



## COMPARATIVE MARKET ANALYSIS

2014 Q2 1 bedroom 1 bath Luxury Condos Sold Downtown JC

***Prepared for:***

Perspectives

NJ

Wednesday, November 12, 2014

***Prepared By:***

**ALEX BAO**

WEICHERT REALTORS

273 GROVE ST

JERSEY CITY, NJ 07302

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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:	\$825,000	\$363,000	\$565,895	\$577,000
SP:	\$865,000	\$350,000	\$560,915	\$563,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
167 WAYNE ST	1	1	685	6/6/2014	67	\$375,000	\$350,000
186 WAYNE ST	1	1	683	4/18/2014	13	\$363,000	\$355,000
307 7TH ST	1	1	744	6/24/2014	5	\$375,000	\$367,000
307 7TH ST	1	1	744	4/29/2014	6	\$379,000	\$379,000
167 WAYNE ST	1	2	1244	5/23/2014	21	\$380,000	\$385,000
186 WAYNE ST	1	2	900	5/12/2014	0	\$430,000	\$415,000
158 WAYNE ST	1	1	861	5/6/2014	10	\$419,000	\$422,000
689 LUIS M MARIN BLVD	1	1	875	5/28/2014	12	\$425,000	\$425,000
88 MORGAN ST	1	1	758	4/10/2014	26	\$447,900	\$451,000
65 2ND ST	1	1	650	6/24/2014	34	\$469,000	\$460,000
65 2ND ST	1	1	766	6/20/2014	15	\$450,000	\$465,000
88 MORGAN ST	1	1	792	6/26/2014	12	\$499,888	\$490,000
159 2ND ST	1	1	910	4/30/2014	5	\$479,000	\$490,000
227 CHRISTOPHER COLUMBUS DR	1	2	1274	5/16/2014	32	\$499,000	\$505,000
88 MORGAN ST	1	1	794	5/1/2014	32	\$529,000	\$515,000
201 LUIS M MARIN BLVD	1	1	903	6/4/2014	12	\$525,000	\$518,000
10 REGENT ST	1	1	916	5/1/2014	12	\$499,888	\$551,000
25 HUDSON ST	1	1	862	4/1/2014	43	\$585,000	\$555,000
105 GREENE ST	1	1	912	4/22/2014	12	\$550,888	\$558,000
77 HUDSON ST	1	1	731	5/9/2014	73	\$579,000	\$562,000
389 WASHINGTON ST	1	1	757	5/8/2014	12	\$565,000	\$565,000
65 2ND ST	1	2	918	6/12/2014	61	\$580,000	\$565,000
25 HUDSON ST	1	1	922	4/3/2014	184	\$599,000	\$565,000
88 MORGAN ST	1	1	837	4/30/2014	15	\$579,500	\$579,500
15 WARREN ST	1	1	740	6/27/2014	72	\$624,999	\$585,000
159 2ND ST	1	2	942	4/16/2014	7	\$575,000	\$590,000
88 MORGAN ST	1	1	837	4/17/2014	103	\$625,000	\$606,000
88 MORGAN ST	1	1	837	5/22/2014	132	\$670,000	\$606,000
88 MORGAN ST	1	1	837	5/27/2014	7	\$630,000	\$610,000
88 MORGAN ST	1	1	837	5/9/2014	8	\$639,000	\$625,000
25 MCWILLIAMS PL	1	2	1017	6/4/2014	24	\$649,000	\$643,000
88 MORGAN ST	1	1	837	6/6/2014	10	\$638,888	\$645,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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## CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1 SHORE LANE	1	1	780	5/19/2014	6	\$639,888	\$650,000
77 HUDSON ST	1	2	966	4/9/2014	22	\$749,000	\$720,000
77 HUDSON ST	1	1	758	4/22/2014	4	\$729,000	\$731,000
159 2ND ST	1	2	1411	6/16/2014	12	\$795,000	\$745,000
77 HUDSON ST	1	1	758	6/10/2014	47	\$749,000	\$765,000
174 WASHINGTON ST	1	1	1077	5/30/2014	8	\$729,000	\$772,120
2 2ND ST	1	2	944	5/19/2014	6	\$785,000	\$786,000
77 HUDSON ST	1	1	915	4/24/2014	14	\$825,000	\$865,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>40</b>					<b>29</b>	<b>\$565,895</b>	<b>\$560,915</b>

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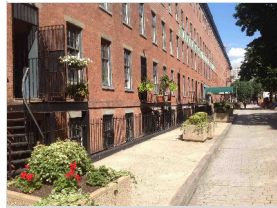
## COMPARABLE REPORT



