



COMPARATIVE MARKET ANALYSIS

1 Bedroom Luxury Condos Sold Q4 2014 Jersey City Downtown

Prepared for:

Prospectives
NJ
Tuesday, January 13, 2015

Prepared By:

ALEX BAO
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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. more shown <http://www.alexbao.com>

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

COMPARABLES show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- closing 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

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$745,000	\$315,000	\$521,723	\$539,000
SP:	\$710,000	\$308,000	\$512,756	\$530,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
689 LUIS M MARIN BLVD	1	1	790	12/3/2014	19	\$315,000	\$308,000
186 WAYNE ST	1	1	734	10/1/2014	14	\$369,000	\$362,000
227 CHRISTOPHER COLUMBUS DR	1	1	754	12/12/2014	8	\$364,900	\$366,000
689 LUIS M MARIN BLVD	1	1	1021	11/19/2014	13	\$379,000	\$374,000
347 VARICK ST	1	1	762	10/27/2014	14	\$375,000	\$376,000
187 WAYNE ST	1	2	743	10/30/2014	7	\$395,000	\$390,000
227 CHRISTOPHER COLUMBUS DR	1	1	860	11/11/2014	133	\$399,000	\$394,000
158 WAYNE ST	1	1	842	10/30/2014	27	\$429,999	\$416,000
1 GREENE ST	1	1	884	11/4/2014	85	\$448,700	\$425,000
700 GROVE ST	1	1	1012	10/31/2014	77	\$439,000	\$432,000
88 MORGAN ST	1	1	734	10/27/2014	33	\$469,999	\$460,000
20 2ND ST	1	1	675	10/24/2014	42	\$510,000	\$485,000
88 MORGAN ST	1	1	741	12/5/2014	82	\$499,000	\$499,000
65 2ND ST	1	1	765	11/20/2014	13	\$500,000	\$508,000
1 GREENE ST	1	1	845	10/21/2014	19	\$519,000	\$510,000
689 LUIS M MARIN BLVD	1	2	864	10/8/2014	141	\$549,000	\$515,000
20 2ND ST	1	1	675	12/9/2014	45	\$529,888	\$525,000
20 2ND ST	1	1	678	10/10/2014	30	\$519,000	\$530,000
126 DUDLEY ST	1	1	729	10/27/2014	111	\$550,000	\$530,000
88 MORGAN ST	1	1	792	10/16/2014	11	\$539,000	\$535,000
20 2ND ST	1	1	674	11/21/2014	69	\$549,000	\$537,000
126 DUDLEY ST	1	1	729	10/17/2014	3	\$539,000	\$539,000
20 NEWPORT PARKWAY	1	1	840	11/17/2014	14	\$535,000	\$540,000
10 REGENT ST	1	1	916	10/21/2014	40	\$575,000	\$540,000
20 2ND ST	1	1	697	12/1/2014	9	\$579,000	\$557,000
10 REGENT ST	1	1	894	10/24/2014	61	\$575,000	\$560,000
10 REGENT ST	1	1	919	11/21/2014	22	\$569,000	\$565,000
88 MORGAN ST	1	1	843	10/31/2014	50	\$575,000	\$573,000
20 2ND ST	1	1	700	10/28/2014	20	\$599,000	\$592,000
159 2ND ST	1	1	1017	11/19/2014	38	\$600,000	\$595,000
389 WASHINGTON ST	1	1	756	11/4/2014	27	\$599,000	\$595,000
88 MORGAN ST	1	1	837	10/3/2014	128	\$597,500	\$595,000

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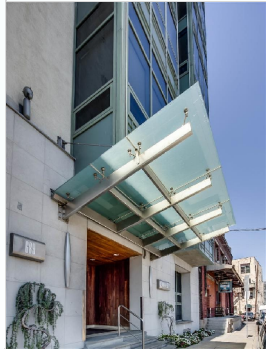
CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
88 MORGAN ST	1	1		10/23/2014	16	\$620,000	\$603,000
88 MORGAN ST	1	1	864	12/31/2014	10	\$625,888	\$618,000
389 WASHINGTON ST	1	1	757	10/15/2014	50	\$649,000	\$640,000
20 NEWPORT PARKWAY	1	1	925	11/25/2014	23	\$672,900	\$673,000
77 HUDSON ST	1	1	758	11/4/2014	23	\$745,000	\$710,000
Total Listings					Avg	Avg	Avg
37					41	\$521,723	\$512,756

