



COMPARATIVE MARKET ANALYSIS

2014 Q3 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

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:	\$949,000	\$310,000	\$581,827	\$560,000
SP:	\$940,000	\$310,000	\$575,611	\$550,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
689 LUIS M MARIN BLVD	1	1	853	9/10/2014	90	\$310,000	\$310,000
227 CHRISTOPHER COLUMBUS DR	1	1	741	7/1/2014	96	\$339,000	\$358,000
277 YORK ST	1	1	600	8/21/2014	18	\$379,000	\$372,000
205 10TH ST	1	1	850	9/12/2014	6	\$399,000	\$399,000
205 10TH ST	1	1	858	8/11/2014	11	\$425,000	\$432,500
689 LUIS M MARIN BLVD	1	1	916	8/18/2014	19	\$449,999	\$437,000
227 CHRISTOPHER COLUMBUS DR	1	2	901	9/22/2014	6	\$449,000	\$449,000
65 2ND ST	1	1	759	8/28/2014	20	\$469,000	\$469,000
102 CHRISTOPHER COLUMBUS DR	1	1	750	9/3/2014	21	\$459,900	\$476,000
102 CHRISTOPHER COLUMBUS DR	1	1		8/11/2014	20	\$480,000	\$480,000
20 2ND ST	1	1	697	8/1/2014	41	\$529,000	\$505,000
65 2ND ST	1	1	743	9/25/2014	16	\$499,000	\$512,000
102 CHRISTOPHER COLUMBUS DR	1	1	750	7/28/2014	9	\$519,000	\$526,000
126 DUDLEY ST	1	1	729	9/4/2014	9	\$530,000	\$530,000
88 MORGAN ST	1	1	792	8/29/2014	52	\$545,000	\$530,000
20 2ND ST	1	1	700	9/12/2014	9	\$540,000	\$540,000
201 LUIS M MARIN BLVD	1	1	866	8/27/2014	15	\$524,950	\$540,000
20 2ND ST	1	1	675	9/9/2014	8	\$539,888	\$544,888
65 2ND ST	1	2	918	8/14/2014	12	\$549,000	\$545,000
25 MC WILLIAMS PL	1	1	830	8/4/2014	4	\$559,000	\$550,000
88 MORGAN ST	1	1	843	7/7/2014	74	\$598,000	\$550,000
88 MORGAN ST	1	1	843	8/4/2014	0	\$560,000	\$560,000
389 WASHINGTON ST	1	1	757	9/30/2014	19	\$609,000	\$590,000
389 WASHINGTON ST	1	1	760	7/17/2014	24	\$595,000	\$590,000
105 GREENE ST	1	1	975	9/3/2014	7	\$575,000	\$605,000
65 2ND ST	1	2	918	8/1/2014	46	\$629,000	\$610,000
25 HUDSON ST	1	1	922	8/5/2014	23	\$649,000	\$618,000
88 MORGAN ST	1	1	837	8/13/2014	16	\$627,500	\$618,000
77 HUDSON ST	1	1	731	9/23/2014	20	\$649,000	\$625,000
1 SHORE LANE	1	1	800	8/19/2014	29	\$649,000	\$645,000
201 LUIS M MARIN BLVD	1	1	1061	8/28/2014	18	\$639,900	\$650,000
15 WARREN ST	1	1	930	8/19/2014	10	\$629,000	\$650,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

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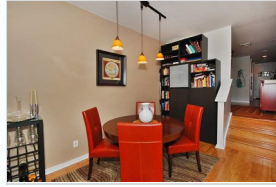
CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
88 MORGAN ST	1	1	837	8/6/2014	36	\$665,000	\$650,000
88 MORGAN ST	1	1	837	9/30/2014	21	\$679,888	\$660,000
201 LUIS M MARIN BLVD	1	1	900	7/29/2014	28	\$699,000	\$690,000
2 2ND ST	1	1	869	7/30/2014	26	\$724,900	\$705,000
25 HUDSON ST	1	1	911	8/4/2014	39	\$799,000	\$750,000
2 2ND ST	1	2	944	7/30/2014	31	\$785,000	\$761,000
77 HUDSON ST	1	2	942	9/30/2014	8	\$799,000	\$795,000
25 HUDSON ST	1	2	1168	9/30/2014	150	\$850,000	\$832,700
2 2ND ST	1	2	1050	9/26/2014	5	\$949,000	\$940,000
Total Listings					Avg	Avg	Avg
41					27	\$581,827	\$575,611

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COMPARABLE REPORT



MLS # 140005489

Address 689 LUIS M MARIN BLVD

Price \$310,000

Adj Price \$310,000

Address	689 LUIS M MARIN BLVD	Days On Market	90
Unit Number	404	MoMaintFee	\$571
Sq Feet	853	Taxes	\$4,106
Ask Price	\$310,000		
Sold Price	\$310,000		
Closing Date	9/10/2014		

Ad Rmks: Spacious 1 bedroom loft with partial New York City View in doorman, elevator building. The sunken living and formal dining room features fabulous natural light. Contemporary and elegant bamboo floors throughout. Central a/c, w/d. Garage parking avail in the building.