MLS # 140004826  
Address 167 WAYNE ST  
Price \$350,000  
Adj Price \$350,000

Address	167 WAYNE ST	Days On Market	67
Unit Number	209	MoMaintFee	\$490
Sq Feet	685	Taxes	\$6,961
Ask Price	\$375,000		
Sold Price	\$350,000		
Closing Date	6/6/2014		

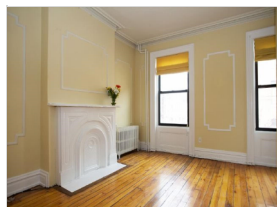
**Ad Rmks:** One bedroom now available at the highly desirable Ticonderoga bldg at Dixon Mills! Soaring ceilings and huge windows for us loft lovers. Stained oak hardwood floors, granite counters, stainless appliances and laundry in unit. Boutique size building with all the benefits and amenities of the Dixon Mills community. The Club at Dixon Mills is 8,000 sqft multi-use lifestyle center with Fitness center, Exercise Room, All-Purpose Sports court, Locker Rooms, Lounge with Fireplace & Cinema-Style Screening Room.



MLS # 140001467  
Address 186 WAYNE ST  
Price \$355,000  
Adj Price \$355,000

Address	186 WAYNE ST	Days On Market	13
Unit Number	123D	MoMaintFee	\$415
Sq Feet	683	Taxes	\$5,860
Ask Price	\$363,000		
Sold Price	\$355,000		
Closing Date	4/18/2014		

**Ad Rmks:** PARKING INCLUDED --Charming one bedroom with Parking included. Spacious living room with wonderful hardwood floors and closet space. Wonderful kitchen with large amounts of cabinet and counter space to cook amazing meals. Courtyard with BBQ Grills. 10,000 sq. foot lifestyle center with full basketball court/screening room/gym/fitness classes. concierge office for your deliveries all included in your maintenance Free cooking gas . Come see what all the fuss is about at the Famous Dixon Mills Condos



MLS # 140005319  
Address 307 7TH ST  
Price \$367,000

Address	307 7TH ST	Days On Market	5
Unit Number	3	MoMaintFee	\$420
Sq Feet	744	Taxes	\$6,219
Ask Price	\$375,000		
Sold Price	\$367,000		
Closing Date	6/24/2014		

**Ad Rmks:** INVITING & CHARMING ONE BEDROOM CONDO OFFERING BRIGHT NATURAL LIGHT THROUGHOUT. SMART & LAYOUT MAKES THIS CONDO FEEL MUCH LARGER THAN 744 sqft. CAN BE USED AS 1 BEDROOM + DEN!!! WALK IN CLOSET, LIV. ROOM, SITTING ROOM, EAT IN KITCHEN & LARGE BATH. FEATURES INCLUDE: ORIGINAL

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## COMPARABLE REPORT



MLS # 140002688  
Address 307 7TH ST  
Price \$379,000  
Adj Price \$379,000

Address	307 7TH ST	Days On Market	6
Unit Number	4	MoMaintFee	\$420
Sq Feet	744	Taxes	\$6,219
Ask Price	\$379,000		
Sold Price	\$379,000		
Closing Date	4/29/2014		

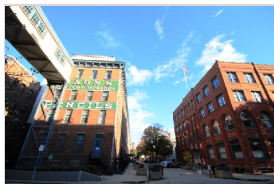
**Ad Rmks:** Tastefully combining historic charm and modern convenience, this sunfilled home has a large EIK with Embankment views, ss appliances, newer cabinetry and subway tile backsplash. A huge skylit center room makes a perfect den/formal dining or guest room. Step through pocket doors into your spacious living room, with original moldings and marble mantle. Gorgeous wood floors, high ceilings, great closets, large bath, storage and free laundry completes the picture. A huge yard lets you entertain all summer long!



MLS # 140003738  
Address 167 WAYNE ST  
Price \$385,000  
Adj Price \$385,000

Address	167 WAYNE ST	Days On Market	21
Unit Number	104T	MoMaintFee	\$697
Sq Feet	1244	Taxes	\$6,600
Ask Price	\$380,000		
Sold Price	\$385,000		
Closing Date	5/23/2014		

**Ad Rmks:** The residences at Dixon Mills, Experience the appeal of industrial chic with modern amenities to create a 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 and cinema-style screening room. The residences feature hardwood floors, oversized windows, granite counters and soaring ceiling heights ranging from 9ft-12ft



MLS # 130014110

Address	186 WAYNE ST	Days On Market	0
Unit Number	426D	MoMaintFee	\$554
Sq Feet	900	Taxes	\$7,719
Ask Price	\$430,000		
Sold Price	\$415,000		
Closing Date	5/12/2014		

**Ad Rmks:** Rare one bedroom has hit the market. This unit has one and a half baths

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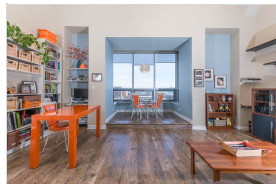
## COMPARABLE REPORT



