

COMPARATIVE MARKET ANALYSIS

2014 Q3 2 bedroom 2 bath Luxury Condos
Downtown Jersey City

Prepared for:

Prospective Buyers
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.

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CMA SUMMARY REPORT

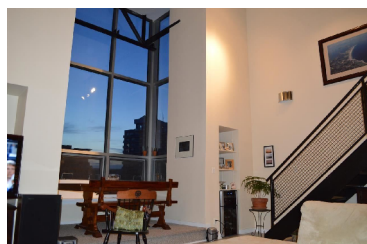
CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$939,000	\$499,000	\$751,517	\$785,000
SP:	\$944,500	\$494,800	\$753,839	\$785,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
689 LUIS M MARIN BLVD	2	2	1392	10/24/2014	76	\$499,000	\$494,800
158 WAYNE ST	2	2	1122	10/8/2014	26	\$499,000	\$516,000
357 VARICK ST	2	2	1167	10/1/2014	4	\$499,000	\$525,000
347 VARICK ST	2	2	1220	10/16/2014	8	\$535,000	\$555,000
264 9TH ST	2	2	1150	10/16/2014	14	\$585,000	\$572,500
591 JERSEY AVE	2	2	1270	10/1/2014	36	\$699,000	\$675,000
1 GREENE ST	2	2	1530	9/19/2014	16	\$725,000	\$715,000
149 ESSEX ST	2	2	1205	9/29/2014	18	\$699,999	\$725,000
222 MONTGOMERY ST	2	2	1223	9/24/2014	49	\$749,000	\$749,000
311 WASHINGTON ST	2	2	1364	9/30/2014	8	\$749,900	\$755,000
126 DUDLEY ST	2	2	1222	9/5/2014	20	\$769,000	\$780,000
201 LUIS M MARIN BLVD	2	2	1271	10/7/2014	29	\$785,000	\$785,000
102 CHRISTOPHER COLUMBUS DR	2	2	1189	9/26/2014	38	\$795,000	\$785,000
78 WAYNE ST	2	2	1125	10/17/2014	12	\$799,000	\$790,000
1 SHORE LANE	2	2	1170	9/2/2014	54	\$849,000	\$820,000
126 DUDLEY ST	2	2	1275	10/29/2014	4	\$839,000	\$849,000
105 GREENE ST	2	2	1259	9/18/2014	24	\$849,000	\$852,500
20 2ND ST	2	2	1173	10/10/2014	32	\$875,000	\$865,000
65 2ND ST	2	2	1105	9/30/2014	33	\$889,000	\$875,000
389 WASHINGTON ST	2	2	1247	10/3/2014	8	\$819,000	\$880,000
20 NEWPORT PARKWAY	2	2	1160	10/23/2014	9	\$899,998	\$899,998
1 SHORE LANE	2	2	1335	8/22/2014	37	\$938,000	\$930,000
389 WASHINGTON ST	2	2	1366	10/3/2014	10	\$939,000	\$944,500
Total Listings					Avg	Avg	Avg
23					24	\$751,517	\$753,839

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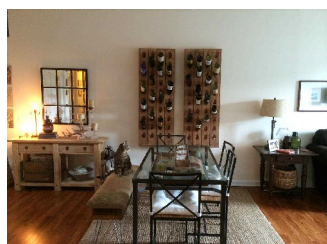
COMPARABLE REPORT



MLS # 140008838
Address 689 LUIS M MARIN BLVD
Price \$494,800
Adj Price \$494,800

Address	689 LUIS M MARIN BLVD	Days On Market	76
Unit Number	505	MoMaintFee	\$813
Sq Feet	1392	Taxes	\$9,313
Ask Price	\$499,000		
Sold Price	\$494,800		
Closing Date	10/24/2014		

Ad Rmks: Luxury loft near Hob PATH. 2 BR/2BA Dup w open floor plan, 18 ft ceilings w soaring windows. Oak kitchen w/granite, stainless, D/W, disp, custom bench w storage, breakfast bar, HUGE master, W/D, ample closets, AC, drenched in sunlight. 24 hr concierge, Elev, Gym, renovated lobby, courtyard w/ BBQ's, parking, package receipt, dry cleaning pickup and deliv, bike storage, pet friendly, recent carpet and paint in halls. Fees reduced 3 yrs in in a row-include heat, AC, more.