MLS # 14000578

Address 227 CHRISTOPHER COLUMBUS DR

Price \$358,000

Adj Price \$358,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	96
Unit Number	321B	MoMaintFee	\$453
Sq Feet	741	Taxes	\$6,371
Ask Price	\$339,000		
Sold Price	\$358,000		
Closing Date	7/1/2014		

Ad Rmks: Amazing one bedroom with open concept living located in the famous Dixon Mills Condos. Enjoy your cooking in your wonderful kitchen with stainless steel appliances and fabulous backsplash. Enjoy entertaining all your guests or just relax after a hard day in your open living room area. Great closets space with hardwood floors. Oversize bedroom with great natural light. Enjoy the lifestyle center with daily fitness classes, Movie Theater, full court basketball court, free Wi-Fi, and lounge area.



MLS # 140006843

Address	277 YORK ST	Days On Market	18
Unit Number	502	MoMaintFee	\$403
Sq Feet	600	Taxes	\$4,905
Ask Price	\$379,000		
Sold Price	\$372,000		
Closing Date	8/21/2014		

Ad Rmks: Rarely available condo at The Madison on Van Vorst Park! South facing, with wraparound NYC, Hudson River and Verrazano views, this beautifully updated home has central air, fully loaded kitchen, in-unit washer/dryer, gorgeous hardwood floors, huge bedroom and a lovely bathroom with beveled subway tiles and marble hexagon floors. Plus deeded roof rights expand your possibilities! This superb location is just steps to PATH, a sublime historic park, nightlife, and restaurants. Welcome home!

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COMPARABLE REPORT



MLS # 140007190
Address 205 10TH ST
Price \$399,000
Adj Price \$399,000

Address	205 10TH ST	Days On Market	6
Unit Number	8R	MoMaintFee	\$534
Sq Feet	850	Taxes	\$7,664
Ask Price	\$399,000		
Sold Price	\$399,000		
Closing Date	9/12/2014		

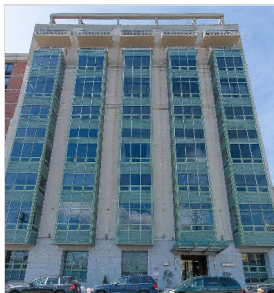
Ad Rmks: Spacious 1 BR condo with views of Manhattan. Enjoy the luxury and convenience of a full time doorman building with exercise room, sauna, indoor and outdoor rental parking and a short walk to the PATH and Light Rail. Located in Hamilton Park, one of the most popular neighborhoods in downtown Jersey City, close to some of the best restaurants and shops in the area.



MLS # 140006698
Address 205 10TH ST
Price \$432,500
Adj Price \$432,500

Address	205 10TH ST	Days On Market	11
Unit Number	2G	MoMaintFee	\$459
Sq Feet	858	Taxes	\$8,157
Ask Price	\$425,000		
Sold Price	\$432,500		
Closing Date	8/11/2014		

Ad Rmks: 1BR, 1BA + lofted den condo with soaring ceilings in luxury 24 hr doorman & elevator building. Features: hardwood floors, large terrace, views of NYC, sauna & exercise room. The bedroom features custom built-in closets and cabinetry. Close to transportation, PATH, shopping, schools & parks.



Address	689 LUIS M MARIN BLVD	Days On Market	19
Unit Number	807	MoMaintFee	\$557
Sq Feet	916	Taxes	\$7,758
Ask Price	\$449,999		
Sold Price	\$437,000		
Closing Date	8/18/2014		

Ad Rmks: Come experience luxury living on the Hudson at Zenbu Lofts. This

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COMPARABLE REPORT



MLS # 140010795

Address 227 CHRISTOPHER COLUMBUS DR

Price \$449,000

Adj Price \$449,000

Address 227 CHRISTOPHER Days On Market 6

COLUMBUS DR

Unit Number 412B MoMaintFee \$560

Sq Feet 901 Taxes \$7,734

Ask Price \$449,000

Sold Price \$449,000

Closing Date 9/22/2014

Ad Rmks: Large, stylish 1 BR/1.5 Bath duplex with breathtaking views of Jersey City & NYC from your private roof deck. Features include hardwood floors, SS appliances, granite counter tops, high ceilings, & abundant storage. Amenities include fitness center, exercise classes, indoor basketball court, locker rooms, lounge with fireplace & cinema-style screening room, concierge package pickup, community BBQ area & shuttle to PATH. You must see this gem!