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COMPARABLE REPORT



Address	689 LUIS M MARIN BLVD	Days On Market	19
Unit Number	704	MoMaintFee	\$679
Sq Feet	790	Taxes	\$6,353
Ask Price	\$315,000		
Sold Price	\$308,000		
Closing Date	12/3/2014		

Ad Rmks: Hoboken living at its best. Giant window with panoramic view will dazzle you! Immaculate condition 1 Bedroom 1 bathroom unit in Zephyr Loft. Sheik doorman building with common courtyard & gym. To top it off its just minutes away from the Hoboken PATH trains.

MLS #	140012540
Address	689 LUIS M MARIN BLVD
Price	\$308,000
Adj Price	\$308,000



Address	186 WAYNE ST	Days On Market	14
Unit Number	215D	MoMaintFee	\$454
Sq Feet	734	Taxes	\$6,301
Ask Price	\$369,000		
Sold Price	\$362,000		
Closing Date	10/1/2014		

Ad Rmks: A rare gem has hit the market with soaring ceilings and wonderful open layout. This spacious one bedroom has southern exposure and sunlight throughout the day, hardwood floors, huge closets and washer/dryer. Kitchen has great cabinet space, stainless steel appliances and granite countertops. Amenities include fitness center, basketball court, concierge package pickup, Movie theater and community BBQ area.

MLS #	140010745
Address	186 WAYNE ST
Price	\$362,000
Adj Price	\$362,000



Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	8
Unit Number	221B	MoMaintFee	\$453
Sq Feet	754	Taxes	\$6,473
Ask Price	\$364,900		
Sold Price	\$366,000		
Closing Date	12/12/2014		

Ad Rmks: Amazing one bedroom with open concept living located in the famous Diven

MLS #	140012162
Address	227 CHRISTOPHER COLUMBUS DR

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COMPARABLE REPORT



MLS # 140011981

Address 689 LUIS M MARIN BLVD

Price \$374,000

Adj Price \$374,000

Address	689 LUIS M MARIN BLVD	Days On Market	13
Unit Number	101	MoMaintFee	\$792
Sq Feet	1021	Taxes	\$6,073
Ask Price	\$379,000		
Sold Price	\$374,000		
Closing Date	11/19/2014		

Ad Rmks: Spacious 1BR loft w/ 15 ft ceilings & eastern exposure. Modern kitchen w/granite counters & abundant cabinet space. Great living space w/room for dining & office (could be a small den). Home has one of largest BRs & a lux updated bath. Amenities: W/D, track & recessed lighting, gorgeous HWF, CA/C. Bldg located steps to conveniences of Hoboken (incl PATH) & Newport. Features 24hr concierge, package receipt, bike storage, elevator, fitness center, renovated lobby, is pet friendly, & has courtyard w/ BBQ area.



MLS # 140012199

Address 347 VARICK ST

Price \$376,000

Adj Price \$376,000

Address	347 VARICK ST	Days On Market	14
Unit Number	210A	MoMaintFee	\$475
Sq Feet	762	Taxes	\$6,000
Ask Price	\$375,000		
Sold Price	\$376,000		
Closing Date	10/27/2014		

Ad Rmks: The main room of this home looks like you could open a dance hall. This main living space of this incredibly spacious 1 bedroom has room for a real living room, a table for 8 or more and has room left over! As always, Dixon Mills never fails to please, with one of the best gyms in town, basketball court, screening room, lounge, free PATH shuttle, and BBQ courtyards for all to use. Renovated just a few short years ago, this giant one bedroom is a place you'll love to call home. Murphy Bed included.