MLS # 140009901
Address 158 WAYNE ST
Price \$516,000
Adj Price \$516,000

Address	158 WAYNE ST	Days On Market	26
Unit Number	413A	MoMaintFee	\$706
Sq Feet	1122	Taxes	\$8,376
Ask Price	\$499,000		
Sold Price	\$516,000		
Closing Date	10/8/2014		

Ad Rmks: Gorgeous 2-bedroom / 2-bathroom duplex condo with tons of open space / high ceilings. The wrap-around terrace with southwest views of the Statue of Liberty is perfect for entertaining. This home features hardwood floors, ample closet space and a spiral staircase leading up to a grande master bedroom with an en-suite bathroom & plenty of sunlight. The Dixon Mills complex boasts concierge service, shuttle to PATH, full gym w/ basketball court, and close proximity to PATH trains. Garage parking included.



MLS # 140010251
Address 357 VARICK ST
Price \$525,000
Adj Price \$525,000

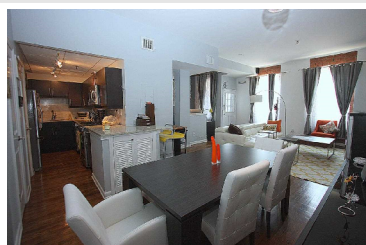
Address	357 VARICK ST	Days On Market	4
Unit Number	429B	MoMaintFee	\$722
Sq Feet	1167	Taxes	\$8,713
Ask Price	\$499,000		
Sold Price	\$525,000		
Closing Date	10/1/2014		

Ad Rmks: Beautiful 2-bed, 1.5 bath loft-style unit in historic Dixon Mills. Modern kitchen w/ ss appliances, glass back splash and granite counter tops/breakfast bar opens to expansive living/dining area w/ separate office nook. Spacious bedrooms, tastefully renovated marble baths, gleaming h/w floors, c/a, w/d and custom closets. Amenities include state-of-the-art fitness center, lounge, courtyard w/ bbq grills and shuttle to PATH. Minutes to shops, restaurants and PATH.

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COMPARABLE REPORT



MLS # 140010602
Address 347 VARICK ST
Price \$555,000
Adj Price \$555,000

Address	347 VARICK ST	Days On Market	8
Unit Number	114A	MoMaintFee	\$765
Sq Feet	1220	Taxes	\$9,108
Ask Price	\$535,000		
Sold Price	\$555,000		
Closing Date	10/16/2014		

Ad Rmks: The Dixon Mills presents a 2 bedroom, 2 bath condo featuring modern amenities of hardwood floors, oversized windows, high ceilings & 1220 sq ft of living space! Direct access to garage and storage, only unit with this option. On-site: concierge, kids play area, exercise room, lounge with fireplace & cinema-style screening room, access to a full indoor basketball court, free fitness classes everyday ranging from yoga, bootcamp, and Zumba.



MLS # 140010716
Address 264 9TH ST
Price \$572,500
Adj Price \$572,500

Address	264 9TH ST	Days On Market	14
Unit Number	1P	MoMaintFee	\$465
Sq Feet	1150	Taxes	\$4,292
Ask Price	\$585,000		
Sold Price	\$572,500		
Closing Date	10/16/2014		

Ad Rmks: Hamilton Park at your doorstep! Spacious 2 bedroom and 1.5 bath with deeded parking in prime Downtown Jersey City. One of the largest units in the building with approximately 1150 sq feet, beautifully remodeled bathrooms, renovated kitchen with SS appliances, formal dining room, massive unique fireplace, hardwood floors, new windows and custom built-in cabinets in dining room. Extra large living room makes entertaining a breeze. Chic cafes, boutique stores, and restaurants all just a short stroll away.