MLS # 140006369

Address 65 2ND ST

Price \$469,000

Adj Price \$469,000

Address 65 2ND ST Days On Market 20

Unit Number 1205 MoMaintFee \$542

Sq Feet 759 Taxes \$6,437

Ask Price \$469,000

Sold Price \$469,000

Closing Date 8/28/2014

Ad Rmks: Waterfront living at its best awaits you in this 1 bedroom with open floor plan. The southern exposure provides abundant sunlight with views of lower Manhattan. Fully equipped kitchen w/breakfast, parquet flooring, large b/r, w/d- fee parking available. Maintenance includes 24 hr concierge, elevators, pool, gym, alarm system, internet, direct tv, hot water, pool w/sundeck, barbecue area w/benches, gym, community room, business ctr, kids playroom & shuttle bus to PATH



MLS # 140007198

Address 102 CHRISTOPHER COLUMBUS DR

Price \$476,000

Address 102 CHRISTOPHER Days On Market 21

COLUMBUS DR

Unit Number 203 MoMaintFee \$530

Sq Feet 750 Taxes \$7,840

Ask Price \$459,900

Sold Price \$476,000

Closing Date 9/3/2014

Ad Rmks: This is a Fannie Mae HomePath Property. HomePath and HomePath Renovation Mortgages available with as little as 5% down to a qualified buyer. Beautiful one

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COMPARABLE REPORT



MLS # 140007909
Address 102 CHRISTOPHER COLUMBUS DR
Price \$480,000
Adj Price \$480,000

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	20
Unit Number	304	MoMaintFee	\$481
Sq Feet		Taxes	\$7,683
Ask Price	\$480,000		
Sold Price	\$480,000		
Closing Date	8/11/2014		

Ad Rmks: Fantastic one bedroom at Grove Pointe! Located in downtown Jersey City, walking distance to tons of great shopping, restaurants and directly across from the Grove Street PATH! Building amenities include fitness center, pool, lounge, screening room, game room and roof deck! This beautiful unit includes h/w floors, CAC, SS kitchen appliances and washer/dryer. Parking available for rent in same building.



MLS # 140004196
Address 20 2ND ST
Price \$505,000
Adj Price \$505,000

Address	20 2ND ST	Days On Market	41
Unit Number	1810	MoMaintFee	\$418
Sq Feet	697	Taxes	\$5,640
Ask Price	\$529,000		
Sold Price	\$505,000		
Closing Date	8/1/2014		

Ad Rmks: PRICE REDUCED! Live in one of Jersey City's most desirable locations -- and one of the most popular Waterfront condominiums! Garage parking included. The Mandalay has the biggest and best outdoor swimming pool in all of Jersey City, with exceptional Midtown and River views, BBQ facilities, a gym, and more. Step outside onto the Waterfront boardwalk. This South-facing unit features a walk-in closet, large picture windows, and hardwood flooring. OPEN HOUSE SATURDAY & SUNDAY.



MLS # 140008783
Address 65 2ND ST

Address	65 2ND ST	Days On Market	16
Unit Number	1808	MoMaintFee	\$533
Sq Feet	743	Taxes	\$7,840
Ask Price	\$499,000		
Sold Price	\$512,000		
Closing Date	9/25/2014		

Ad Rmks: Amazing 1 BR with sweeping NE view in a full service waterfront complex

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COMPARABLE REPORT



MLS # 140006839
Address 102 CHRISTOPHER COLUMBUS DR
Price \$526,000
Adj Price \$526,000

Address 102 CHRISTOPHER COLUMBUS DR
Unit Number PH-03
Sq Feet 750
Ask Price \$519,000
Sold Price \$526,000
Closing Date 7/28/2014
Days On Market 9
MoMaintFee \$520
Taxes \$8,800

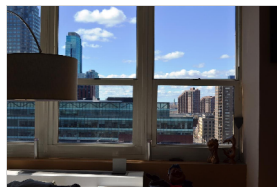
Ad Rmks: Sun-drenched Penthouse 1 Bedroom 1 Bath Condo at prestigious Grove Pointe. Unit features gleaming hardwood floors, Stainless Steel Appliances, Custom Backsplash, Upgraded faucet, Recessed Dimmable Lighting, Rainhead Shower Fixture, Washer Dryer, Granite Counter Tops, Eat In Breakfast Bar, Spacious Master Bed with Walk-in Closet. Amenities include Roof Deck Pool, Fitness Center, Yoga Room, Community Room, Theatre Room. Close to Everything! Shops, Reataurants, PATH. Must See!