MLS # 140011986

Address 187 WAYNE ST

Price \$390,000

Adj Price \$390,000

Address	187 WAYNE ST	Days On Market	7
Unit Number	309C	MoMaintFee	\$469
Sq Feet	743	Taxes	\$6,376
Ask Price	\$395,000		
Sold Price	\$390,000		
Closing Date	10/30/2014		

Ad Rmks: Large, one bedroom with parking in the highly desirable Atrium building at Dixon Mills. This home offers the best of Dixon Mills: high ceilings, historic windows, original floors, and a charming subway tile bath. Additional features include an in-unit washer/dryer, ample closet space, gated oversized parking, on-site security and concierge, a shuttle to the PATH, and access to all of the complex's amenities.

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COMPARABLE REPORT



MLS # 140006593
Address 227 CHRISTOPHER COLUMBUS DR
Price \$394,000
Adj Price \$394,000

Address 227 CHRISTOPHER COLUMBUS DR
Unit Number 230B
Sq Feet 860
Ask Price \$399,000
Sold Price \$394,000
Closing Date 11/11/2014

Days On Market 133
MoMaintFee \$543
Taxes \$7,383

Ad Rmks: One bedroom with spa like one bathroom unit comes with parking located at the famous Dixon Mills Condos. This desirable unit has an open living/dining room area with recessed lighting. Renovated kitchen with breakfast bar. Hardwood floors throughout. Oversize bedroom with great closets, updated bathroom. Enjoy the life style center with screening room, fitness center with daily classes, weight room, community room, basketball court, bike room, BBQ grills concierge office for daily package pickup.



MLS # 140011702
Address 158 WAYNE ST
Price \$416,000
Adj Price \$416,000

Address 158 WAYNE ST
Unit Number 123A
Sq Feet 842
Ask Price \$429,999
Sold Price \$416,000
Closing Date 10/30/2014

Days On Market 27
MoMaintFee \$531
Taxes \$7,200

Ad Rmks: Open House Sat. Sept. 13th, 2014 | 11:30am-3pm. Model Unit! Not your Typical Dixon Mills Home! 1 Bed 1 Bath 842 SQ FT with Custom paint job, Tiffany chandeliers, stainless Steel appliances, in unit W/D, extra lighting, high ceilings and your very own private entrance! Parking included! Maintenance include water, sewer, gas, concierge services, grounds maintenance & landscaping, gym, BBQ area shuttle to Path!



MLS # 140009202
Address 1 GREENE ST
Price \$425,000

Address 1 GREENE ST
Unit Number 204
Sq Feet 884
Ask Price \$448,700
Sold Price \$425,000
Closing Date 11/4/2014

Days On Market 85
MoMaintFee \$780
Taxes \$7,921

Ad Rmks: Welcome home to Clermont Cove in Paulus Hook! Nestled in the southeast corner of JC, this well kept 1bd 1bath condo boasts oversized windows, NYC views, washer/dryer in unit, high ceilings, 24hr doorman, & parking! Take a dip in the building's private pool to cool off after a workout or have a bbq & dine poolside with NYC views utilizing the brand new stainless steel grilles! Walk the Hudson River Walkway miles in either

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MLS # 140008857
Address 700 GROVE ST
Price \$432,000
Adj Price \$432,000

Address	700 GROVE ST	Days On Market	77
Unit Number	6D	MoMaintFee	\$595
Sq Feet	1012	Taxes	\$8,974
Ask Price	\$439,000		
Sold Price	\$432,000		
Closing Date	10/31/2014		

Ad Rmks: Welcome to 700 Grove! This beautiful 1 bed/1 bath 1012 sq. foot home boasts beautiful warm western exposure, and an open layout that is an entertainer's dream. Custom blinds and closets are a nice bonus to an already terrific home. In addition, this unit has stainless steel appliances, granite countertops, and washer/dryer in the unit. Full amenities building - 24/7 concierge, 2000 sq. ft. fitness center, community room and resident's lounge, courtyard, and more.



