



COMPARATIVE MARKET ANALYSIS

1 Bedroom Luxury Condos Sold Q1 2015 Downtown Jersey City

Prepared for:

Perspectivs
Jersey City, NJ
Friday, July 03, 2015

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,

Welcome to my quarterly sales report. I am specialized 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) and Hoboken (Zip 07030) 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

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:	\$899,999	\$369,000	\$570,186	\$527,450
SP:	\$890,000	\$358,500	\$563,747	\$522,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
689 LUIS M MARIN BLVD	1	1	915	2/6/2015	15	\$369,000	\$358,500
307 7TH ST	1	1	740	2/18/2015	5	\$379,000	\$379,000
227 CHRISTOPHER COLUMBUS DR	1	2	830	3/31/2015	95	\$380,000	\$380,000
341 MONMOUTH ST	1	1	846	3/29/2015	0	\$399,000	\$394,000
187 WAYNE ST	1	1	815	3/20/2015	0	\$439,900	\$440,000
700 GROVE ST	1	1	1012	1/21/2015	43	\$449,000	\$442,000
65 2ND ST	1	1	771	1/23/2015	12	\$459,900	\$459,900
96 TIDEWATER ST	1	1	720	2/23/2015	62	\$485,000	\$460,000
149 ESSEX ST	1	2	704	1/28/2015	151	\$465,000	\$462,000
10 REGENT ST	1	1	682	2/5/2015	13	\$490,000	\$475,000
149 ESSEX ST	1	2	704	2/27/2015	46	\$485,000	\$477,000
149 ESSEX ST	1	2	704	3/2/2015	93	\$480,000	\$480,000
10 REGENT ST	1	1	696	3/6/2015	21	\$480,000	\$485,000
65 2ND ST	1	1	743	2/22/2015	5	\$489,000	\$489,000
102 CHRISTOPHER COLUMBUS DR	1	1		2/6/2015	30	\$498,900	\$500,000
100 TIDEWATER ST	1	1	720	3/25/2015	15	\$495,000	\$500,000
10 REGENT ST	1	1	839	1/15/2015	16	\$470,000	\$502,000
389 WASHINGTON ST	1	1	566	3/30/2015	28	\$535,000	\$510,000
65 2ND ST	1	1	743	3/6/2015	50	\$519,900	\$515,000
389 WASHINGTON ST	1	1	616	2/6/2015	167	\$559,000	\$529,000
88 MORGAN ST	1	1	792	2/13/2015	5	\$519,000	\$530,000
232 PAVONIA AVE	1	1	861	1/28/2015	95	\$559,000	\$559,000
20 2ND ST	1	1	724	2/5/2015	82	\$595,888	\$575,000
81-83 GRAND ST	1	1	1148	1/22/2015	7	\$569,000	\$577,000
234 10TH ST	1	1	922	2/26/2015	58	\$584,000	\$582,000
88 MORGAN ST	1	1	837	3/12/2015	91	\$599,000	\$585,000
25 HUDSON ST	1	1	842	2/20/2015	108	\$614,900	\$593,000
105 GREENE ST	1	1	912	1/23/2015	13	\$579,888	\$600,000
88 MORGAN ST	1	1	837	1/15/2015	128	\$622,000	\$605,000
25 HUDSON ST	1	2	921	1/30/2015	0	\$624,000	\$624,000
88 MORGAN ST	1	1	864	2/4/2015	14	\$629,999	\$625,000
2 2ND ST	1	1	869	1/16/2015	58	\$729,900	\$720,000

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
77 HUDSON ST	1	1	957	2/23/2015	62	\$780,000	\$765,000
77 HUDSON ST	1	1	869	1/9/2015	139	\$799,900	\$775,000
25 HUDSON ST	1	2	1168	1/16/2015	18	\$849,000	\$825,000
77 HUDSON ST	1	1	930	1/16/2015	71	\$889,000	\$875,000
77 HUDSON ST	1	2	946	3/31/2015	0	\$899,999	\$880,000
77 HUDSON ST	1	1	957	2/26/2015	68	\$895,000	\$890,000
Total Listings					Avg	Avg	Avg
38					49	\$570,186	\$563,747

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COMPARABLE REPORT



MLS # 140014737

Address 689 LUIS M MARIN BLVD

Price \$358,500

Adj Price \$358,500

Address	689 LUIS M MARIN BLVD	Days On Market	15
Unit Number	707	MoMaintFee	\$535
Sq Feet	915	Taxes	\$6,784
Ask Price	\$369,000		
Sold Price	\$358,500		
Closing Date	2/6/2015		

Ad Rmks: Sprawling 1BR, flooded with natural light and views of Manhattan in full service building! Located very close to the Hoboken path station, this updated unit features beautiful hardwood floors throughout, newer kitchen with stainless steel appliances and newer cabinets, washer/dryer in unit, and central AC/Heat! 24-Hour doorman lobby, elevator building with 24-hour gym and large common courtyard. Indoor garage parking available.



