



COMPARATIVE MARKET ANALYSIS

2 Bedroom Condos Sold Q4 2014 Jersey City Downtown

Prepared for:

Perspectives

NJ

Tuesday, January 13, 2015

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. 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:	\$1,459,000	\$465,000	\$788,481	\$765,000
SP:	\$1,415,000	\$465,000	\$789,175	\$785,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
357 VARICK ST	2	2	1153	11/11/2014	104	\$465,000	\$465,000
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
700 GROVE ST	2	2	1358	12/18/2014	102	\$539,000	\$529,000
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
700 GROVE ST	2	2	1617	11/12/2014	13	\$580,000	\$575,000
700 GROVE ST	2	2	1277	11/4/2014	45	\$599,000	\$592,000
700 GROVE ST	2	2	1311	12/19/2014	32	\$605,000	\$603,000
149 ESSEX ST	2	2	959	12/16/2014	11	\$599,000	\$605,000
83 MONTGOMERY ST	2	2	1021	12/19/2014	6	\$619,000	\$610,000
149 ESSEX ST	2	2	940	12/4/2014	18	\$671,000	\$650,000
700 GROVE ST	2	2	1545	11/26/2014	7	\$650,000	\$650,000
149 ESSEX ST	2	2	968	12/19/2014	105	\$680,000	\$665,000
102 CHRISTOPHER COLUMBUS DR	2	2	1081	12/8/2014	57	\$699,999	\$675,000
591 JERSEY AVE	2	2	1270	10/1/2014	36	\$699,000	\$675,000
591 JERSEY AVE	2	2	1341	11/13/2014	12	\$699,000	\$704,000
102 CHRISTOPHER COLUMBUS DR	2	2	1154	10/3/2014	7	\$695,000	\$728,000
126 DUDLEY ST	2	2	1168	12/22/2014	6	\$735,000	\$770,000
126 DUDLEY ST	2	2	1155	11/14/2014	8	\$765,000	\$770,000
126 DUDLEY ST	2	2	1155	10/29/2014	8	\$759,000	\$771,110
65 2ND ST	2	2	1116	11/26/2014	8	\$775,000	\$785,000
201 LUIS M MARIN BLVD	2	2	1271	10/7/2014	29	\$785,000	\$785,000
78 WAYNE ST	2	2	1125	10/17/2014	12	\$799,000	\$790,000
65 2ND ST	2	2	1111	12/1/2014	14	\$779,888	\$802,000
1 SHORE LANE	2	2	1170	12/10/2014	10	\$849,900	\$832,000
126 DUDLEY ST	2	2	1275	10/29/2014	4	\$839,000	\$849,000
20 2ND ST	2	2	1173	10/10/2014	32	\$875,000	\$865,000
389 WASHINGTON ST	2	2	1247	10/3/2014	8	\$819,000	\$880,000
20 2ND ST	2	2	1173	11/3/2014	27	\$899,000	\$880,000
25 HUDSON ST	2	2	1342	12/2/2014	1	\$746,900	\$880,000

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
20 NEWPORT PARKWAY	2	2	1270	11/19/2014	92	\$899,000	\$885,000
389 WASHINGTON ST	2	2	1366	11/14/2014	28	\$899,000	\$890,000
20 NEWPORT PARKWAY	2	2	1160	10/23/2014	9	\$899,998	\$899,998
15 WARREN ST	2	2	1320	11/7/2014	11	\$885,000	\$930,000
389 WASHINGTON ST	2	2	1247	11/13/2014	35	\$950,000	\$940,000
389 WASHINGTON ST	2	2	1366	10/3/2014	10	\$939,000	\$944,500
389 WASHINGTON ST	2	2	1366	11/17/2014	47	\$1,050,000	\$995,000
25 HUDSON ST	2	3	1295	10/3/2014	20	\$1,050,000	\$1,025,000
201 LUIS M MARIN BLVD	2	2	1489	11/5/2014	6	\$959,000	\$1,039,999
25 HUDSON ST	2	2	1342	11/6/2014	17	\$1,100,000	\$1,050,000
77 HUDSON ST	2	2	1243	11/25/2014	10	\$1,259,000	\$1,220,000
77 HUDSON ST	2	2	1218	11/20/2014	92	\$1,289,000	\$1,230,000
77 HUDSON ST	2	2	1555	10/20/2014	11	\$1,459,000	\$1,415,000
Total Listings					Avg	Avg	Avg
45					27	\$788,481	\$789,175