MLS # 140009291
Address 591 JERSEY AVE
Price \$675,000
Adj Price \$675,000

Address	591 JERSEY AVE	Days On Market	36
Unit Number	5	MoMaintFee	\$408
Sq Feet	1270	Taxes	\$14,437
Ask Price	\$699,000		
Sold Price	\$675,000		
Closing Date	10/1/2014		

Ad Rmks: Jersey City's most anticipated restoration project, The Mansion. Seven unique & beautiful homes each demonstrating meticulous craftsmanship. All homes feature spacious open layout, custom kitchen w/SS appliances, marble back splash w/SS finishes, updated baths, distinctive molding throughout, gleaming hardwood floors, washer/dryer in unit & additional storage dedicated to each unit. Conveniently located blocks from the PATH and local highways.

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COMPARABLE REPORT



Address	1 GREENE ST	Days On Market	16
Unit Number	809	MoMaintFee	\$1,275
Sq Feet	1530	Taxes	\$13,707
Ask Price	\$725,000		
Sold Price	\$715,000		
Closing Date	9/19/2014		

Ad Rmks: Luxury 2BR/2Bth Penthouse living in Premier Waterfront condo in History Paulus Hook District. Unobstructed views of Hudson River, Statute of Liberty, Ellis Island & Verrazano Bridge. 24hrs doorman, pool, valet parking, hardwood floors, terrace and washer & dryer.

MLS #	140009604
Address	1 GREENE ST
Price	\$715,000
Adj Price	\$715,000



Address	149 ESSEX ST	Days On Market	18
Unit Number	4U	MoMaintFee	\$608
Sq Feet	1205	Taxes	\$8,813
Ask Price	\$699,999		
Sold Price	\$725,000		
Closing Date	9/29/2014		

Ad Rmks: Contemporary drama fills this 2Br 2Bth sprawling corner unit with windows everywhere and views of marina. Sleek open Chefs Kitchen with galley kitchen granite and stainless appliances open floor plan. A true entertainers delight with many ways to upgrade your life. Space and storage everywhere. Full service doorman building, gym, park-like setting and the painter just left! Don't miss this opportunity at \$699k. Building also has a tax abatement which expires in 2025.

MLS #	140009989
Address	149 ESSEX ST
Price	\$725,000
Adj Price	\$725,000



Address	222 MONTGOMERY ST	Days On Market	49
Unit Number	5K	MoMaintFee	\$486
Sq Feet	1223	Taxes	\$8,834
Ask Price	\$749,000		
Sold Price	\$749,000		
Closing Date	9/24/2014		

Ad Rmks: This two bedroom, two bathroom duplex in the historical Majestic Theatre building boasts northern exposures and private terrace off both bedrooms on the top floor. The residence is equipped with heated floors in the bathroom, modern sound proof construction, and high-efficiency gas heating. Only a two block walk to the Grove Street PATH station and close to all transportation, shops and schools.

MLS #	140008996
Address	222 MONTGOMERY ST
Price	\$749,000
Adj Price	\$749,000

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COMPARABLE REPORT



MLS # 140010194
Address 311 WASHINGTON ST
Price \$755,000
Adj Price \$755,000

Address	311 WASHINGTON ST	Days On Market	8
Unit Number	6F	MoMaintFee	\$699
Sq Feet	1364	Taxes	\$13,140
Ask Price	\$749,900		
Sold Price	\$755,000		
Closing Date	9/30/2014		

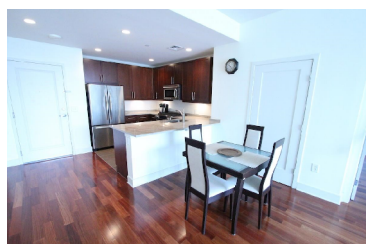
Ad Rmks: Corner condo w/ 14 windows, 1364 SF, 2BD, 2BA w/3 exp & deeded garage parking for 1 car & is 5min from Exchange Place & Grove St PATH. Kitchen features ample cabinet space, granite counters, a breakfast bar, recessed lighting & GE Profile SS appl. The master bed includes a walk-in closet & a master bath. Other highlights: 9'2"™ ceilings, Brazilian Cherry HWF, Jacuzzi soaking tub & custom window blinds in the bdrms. 61-unit steel-&-concrete elevator bldg w/ DM, exercise rm, bike storage & a common courtyard.