MLS # 140002154  
Address 158 WAYNE ST  
Price \$422,000  
Adj Price \$422,000

Address	158 WAYNE ST	Days On Market	10
Unit Number	322A	MoMaintFee	\$532
Sq Feet	861	Taxes	\$7,391
Ask Price	\$419,000		
Sold Price	\$422,000		
Closing Date	5/6/2014		

**Ad Rmks:** Magnificent one bedroom one bathroom unit with deeded parking located at the fabulous Dixon Mills Condos. . This desirable unit has an open living/dining room area with soaring high ceilings. Renovated kitchen with breakfast bar. Hardwood floors throughout. Oversize bedroom with great closets, updated bathroom & tons of Exposed brick.. Enjoy the famous life style center which features screening room, fitness center with daily classes, community room basketball court, bike room, BBQ grills in courtyard



MLS # 140003108  
Address 689 LUIS M MARIN BLVD  
Price \$425,000  
Adj Price \$425,000

Address	689 LUIS M MARIN BLVD	Days On Market	12
Unit Number	904	MoMaintFee	\$532
Sq Feet	875	Taxes	\$6,052
Ask Price	\$425,000		
Sold Price	\$425,000		
Closing Date	5/28/2014		

**Ad Rmks:** Beautifully maintained 1 bedroom loft apartment with 12 foot ceilings offering spectacular views of NYC skyline and Hudson River. Fabulous custom kitchen with GE Monogram S/S appliances, Including Induction Cook Top and Convection Oven. Full sized Washer/Dryer in unit & custom closets throughout. 24 hour full service doorman & a fully equipped gym. Transferable parking spot in lot next to building. Just a short walk to NYC buses, Hoboken PATH, & shopping in both downtown Hoboken & Newport. Pet Friendly



Address	88 MORGAN ST	Days On Market	26
Unit Number	606	MoMaintFee	\$571
Sq Feet	758	Taxes	\$8,108
Ask Price	\$447,900		
Sold Price	\$451,000		
Closing Date	4/10/2014		

**Ad Rmks:** An Elegant Unit in the Legendary and Prestigious Trump Plaza Building. Situated in the Beautiful Heart of Historical Downtown Jersey City Waterfront. Complete package with Hwd Flrs and Five Star Amenities such as private screening room, indoor grotto, steam rm, dry sauna, sun deck, outdoor pool, game room, fitness center, party room, play area, 24 hour concierge service, fitness classes available and laundry pick up/

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## COMPARABLE REPORT



MLS # 140004238  
Address 65 2ND ST  
Price \$460,000  
Adj Price \$460,000

Address	65 2ND ST	Days On Market	34
Unit Number	2107	MoMaintFee	\$472
Sq Feet	650	Taxes	\$7,200
Ask Price	\$469,000		
Sold Price	\$460,000		
Closing Date	6/24/2014		

**Ad Rmks:** South facing waterfront 1 bedroom at the luxury Portofino. Kitchen with stainless steel LG appliances, granite counters, hardwood flooring throughout, bedroom w/large walk-in closet, laundry in unit and indoor parking included . Maintenance includes: 24 hr concierge & doorman, high speed internet, direct tv, hot water, outdoor pool w/sundeck, barbecue area w/benches, gym, community room, business ctr, kids playroom, shuttle bus to PATH in season & much more



MLS # 140002541  
Address 65 2ND ST  
Price \$465,000  
Adj Price \$465,000

Address	65 2ND ST	Days On Market	15
Unit Number	216	MoMaintFee	\$535
Sq Feet	766	Taxes	\$7,350
Ask Price	\$450,000		
Sold Price	\$465,000		
Closing Date	6/20/2014		

**Ad Rmks:** Beautiful 1 bedroom NORTHEAST CORNER unit. Lot of windows to let in plenty of natural light into the unit. Great views of the Hudson river, downtown NYC and the Empire State Building. Deeded parking space on 2nd floor of the garage for ease. Maint. Fee includes water,cable and internet.



MLS # 140004869

Address	88 MORGAN ST	Days On Market	12
Unit Number	903	MoMaintFee	\$597
Sq Feet	792	Taxes	\$8,380
Ask Price	\$499,888		
Sold Price	\$490,000		
Closing Date	6/26/2014		

**Ad Rmks:** Welcome to Trump Plaza Residences Unit 903. Come see this beautiful 1 bedroom 1 bath condo with builder upgraded flooring, granite and dark wood cabinets. 88 Morgan Street offers 24 Hour Doorman, Concierge and Security. The 7th Floor Amenities include Heated Outdoor Pool, Aqua Grotto spa with Jacuzzi, Steam Room and Sauna. Top of the Line Fitness center with Yoga Room & Exercise Classes. Community Room, Kids Play Area, Play Ground, Pool Tables, Virtual Golf, Business Center and much more.