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COMPARABLE REPORT



MLS # 140007062
Address 357 VARICK ST
Price \$465,000
Adj Price \$465,000

Address	357 VARICK ST	Days On Market	104
Unit Number	123	MoMaintFee	\$723
Sq Feet	1153	Taxes	\$8,608
Ask Price	\$465,000		
Sold Price	\$465,000		
Closing Date	11/11/2014		

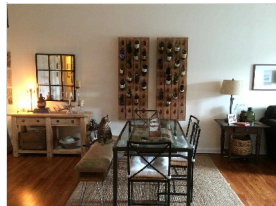
Ad Rmks: Totally amazing open concept- huge living area with gourmet kitchen. Master bedroom has ensuite Bathroom. Both bedrooms are huge and oversized. Great open living and dining area.. Fabulous closets and hard wood floors. Enjoy the amazing lifestyle center with daily fitness classes, private screening room, full court basketball court and pool table. Conceige office with daily package pickup. Enjoy everything that Downtown Jersey city has to offer. This unit has a parking spot included.



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.



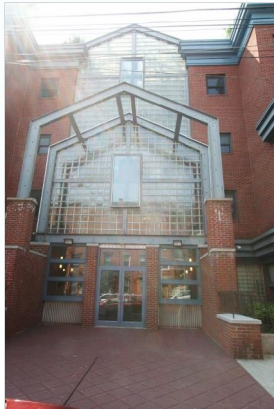
MLS # 140009901
Address 158 WAYNE ST
Price \$516,000
Adj Price \$516,000

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/

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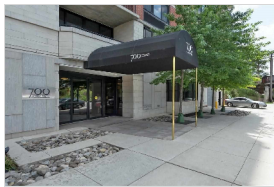
COMPARABLE REPORT



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.



MLS # 140010353
Address 700 GROVE ST
Price \$529,000
Adj Price \$529,000

Address	700 GROVE ST	Days On Market	102
Unit Number	2J	MoMaintFee	\$798
Sq Feet	1358	Taxes	\$8,700
Ask Price	\$539,000		
Sold Price	\$529,000		
Closing Date	12/18/2014		

Ad Rmks: Spacious 1358 sf floor plan w/ southern exposure located at desirable "700 Grove". This 2 bdrm/2 bathroom unit has a great layout featuring an open gourmet kitchen, ss appliances, granite countertops, hardwood floors throughout and W/D in unit. Custom blinds & closets complete this home. Maintenance includes gas, hot water, basic cable & internet. Building features a large gym, courtyard w/ BBQ's, 24-hr doorman & shuttle to Hoboken PATH. 1 deeded parking space included.



MLS # 140010602

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		

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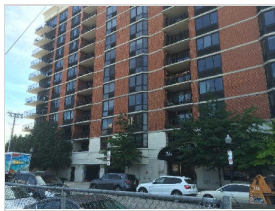
COMPARABLE REPORT



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 # 140008142
Address 700 GROVE ST
Price \$575,000
Adj Price \$575,000

Address	700 GROVE ST	Days On Market	13
Unit Number	5F	MoMaintFee	\$897
Sq Feet	1617	Taxes	
Ask Price	\$580,000		
Sold Price	\$575,000		
Closing Date	11/12/2014		

Ad Rmks: Large clean 2BR unit with hardwood floors, terrace, granite and stainless steel kitchen. Lot of light, full service building in trendy downtown district. Doorman and shuttle to Hoboken Path. This is a Fannie Mae HomePath property.



MLS # 140010879

Address	700 GROVE ST	Days On Market	45
Unit Number	11R	MoMaintFee	\$751
Sq Feet	1277	Taxes	\$9,279
Ask Price	\$599,000		
Sold Price	\$592,000		
Closing Date	11/4/2014		

Ad Rmks: Exceptional 2B/2B court yard facing unit with private terrace located on the

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COMPARABLE REPORT



MLS # 140012452
Address 700 GROVE ST
Price \$603,000
Adj Price \$603,000

Address	700 GROVE ST	Days On Market	32
Unit Number	PH 12K	MoMaintFee	\$771
Sq Feet	1311	Taxes	\$8,411
Ask Price	\$605,000		
Sold Price	\$603,000		
Closing Date	12/19/2014		

Ad Rmks: This sunlit Penthouse level 1 bedroom plus spacious den features an open kitchen, large dining area and huge living room. This home boasts high ceilings, granite counters, stainless steel appliances, custom backsplash, and hardwood floors throughout. Relax with NYC and River views from your southfacing terrace! Enjoy steel & concrete quality construction, deeded parking, 24hr doorman, state of the art gym, residents lounge and courtyard. Maint includes heat, hot water, gas, water, cable, internet.