MLS # 140011010
Address 88 MORGAN ST
Price \$460,000
Adj Price \$460,000

Address	88 MORGAN ST	Days On Market	33
Unit Number	203	MoMaintFee	\$553
Sq Feet	734	Taxes	\$7,854
Ask Price	\$469,999		
Sold Price	\$460,000		
Closing Date	10/27/2014		

Ad Rmks: Stylish sophistication graces this spacious one bedroom unit with appealing open floor plan for posh entertaining. Chef-style kitchen boasts stainless steel appliances-French door refrigerator-dramatic black counters and breakfast bar, mosaic backsplash, glowing hardwood floors, handsome bath with custom vanity and undermount sink, King-sized bedroom, home office alcove, full service building...an ace of a place that's hard to "Trump"!



MLS # 140009093
Address 20 2ND ST
Price \$485,000
Adj Price \$485,000

Address	20 2ND ST	Days On Market	42
Unit Number	205	MoMaintFee	\$410
Sq Feet	675	Taxes	\$5,600
Ask Price	\$510,000		
Sold Price	\$485,000		
Closing Date	10/24/2014		

Ad Rmks: This one has it all: unbelievable Hudson River & Midtown views, parking, pool, open floorplan, dishwasher, microwave, washer/dryer in unit, hardwood floors, gym, doorman, club room, bbq area. Life on the waterfront has never been better! Stroll to the PATH on the Hudson River Walkway, enjoy the nearby restaurants and the close proximity to the Newport Mall, light rail and ferry to NYC. A commuter's dream, with stunning

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COMPARABLE REPORT



MLS # 140009864
Address 88 MORGAN ST
Price \$499,000
Adj Price \$499,000

Address	88 MORGAN ST	Days On Market	82
Unit Number	605	MoMaintFee	\$550
Sq Feet	741	Taxes	\$7,921
Ask Price	\$499,000		
Sold Price	\$499,000		
Closing Date	12/5/2014		

Ad Rmks: Terrific 1 bedroom at the luxury Trump condos. It features hardwood floors, granite countertops, stainless steel appliances, washer/dryer, several closets & world class amenities as an extension of your living : pool, spa grotto, sauna, steam room, gym, media room, games room, virtual golf, play area, residence lounge all included in your maintenance fee along with heat, water & hot water. Parking on site for a fee. A few blocks to the PATH!



MLS # 140011821
Address 65 2ND ST
Price \$508,000
Adj Price \$508,000

Address	65 2ND ST	Days On Market	13
Unit Number	1610	MoMaintFee	\$550
Sq Feet	765	Taxes	\$6,900
Ask Price	\$500,000		
Sold Price	\$508,000		
Closing Date	11/20/2014		

Ad Rmks: Great opportunity to own a spacious 1 Bedroom,1 Bathroom located in Portofino. North East Views of Midtown NYC from living room and bedroom. Excellent closet space with washer/dryer in unit and deeded parking. Full service building with 24 hr doorman, pool/sundeck, fitness center and community room. Maintenance fees include water, internet, Direct TV. Garden and grill located on 5th level. Conveniently located to all NYC transportation, Ferry, Lightrail, PATH/trains, shops and restaurants.



Address	1 GREENE ST	Days On Market	19
Unit Number	505	MoMaintFee	\$835
Sq Feet	845	Taxes	\$8,519
Ask Price	\$519,000		
Sold Price	\$510,000		
Closing Date	10/21/2014		

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MLS # 140002648

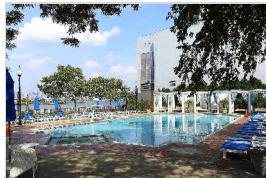
Address 689 LUIS M MARIN BLVD

Price \$515,000

Adj Price \$515,000

Address	689 LUIS M MARIN BLVD	Days On Market	141
Unit Number	PH 2D	MoMaintFee	\$525
Sq Feet	864	Taxes	\$8,353
Ask Price	\$549,000		
Sold Price	\$515,000		
Closing Date	10/8/2014		