MLS # 140008817
Address 126 DUDLEY ST
Price \$530,000
Adj Price \$530,000

Address 126 DUDLEY ST
Unit Number 307
Sq Feet 729
Ask Price \$530,000
Sold Price \$530,000
Closing Date 9/4/2014
Days On Market 9
MoMaintFee \$425
Taxes \$7,111

Ad Rmks: Welcome to the heart of Paulus Hook....Beautiful neighborhood on the waterfront featuring lots of great restaurants as well as parks, salons, schools, doctors, pharmacies, and farmer's markets all at your doorstep. Have an easy commute... only 2 blocks to the Ferry and Light rail, and walk to both the Grove St and Exchange Pl Path. This beautiful one bed + den (can be used as a 2nd bedroom) features Hardwood Floors throughout, SS Appliances, Walk-In Closet, Deeded Garage Parking, Courtyard with BBQ, & Gym



MLS # 140005939
Address 88 MORGAN ST
Price \$530,000
Adj Price \$530,000

Address 88 MORGAN ST
Unit Number 1607
Sq Feet 792
Ask Price \$545,000
Sold Price \$530,000
Closing Date 8/29/2014
Days On Market 52
MoMaintFee \$614
Taxes \$8,823

Ad Rmks: Enjoy unmatched luxury and convenience of this Trump building! Breathtaking views of the NYC skyline. Amenities include 24 hour concierge, gym, pool, social room. spa. and kids plavroom and more!!!

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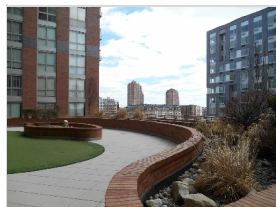
COMPARABLE REPORT



MLS # 140009802
Address 20 2ND ST
Price \$540,000
Adj Price \$540,000

Address	20 2ND ST	Days On Market	9
Unit Number	2110	MoMaintFee	\$418
Sq Feet	700	Taxes	\$6,000
Ask Price	\$540,000		
Sold Price	\$540,000		
Closing Date	9/12/2014		

Ad Rmks: BRIGHT AND SUNNY WITH CITY AND WATER VIEWS, THIS CONDO IS NOT TO BE MISSED! 1 BEDROOM 1 BATH FEATURING BAMBOO FLOORS, UPGRADED KITCHEN WITH GRANITE COUNTERS AND STAINLESS APPLIANCES, RENOVATED BATHROOM AND CUSTOM CALIFORNIA CLOSETS. BUILDING FEATURES INCLUDE A FULL TIME CONCIERGE, HEATED OUTDOOR POOL, BBQ. GRILLS, ONE DEEDED PARKING SPACE, GYM AND COMMUNITY ROOM. CLOSE TO PATH, LIGHT RAIL AND FERRY. THIS ONE WILL NOT LAST!!!!!!



MLS # 140009263
Address 201 LUIS M MARIN BLVD
Price \$540,000
Adj Price \$540,000

Address	201 LUIS M MARIN BLVD	Days On Market	15
Unit Number	602	MoMaintFee	\$408
Sq Feet	866	Taxes	\$7,773
Ask Price	\$524,950		
Sold Price	\$540,000		
Closing Date	8/27/2014		

Ad Rmks: Fabulous 1BR/1 Bath condo with balcony in beautiful Gulls Cove in Downtown Jersey City's historic Paulus Hook Area. Stainless steel appliances w/granite counters and breakfast nook that opens to bedroom. W/D in unit. Spacious BR w/Walk-in Closet and over-sized window and C.A. Bldg. has 24-hr. doorman, gym, courtyard, and rooftop patio. Basic cable and internet included in M.F. Deeded pkg. available for add'l. \$35K. Close to PATH, Light Rail & Ferry to NY.