MLS # 140013358
Address 149 ESSEX ST
Price \$605,000
Adj Price \$605,000

Address	149 ESSEX ST	Days On Market	11
Unit Number	3F	MoMaintFee	\$517
Sq Feet	959	Taxes	\$7,000
Ask Price	\$599,000		
Sold Price	\$605,000		
Closing Date	12/16/2014		

Ad Rmks: Come home to urban luxury in Paulus Hook â€” Jersey Cityâ€™s most sought after neighborhood. This sun-filled (windows on 2 sides!) corner unit 2 bedroom 2 bath has hardwood floors throughout, central AC, beautiful bathrooms. The kitchen has granite counter tops and stainless steel appliances. A doorman, a gym, and a courtyard make this a full service home. Parking for rent in the neighborhood. Short walk to PATH and ferry, restaurants and shops a block away.



Address	83 MONTGOMERY ST	Days On Market	6
Unit Number	101A	MoMaintFee	\$544
Sq Feet	1021	Taxes	\$6,638
Ask Price	\$619,000		
Sold Price	\$610,000		
Closing Date	12/19/2014		

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COMPARABLE REPORT



MLS # 140013025
Address 149 ESSEX ST
Price \$650,000
Adj Price \$650,000

Address	149 ESSEX ST	Days On Market	18
Unit Number	3T	MoMaintFee	\$540
Sq Feet	940	Taxes	\$6,146
Ask Price	\$671,000		
Sold Price	\$650,000		
Closing Date	12/4/2014		

Ad Rmks: Beautiful West facing 2 Bed/2 bath~Sun-drenched afternoons and deep Orange sunsets from every room with open Marina views. ~ Split layout with large Master-bed(Queen sized poster bed), Bath en suite and HUGE his/hers walk in closet~ Opposite side of apt. large second bedroom and separate full bath~ large Gourmet kitchen with SS appliances,Silestone Breakfast bar and maple cabinetry~Building has garage parking, private landscaped courtyard and fitness room. Short walk to Grove and Exch paths



MLS # 140012258
Address 700 GROVE ST
Price \$650,000
Adj Price \$650,000

Address	700 GROVE ST	Days On Market	7
Unit Number	8C	MoMaintFee	\$908
Sq Feet	1545	Taxes	\$10,390
Ask Price	\$650,000		
Sold Price	\$650,000		
Closing Date	11/26/2014		

Ad Rmks: Live luxuriously in 700 Grove. Located on the border of Hoboken, this 1545 SqFt corner unit has everything you deserve. Chefs kitchen features custom cabinets, granite counters & ss appliances. Extra large living area allow for true living room & dining room. Large master suite features walk-in closet. Come home & relax on your private wrap around balcony. Community features 24 hr concierge, state of the art gym, community room & landscaped rooftop gardens. Private shuttle to PATH. Deeded parking included



MLS # 140009511
Address 149 ESSEX ST
Price \$665,000
Adj Price \$665,000

Address	149 ESSEX ST	Days On Market	105
Unit Number	5Q	MoMaintFee	\$557
Sq Feet	968	Taxes	\$8,337
Ask Price	\$680,000		
Sold Price	\$665,000		
Closing Date	12/19/2014		

Ad Rmks: MARINA VIEW CORNER UNIT with AMPLE SUNLIGHT, FD FACING East/Northeast, 1 CAR COVERED DEEDED ATTACHED PARKING #11. Spacious&Clean 2 beds/2 bath unit in Prestigious Fulton's Landing situated in Serene Jersey City Downtown Waterfront Paulus Hook Area. Int features large walk-in closet, recessed lights, hwd flrs , video intercom, w/d in the unit. K-> SS Apps, quartz counter tops, custom tile backsplash,

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COMPARABLE REPORT



MLS # 140012414
Address 102 CHRISTOPHER COLUMBUS DR
Price \$675,000
Adj Price \$675,000