Ad Rmks: AMAZING, STUNNING, LUXURIOUS! WONDERFUL 1 BEDROOM PENTHOUSE WITH CHIC APPOINTMENTS, DESIGNER BATH, STYLISH KITCHEN, SPACIOUS ROOMS, SIMPLY MAGNIFICENT OVERSIZED PRIVATE TERRACE FOR AL FRESCO DINING AND BALMY BREEZES CAPPED OFF BY TERIFIC VIEWS. POSH LOBBY, EXERCISE ROOM, AND RARELY OFFERED DEEDED PARKING-SIMPLY ONE OF THE PREMIER UNITS AT THE ZEPHYR TO PLEASE THE MOST DISCERNING BUYER.



MLS # 140011875

Address 20 2ND ST

Price \$525,000

Adj Price \$525,000

Address	20 2ND ST	Days On Market	45
Unit Number	305	MoMaintFee	\$405
Sq Feet	675	Taxes	\$7,300
Ask Price	\$529,888		
Sold Price	\$525,000		
Closing Date	12/9/2014		

Ad Rmks: Ladies & Gentlemen, Welcome to the market, Unit 305, an elegant 1 bedroom home located in the ever popular Mandalay on the Hudson. Take this opportunity to live the lifestyle you deserve in the heart of the waterfront. Comfortably located along the Hudson River with phenomenal views of the majestic NYC skyline, 20 2nd Street has so much to offer. Residents enjoy the easy access to the Newport or Exchange Place PATH stations & a brief commute to Manhattan. Pool, gym, community room. Inc: 1 deeded parking sp.



MLS # 140008498

Address 20 2ND ST

Price \$530,000

Adj Price \$530,000

Address	20 2ND ST	Days On Market	30
Unit Number	406	MoMaintFee	\$404
Sq Feet	678	Taxes	\$9,198
Ask Price	\$519,000		
Sold Price	\$530,000		
Closing Date	10/10/2014		

Ad Rmks: DIRECT UNOBSTRUCTED NYC VIEWS - Living Room & Bedroom. Enjoy the City and Hudson River view from this North East facing condo with windows arching east. Full Service waterfront building features: 24 hr concierge, gym, pool, community room & BBQ patio. Commute friendly home with easy access to Newport Pavonia & Exchange Place

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COMPARABLE REPORT



MLS # 140005736
Address 126 DUDLEY ST
Price \$530,000
Adj Price \$530,000

Address	126 DUDLEY ST	Days On Market	111
Unit Number	103	MoMaintFee	\$425
Sq Feet	729	Taxes	\$6,985
Ask Price	\$550,000		
Sold Price	\$530,000		
Closing Date	10/27/2014		

Ad Rmks: 1 bedroom + den, 1 bath in Luxury Condo in the heart of Paulus Hook. Features soaring 18' ceilings, mahogany wood floors thru-out, granite tops, custom cabinetry w/SS appliances; Granite top double sink in bathroom, walk-in closet in master; Den can be used as office or small 2nd bed. Washer/dryer in unit. Close to transportation, Ferry to Financial District, & blocks away from PATH.



MLS # 140010267
Address 88 MORGAN ST
Price \$535,000
Adj Price \$535,000

Address	88 MORGAN ST	Days On Market	11
Unit Number	907	MoMaintFee	\$613
Sq Feet	792	Taxes	\$8,590
Ask Price	\$539,000		
Sold Price	\$535,000		
Closing Date	10/16/2014		

Ad Rmks: Experience the convenience of urban waterfront living in this stunning South-facing one bedroom with views of The Freedom Tower. This home features granite countertops, stainless steel appliances, Brazilian walnut hardwood floors and a large walk-in closet in the bedroom. Enjoy the abundance of amenities in the building, including a full size gym with free classes, outdoor pool, indoor grotto, sauna, steam room, party room, kids playroom, game room, spa and more!