MLS # 140016371

Address 307 7TH ST

Price \$379,000

Adj Price \$379,000

Address	307 7TH ST	Days On Market	5
Unit Number	2	MoMaintFee	\$420
Sq Feet	740	Taxes	\$6,205
Ask Price	\$379,000		
Sold Price	\$379,000		
Closing Date	2/18/2015		

Ad Rmks: Lovely 1BR/1BTH w/lots of historic charm in Downtown, Jersey City! Features original marble (non-working) fireplace, large renovated kitchen from this year, all original built in cabinets and pocket doors, a huge yard plus shared patio with 3 other condo owners including a gas grill/outdoor furniture. Huge storage unit in basement. Close transportation to NY, restaurants, shopping and so much more!



MLS # 140013599

Address 227 CHRISTOPHER COLUMBUS DR

Price \$380,000

Adj Price \$380,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	95
Unit Number	403B	MoMaintFee	\$524
Sq Feet	830	Taxes	\$6,727
Ask Price	\$380,000		
Sold Price	\$380,000		
Closing Date	3/31/2015		

Ad Rmks: 1br/1.5 bath . This unit also includes great closets. Features include hardwood floors ,SS appliances and high ceilings. Amenities include Fitness center, exercise classes, indoor basketball court, pool table, Sauna, community lounge, movie theater, concierge package pickup, BBQ grills & shuttle to Path. Enjoy everything that Downtown Jersey City has to offer , right outside your door.

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COMPARABLE REPORT



MLS # 140015766
Address 341 MONMOUTH ST
Price \$394,000
Adj Price \$394,000

Address	341 MONMOUTH ST	Days On Market	0
Unit Number	405d	MoMaintFee	\$530
Sq Feet	846	Taxes	\$7,235
Ask Price	\$399,000		
Sold Price	\$394,000		
Closing Date	3/29/2015		

Ad Rmks: Top floor one bedroom duplex with outdoor space and one car parking. Amazing views of Downtown Jersey City and NYC. This oversized unit has a huge open kitchen to prepare all those great meals for all your friends and family. Relax in the comfort of your charming living room with wonderful natural light. Bedroom has great closet space and views. Washer/dryer in unit. Enjoy the Lifestyle center with gym, pool table, sauna and basketball court



MLS # 150000031
Address 187 WAYNE ST
Price \$440,000
Adj Price \$440,000

Address	187 WAYNE ST	Days On Market	0
Unit Number	401C	MoMaintFee	\$557
Sq Feet	815	Taxes	\$6,966
Ask Price	\$439,900		
Sold Price	\$440,000		
Closing Date	3/20/2015		

Ad Rmks: Top floor, sun drenched one bedroom condo with indoor parking! This south facing unit has high ceilings and a big open kitchen that makes it perfect for entertaining. Relax in the comfort of your living room full of wonderful natural light. This unit has great closet space and washer/dryer. Enjoy the Lifestyle center with gym, pool table, sauna and basketball court. Private courtyards with BBQ Grills and concierge office. Enjoy everything that downtown Jersey City has to offer!



MLS # 140014217
Address 700 GROVE ST
Price \$442,000
Adj Price \$442,000

Address	700 GROVE ST	Days On Market	43
Unit Number	2D	MoMaintFee	\$595
Sq Feet	1012	Taxes	\$6,700
Ask Price	\$449,000		
Sold Price	\$442,000		
Closing Date	1/21/2015		

Ad Rmks: Huge, over 1000sf 1BR w/deeded parking now available at desirable 700 Grove! This gorgeous residence features 9 ft ceilings, cherry wood floors, granite counter tops, GE Profile stainless steel appliances and outdoor space. Upgrades include custom blinds, custom closets, lighting and surround sound wiring! 700 Grove features a 24 hour front desk concierge, fitness center, landscaped courtyard with BBQ area, residents lounge with pool table and a private shuttle to the Hoboken path Train! Avail to close Dec