MLS # 140009299
Address 126 DUDLEY ST
Price \$780,000
Adj Price \$780,000

Address	126 DUDLEY ST	Days On Market	20
Unit Number	319	MoMaintFee	\$722
Sq Feet	1222	Taxes	\$8,866
Ask Price	\$769,000		
Sold Price	\$780,000		
Closing Date	9/5/2014		

Ad Rmks: Very desirable 1222sf 2.5BR 2BA w/TWO deeded parking indoor parking spots in coveted Paulus Hook. This home sports SS appliances, granite counter and back-splash, marble master bath, custom wood blinds, accent lighting in kitchen, walk-in closets, large bright and breezy bay windows. Unit features HWF, central HVAC, W/D in unit. Elevator building with exercise room, stylish inviting lobby and manicured common courtyard complete this excellent value package. Minutes to LRT/ FERRY/PATH



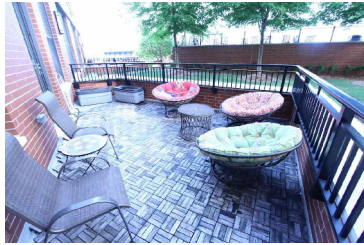
MLS # 140009741
Address 201 LUIS M MARIN BLVD
Price \$785,000
Adj Price \$785,000

Address	201 LUIS M MARIN BLVD	Days On Market	29
Unit Number	1307	MoMaintFee	\$585
Sq Feet	1271	Taxes	\$9,876
Ask Price	\$785,000		
Sold Price	\$785,000		
Closing Date	10/7/2014		

Ad Rmks: Enjoy the splendor of all this full-service building has to offer. Enter an expansive living/dining space through the gourmet kitchen that has granite counters, stainless steel appliances, stone floors, maple cabinetry & breakfast bar. Take pleasure in the marble baths w/ Kohler fixtures, double sink, oversized tub & separate shower. Terrace off the master bedroom, gleaming wood floors, floor to ceiling windows, central air, convenience to PATH/Light Rail/Ferry & this is an ideal unit! Parking avail. \$35K.

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COMPARABLE REPORT



MLS # 140009713
Address 102 CHRISTOPHER COLUMBUS DR
Price \$785,000
Adj Price \$785,000

Address 102 CHRISTOPHER COLUMBUS DR
Unit Number 709
Sq Feet 1189
Ask Price \$795,000
Sold Price \$785,000
Closing Date 9/26/2014

Days On Market 38

MoMaintFee \$841
Taxes \$9,858

Ad Rmks: Welcome yourself to this finely crafted & unique unit with amazing private rooftop terrace! Enter into an inviting floor plan & expansive living space with high ceilings & direct access onto your terrace or common amenities on same floor. Kitchen features rift-cut oak wood cabinets, Black Galaxy granite counters/floors & stainless steel appliances. Bathrooms feature Botticino marble counters/floors & Kohler fixtures. Endless amenities such as Fitness Room, Pool, Game/Screening Room, Resident Lounge & more!



MLS # 140011255
Address 78 WAYNE ST
Price \$790,000
Adj Price \$790,000

Address 78 WAYNE ST
Unit Number 303
Sq Feet 1125
Ask Price \$799,000
Sold Price \$790,000
Closing Date 10/17/2014

Days On Market 12

MoMaintFee \$437
Taxes \$9,300

Ad Rmks: ***Luxury New Construction - 2 bed/2 Bath w/ Garage Parking - Just 1 Block to Grove St. PATH***Very First Resale in The Rosina, an Exclusive High Design Boutique Loft Building in the Heart of Downtown Jersey City. Finishes Include: Kempas Hardwood Floors, Ceaserstone Kitchen Countertops w/Marble Mosaic Backsplash, Frigidaire Professional Series Appliances, Dual Stainless Undermount Sinks w/Backlight Onyx Floating Vanity in Master, Rain Shower w/Four Heads, Exquisite Custom Stonework & Lighting Throughout!



