2nd flr next elevator.



MLS # 140001027
Address 77 HUDSON ST
Price \$1,135,000
Adj Price \$1,135,000

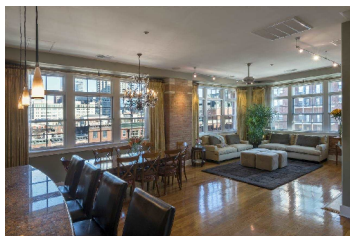
Address	77 HUDSON ST	Days On Market	14
Unit Number	2510	MoMaintFee	\$901
Sq Feet	1243	Taxes	\$14,262
Ask Price	\$1,149,000		
Sold Price	\$1,135,000		
Closing Date	3/28/2014		

Ad Rmks: Stunning 2 BR, 2 Bath with 76sf terrace in Downtown Jersey City's premiere bldg. Panoramic views of New York City and the Statue of Liberty, with floor to ceiling, corner to corner windows. Ultra sleek, modern European kitchens and baths & over 44,000 SF of indoor/outdoor amenities including rooftop pool, park, virtual golf and much more. Best location in Jersey City: NY Ferry, PATH and Light Rail at your doorstep. Pk. incl.

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COMPARABLE REPORT



Address	174 WASHINGTON ST	Days On Market	90
Unit Number	PH-K	MoMaintFee	\$1,154
Sq Feet	1854	Taxes	\$17,000
Ask Price	\$1,395,000		
Sold Price	\$1,380,000		
Closing Date	6/27/2014		

MLS # 130014803

Address 174 WASHINGTON ST

Price \$1,380,000

Adj Price \$1,380,000

Ad Rmks: Stunning Penthouse Loft with NY Harbor views & private terrace in Jersey City waterfront's most exclusive historic landmark building, Sugar House. Largest PH with 10+ft ceilings, 1800+sf of high-end finishings throughout, dream chef's kitchen w Viking, Subzero & Miele appliances, granite counter-tops, Italian marble baths. 24hr doorman, health-club, courtyard, short walk to Liberty State Park. Prime Paulus Hook/Exchange Place location offers quickest commute to NYC. Short walk to PATH & Ferry. Parking incld

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,395,000	\$390,000	\$682,928	\$647,500
SP:	\$1,380,000	\$385,000	\$688,779	\$652,500

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