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COMPARABLE REPORT



MLS # 140012003
Address 65 2ND ST
Price \$459,900
Adj Price \$459,900

Address	65 2ND ST	Days On Market	12
Unit Number	302	MoMaintFee	\$539
Sq Feet	771	Taxes	
Ask Price	\$459,900		
Sold Price	\$459,900		
Closing Date	1/23/2015		

Ad Rmks: Feel right at home in this huge bright and quiet 1 BR. Meticulously maintained this corner unit offers an updated kitchen with s/s appl, granite counters, washer/dryer, large living/dining room, hardwood floors, bay window and great light, renovated bathroom. The building offers a pool with BBQ grounds, 24 hour doorman, gym and kids play room. Only minutes to Newport, Grove or Exchange PATH, many restaurants, boutique shops and parks.



MLS # 140013838
Address 96 TIDEWATER ST
Price \$460,000
Adj Price \$460,000

Address	96 TIDEWATER ST	Days On Market	62
Unit Number	2B	MoMaintFee	\$383
Sq Feet	720	Taxes	\$5,726
Ask Price	\$485,000		
Sold Price	\$460,000		
Closing Date	2/23/2015		

Ad Rmks: Spacious one bedroom brownstone located in Liberty Harbor features: high ceilings, large bay window in the living room, hardwood flooring, marble bathroom, designer kitchen with custom cabinets, granite counters & stainless steel Kitchen Aid appliances. Unique upgraded IPAD tech & amenities. Rooftop pool, fitness center, party room & concierge service. Close to transportation & walking distance to PATH. Parking is available for add'l fee of \$165. Storage is available for add'l fee.



MLS # 140007237
Address 149 ESSEX ST
Price \$462,000
Adj Price \$462,000

Address	149 ESSEX ST	Days On Market	151
Unit Number	4N	MoMaintFee	\$380
Sq Feet	704	Taxes	\$6,644
Ask Price	\$465,000		
Sold Price	\$462,000		
Closing Date	1/28/2015		

Ad Rmks: Welcome Home! Live in the desirable Paulus Hook neighborhood surrounding itself with water and views of NYC and the Statue of Liberty. Offering an easy commute to NYC...only 1 block from the Lightrail, 2 blocks from the Ferry, Restaurants, Shopping, Salons, the Marina, and minutes to both Grove St. and Exchange PI PATH. This 1 Bed/1.5 Bath home features Hardwood floors throughout, Custom Walk-In closet, SS appliances, Granite and Marble, 24 hr Doorman, Gym, and Courtyard. Rental parking available

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COMPARABLE REPORT



MLS # 140016003
Address 10 REGENT ST
Price \$475,000
Adj Price \$475,000

Address	10 REGENT ST	Days On Market	13
Unit Number	808	MoMaintFee	\$334
Sq Feet	682	Taxes	\$6,860
Ask Price	\$490,000		
Sold Price	\$475,000		
Closing Date	2/5/2015		

Ad Rmks: 1 Bedroom, 1 Bath Penthouse located in downtown Jersey City's Liberty Harbor Sutton! Features: 24 hr doorman in elevator building, storage, SS appliances, Chef's kitchen w/ granite counters, soaring 10' ceilings, airy layout, North View, out/indoor parking available for additional fee. Close to NY transportation, PATH, NJ Transit, NY Ferry and Holland Tunnel. You don't want to miss this one!



MLS # 140015405
Address 149 ESSEX ST
Price \$477,000
Adj Price \$477,000

Address	149 ESSEX ST	Days On Market	46
Unit Number	2E	MoMaintFee	\$415
Sq Feet	704	Taxes	\$5,776
Ask Price	\$485,000		
Sold Price	\$477,000		
Closing Date	2/27/2015		

Ad Rmks: Don't miss this opportunity to live in the desirable Paulus Hook neighborhood surrounded by water and views of NYC and the Statue of Liberty. Easy commute by Ferry and Lightrail that are only 2 blocks away and walk to Grove St or Exchange Pl within minutes. Close to restaurants, shopping, salons, and parks this 1 bed/ 1.5 bath features Hardwood, SS Appliances, Silestone countertops, large Walk-In Closet, 24Hr Doorman, Gym, Courtyard, and Deeded Garage Parking that can fit two small cars or one large one