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## COMPARABLE REPORT



MLS # 140002982  
Address 159 2ND ST  
Price \$490,000  
Adj Price \$490,000

Address	159 2ND ST	Days On Market	5
Unit Number	405	MoMaintFee	\$415
Sq Feet	910	Taxes	\$7,200
Ask Price	\$479,000		
Sold Price	\$490,000		
Closing Date	4/30/2014		

**Ad Rmks:** Live in style at Waldo Lofts, downtown Jersey City's premier warehouse district building. Walk to all things JC to enjoy a vibrant arts & dining lifestyle, or hit the PATH in under three minutes to explore NYC. When home - you'll enjoy a bright southern exposure one Bedroom with 10' high vaulted ceilings, amazing floor to ceiling windows, the warmth of wood floors throughout, & the style of a granite & stainless kitchen. Bath is fitted in marble. The huge living area connects to your own private balcony.



MLS # 140003260  
Address 227 CHRISTOPHER COLUMBUS DR  
Price \$505,000  
Adj Price \$505,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	32
Unit Number	407B	MoMaintFee	\$798
Sq Feet	1274	Taxes	\$9,511
Ask Price	\$499,000		
Sold Price	\$505,000		
Closing Date	5/16/2014		

**Ad Rmks:** Exceptional 1bd + den/1.5bth condo at Dixon Mills, Jersey City's ultimate full service residence. This spectacular duplex home is a blend of old world charm and modern sophistication. Home features chefs kitchen with S/S appliances, granite counters & breakfast bar. Expansive living space with recessed lighting, hardwood floors throughout, large lofted upper level with sweeping wrap around terrace & parking! Moments from NYC via the PATH. Close to shopping, restaurants, nightlife, and more! OH 3/30 1-3pm



MLS # 140000594

Address	88 MORGAN ST	Days On Market	32
Unit Number	602	MoMaintFee	\$597
Sq Feet	794	Taxes	\$7,980
Ask Price	\$529,000		
Sold Price	\$515,000		
Closing Date	5/1/2014		

**Ad Rmks:** The gem of Jersey City TRUMP 1Bd, 1Ba condo 02 Line, Beautiful Southern View. Great open lay out with South and East exposure, High ceiling, lots of closets. Best Amenities: 24 hour doorman, Fitness, pool, spa, concierge, virtual golf center... Very Easy Commute to NYC. Close to Exchange PL Path and Ferrv. Unreserved parking: \$260.

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## COMPARABLE REPORT



MLS # 140002742

Address 201 LUIS M MARIN BLVD

Price \$518,000

Adj Price \$518,000

Address	201 LUIS M MARIN BLVD	Days On Market	12
Unit Number	1202	MoMaintFee	\$415
Sq Feet	903	Taxes	\$8,795
Ask Price	\$525,000		
Sold Price	\$518,000		
Closing Date	6/4/2014		

**Ad Rmks:** Spacious one bedroom/one bath in the Gulls Cove building. One of the larger one bedroom designs. This home offers hardwood floors, washer/dryer in unit and a balcony off the master bedroom. Modern kitchen with stainless steel appliances and granite countertops. Master bedroom has a custom designed walk in closet. Maintenance includes basic cable and internet.



MLS # 140003128

Address 10 REGENT ST

Price \$551,000

Adj Price \$551,000

Address	10 REGENT ST	Days On Market	12
Unit Number	503	MoMaintFee	\$455
Sq Feet	916	Taxes	
Ask Price	\$499,888		
Sold Price	\$551,000		
Closing Date	5/1/2014		

**Ad Rmks:** LADIES & GENTLEMAN, WE WELCOME YOU TO "THE SUTTON", A HIGHLY, DESIRABLE COMPLEX OF THE LIBERTY HARBOR NORTH COMMUNITIES. COMMUTER'S DREAM LOCATION, JUST MINUTES TO GROVE ST PATH, HUDSON LIGHTRAIL, NYC BUSES, LIBERTY HARBOR FERRY! CITY LIVING AT ITS BEST, THE AREA ABOUNDS WITH LOCAL PUBS, CASUAL TO FINE DINING FOR THE DISCERNING GOURMETS, LOCAL SHOPS & BUSINESSES FOR EASY, ECLECTIC LIVING! UNIT 503 IS A FABULOUS LARGE 1 BR UNIT! GORGEOUS UNIT, IMPECCABLY DECORATED, YOU'LL SEE THE OWNER'S PRIDE & CARE!