MLS # 140009909

Address	20 2ND ST	Days On Market	8
Unit Number	805	MoMaintFee	\$405
Sq Feet	675	Taxes	\$7,300
Ask Price	\$539,888		
Sold Price	\$544,888		
Closing Date	9/9/2014		

Ad Rmks: New to the Market, unit 805 is a gorgeous 1 bedroom home located in the

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COMPARABLE REPORT



MLS # 140003854
Address 65 2ND ST
Price \$545,000
Adj Price \$545,000

Address	65 2ND ST	Days On Market	12
Unit Number	803	MoMaintFee	\$620
Sq Feet	918	Taxes	\$7,900
Ask Price	\$549,000		
Sold Price	\$545,000		
Closing Date	8/14/2014		

Ad Rmks: Outstanding Opportunity to own this truly unique & cosmopolitan chic Super-sized 1BR/1.5Bth w/ clever capture of space & light! If you're an individualist, you'll adore this fresh open layout featuring efficient galley kitchen, W/D. Sprawling Living/dining area w/ oversized wall of windows beaming w/ southern expo & partial Downtown NYC view. Generous sized bedroom w/ excellent closet space. PARKING INCLUDED! Full service bldg w/ security, pool/sundeck, gym, play area, excellent location nr 2 PATH stations.



MLS # 140006032
Address 25 MC WILLIAMS PL
Price \$550,000
Adj Price \$550,000

Address	25 MC WILLIAMS PL	Days On Market	4
Unit Number	202	MoMaintFee	\$415
Sq Feet	830	Taxes	\$5,656
Ask Price	\$559,000		
Sold Price	\$550,000		
Closing Date	8/4/2014		

Ad Rmks: This sunny 1 bedroom apartment overlooks Hamilton Park and boasts high ceilings, chef's kitchen with stainless steel Fisher Paykell appliances, spa-like bathroom with radiant heating floors, Bosch washer & dryer, high efficiency Trane, & central AC/heating, Lutron /Somfy electric blinds, and Lutron remote controlled recessed lighting throughout. Hamilton Square offers full time doorman service, several common outdoor spaces including roof terrace & courtyard. Near shopping, gym, and PATH!



Address	88 MORGAN ST	Days On Market	74
Unit Number	3601	MoMaintFee	\$636
Sq Feet	843	Taxes	\$9,019
Ask Price	\$598,000		
Sold Price	\$550,000		
Closing Date	7/7/2014		

Ad Rmks: Unparalleled luxury living at Trump Tower. Southern exposure with views of Lady Liberty, ultra modern kitchen, granite counters, stainless steel appliances, hardwood floors and washer/dryer in unit. Incomparable amenities including concierge, 24 hr doorman, pool, spa services, professional fitness center, meeting rooms, virtual golf, professional dining room, billiards & much more. On-site fee parking available. Short walk to

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COMPARABLE REPORT



MLS # 140010438
Address 88 MORGAN ST
Price \$560,000
Adj Price \$560,000

Address	88 MORGAN ST	Days On Market	0
Unit Number	2701	MoMaintFee	\$653
Sq Feet	843	Taxes	\$156
Ask Price	\$560,000		
Sold Price	\$560,000		
Closing Date	8/4/2014		

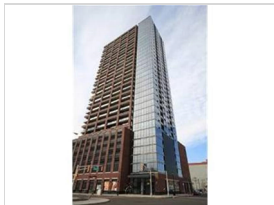
Ad Rmks: High floor one bedroom with amazing western views in Trump Plaza condominiums. Enjoy modern features, designer touches, and legendary Trump amenities and service.



MLS # 140009504
Address 389 WASHINGTON ST
Price \$590,000
Adj Price \$590,000

Address	389 WASHINGTON ST	Days On Market	19
Unit Number	19J	MoMaintFee	\$468
Sq Feet	757	Taxes	\$8,065
Ask Price	\$609,000		
Sold Price	\$590,000		
Closing Date	9/30/2014		

Ad Rmks: Breathtaking views from this high floor largest one bed condo at the luxurious A Condos. Gleaming hardwood floor, stainless steel appliances and large terrace to enjoy the views from midtown to downtown, the whole skyline of NYC. Low maintenance and it includes heat, hot water and gas. ONE DEEDED PARKING SPACE INCLUDED.