MLS # 140013896
Address 149 ESSEX ST
Price \$480,000
Adj Price \$480,000

Address	149 ESSEX ST	Days On Market	93
Unit Number	3N	MoMaintFee	\$415
Sq Feet	704	Taxes	\$6,103
Ask Price	\$480,000		
Sold Price	\$480,000		
Closing Date	3/2/2015		

Ad Rmks: Fantastic waterfront condo building in Paulus Hook neighborhood of JC. Unit offers a large living & dining room w/ gleaming hardwood floors. The updated kitchen is appointed w/ modern cabinetry, stainless steel appliances & seating bar, unit features laundry facilities, guest powder room & large master bedroom w/ huge walk-in closet & master bath. Also includes garage parking space. Bldg's features 24-hour concierge, fitness center & many more! Near shopping, restaurants, w/ NYC transit at your doorstep!

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COMPARABLE REPORT



MLS # 150000095
Address 10 REGENT ST
Price \$485,000
Adj Price \$485,000

Address	10 REGENT ST	Days On Market	21
Unit Number	816	MoMaintFee	\$340
Sq Feet	696	Taxes	\$6,672
Ask Price	\$480,000		
Sold Price	\$485,000		
Closing Date	3/6/2015		

Ad Rmks: Beauty and warmth are the appeals of this top-floor unit with high ceilings. This south facing condo features gleaming hardwood floors, gourmet kitchen with Viking and Kitchen Aid appliances, rich with dark cabinets, granite counters and floors plus a large breakfast bar. The bathroom comprises marble flooring and a modern vanity with vessel sink. Rental parking available. Light rail, PATH & Ferry all within close proximity.



MLS # 150000899
Address 65 2ND ST
Price \$489,000
Adj Price \$489,000

Address	65 2ND ST	Days On Market	5
Unit Number	708	MoMaintFee	\$532
Sq Feet	743	Taxes	\$7,741
Ask Price	\$489,000		
Sold Price	\$489,000		
Closing Date	2/22/2015		

Ad Rmks: Great opportunity to live in a beautiful and spacious 1 Bedroom and 1 Bathroom condo located in the Portofino. North East Views of Midtown Manhattan from the living room and bedroom. Closets with built-ins, washer and dryer in the unit. Included is a deeded parking space. Full Service Building with: 24 Hour Doorman, Pool/Sun Deck, Community Room, Exercise Room, Children's Playroom, Garden and Grill Area. Conveniently located to all NYC Transportation including PATH/trains, Ferry, Holland Tunnel, LightRail.



Address	102 CHRISTOPHER COLUMBUS DR	Days On Market	30
Unit Number	504	MoMaintFee	\$481
Sq Feet		Taxes	\$7,642
Ask Price	\$498,900		
Sold Price	\$500,000		

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COMPARABLE REPORT



MLS # 150000751
Address 100 TIDEWATER ST
Price \$500,000
Adj Price \$500,000

Address	100 TIDEWATER ST	Days On Market	15
Unit Number	4D	MoMaintFee	\$381
Sq Feet	720	Taxes	\$6,000
Ask Price	\$495,000		
Sold Price	\$500,000		
Closing Date	3/25/2015		

Ad Rmks: Large Spacious and Private 1 Bedroom, top floor unit with Upgraded Smart Home technology and built in IPAD. An open floor plan with high ceilings hardwood floors and large bay like windows give this apartment a spacious airy feel. Enjoy the best of both worlds in this newer-construction, brownstone-style home with access to many amenities including 24-hr concierge, rooftop pool, gym, screening rm, kids play area & much more!



MLS # 140014772
Address 10 REGENT ST
Price \$502,000
Adj Price \$502,000

Address	10 REGENT ST	Days On Market	16
Unit Number	109	MoMaintFee	\$417
Sq Feet	839	Taxes	\$7,018
Ask Price	\$470,000		
Sold Price	\$502,000		
Closing Date	1/15/2015		

Ad Rmks: Welcome home to an impressive one bedroom at Liberty Harbor. You are greeted with 12' soaring ceilings, a large living area and a chef's kitchen finished with a Viking stove, granite counter-tops and custom cabinetry. This home is complete with a spa-like bath and w/d off kitchen. Steps to the lightrail, few blocks from the PATH, easy NYC access. Perfect for those looking for a full service lifestyle, living here also offers a gym, doorman, pool, parking for rent. Restaurants & Shops on premises.