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	57
Unit Number	809	MoMaintFee	\$764
Sq Feet	1081	Taxes	\$11,300
Ask Price	\$699,999		
Sold Price	\$675,000		
Closing Date	12/8/2014		

Ad Rmks: 2BR/ 2BA located in the heart of Grove St. Unit features a generous living room/dining room, granite counters and stainless steel appliances in the kitchen, central air, washer/dryer, hardwood floors and an abundance of light, unit located on the eight floor overlooking the pool. Building features a 24 hour doorman, onsite gym, community room, pool rooftop garden and covered parking (fee). Grove Street PATH is 2 minutes from your front door. 22 minutes to 33rd Street, NYC. (Opposite side bedrooms).



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.



MLS # 140012555
Address 591 JERSEY AVE
Price \$704,000

Address	591 JERSEY AVE	Days On Market	12
Unit Number	2	MoMaintFee	\$431
Sq Feet	1341	Taxes	\$12,229
Ask Price	\$699,000		
Sold Price	\$704,000		
Closing Date	11/13/2014		

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

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COMPARABLE REPORT



MLS # 140009722
Address 102 CHRISTOPHER COLUMBUS DR
Price \$728,000
Adj Price \$728,000

Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	7
Unit Number	505	MoMaintFee	\$816
Sq Feet	1154	Taxes	\$10,800
Ask Price	\$695,000		
Sold Price	\$728,000		
Closing Date	10/3/2014		

Ad Rmks: 2BR/ 2BA located in the heart of Grove St. Unit features a generous living room/dining room, granite counters and stainless steel appliances in the kitchen, central air, washer/dryer, hardwood floors and an abundance of light. Building features a 24 hour doorman, onsite gym, community room, pool rooftop garden and covered parking (fee). Grove Street PATH is 2 minutes from your front door. 22 minutes to 33rd Street, NYC.



MLS # 140014582
Address 126 DUDLEY ST
Price \$770,000
Adj Price \$770,000

Address	126 DUDLEY ST	Days On Market	6
Unit Number	411	MoMaintFee	\$655
Sq Feet	1168	Taxes	\$9,250
Ask Price	\$735,000		
Sold Price	\$770,000		
Closing Date	12/22/2014		

Ad Rmks: Impeccable, lofty 2006 K. Hovnanian penthouse 2 bedroom (One Bed and Large Den) 2 bath condo features 12 ft ceilings and interesting front to back floor plan. Dramatic entry hall displays length and spectacular proportions of unit. Second bedroom w/ versatile use as pvt. guest suite, nursery, office/ den. Seamless kitchen, designated dining and living areas accommodated by the exceptional floor plan. Hdwd floors, central HVAC, full size W/D in unit. Elevator building. Superb Paulus Hook location!



MLS # 140012231
Address 126 DUDLEY ST
Price \$770,000
Adj Price \$770,000

Address	126 DUDLEY ST	Days On Market	8
Unit Number	310	MoMaintFee	\$631
Sq Feet	1155	Taxes	\$9,692
Ask Price	\$765,000		
Sold Price	\$770,000		
Closing Date	11/14/2014		

Ad Rmks: Pristine 1155 SF 2 BR & den/2 BA with SS/granite kit, marble BA, ctyrd facing master BR, walk-in closets, master BA w/ tub & separate shower. Solarium-like DR/den bathed in natural light from ctyrd integrates nature into unit. New upgrades include black-granite backsplash, pendant lights over breakfast bar, ceiling fan & DR chandelier. With hdwd floors. CAC. full sized side by side W/D. Elevator building with exercise room.

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COMPARABLE REPORT



MLS # 140009127
Address 126 DUDLEY ST
Price \$771,110
Adj Price \$771,110

Address	126 DUDLEY ST	Days On Market	8
Unit Number	210	MoMaintFee	\$630
Sq Feet	1155	Taxes	\$8,786
Ask Price	\$759,000		
Sold Price	\$771,110		
Closing Date	10/29/2014		

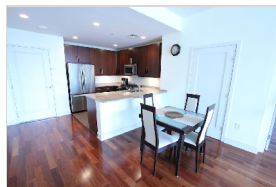
Ad Rmks: Beautiful 1155 SF 2 BR & den/2 BA condo in Paulus Hook with stainless/granite kitchen, marble baths, courtyard facing master suite with walk-in closets, master bath with tub & separate shower. Solarium-like dining room/den bathed in natural light creates special charm & appeal. Also features hardwood floors, central HVAC, customized silhouette blinds & full sized side by side washer/dryer. Elevator building with exercise room, welcoming lobby area, common courtyard & 1 deeded indoor garage parking spot.