MLS # 140007833
Address 1 SHORE LANE
Price \$820,000
Adj Price \$820,000

Address 1 SHORE LANE
Unit Number 901
Sq Feet 1170
Ask Price \$849,000
Sold Price \$820,000
Closing Date 9/2/2014

Days On Market 54

MoMaintFee \$690
Taxes \$11,000

Ad Rmks: Luxurious 2br/2ba corner unit in full amenity/doorman building at coveted Shore Club. Open floor plan featuring floor- to-ceiling windows, s/s appliances, granite countertops, h/w floors, and NYC views from living room, master bedroom and private terrace. Amazing rooftop deck with Jacuzzi, steam room, sauna, gym, children's play area and screening room. Minutes to PATH and shops on premises. Tax abatement in effect.

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COMPARABLE REPORT



MLS # 140012468
Address 126 DUDLEY ST
Price \$849,000
Adj Price \$849,000

Address	126 DUDLEY ST	Days On Market	4
Unit Number	420	MoMaintFee	\$711
Sq Feet	1275	Taxes	\$10,835
Ask Price	\$839,000		
Sold Price	\$849,000		
Closing Date	10/29/2014		

Ad Rmks: Two bedroom + den, two full bath condo located on the South West corner with parking in Paulus Hook area of JC. Features wrap around widows, hwd floors, large airy kitchen with granite counter top, 42" cherry cabinets, island with breakfast bar & SS appliances. Large master bedroom with walk-in-closets, marble & granite bathroom with Kohler sink, Jacuzzi tub & glass shower door. Den is great for an office or family room. Close to all Paths, shops, restaurants & parks.



MLS # 140009007
Address 105 GREENE ST
Price \$852,500
Adj Price \$852,500

Address	105 GREENE ST	Days On Market	24
Unit Number	1302	MoMaintFee	\$803
Sq Feet	1259	Taxes	\$12,610
Ask Price	\$849,000		
Sold Price	\$852,500		
Closing Date	9/18/2014		

Ad Rmks: SPECTACULAR NE CORNER UNIT IN THE LOVELY MONTGOMERY GREENE. THIS CONDO FEATURES 2 BEDROOMS/2 FULL BATHS, SS APPLIANCES, CHEF KITCHEN, H/W FLRS. OPEN LAYOUT GREAT FOR ENTERTAINING. BUILDING OFFERS 24 HR. CONCIERGE, EXERCISE ROOM, SHARED ROOFDECK WITH NYC VIEWS AND VALET PARKING FOR \$250/MONTH. THIS IS A MUST SEE!



MLS # 140010370
Address 20 2ND ST
Price \$865,000
Adj Price \$865,000

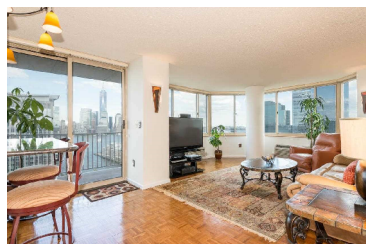
Address	20 2ND ST	Days On Market	32
Unit Number	2103	MoMaintFee	\$703
Sq Feet	1173	Taxes	\$10,159
Ask Price	\$875,000		
Sold Price	\$865,000		
Closing Date	10/10/2014		

Ad Rmks: 2 BR/2BA Waterfront condo w/ balcony NY Skyline views. Upgraded kitchen/baths, SS appliances, granite counter tops-marble backsplash & hardwood floors. Plenty of additional cabinets for storage. Built in 9' cabinet unit & w/ granite tops - ideal for entertaining. Garage parking on the 1st floor included. 24 hour concierge, on-site management, heated pool w/ sundeck, fitness center & resident common area. Close to PATH, NYC buses, shopping, schools & parks!