Address	389 WASHINGTON ST	Days On Market	28
Unit Number	32D	MoMaintFee	\$360
Sq Feet	566	Taxes	\$7,361
Ask Price	\$535,000		
Sold Price	\$510,000		
Closing Date	3/30/2015		

Ad Rmks: One of a kind one bed unit located at the luxurious A condos with loads of upgrades and extensive storage throughout. Upgraded custom kitchen includes granite counter tops, mosaic tiles, bamboo wood and self closing cabinets. SS Miele range & hood with hidden dishwasher and Liebherr refrigerator. Bedroom includes custom cabinets, multi-level closets and custom bed with storage. Upgraded bathroom with zebra wood and hidden

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COMPARABLE REPORT



MLS # 140015225
Address 65 2ND ST
Price \$515,000
Adj Price \$515,000

Address	65 2ND ST	Days On Market	50
Unit Number	2006	MoMaintFee	\$550
Sq Feet	743	Taxes	\$7,900
Ask Price	\$519,900		
Sold Price	\$515,000		
Closing Date	3/6/2015		

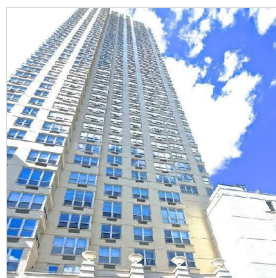
Ad Rmks: Airy, spacious one bedroom with NYC skyline views in popular Portofino complex-open living and dining area, breakfast bar, fully equipped kitchen, laundry in unit, large bedroom-foyer closets. Full-amenities building offers high-speed internet and Direct TV, 1 indoor parking space, 24 hour concierge, doorman, pool, exercise room, business center, multi-media room, children's playroom, manicured gardens with barbeque grill. Convenient LightRail to PATH,with access to NYC, Exchange Place & Pavonia/Newport



MLS # 140007067
Address 389 WASHINGTON ST
Price \$529,000
Adj Price \$529,000

Address	389 WASHINGTON ST	Days On Market	167
Unit Number	34B	MoMaintFee	\$382
Sq Feet	616	Taxes	\$7,041
Ask Price	\$559,000		
Sold Price	\$529,000		
Closing Date	2/6/2015		

Ad Rmks: Luxury High-Rise The A Condominium. Penthouse.Sunset views through large window and private terrace.All hardwood floors through out.Modern kitchen with granite tops and quality cabinets.washer/dryer in the unit.maintenance includes heat,water and gas.Also one parking space is included.24 hour full time concierge service,exercise room and rooftop BBQ area.Owner paid \$30,000 additionally for one parking space.Walk to New port path train,light rail and shopping area.



Address	88 MORGAN ST	Days On Market	5
Unit Number	1403	MoMaintFee	\$614
Sq Feet	792	Taxes	\$8,563
Ask Price	\$519,000		
Sold Price	\$530,000		
Closing Date	2/13/2015		

Ad Rmks: Beautiful 14th floor unit with stunning views of the city and water. Open concept living and dining area with hardwood floors and modern kitchen. Large master bedroom with walk-in closet and en-suite bathroom. Full-amenities building offers high-speed internet and Direct TV, 1 indoor parking space, 24 hour concierge, doorman, pool, exercise room, business center, multi-media room, children's playroom, manicured gardens with barbeque grill. Convenient LightRail to PATH,with access to NYC, Exchange Place & Pavonia/Newport

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COMPARABLE REPORT



MLS # 140009583
Address 232 PAVONIA AVE
Price \$559,000
Adj Price \$559,000

Address	232 PAVONIA AVE	Days On Market	95
Unit Number	517	MoMaintFee	\$430
Sq Feet	861	Taxes	\$5,527
Ask Price	\$559,000		
Sold Price	\$559,000		
Closing Date	1/28/2015		

Ad Rmks: Oversized, bright one bedroom condo in highly sought-after Hamilton Square on historic Hamilton Park. Feat. 9' ceilings, Tiger Strand bamboo flooring, central AC, large windows facing east with open views of skyline and great closet space, this loft residence is rare find. Boasts state of the art kitchen w/ SS appliances. Bosch w/d in unit. Hamilton Square, completed in 2009, offers 24 hr doorman, common roof terrace and courtyard . Shops on premises. Close to PATH, Holland Tunnel and restaurants.