MLS # 130015310

Address 25 HUDSON ST

Price \$555,000

Adj Price \$555,000

Address	25 HUDSON ST	Days On Market	43
Unit Number	315	MoMaintFee	\$490
Sq Feet	862	Taxes	\$8,200
Ask Price	\$585,000		
Sold Price	\$555,000		
Closing Date	4/1/2014		

**Ad Rmks:** Stunning 1 Bedroom 1 Bath waterfront condo with deeded parking space! Sun drenched home features gleaming hardwood floors throughout, Central A/C, floor to ceiling windows, recessed lighting, and partial views of New York City and Hudson River! Gourmet Chef's kitchen boasts stainless steel appliances, granite counter tops, eat-in breakfast bar, and gorgeous tiled back splash. Brand new Washer/Dryer in unit. Elevator

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## COMPARABLE REPORT



MLS # 140002764  
Address 105 GREENE ST  
Price \$558,000  
Adj Price \$558,000

Address	105 GREENE ST	Days On Market	12
Unit Number	1201	MoMaintFee	\$551
Sq Feet	912	Taxes	\$9,400
Ask Price	\$550,888		
Sold Price	\$558,000		
Closing Date	4/22/2014		

**Ad Rmks:** Ladies and gentlemen, welcome to 1201 at the Montgomery Greene, a premier boutique style condo building offering a cozy & private ambience to sophisticated residents. It's a true commuter's delight, the building is conveniently located within 1.5 blocks to the Exchange Place PATH, NY Waterway Ferry, HBLR, NYC buses. With Lower Manhattan just minutes away, commuters find Exchange Place an excellent neighborhood to live & invest in. This unit shows pride of ownership, well maintained & meticulously upgraded!



MLS # 140000358  
Address 77 HUDSON ST  
Price \$562,000  
Adj Price \$562,000

Address	77 HUDSON ST	Days On Market	73
Unit Number	2502	MoMaintFee	\$590
Sq Feet	731	Taxes	\$7,490
Ask Price	\$579,000		
Sold Price	\$562,000		
Closing Date	5/9/2014		

**Ad Rmks:** Absolutely spectacular 1BR, 1Bath at 77 Hudson, Jersey City's premiere bldg. Gorgeous west views from this stunning 1BR. The glass curtain wall allows maximum light and views with sunset view Modern European design and finishes with 44,000 s.f. of indoor & outdoor amenities incl pool, Jacuzzi, fire pit, BBQ grills, sauna, steam room, gym, massage room, virtual golf and more. Commuter's dream with PATH, Ferry and Light Rail at your doorstep. Parking not included, however, parking can be rented for \$200/mth

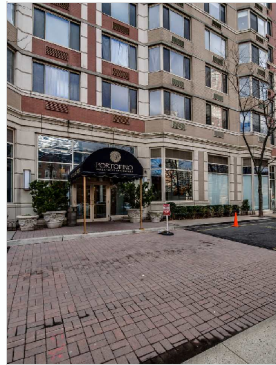


Address	389 WASHINGTON ST	Days On Market	12
Unit Number	25J	MoMaintFee	\$468
Sq Feet	757	Taxes	\$7,503
Ask Price	\$565,000		
Sold Price	\$565,000		
Closing Date	5/8/2014		

**Ad Rmks:** Immaculate One bed one bath on high floor with breathtaking views of NYC. Larger one bed 757 sq. feet with upgraded kitchen with new back splash. Customized closets and solar shades on window treatments included. Low maintenance includes heat, hot water, gas. Easy Commute to NYC with path station close by. OPEN HOUSE SUNDAY

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## COMPARABLE REPORT



MLS # 140000894  
Address 65 2ND ST  
Price \$565,000  
Adj Price \$565,000

Address	65 2ND ST	Days On Market	61
Unit Number	2203	MoMaintFee	\$641
Sq Feet	918	Taxes	\$8,163
Ask Price	\$580,000		
Sold Price	\$565,000		
Closing Date	6/12/2014		

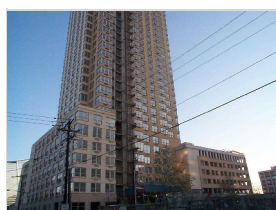
**Ad Rmks:** Gorgeous, Sunny, 918 sq ft South facing 1bed/1.5 bath, easily convertible to a 2 bed. This is in the Luxurious Portofino with downtown Manhattan & Statue of Liberty views. W/D in unit. Close to path stations (Newport & Exchange Place) short walk to light rail. Amenities include, 24 hour concierge, pool, gym, party room, children's play room & business center. Maintenance includes use of amenities, Direct TV with HBO & internet. Shuttle to newport path in winter. One deeded parking spot included.