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COMPARABLE REPORT



MLS # 140010017
Address 65 2ND ST
Price \$875,000
Adj Price \$875,000

Address	65 2ND ST	Days On Market	33
Unit Number	2311	MoMaintFee	\$755
Sq Feet	1105	Taxes	\$10,463
Ask Price	\$889,000		
Sold Price	\$875,000		
Closing Date	9/30/2014		

Ad Rmks: South East facing newly renovated 2 Bedrm/2 Bath w/ panoramic views of NYC, Hudson River and Statue of Liberty at the Portofino. Open Living/Dining area, Large Balcony, Gourmet style Kitchen w/Granite counters, breakfast bar & S/S Appliances, Master Suite w/walk in-closet, custom designed Baths, in a Full Service Complex with Elevators, Gym, 24hr Concierge, Internet, Direct TV, Outdoor Pool w/Barbecue Area, Community Rm, Business Center & Kids Play Rm. FHA Mortgage Approved Condominium.



MLS # 140010419
Address 389 WASHINGTON ST
Price \$880,000
Adj Price \$880,000

Address	389 WASHINGTON ST	Days On Market	8
Unit Number	9K	MoMaintFee	\$745
Sq Feet	1247	Taxes	\$12,300
Ask Price	\$819,000		
Sold Price	\$880,000		
Closing Date	10/3/2014		

Ad Rmks: Come live in the luxurious A Condo in this large two bed two bath east facing unit with downtown views and fabulous Mid town views. Maintenance includes heat, hot water and gas. Gleaming hardwood floors and stainless steel appliances with walk in closet in master bedroom completed with a large terrace. One deeded parking spacing included.



MLS # 140011475
Address 20 NEWPORT PARKWAY
Price \$899,998
Adj Price \$899,998

Address	20 NEWPORT PARKWAY	Days On Market	9
Unit Number	806	MoMaintFee	\$676
Sq Feet	1160	Taxes	\$10,243
Ask Price	\$899,998		
Sold Price	\$899,998		
Closing Date	10/23/2014		

Ad Rmks: Fabulous 2BR/2BA at the luxurious Shore Club in Newport. Unit boasts a large terrace with NYC views, hard wood floors, w/d in unit, granite counter-tops and NYC views from the master bedroom as well. The shore is a full service building with 24/7 doorman, sauna/steam, gym, roof deck, elevator and steps to the path station. Parking is available in the garage for an additional rent. Priced to sell!

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COMPARABLE REPORT



MLS # 140008526
Address 1 SHORE LANE
Price \$930,000
Adj Price \$930,000

Address	1 SHORE LANE	Days On Market	37
Unit Number	1112	MoMaintFee	\$789
Sq Feet	1335	Taxes	\$13,291
Ask Price	\$938,000		
Sold Price	\$930,000		
Closing Date	8/22/2014		

Ad Rmks: Great NYC/Riverview from popular line-2bedrooms plus Den, 2 full baths. Corner unit with south-west exposure. Ton of sunlight, lot of closet space. Hardwood floors throughout, chef's kitchen with granite countertops, SS appliances. Large master bedroom with walk-in closet, washer/dryer in the unit. Building offers 24/7 concierge, penthouse with sauna, steam, Jacuzzi, gym, kids room, roofdeck with amazing NYC views. Short distance to Hoboken and Newport Path.



MLS # 140010137
Address 389 WASHINGTON ST
Price \$944,500
Adj Price \$944,500

Address	389 WASHINGTON ST	Days On Market	10
Unit Number	16F	MoMaintFee	\$846
Sq Feet	1366	Taxes	\$10,776
Ask Price	\$939,000		
Sold Price	\$944,500		
Closing Date	10/3/2014		

Ad Rmks: Sleek & stylish 16th flr NE corner unit w/ spacious 1366 SF 2BR/2BA, a 35-foot long Eastern facing wall of floor to ceiling glass w/ direct NYC views, a recently expanded SS/granite kitchen & dining area, marble master bath w/ tub, separate shower, Brazilian cherry hwd flrs, W/D, private terrace, deeded parking & storage. The A-Condominiums is a full service concierge/doorman amenities building & contemporary architectural gem in downtown Jersey City. Close to transportation & extensive retail & dining.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$939,000	\$499,000	\$751,517	\$785,000
SP:	\$944,500	\$494,800	\$753,839	\$785,000

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