MLS # 140011532
Address 20 2ND ST
Price \$575,000
Adj Price \$575,000

Address	20 2ND ST	Days On Market	82
Unit Number	2304	MoMaintFee	\$434
Sq Feet	724	Taxes	\$6,322
Ask Price	\$595,888		
Sold Price	\$575,000		
Closing Date	2/5/2015		

Ad Rmks: Mandalay on the Hudson-Luxury condos 1Bd unit. Home features: Direct NYC Skyline & Northern Exposure, floor to ceiling over bay windows in LR & BR. Very bright and open lay out. 1 car garage deeded parking. Here is the array of amenities: fitness center, beautiful resident's lounge, pool, BBQ areas, waterfront boardwalk and dog run, landscaped gardens, 24 hr. concierge. Near PATH, FERRY, & LITE RAIL - Minutes to NYC!



MLS # 140014546
Address 81-83 GRAND ST
Price \$577,000
Adj Price \$577,000

Address	81-83 GRAND ST	Days On Market	7
Unit Number	5	MoMaintFee	\$328
Sq Feet	1148	Taxes	\$6,400
Ask Price	\$569,000		
Sold Price	\$577,000		
Closing Date	1/22/2015		

Ad Rmks: Spacious Soho Loft Style unit in most desired Historic Paulus Hook Neighborhood. Bright open layout with many large windows. Hardwood floors. High Ceilings. Exposed Brick. Beautiful views of Paulus Hook Park from all windows. Amazing location w/restaurants and shopping at your doorstep. Few minute walk to Exchange Pl Path Train/Ferry/or Lite Rail. Solid pre-war brick building.

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COMPARABLE REPORT



MLS # 140015043
Address 234 10TH ST
Price \$582,000
Adj Price \$582,000

Address	234 10TH ST	Days On Market	58
Unit Number	509	MoMaintFee	\$371
Sq Feet	922	Taxes	\$7,393
Ask Price	\$584,000		
Sold Price	\$582,000		
Closing Date	2/26/2015		

Ad Rmks: Lofty one bedroom condo boasting floor-to-ceiling windows, 10 foot ceilings, exposed brick, recessed lighting, bamboo floors, ample storage space. Chef's kitchen with stainless steel appliances, custom cabinets, and granite countertops. Oversized, spa-like bathroom with radiant floor heating, natural stone tile. Energy efficient central air & heat. In part-time concierge building, parking available for rent. Shared roof deck. Close to all transportation, shopping, schools



MLS # 140010375
Address 88 MORGAN ST
Price \$585,000
Adj Price \$585,000

Address	88 MORGAN ST	Days On Market	91
Unit Number	1708	MoMaintFee	\$643
Sq Feet	837	Taxes	\$8,913
Ask Price	\$599,000		
Sold Price	\$585,000		
Closing Date	3/12/2015		

Ad Rmks: Now's your chance...A great unit at Trump Plaza Jersey City in the highly-coveted 08 line with 3 exposures! This 17th floor unit gets great light...from Manhattan views to the East, Verrazano Bridge to the South, beautiful sunsets to the West...over 41,000 sf of amenities including heated pool, spa w/thermal bath & sauna, billiard room, golf simulator, fitness center, business bar, entertainment lounge & theater, 24hr. concierge, children's playground, & on-site BMW Zip Cars. EZ access to NYC and beyond.



Address	25 HUDSON ST	Days On Market	108
Unit Number	514	MoMaintFee	\$471
Sq Feet	842	Taxes	\$9,128

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COMPARABLE REPORT



MLS # 140015893
Address 105 GREENE ST
Price \$600,000
Adj Price \$600,000

Address	105 GREENE ST	Days On Market	13
Unit Number	1401	MoMaintFee	\$573
Sq Feet	912	Taxes	\$9,800
Ask Price	\$579,888		
Sold Price	\$600,000		
Closing Date	1/23/2015		

Ad Rmks: Montgomery Greene Building, located at 105 Greene Street is a premier, boutique building & Highly Sought after. Location, Location, Location! Strategically situated only 1.5 blocks to the Exchange Place Path NY Waterway Ferry, & HBLR. The unit itself is a well-appointed, well maintained & meticulously upgraded with all the finishes & extras that one would desire. Uniquely designed w/ built-in pocket sliding doors, Italian travertine tile, elegant intricate closet system in foyer, separate storage space