MLS # 130009249  
Address 25 HUDSON ST  
Price \$565,000  
Adj Price \$565,000

Address	25 HUDSON ST	Days On Market	184
Unit Number	PH-01	MoMaintFee	\$516
Sq Feet	922	Taxes	\$9,311
Ask Price	\$599,000		
Sold Price	\$565,000		
Closing Date	4/3/2014		

**Ad Rmks:** Located at the Hudson River in the Paulus Hook Area



MLS # 140001314  
Address 88 MORGAN ST  
Price \$579,500

Address	88 MORGAN ST	Days On Market	15
Unit Number	1808	MoMaintFee	\$630
Sq Feet	837	Taxes	\$8,951
Ask Price	\$579,500		
Sold Price	\$579,500		
Closing Date	4/30/2014		

**Ad Rmks:** Luxury Trump Plaza with beautiful New York City and river views. Brazilian walnut wood floor, ample storage, granite counter top, 24 Hours concierge, GYM, Outdoor heated pool. Indoor Aquatic Spa and Theatre. Walk to NYC path, ferrv. train. Liberty

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## COMPARABLE REPORT



MLS # 140002081  
Address 15 WARREN ST  
Price \$585,000  
Adj Price \$585,000

Address	15 WARREN ST	Days On Market	72
Unit Number	307	MoMaintFee	\$400
Sq Feet	740	Taxes	\$6,800
Ask Price	\$624,999		
Sold Price	\$585,000		
Closing Date	6/27/2014		

**Ad Rmks:** Come and see this exquisite sun filled corner unit at the Pier House! This newly renovated home includes an open layout with bamboo floors, ss appliances, breakfast bar, updated kitchen/bath and custom closets and doors. Enjoy the view of NY Harbor and the Statue of Liberty from either of its two private balconies. Other amenities include a pool, fitness center, 24 hour concierge and 1 garage parking spot. Perfect for commuters, with the Light Rail, NYC Ferry and Path Stations just steps away. LOW TAXES



MLS # 140002252  
Address 159 2ND ST  
Price \$590,000  
Adj Price \$590,000

Address	159 2ND ST	Days On Market	7
Unit Number	905	MoMaintFee	\$428
Sq Feet	942	Taxes	\$8,270
Ask Price	\$575,000		
Sold Price	\$590,000		
Closing Date	4/16/2014		

**Ad Rmks:** Amazing location for this generously sized 1 bedroom + den in modern elevator building. Huge windows and high ceilings afford tons of light. Unit is equipped with granite counter tops, 42" maple cabinets, GE stainless steel appliances, washer/dryer in home, along with water filtration system for drinking. Oversized balcony with partial views of the Hudson River and NYC Skyline. Gym and bike storage in building and only 1 block from PATH to NYC.



MLS # 130013506  
Address 88 MORGAN ST  
Price \$606,000  
Adj Price \$606,000

Address	88 MORGAN ST	Days On Market	103
Unit Number	4102	MoMaintFee	\$631
Sq Feet	837	Taxes	\$8,300
Ask Price	\$625,000		
Sold Price	\$606,000		
Closing Date	4/17/2014		

**Ad Rmks:** From the moment you walk in you are surrounded by breathtaking panoramic NYC views. From the Empire State Building all along the Hudson River to the GWB from this sought after home at TRUMP PLAZA. Over 835sqft of open living with hwfl, SS appliances & granite counters in Kit, washer/dryer. Finally a peaceful setting for the BR that offers terrific Sunset views with several closets. Full Service luxury living on the waterfront! Gym, Pool,

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## COMPARABLE REPORT



MLS # 130013206  
Address 88 MORGAN ST  
Price \$606,000  
Adj Price \$606,000

Address	88 MORGAN ST	Days On Market	132
Unit Number	3702	MoMaintFee	\$630
Sq Feet	837	Taxes	\$8,951
Ask Price	\$670,000		
Sold Price	\$606,000		
Closing Date	5/22/2014		

**Ad Rmks:** VERY RARE...North-East facing unit while experiencing true TRUMP LIVING! That alone tell you will receive the finest service & best quality of living. This unit is a rare "02" line. Facing directly North-East, you are welcomed from all rooms with expansive endless NYC & River views. Allowing to see all the way up to the GW Bridge. Stainless steel appliances in the kitchen & hardwood flooring through out. The most popular & coveted 1B/1B line in the building.



MLS # 140004168  
Address 88 MORGAN ST  
Price \$610,000  
Adj Price \$610,000

Address	88 MORGAN ST	Days On Market	7
Unit Number	3002	MoMaintFee	\$630
Sq Feet	837	Taxes	\$8,952
Ask Price	\$630,000		
Sold Price	\$610,000		
Closing Date	5/27/2014		

**Ad Rmks:** Bright & spacious 1 bed, 1 bath at Trump Plaza with east, north & west exposures. Layout features breathtaking NYC & Hudson River views, spacious living room & dining area, modern kitchen with granite counters & KitchenAid stainless steel appliances. Many windows allow for abundant sunlight. Great closet space & W/D in unit. Enjoy all of Trump Plaza's amenities including 24 hr concierge, fitness center, pool, game room & resident's lounge. Close to PATH, ferry, & Lightrail. Parking available to rent.