Address	20 2ND ST	Days On Market	69
Unit Number	1805	MoMaintFee	\$405
Sq Feet	674	Taxes	\$6,087
Ask Price	\$549,000		
Sold Price	\$537,000		
Closing Date	11/21/2014		

Ad Rmks: Live in one of Jersey City's most desirable locations -- and one of the most popular Waterfront condominiums! This unit boasts breathtaking Midtown Manhattan and

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MLS # 140011173
Address 126 DUDLEY ST
Price \$539,000
Adj Price \$539,000

Address	126 DUDLEY ST	Days On Market	3
Unit Number	205	MoMaintFee	\$426
Sq Feet	729	Taxes	\$6,777
Ask Price	\$539,000		
Sold Price	\$539,000		
Closing Date	10/17/2014		

Ad Rmks: Beautiful 1 bedroom, 1 bathroom plus den condo in the heart of Paulus Hook. This lovely unit features open layout with hardwood floors throughout. The kitchen features stainless steel appliances, granite countertops and a breakfast bar. Large walk-in-closet in the master suit and double vanity in the bathroom. Full size washer and dryer. The unit also include parking and 13 years left on tax abatement. The amenities include, gym, courtyard with gas BBQ grills and guest parking. Come see!



MLS # 140013498
Address 20 NEWPORT PARKWAY
Price \$540,000
Adj Price \$540,000

Address	20 NEWPORT PARKWAY	Days On Market	14
Unit Number	305	MoMaintFee	\$464
Sq Feet	840	Taxes	\$7,945
Ask Price	\$535,000		
Sold Price	\$540,000		
Closing Date	11/17/2014		

Ad Rmks: HUGE 1 BEDROOM, SOUTHERN EXPOSURE, DRENCHED IN SUNLIGHT FROM YOUR FLOOR TO CEILING WINDOWS & FEATURING AMAZING VIEWS FROM YOUR PRIVATE TERRACE. GLEAMING HW FLOORS & GOURMET KITCHEN FEATURING CUSTOM WALNUT CABINETRY, CORAL GRANITE, STAINLESS APPLIANCES. LARGE BATH, PORCELAIN TILED FLOORS, SLEEK WOOD/GRAINITE FINISHES. FULL SERVICE DOORMAN BLDG WITH STUNNING ROOFDECK W/AMAZING NYC & RIVER VIEWS, POOL, STATE OF THE ART FITNESS CENTER. SECONDS TO THE PATH/FERRY/BUS TO NYC. ALL OF THIS PLUS PARKING!!



MLS # 140009181
Address 10 REGENT ST
Price \$540,000

Address	10 REGENT ST	Days On Market	40
Unit Number	703	MoMaintFee	\$449
Sq Feet	916	Taxes	\$8,458
Ask Price	\$575,000		
Sold Price	\$540,000		
Closing Date	10/21/2014		

Ad Rmks: OPEN HOUSE 08/17 1:00 to 3:00. Liberty Harbor/Downtown JC near Grove Street PATH. Bldg. Features: 24 Hr doorman, elevator, mid-rise. Interior is approx. 916 sf, S/W exposure, wood flooring, granite, Chef inspired Kitchen; imported Euro cabinetry,

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MLS # 140010823
Address 20 2ND ST
Price \$557,000
Adj Price \$557,000

Address	20 2ND ST	Days On Market	9
Unit Number	1807	MoMaintFee	\$418
Sq Feet	697	Taxes	\$7,016
Ask Price	\$579,000		
Sold Price	\$557,000		
Closing Date	12/1/2014		

Ad Rmks: Live in one of Jersey City's most desirable locations -- and one of the most popular Waterfront condominiums! This unit boasts breathtaking Midtown Manhattan and Hudson River views. Features include walk-in closet, large picture windows -- and deeded garage parking. The Mandalay has the biggest outdoor swimming pool in Jersey City, with exceptional Midtown and River views, BBQ facilities, a gym, and more. Step in from the Waterfront boardwalk -- and into your new home! Commute to Manhattan by PATH or ferry.