MLS # 140013209
Address 65 2ND ST
Price \$785,000
Adj Price \$785,000

Address	65 2ND ST	Days On Market	8
Unit Number	1202	MoMaintFee	\$762
Sq Feet	1116	Taxes	\$10,133
Ask Price	\$775,000		
Sold Price	\$785,000		
Closing Date	11/26/2014		

Ad Rmks: Escape the ordinary & embrace carefree cosmopolitan living @ the Portofino! Capture awe-inspiring midtown NYC & sunset views from this picture-perfect 2BR/2Bth NW corner home featuring expansive LR/DR w/ glass sliding doors to large private terrace, wall of windows! Pristine galley Kitchen w/ breakfast bar, super-sized MBR w/ 2 closets, generous 2nd BR, W/D, gleaming bamboo flooring throughout. PARKING INCLUDED! Full service bldg incl security, pool, sundeck, community rm, fitness cntr, nr PATH/Ferry, shops



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

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COMPARABLE REPORT



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

Address	78 WAYNE ST	Days On Market	12
Unit Number	303	MoMaintFee	\$437
Sq Feet	1125	Taxes	\$9,300
Ask Price	\$799,000		
Sold Price	\$790,000		
Closing Date	10/17/2014		

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, Fridgidaire 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 # 140013099
Address 65 2ND ST
Price \$802,000
Adj Price \$802,000

Address	65 2ND ST	Days On Market	14
Unit Number	801	MoMaintFee	\$759
Sq Feet	1111	Taxes	\$8,071
Ask Price	\$779,888		
Sold Price	\$802,000		
Closing Date	12/1/2014		

Ad Rmks: Southwest corner 2br/2ba w/Freedom Tower views in a full amenities building on the JC waterfront. Open living/dining room w/sliding doors leading to 110 sq ft balcony, drenched w/sunlight all day. Renovated gourmet KIT w tile backsplash, SS appliances, updated tiled bathrooms, new hardwood flooring throughout, & covered parking. Enjoy 24 hr concierge & doorman, outdoor pool w/sun deck, BBQ area w/benches, gym, community room & business center. 20 yr tax abatement, 5 mins to PATH & Ferry. Welcome home!



MLS # 140013793
Address 1 SHORE LANE

Address	1 SHORE LANE	Days On Market	10
Unit Number	1201	MoMaintFee	\$669
Sq Feet	1170	Taxes	
Ask Price	\$849,900		
Sold Price	\$832,000		
Closing Date	12/10/2014		

Ad Rmks: A beautiful 2 bed/2 bath at 1,170 sq. ft. in The Shore North.

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897

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 # 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!



MLS # 140010419

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.

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897

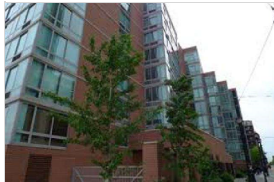
COMPARABLE REPORT



MLS # 140007474
Address 20 2ND ST
Price \$880,000
Adj Price \$880,000

Address	20 2ND ST	Days On Market	27
Unit Number	608	MoMaintFee	\$704
Sq Feet	1173	Taxes	\$9,800
Ask Price	\$899,000		
Sold Price	\$880,000		
Closing Date	11/3/2014		

Ad Rmks: Sought-after 2BR/2BA corner unit boasts sweeping NYC views to the north&east with private terrace. Bamboo wood floors stretch across the 1173 sqft of luxury waterfront living. Baths feature high-end finishes & open kitchen is complete with quartz, SS appliances & breakfast bar! California Closets, w/d in-unit & deeded parking complete this perfect home! Mandalay on the Hudson is a full service 24hr doorman building complete with fitness center & an unparalleled outdoor pool. Close to NYC transportation!



MLS # 130004064
Address 25 HUDSON ST
Price \$880,000
Adj Price \$880,000

Address	25 HUDSON ST	Days On Market	1
Unit Number	PH07	MoMaintFee	\$765
Sq Feet	1342	Taxes	\$15,172
Ask Price	\$746,900		
Sold Price	\$880,000		
Closing Date	12/2/2014		

Ad Rmks: Spectacular is the only way to describe the views of Manhattan and Statue of Liberty from this two bedroom/two bath condo with floor to ceiling glass windows. This great unit features ultra modern kitchen with stainless appliances & granite counters--Large living/dining room. Huge master bedroom w/walk in closet & full bath with washer/dryer in unit. Added to all this is a large terrace to sit, relax & enjoy the views. 25 hr doorman, exercise room, and parking with easy access to Path, Light rail & ferry.