Address	88 MORGAN ST	Days On Market	8
Unit Number	4008	MoMaintFee	\$630
Sq Feet	837	Taxes	
Ask Price	\$639,000		
Sold Price	\$625,000		
Closing Date	5/9/2014		

**Ad Rmks:** Jersey City's exquisite TRUMP 1Bd, 1Ba condo PREMIUM 08 Line, Beautiful South & East View gives the best quality of living. Great open lay out with High ceiling, lots of closets. Stainless appliances in the kitchen, cherry cabinets, granite counters & lavish finishes throughout! Top quality of the amenities include: outdoor pool, indoor grotto, steam room, dry sauna, sun deck, game room, play area, 24hr doorman & concierge service, Spa.

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## COMPARABLE REPORT



MLS # 140004292  
Address 25 MCWILLIAMS PL  
Price \$643,000  
Adj Price \$643,000

Address	25 MCWILLIAMS PL	Days On Market	24
Unit Number	505	MoMaintFee	\$572
Sq Feet	1017	Taxes	\$6,700
Ask Price	\$649,000		
Sold Price	\$643,000		
Closing Date	6/4/2014		

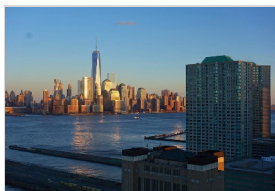
**Ad Rmks:** A true gem! Enter this spacious duplex loft with it's high ceilings and an open floorplan. The Chef's Kitchen includes GE Profile and Fisher&Paykel stainless steel appliances, glass cabinets with crystallized glass countertops, two zone heat/cooling, tiger-strand bamboo floors throughout and 210 sqft private deck! Bosch washer/dryer and spa-like baths with radiant-heated floors. Hamilton Square is the premier building situated on the historic and newly renovated Hamilton Park. Don't let this one pass you by!



MLS # 140004406  
Address 88 MORGAN ST  
Price \$645,000  
Adj Price \$645,000

Address	88 MORGAN ST	Days On Market	10
Unit Number	3308	MoMaintFee	\$637
Sq Feet	837	Taxes	
Ask Price	\$638,888		
Sold Price	\$645,000		
Closing Date	6/6/2014		

**Ad Rmks:** Jersey City's exquisite TRUMP 1Bd, 1Ba condo PREMIUM 08 Line, Beautiful South & East View gives the best quality of living. Great open lay out with High ceiling, lots of closets. Stainless appliances in the kitchen, cherry cabinets, granite counters & lavish finishes throughout! Top quality of the amenities include: outdoor pool, indoor grotto, steam room, dry sauna, sun deck, game room, play area, 24hr doorman & concierge service, Spa. Close to restaurants, schools & Path/Ferry Station



MLS # 140003793

Address	1 SHORE LANE	Days On Market	6
Unit Number	2209	MoMaintFee	\$417
Sq Feet	780	Taxes	
Ask Price	\$639,888		
Sold Price	\$650,000		
Closing Date	5/19/2014		

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## COMPARABLE REPORT



MLS # 140000879  
Address 77 HUDSON ST  
Price \$720,000  
Adj Price \$720,000

Address	77 HUDSON ST	Days On Market	22
Unit Number	2801	MoMaintFee	\$715
Sq Feet	966	Taxes	
Ask Price	\$749,000		
Sold Price	\$720,000		
Closing Date	4/9/2014		

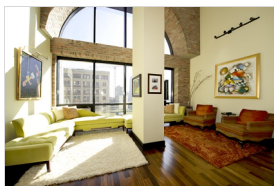
**Ad Rmks:** Gorgeous 966 sq ft home in the sky. Enjoy spectacular sunsets and Statue of Liberty / NY Harbor views from the largest 1 BR/1.5 BTH in Downtown Jersey City's premiere building, 77 Hudson. 77 Hudson's curtain glass wall allows unobstructed views and extraordinary light with ultra sleek European Kitchen & Baths. 44,000 sq ft of amenities w/pool & hot tub, grill area, fire pit, gym, yoga room & more. Exchange Place location offers quickest commute to NY w/Ferry & Path @ doorstep. 1 parking space included.