MLS # 140009491
Address 10 REGENT ST
Price \$560,000
Adj Price \$560,000

Address	10 REGENT ST	Days On Market	61
Unit Number	706	MoMaintFee	\$437
Sq Feet	894	Taxes	\$8,257
Ask Price	\$575,000		
Sold Price	\$560,000		
Closing Date	10/24/2014		

Ad Rmks: OPEN HOUSE 08/17 1 to 3. Liberty Harbor luxury community near Grove Street PATH. 24 Hr doorman, elevator, hi-rise, north/west exposure, over-sized dbl. insulated windows, wood flooring, granite, imported euro cabinetry, under - counter lighting and mounted sink, viking; gas stove/oven, microwave, Kitchen-Aid; refrigerator, dishwasher, Bosch; wash/dry. Amenities: 5th floor clubhouse; screening room, event room w full-facilities, billiard room, lounge w/ fireplace, outdoor hot tub, sun-terrace, grill.



MLS # 140012184
Address 10 REGENT ST
Price \$565,000
Adj Price \$565,000

Address	10 REGENT ST	Days On Market	22
Unit Number	213	MoMaintFee	\$450
Sq Feet	919	Taxes	\$7,336
Ask Price	\$569,000		
Sold Price	\$565,000		
Closing Date	11/21/2014		

Ad Rmks: Experience the convenience of urban waterfront living at Liberty Harbor in this over-sized East facing one bedroom with an abundance of natural light from every window. The large gourmet kitchen features stainless steel appliances, granite countertops & custom cabinetry. Every closet has been upgraded with custom closets to maximize storage & this unit is the only one of its kind with a walk-in closet in the master bedroom. In

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COMPARABLE REPORT



MLS # 140010501
Address 88 MORGAN ST
Price \$573,000
Adj Price \$573,000

Address	88 MORGAN ST	Days On Market	50
Unit Number	3901	MoMaintFee	\$653
Sq Feet	843	Taxes	\$6,611
Ask Price	\$575,000		
Sold Price	\$573,000		
Closing Date	10/31/2014		

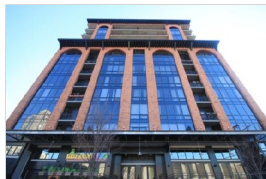
Ad Rmks: Simply spectacular one bedroom at chic Trump Tower graced with ever amenity. Featuring flowing hardwood floors, abundant over sized windows which bathe the unit in natural sunlight with golden sunsets, posh fully equipped kitchen with granite counters, imported tile bath with double vanity, in-unit laundry, a bounty of closets and storage plus first class building services including Concierge, 24 hour doorman, pool, spa services, fitness center, meeting rooms, and available on-site fee parking.



MLS # 140012139
Address 20 2ND ST
Price \$592,000
Adj Price \$592,000

Address	20 2ND ST	Days On Market	20
Unit Number	1607	MoMaintFee	\$419
Sq Feet	700	Taxes	\$7,623
Ask Price	\$599,000		
Sold Price	\$592,000		
Closing Date	10/28/2014		

Ad Rmks: Welcome to this fully renovated one bedroom home on the 16th floor of Mandalay on the Hudson! Stunning midtown NYC & Hudson River views from floor-to-ceiling windows in both living room & bedroom, stainless steel appliances, granite counters, hardwood floors throughout. Owner prefers to sell the beautifully decorated home fully furnished for \$619,000. Full service building w/ 24 hr concierge, large outdoor pool, resident's lounge, gym and more. Near PATH, Ferry & Light Rail. Deeded Parking Included!



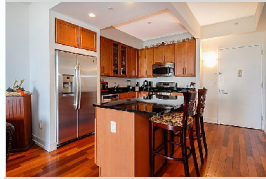
MLS # 140000700

Address	159 2ND ST	Days On Market	38
Unit Number	502	MoMaintFee	\$462
Sq Feet	1017	Taxes	\$7,542
Ask Price	\$600,000		
Sold Price	\$595,000		
Closing Date	11/19/2014		

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COMPARABLE REPORT



MLS # 140006771
Address 389 WASHINGTON ST
Price \$595,000
Adj Price \$595,000

Address	389 WASHINGTON ST	Days On Market	27
Unit Number	12H	MoMaintFee	\$467
Sq Feet	756	Taxes	\$7,065
Ask Price	\$599,000		
Sold Price	\$595,000		
Closing Date	11/4/2014		

Ad Rmks: Fabulous 1 BR/1 BA in the desirable "A" Condominiums in JC. The unit boasts a terrace with direct NYC views and comes with a deeded parking spot. The building has a 24 hour doorman, exercise room, rooftop bbq area, and is minutes to Newport Path station, light rail, and shopping. Priced to sell, owner motivated!