Address	20 NEWPORT PARKWAY	Days On Market	92
Unit Number	1611	MoMaintFee	\$730
Sq Feet	1270	Taxes	\$13,000
Ask Price	\$899,000		
Sold Price	\$885,000		
Closing Date	11/19/2014		

Ad Rmks: Stunning 1270 sq ft 2BR at "The Shore". NYC Views from the terrace, gleaming HW floors throughout, granite counters, washer/dryer in unit. Full service bldg incl 24/7 doorman, sauna/steam, gym, roofdeck, elevator, and storage available. Parking in attached garage for additional rent available. Morton Williams at base of bldg, close to Hoboken & Newport PATH, this home is the perfect location!

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897

COMPARABLE REPORT



Address	389 WASHINGTON ST	Days On Market	28
Unit Number	24E	MoMaintFee	\$845
Sq Feet	1366	Taxes	\$13,000
Ask Price	\$899,000		
Sold Price	\$890,000		
Closing Date	11/14/2014		

Ad Rmks: Extremely well kept two bed two bath in the luxurious A Condo. Breathtaking views of the river and Mid town NYC, floor to ceiling glass windows from this high floor condo. Maintenance includes heat, hot water, gas. One deeded parking space included with the unit.

MLS # 140011777
Address 389 WASHINGTON ST
Price \$890,000
Adj Price \$890,000



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!

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



Address	15 WARREN ST	Days On Market	11
Unit Number	213	MoMaintFee	\$554
Sq Feet	1320	Taxes	\$8,500
Ask Price	\$885,000		
Sold Price	\$930,000		
Closing Date	11/7/2014		

Ad Rmks: Fabulous corner unit with two bedrooms, two baths, and parking for two cars. Located in the heart of Paulus Hook in the prestigious Pier House. This waterfront unit

MLS # 140012262
Address 15 WARREN ST

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140012829
Address 389 WASHINGTON ST
Price \$940,000
Adj Price \$940,000

Address	389 WASHINGTON ST	Days On Market	35
Unit Number	25k	MoMaintFee	\$772
Sq Feet	1247	Taxes	\$11,916
Ask Price	\$950,000		
Sold Price	\$940,000		
Closing Date	11/13/2014		

Ad Rmks: Stunning SE corner 2 bed, 2 bath with rock star NYC and Hudson River views! Flooded with light, this 1,247 sq ft home in the sought after A Condos features sprawling private terrace, garage parking and gourmet kitchen with SS appliances, granite counters and maple cabinetry. HDWD floors throughout, floor to ceiling windows, and in home washer/dryer. 5 star building amenities include 24/7 concierge, gym, sunset terrace with BBQ grills and on-site drycleaner. Easy access to the PATH and lively downtown JC!



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 hdwd 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.



Address	389 WASHINGTON ST	Days On Market	47
Unit Number	20F	MoMaintFee	\$830
Sq Feet	1366	Taxes	\$14,028
Ask Price	\$1,050,000		
Sold Price	\$995,000		
Closing Date	11/17/2014		

Ad Rmks: Breathtaking views from this most desirable F line at the luxurious A Condos. Largest two bedroom 1366 sq. feet condo with floor to ceiling glass windows. Maintenance include heat, hot water, gas, gymnasium and huge outdoor patio. One Deeded parking space included with the unit.

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140009194
Address 25 HUDSON ST
Price \$1,025,000
Adj Price \$1,025,000

Address	25 HUDSON ST	Days On Market	20
Unit Number	PH8 (908)	MoMaintFee	\$824
Sq Feet	1295	Taxes	\$15,715
Ask Price	\$1,050,000		
Sold Price	\$1,025,000		
Closing Date	10/3/2014		

Ad Rmks: Jersey City waterfront 2 bedroom 2.5 bath penthouse at Liberty Terrace Condominiums w/numerous upgrades such as California Closets and Lutron lighting system, gourmet kitchen, parking and terrace with sweeping Manhattan, New York harbor and Statue of Liberty views, next to two parks and minutes away from Path Train, Ferries and LightRail and the shops and restaurants of Paulus Hook.