MLS # 140002083  
Address 77 HUDSON ST  
Price \$731,000  
Adj Price \$731,000

Address	77 HUDSON ST	Days On Market	4
Unit Number	1704	MoMaintFee	\$590
Sq Feet	758	Taxes	\$8,712
Ask Price	\$729,000		
Sold Price	\$731,000		
Closing Date	4/22/2014		

**Ad Rmks:** Great 1 bed w/large balcony & stunning NYC skyline views of iconic buildings & breath taking Hudson River views in Jersey City's premiere bldg 77 Hudson! 77 Hudson's curtain glass wall allows unobstructed views & extraordinary light w/ultra sleek European kitchen & baths. 44k SqFt of amenities incl. pool, hot tub, grill area, fire pit, gym, yoga, massage, steams rooms, sauna & more. Prime exchange place/Paulus hook location offers quick commute to NY w/ferry, PATH & Lightrail @ your doorstep. 2 prking spots



MLS # 140003741

Address	159 2ND ST	Days On Market	12
Unit Number	705	MoMaintFee	\$641
Sq Feet	1411	Taxes	\$10,952
Ask Price	\$795,000		
Sold Price	\$745,000		
Closing Date	6/16/2014		

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## COMPARABLE REPORT



MLS # 140003385  
Address 77 HUDSON ST  
Price \$765,000  
Adj Price \$765,000

Address	77 HUDSON ST	Days On Market	47
Unit Number	2604	MoMaintFee	\$589
Sq Feet	758	Taxes	
Ask Price	\$749,000		
Sold Price	\$765,000		
Closing Date	6/10/2014		

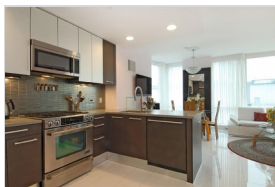
**Ad Rmks:** Breathtaking views of the NYC skyline from this 1 BR, 1 Bath in Downtown Jersey City's premiere bldg., 77 Hudson. This East and NE home has a corner living room with direct Empire and Freedom Tower views thru floor to ceiling windows, sleek modern European Kitchen with limestone and laquered Italian Cabinets and Spa-like Marble Bath. 44,000 sf of indoor/outdoor amenities including pool, hottub, fire pit, gym, sauna/steam, private screening room, virtual golf, and more. One deeded garage parking spot.



MLS # 140004034  
Address 174 WASHINGTON ST  
Price \$772,120  
Adj Price \$772,120

Address	174 WASHINGTON ST	Days On Market	8
Unit Number	1J	MoMaintFee	\$683
Sq Feet	1077	Taxes	\$7,700
Ask Price	\$729,000		
Sold Price	\$772,120		
Closing Date	5/30/2014		

**Ad Rmks:** South facing 1BR in sought after Sugar House located in Historic Paulus Hook. Wall of windows in the living room sits high above the waterfront promenade overlooking Morris Canal Park feat. expansive green space and historic monuments. This home has the trademark barrel vaulted ceilings found in both the bedroom and living area. Open floor plan, oversized shaker doors, hardwood floors, gas fireplace and gourmet kitchen with cherry cabinets, granite counters, pro-style Viking appliances. One deeded parking



MLS # 140003439  
Address 2 2ND ST  
Price \$786,000  
Adj Price \$786,000

Address	2 2ND ST	Days On Market	6
Unit Number	3206	MoMaintFee	\$563
Sq Feet	944	Taxes	\$5,300
Ask Price	\$785,000		
Sold Price	\$786,000		
Closing Date	5/19/2014		

**Ad Rmks:** Bright 1 bed, 1.5 bath with NYC views at Crystal Point. Enjoy floor to ceiling windows with east, south, & west exposures. Large living room & dining area with open kitchen featuring Italian Pedini cabinetry, Jenn Air appliances & quartzite counters. White porcelain flooring throughout. Large bedroom with walk-in-closet. White marble bath has

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## COMPARABLE REPORT



Address	77 HUDSON ST	Days On Market	14
Unit Number	2908	MoMaintFee	\$715
Sq Feet	915	Taxes	
Ask Price	\$825,000		
Sold Price	\$865,000		
Closing Date	4/24/2014		

MLS # 140001783  
 Address 77 HUDSON ST  
 Price \$865,000  
 Adj Price \$865,000

**Ad Rmks:** Spacious 1BR+Office with direct NYC, River & Statue of Liberty Views in Downtown Jersey City's premier building, 77 Hudson. This S/E facing home is flooded with natural light and features Portuguese Limestone counters, Italian Cabinetry & White Oak floors. Amenities include concierge, rooftop pool, hot tub, grill area, fire pit, landscaped park, cinema, gym, yoga room, steam, sauna & more. Prime Paulus Hook/Exchange Place location offers quickest commute to NYC w PATH & Ferry @ doorstep.Â Parking included.

### CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$825,000	\$363,000	\$565,895	\$577,000
SP:	\$865,000	\$350,000	\$560,915	\$563,500

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