MLS # 140001283
Address 88 MORGAN ST
Price \$595,000
Adj Price \$595,000

Address	88 MORGAN ST	Days On Market	128
Unit Number	2108	MoMaintFee	\$613
Sq Feet	837	Taxes	\$7,679
Ask Price	\$597,500		
Sold Price	\$595,000		
Closing Date	10/3/2014		

Ad Rmks: Jersey City's exquisite Trump Plaza, 1Bd, 1Ba condo 08 Line, Beautiful Southern View. Great open lay out to South and East exposure, High ceiling, lots of closets. With Hardwood floor, cherry cabinets, granite counters & lavish finishes throughout! Amenities are amazing top quality and includes: outdoor pool, indoor grotto, steam room, dry sauna, sun deck, game room, play area, 24hr doorman & concierge service, Spa also heat, water & hot water. Parking avail. Close to restaurants, schools & trans.



MLS # 140012343
Address 88 MORGAN ST
Price \$603,000
Adj Price \$603,000

Address	88 MORGAN ST	Days On Market	16
Unit Number	2702	MoMaintFee	\$648
Sq Feet		Taxes	\$9,108
Ask Price	\$620,000		
Sold Price	\$603,000		
Closing Date	10/23/2014		

Ad Rmks: Luxurious 1 bed 1 bath condo with full walk-in closet in Trump Plaza Residences in downtown Jersey City. Upgraded '02 line' unit with South-facing entrance,

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COMPARABLE REPORT



MLS # 140014676
Address 88 MORGAN ST
Price \$618,000
Adj Price \$618,000

Address	88 MORGAN ST	Days On Market	10
Unit Number	3806	MoMaintFee	\$660
Sq Feet	864	Taxes	\$6,775
Ask Price	\$625,888		
Sold Price	\$618,000		
Closing Date	12/31/2014		

Ad Rmks: PREMIUM 06 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 # 140008482
Address 389 WASHINGTON ST
Price \$640,000
Adj Price \$640,000

Address	389 WASHINGTON ST	Days On Market	50
Unit Number	29J	MoMaintFee	\$477
Sq Feet	757	Taxes	\$8,360
Ask Price	\$649,000		
Sold Price	\$640,000		
Closing Date	10/15/2014		

Ad Rmks: Breathtaking views from this very 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 # 140011936

Address	20 NEWPORT PARKWAY	Days On Market	23
Unit Number	1508	MoMaintFee	\$543
Sq Feet	925	Taxes	\$9,200
Ask Price	\$672,900		
Sold Price	\$673,000		
Closing Date	11/25/2014		

Ad Rmks: Luxury 1 bedroom with Terrace and views of Manhattan on 15th floor. This is

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COMPARABLE REPORT



MLS # 140012415
 Address 77 HUDSON ST
 Price \$710,000
 Adj Price \$710,000

Address	77 HUDSON ST	Days On Market	23
Unit Number	1904	MoMaintFee	\$589
Sq Feet	758	Taxes	\$8,600
Ask Price	\$745,000		
Sold Price	\$710,000		
Closing Date	11/4/2014		

Ad Rmks: Great 1 BR w/large balcony & stunning NYC skyline views of iconic bldgs & breathtaking Hudson River views in Jersey City's premier building 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, steam rooms, sauna & more. Prime exchange place/Paulus hook location offers quick commute to NY w/ferry, PATH & Lightrail @ your doorstep.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$745,000	\$315,000	\$521,723	\$539,000
SP:	\$710,000	\$308,000	\$512,756	\$530,000

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