MLS # 140009877
Address 88 MORGAN ST
Price \$605,000
Adj Price \$605,000

Address	88 MORGAN ST	Days On Market	128
Unit Number	2902	MoMaintFee	\$648
Sq Feet	837	Taxes	\$8,025
Ask Price	\$622,000		
Sold Price	\$605,000		
Closing Date	1/15/2015		

Ad Rmks: Views of the Empire State Building to the GWB w/ sunrises & sunsets in this bright & open corner condo w/ windows galore. Gleaming wood floors, cherry cabinets, granite counters & high end finishes throughout. California closets. Amenities include outdoor pool, indoor grotto, steam room, dry sauna, sun deck, game room, play area, 24hr doorman & concierge service w/spa. Heat, water & hot water included in maintenance. Located near all transportation in the heart of downtown Jersey City. Parking available



MLS # 150001200
Address 25 HUDSON ST
Price \$624,000
Adj Price \$624,000

Address	25 HUDSON ST	Days On Market	0
Unit Number	108	MoMaintFee	\$515
Sq Feet	921	Taxes	\$9,500
Ask Price	\$624,000		
Sold Price	\$624,000		
Closing Date	1/30/2015		

Ad Rmks: A spectacular & spacious waterfront condo in the unique PAULUS HOOK Neighborhood in Liberty Terrace. This is 1 BEDROOM, 1.5 BATHROOM UNIT with private balcony / terrace where you can see beautiful sunrise, views of STATUE OF LIBERTY and captivating river views with floor to ceiling windows overlooking the New York Harbor.

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

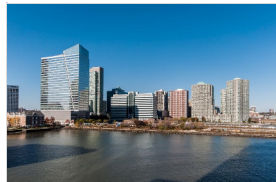
COMPARABLE REPORT



MLS # 140015493
Address 88 MORGAN ST
Price \$625,000
Adj Price \$625,000

Address	88 MORGAN ST	Days On Market	14
Unit Number	4706	MoMaintFee	\$670
Sq Feet	864	Taxes	\$9,100
Ask Price	\$629,999		
Sold Price	\$625,000		
Closing Date	2/4/2015		

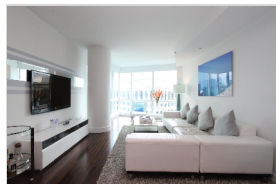
Ad Rmks: Experience luxury living in this PREMIUM 06 LINE w/SOUTHERN exposures. 1 Bedroom/1 bath condo with stainless steel appliances, granite counter tops, and hardwood floors. Building features 24 hour doorman and concierge, fitness center, billiards room, virtual golf simulator, dining room, screening room, outdoor heated pool & sun deck. Indoor aqua grotto spa with sauna and steam room.



MLS # 140014840
Address 2 2ND ST
Price \$720,000
Adj Price \$720,000

Address	2 2ND ST	Days On Market	58
Unit Number	2008	MoMaintFee	\$511
Sq Feet	869	Taxes	\$4,498
Ask Price	\$729,900		
Sold Price	\$720,000		
Closing Date	1/16/2015		

Ad Rmks: Enter the world of luxury at Crystal Point. Enjoy a wall of windows in your unit, with tons of natural light and gorgeous sunset views. This spacious unit features ultra sleek Kitchen & expansive Bathroom w/ luxurious, imported finishes throughout plus gleaming hardwood floors, laundry in unit & Hunter Douglas blinds. Light Rail/PATH in close proximity. Building features waterfront location, 24hr concierge, pool, spa, gym & more! One parking space included.



MLS # 140013908
Address 77 HUDSON ST
Price \$765,000
Adj Price \$765,000

Address	77 HUDSON ST	Days On Market	62
Unit Number	1505	MoMaintFee	\$715
Sq Feet	957	Taxes	\$11,490
Ask Price	\$780,000		
Sold Price	\$765,000		
Closing Date	2/23/2015		

Ad Rmks: Elegantly appointed and impeccably maintained, this sleek sunlit 1 bedroom corner unit is simply the very best in urban living-Featuring a professional-style fully equipped kitchen with a dining island, gleaming hardwood floors, decorator bath with floating vanity, wonderful open living and dining rooms for fine entertaining, the den/study/home office makes working at home a pleasure. World class amenities include health club, community room, concierge, doorman- a stellar home!