MLS # 140005861
Address 389 WASHINGTON ST

Address	389 WASHINGTON ST	Days On Market	24
Unit Number	8J	MoMaintFee	\$468
Sq Feet	760	Taxes	\$7,772
Ask Price	\$595,000		
Sold Price	\$590,000		
Closing Date	7/17/2014		

Ad Rmks: 1 BR 1 bath w/deeded parking spot. Luxury high-rise A Condominium bldg that incl. 24 hour door man, gym and outdoor rooftop bbq area. New woods floors, granite countertops, upgraded California Closets, stainless steel appliances, upgraded BTAC

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COMPARABLE REPORT



MLS # 140009664
Address 105 GREENE ST
Price \$605,000
Adj Price \$605,000

Address	105 GREENE ST	Days On Market	7
Unit Number	1007	MoMaintFee	\$573
Sq Feet	975	Taxes	\$9,810
Ask Price	\$575,000		
Sold Price	\$605,000		
Closing Date	9/3/2014		

Ad Rmks: Montgomery Greene presents sunny & airy one bedroom, one bathroom located in Jersey City's prestige waterfront location! Upgraded granite counters & cabinets, SS appliances & hardwood floors. Washer/dryer in unit. Fitness center, 24 hr concierge & a landscaped roof top deck. Balcony offers NYC View. Storage locker available and transferable to new owner. Short walk to restaurants, parks, PATH, Light Rail, Ferry To NYC.



MLS # 140005113
Address 65 2ND ST
Price \$610,000
Adj Price \$610,000

Address	65 2ND ST	Days On Market	46
Unit Number	2603	MoMaintFee	\$620
Sq Feet	918	Taxes	
Ask Price	\$629,000		
Sold Price	\$610,000		
Closing Date	8/1/2014		

Ad Rmks: Open, bright and breezy 1 bedroom + den Penthouse offers sunlit southern views of lower Manhattan, and features a gourmet fully equipped kitchen, hardwood floors, and a master suite with spacious walk-in closet-Maintenance includes 24 hour concierge and doorman, alarm system, direct tv + hi-speed internet, outdoor pool, gym, barbecue area, community room & business center, and shuttle to PATH-true waterfront living at itsâ€™™ best!



MLS # 140007328

Address	25 HUDSON ST	Days On Market	23
Unit Number	701	MoMaintFee	\$515
Sq Feet	922	Taxes	\$9,308
Ask Price	\$649,000		
Sold Price	\$618,000		
Closing Date	8/5/2014		

Ad Rmks: Stunning spacious waterfront condo with deeded parking space in the heart of Paulus Hook! It offers an open feel with partial views of New York City and Hudson River. Sun drenched home features gleaming hardwood floors throughout, floor to ceiling windows, Central air, recessed lighting, and Bosch washer/dryer. Gourmet Chef's kitchen boasts stainless steel appliances, black granite counter tops, and cherry wood cabinets. Elevator building offers 24hr concierge, fitness center, and more! Do not miss this

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COMPARABLE REPORT



MLS # 140004443
Address 88 MORGAN ST
Price \$618,000
Adj Price \$618,000

Address	88 MORGAN ST	Days On Market	16
Unit Number	3108	MoMaintFee	\$631
Sq Feet	837	Taxes	\$8,951
Ask Price	\$627,500		
Sold Price	\$618,000		
Closing Date	8/13/2014		

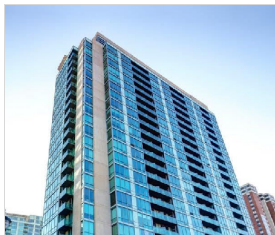
Ad Rmks: Majestic Trump at its finest! This well sought after 1 Bedroom 08' line has East, South & West exposures. Featuring panoramic windows flooding this home with tranquil sunshine & amazing downtown views of the World Trade, Verrazzano Bridge & Statue of Liberty. Terrific amenities like pool, indoor grotto spa, world class gym & classes, games room, media room, full time doorman & a top shelf staff that treats you like royalty. Parking on-site for rent. Moment to NYC transportation.



MLS # 140007445
Address 77 HUDSON ST
Price \$625,000
Adj Price \$625,000

Address	77 HUDSON ST	Days On Market	20
Unit Number	1902	MoMaintFee	\$598
Sq Feet	731	Taxes	\$7,260
Ask Price	\$649,000		
Sold Price	\$625,000		
Closing Date	9/23/2014		

Ad Rmks: Enjoy beautiful Marina, Park, and sunset views from this corner 1BR unit in 77 Hudson. 77's curtain glass wall allows unobstructed views & extraordinary light with ultra sleek European kitchen & baths. Features include Italian cabinetry, Wenge hw floors, Carrera Marble kitchen & spa-like bath w huge soaking tub. 44,000sf of amenities incl pool, hot tub, gym, yoga room & more. Prime Paulus Hook/Exchange Place location offers quickest commute to NY w/Ferry & PATH @ doorstep. One deeded garage space included.