MLS # 140009903
Address 201 LUIS M MARIN BLVD
Price \$1,039,999
Adj Price \$1,039,999

Address	201 LUIS M MARIN BLVD	Days On Market	6
Unit Number	1411	MoMaintFee	\$695
Sq Feet	1489	Taxes	\$12,842
Ask Price	\$959,000		
Sold Price	\$1,039,999		
Closing Date	11/5/2014		

Ad Rmks: Spectacular sun-drenched SE corner unit w/ sweeping NYC/Hudson River and Statue of Liberty views! Beautifully detailed home w/ floor-to-ceiling windows, kitchen w/ granite counter tops/breakfast bar, ss appliances and 42" cherry cabinets opens to expansive living/dining area. Tasteful marble baths w/ master w/ dual sinks, glass shower and soaking tub. Custom closets, gleaming h/w floors, crown molding and recessed lighting. Steps to Light Rail and minutes to shops, restaurants, ferry and PATH.



MLS # 140011945
Address 25 HUDSON ST

Address	25 HUDSON ST	Days On Market	17
Unit Number	607	MoMaintFee	\$750
Sq Feet	1342	Taxes	\$13,558
Ask Price	\$1,100,000		
Sold Price	\$1,050,000		
Closing Date	11/6/2014		

Ad Rmks: Sun-drenched 2 bed, 2 bath condo at Liberty Terrace. Spacious 1342sqft

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897

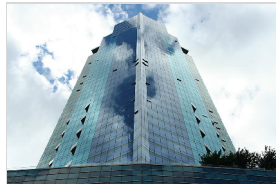
COMPARABLE REPORT



MLS # 140013036
Address 77 HUDSON ST
Price \$1,220,000
Adj Price \$1,220,000

Address	77 HUDSON ST	Days On Market	10
Unit Number	1910	MoMaintFee	\$901
Sq Feet	1243	Taxes	\$13,396
Ask Price	\$1,259,000		
Sold Price	\$1,220,000		
Closing Date	11/25/2014		

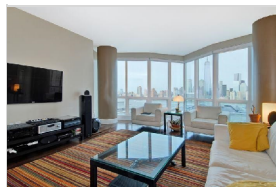
Ad Rmks: 2BR, 2BA w/76sf terrace. Panoramic views of NYC and NY Harbor w/Statue of Liberty. Ultra sleek, modern European kitchens w/lacquered Italian Dada cabinets and the highest-end appliances: Bosch, Miele, Liebherr. Spa-like bathrooms with Italian Carrera chiseled marble, limestone counter, & custom faucets. Over 44,000SF of indoor/outdoor amenities including rooftop pool, landscaped park w/ BBQ grills, fitness center, spa, & more. Best location in JC: NY Ferry, PATH, Lightrail at your doorstep. 2 pkgng spots lower lvl.



MLS # 140008268
Address 77 HUDSON ST
Price \$1,230,000
Adj Price \$1,230,000

Address	77 HUDSON ST	Days On Market	92
Unit Number	3709	MoMaintFee	\$901
Sq Feet	1218	Taxes	\$14,809
Ask Price	\$1,289,000		
Sold Price	\$1,230,000		
Closing Date	11/20/2014		

Ad Rmks: Spectacular High floor SE Corner spacious 2 BR, 2Bath in Dwntrwn Jersey City's premiere bldg. Enjoy panoramic views of NYC and the NY Harbor with Statue of Liberty, East, South and West views. Ultra sleek, modern European kitchens and baths with Italian Carrera marble & over 44,000 SF of indoor/outdoor amenities including rooftop pool, landscaped park w/ BBQ, fitness center, spa, virtual golf and much more. NY Ferry, PATH and Light Rail at your doorstep. 1 deeded parking space.



MLS # 140008281
Address 77 HUDSON ST
Price \$1,415,000
Adj Price \$1,415,000

Address	77 HUDSON ST	Days On Market	11
Unit Number	2107	MoMaintFee	\$1,163
Sq Feet	1555	Taxes	\$17,600
Ask Price	\$1,459,000		
Sold Price	\$1,415,000		
Closing Date	10/20/2014		

Ad Rmks: Gorgeous 2 bed 2 bath w/home office with panorama views of NYC 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

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897