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

COMPARABLE REPORT



MLS # 140008930
Address 77 HUDSON ST
Price \$775,000
Adj Price \$775,000

Address	77 HUDSON ST	Days On Market	139
Unit Number	2907	MoMaintFee	\$590
Sq Feet	869	Taxes	\$10,297
Ask Price	\$799,900		
Sold Price	\$775,000		
Closing Date	1/9/2015		

Ad Rmks: 1 BR with SE exposure and NYC skyline, Harbor and Statue of Liberty views in Downtown Jersey City's premiere bldg, 77 Hudson. The unique glass curtain wall allows for maximum light. Ultra sleek, modern European kitchens & marble spa-like baths. Over 44,000 SF of indoor/outdoor amenities incl fitness center, pool, jacuzzi, fire pit, BBQ grills, sauna, steam, massage room, virtual golf & much more. Best location in Jersey City: NY Ferry, PATH & Light Rail at your doorstep. 1 parking spot incl.



MLS # 140014747
Address 25 HUDSON ST
Price \$825,000
Adj Price \$825,000

Address	25 HUDSON ST	Days On Market	18
Unit Number	806	MoMaintFee	\$653
Sq Feet	1168	Taxes	\$12,458
Ask Price	\$849,000		
Sold Price	\$825,000		
Closing Date	1/16/2015		

Ad Rmks: The largest, most luxurious and only South facing one bedroom home at Liberty Terrace. Gorgeous Southern light thru floor to ceiling glass with Spectacular views of NYC, Statue of Liberty, and the Hudson River. King sized bedroom w/ walk in closet and en suite spa-like Tiger-Beige Marble Master Bath w/ frameless glass shower and large soaking tub. Modern Kitchen with pristine granite counter top and Stainless steel appliances, Bosch washer/dryer and an additional half bath off entry foyer.



MLS # 140011727

Address	77 HUDSON ST	Days On Market	71
Unit Number	3308	MoMaintFee	\$705
Sq Feet	930	Taxes	\$10,683
Ask Price	\$889,000		
Sold Price	\$875,000		
Closing Date	1/16/2015		

Ad Rmks: Bright and beautiful 1 bedroom with large floor to ceiling glass of Downtown

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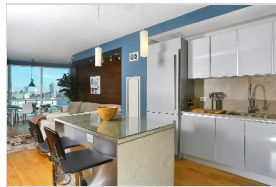
COMPARABLE REPORT



Address	77 HUDSON ST	Days On Market	0
Unit Number	3005	MoMaintFee	\$715
Sq Feet	946	Taxes	\$12,000
Ask Price	\$899,999		
Sold Price	\$880,000		
Closing Date	3/31/2015		

MLS # 150000759
Address 77 HUDSON ST
Price \$880,000
Adj Price \$880,000

Ad Rmks: Enjoy protected, stunning Hudson River & NYC views from this over-sized 1BR/1.5BTH flooded w natural light through 77's signature curtain glass wall. This home features Brazilian Cherry HW floors, Tabu Italian Cabinetry, Carrara marble bath w luxurious soaking tub, and huge walk-in closet. 77 Hudson is the premiere bldg in Jersey City, with quality & style unlike any other this side of the Hudson & 44,000sf of resort amenities. Exchange Place location offers quick commute to NY w/PATH & Ferry @ doorstep.



Address	77 HUDSON ST	Days On Market	68
Unit Number	2005	MoMaintFee	\$705
Sq Feet	957	Taxes	\$11,441
Ask Price	\$895,000		
Sold Price	\$890,000		
Closing Date	2/26/2015		

MLS # 140015554
Address 77 HUDSON ST
Price \$890,000
Adj Price \$890,000

Ad Rmks: Stunning 1.5 bed, 1 bath condo in Jersey City's Exchange Place neighborhood. Steps from the PATH, light rail, ferry, and shopping. Panoramic view of Manhattan skyline visible from bedroom, living area, and balcony. Open layout with oak floors, W/D, home office, bathroom with tub, and custom touches throughout. Located in 77 Hudson, Jersey City's premier building. Amenities include 24-hour security, fitness center, outdoor pool and patio. 15 yrs tax abatement. Pet friendly, 1 parking spot included.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$899,999	\$369,000	\$570,186	\$527,450
SP:	\$890,000	\$358,500	\$563,747	\$522,000

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