Address	1 SHORE LANE	Days On Market	29
Unit Number	2306	MoMaintFee	\$467
Sq Feet	800	Taxes	\$8,427
Ask Price	\$649,000		
Sold Price	\$645,000		
Closing Date	8/19/2014		

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140008980

Address 201 LUIS M MARIN BLVD

Price \$650,000

Adj Price \$650,000

Address	201 LUIS M MARIN BLVD	Days On Market	18
Unit Number	1021	MoMaintFee	\$499
Sq Feet	1061	Taxes	\$9,200
Ask Price	\$639,900		
Sold Price	\$650,000		
Closing Date	8/28/2014		

Ad Rmks: Welcome to this amazing, oversized corner unit with private terrace. Expansive living space with windows that line the entire unit & offer panoramic western views plus abundant sunshine. Flexible layout allows for use as a 1Bed + den or 2 bedrooms. Gourmet kitchen features granite counters, stainless steel appliances, maple cabinetry & large breakfast bar. Add gleaming wood floors, ample storage, central air, laundry in unit, proximity to PATH/Light Rail/Ferry & this is an absolute gem!



MLS # 140008687

Address 15 WARREN ST

Price \$650,000

Adj Price \$650,000

Address	15 WARREN ST	Days On Market	10
Unit Number	431	MoMaintFee	\$554
Sq Feet	930	Taxes	\$4,318
Ask Price	\$629,000		
Sold Price	\$650,000		
Closing Date	8/19/2014		

Ad Rmks: Welcome to Beautiful Paulus Hook of Jersey City, blending the perfect mix of city and suburban living. This gorgeous condo in the highly desired Pier House building has incredible amenities including fitness room, doorman, pool, and private garaged parking space! High cathedral ceilings in the living room with a loft on the second level gives you ample space in this large 1+ bedroom condo. Enjoy your own private terrace facing the serene private courtyard. Access to parks, PATH, and Ferries!



MLS # 140005685

Address 88 MORGAN ST

Price \$650,000

Address	88 MORGAN ST	Days On Market	36
Unit Number	4208	MoMaintFee	\$631
Sq Feet	837	Taxes	\$8,951
Ask Price	\$665,000		
Sold Price	\$650,000		
Closing Date	8/6/2014		

Ad Rmks: Trump Plaza Condo features the most desirable South East NYC Panoramic Views from the Freedom Tower, World Trade Center, Verrazano Bridge & Statue of Liberty. Relax at the full service spa at "The Groto" soak in the steaming hot Whirlpool, Sauna,

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COMPARABLE REPORT



MLS # 140008837
Address 88 MORGAN ST
Price \$660,000
Adj Price \$660,000

Address	88 MORGAN ST	Days On Market	21
Unit Number	4908	MoMaintFee	\$648
Sq Feet	837	Taxes	
Ask Price	\$679,888		
Sold Price	\$660,000		
Closing Date	9/30/2014		

Ad Rmks: PREMIUM 08 Line, South & East View gives the best quality of living. Oversized custom windows take in sweeping Panoramas of the Hudson River, NYC skyline and the statue of Liberty. Open lay out with High ceiling, lots of closets. Stainless appliances, richly finished kitchen and vanity cabinetry, granite counters & lavish finishes throughout! Amenities include: outdoor pool, indoor grotto, steam room, dry sauna, sun deck, game room, play area, 24hr doorman. Close to restaurants, schools & Path/Ferry



MLS # 140006992
Address 201 LUIS M MARIN BLVD
Price \$690,000
Adj Price \$690,000

Address	201 LUIS M MARIN BLVD	Days On Market	28
Unit Number	1509	MoMaintFee	\$406
Sq Feet	900	Taxes	\$8,202
Ask Price	\$699,000		
Sold Price	\$690,000		
Closing Date	7/29/2014		

Ad Rmks: Welcome to this finely crafted unit high in the sky. Enter onto an expansive living space & oversized terrace with gorgeous NYC/River views. Gourmet kitchen features granite counters, stainless steel appliances, maple cabinetry & breakfast bar. Lavish in the marble bath w/ Kohler fixtures & enjoy features like gleaming wood floors, floor to ceiling glass, custom closets & paint, laundry, central air/heat, close proximity to PATH/Light Rail/Ferry. Taxes based on purchase price. Parking available for \$35K.



MLS # 140006861
Address 2 2ND ST
Price \$705,000
Adj Price \$705,000

Address	2 2ND ST	Days On Market	26
Unit Number	3508	MoMaintFee	\$510
Sq Feet	869	Taxes	\$4,900
Ask Price	\$724,900		
Sold Price	\$705,000		
Closing Date	7/30/2014		

Ad Rmks: Crystal Point is the premier luxury waterfront community. Among its treasures is this immaculate spacious 1bdm unit w/western exp floor to ceiling windows feat spectacular views of both the JC Skyline & Hudson river. In addition, this unit feat a chic European kitch w/imported tile backsplash, upscale appl, granite countertops & hw flooring throughout. The LR is backlit by beautiful sunsets & the MB is a tranquil haven. This home

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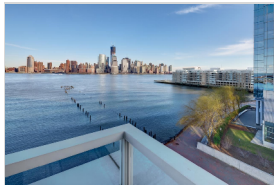
COMPARABLE REPORT



MLS # 140006485
Address 25 HUDSON ST
Price \$750,000
Adj Price \$750,000

Address	25 HUDSON ST	Days On Market	39
Unit Number	902	MoMaintFee	\$509
Sq Feet	911	Taxes	\$9,556
Ask Price	\$799,000		
Sold Price	\$750,000		
Closing Date	8/4/2014		

Ad Rmks: Penthouse Unit Located in one of the best buildings along the waterfront. Unobstructed Eastern Panoramic views of lower Manhattan. Parking Included. Minutes to the Ferry. Short walk to the Exchange Place PATH. 24 Hour Concierge. SS appliances. W/D, DW, Fitness Center on-site.



MLS # 140005174
Address 2 2ND ST
Price \$761,000
Adj Price \$761,000

Address	2 2ND ST	Days On Market	31
Unit Number	1506	MoMaintFee	\$570
Sq Feet	944	Taxes	\$5,000
Ask Price	\$785,000		
Sold Price	\$761,000		
Closing Date	7/30/2014		

Ad Rmks: Stunning, sunlit 1 bdrm, 1.5 bath 945 sq.ft corner unit with east, south, west exposure. Sleek, euro-style kitchen with imported backsplash and counters, upscale ss appliances, natural hardwood floors throughout, floor-to-ceiling windows with breathtaking views of NY, bright airy King-sized Bedroom, ample closets and storage, 5 piece marble bath with whirlpool tub and glass-enclosed oversized shower. Luxury building with pool, sauna, Jacuzzi,. Close to Newport & Exchange place.



MLS # 140010500

Address	77 HUDSON ST	Days On Market	8
Unit Number	3211	MoMaintFee	\$715
Sq Feet	942	Taxes	\$9,600
Ask Price	\$799,000		
Sold Price	\$795,000		
Closing Date	9/30/2014		

Ad Rmks: Gorgeous 942sf home w S/W exposure & great layout. Enjoy spectacular Statue of Liberty, Harbor, park & sunset views from this over-sized 1BR/1.5BTH in Downtown Jersey City's premiere building: 77 Hudson. 77's curtain glass wall allows unobstructed views & extraordinary light w/ultra sleek European kitchen & luxurious 5 piece master bath. Resort amenities incl rooftop pool & hot tub, gym, yoga room & more. Paulus Hook/Exch PI location offers quickest commute to NY w/Ferry & PATH @ doorstep. Parking included.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140002737
Address 25 HUDSON ST
Price \$832,700
Adj Price \$832,700

Address	25 HUDSON ST	Days On Market	150
Unit Number	PH6 (906)	MoMaintFee	\$653
Sq Feet	1168	Taxes	\$13,380
Ask Price	\$850,000		
Sold Price	\$832,700		
Closing Date	9/30/2014		

Ad Rmks: Luxurious large one bedroom 1.5 bath featuring an open layout, with views of NYC, and facing south over the Statue of Liberty, updated kitchen with granite counter top, stainless steel appliances, hardwood floors through out . Live the south east corner of Paulus Hook and waterfront living along with a 24hr doorman and NY transportation.



MLS # 140009284
Address 2 2ND ST
Price \$940,000
Adj Price \$940,000

Address	2 2ND ST	Days On Market	5
Unit Number	3604	MoMaintFee	\$617
Sq Feet	1050	Taxes	\$6,048
Ask Price	\$949,000		
Sold Price	\$940,000		
Closing Date	9/26/2014		

Ad Rmks: A rare find in the luxurious high-rise building of Crystal Point the "gem of the Hudson". This East facing 1050sf 1 bedroom 1.5 bath residence with parking is luxury at its finest with direct views of Manhattan. Floor to ceiling windows adorn the unit so you feel as though you are part of the skyline. Crystal Point's lifestyle offers a host of amenities including 24 hr concierge with smart phone technology, valet parking, health club, pool, fire pit with a wraparound deck to relax & enjoy the NY skyline.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$949,000	\$310,000	\$581,827	\$560,000
SP:	\$940,000	\$310,000	\$575,611	\$550,000

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