

# COMPARATIVE MARKET ANALYSIS

2 Bedroom Luxury Condos Sold Q1 2015 Downtown  
Jersey City

***Prepared for:***

Perspectives  
Jersey City, NJ 07302

Friday, July 03, 2015

***Prepared By:***

**ALEX BAO**  
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## 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

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# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,287,000	\$369,900	\$787,467	\$785,000
SP:	\$1,240,000	\$356,000	\$777,609	\$800,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
349 7TH ST	2	1	753	3/11/2015	113	\$369,900	\$356,000
383 1ST ST	2	1	1120	1/14/2015	165	\$435,000	\$435,000
354 3RD ST	2	2	950	1/16/2015	102	\$439,000	\$437,500
205 10TH ST	2	2	964	1/7/2015	104	\$495,000	\$465,000
51 MERCER ST	2	1	813	1/16/2015	9	\$459,000	\$470,000
383 1ST ST	2	2	1090	1/12/2015	129	\$489,000	\$492,000
227 CHRISTOPHER COLUMBUS DR	2	2	1040	1/30/2015	5	\$499,000	\$506,000
700 GROVE ST	2	2	1220	1/8/2015	27	\$564,000	\$559,000
700 GROVE ST	2	2	1205	3/18/2015	54	\$585,000	\$575,000
227 CHRISTOPHER COLUMBUS DR	2	2	1000	3/30/2015	13	\$589,000	\$577,000
205 10TH ST	2	2	1200	3/27/2015	29	\$627,000	\$635,000
229 MONTGOMERY ST	2	3	1250	2/6/2015	8	\$625,000	\$660,000
45 RIVER DR SOUTH	2	2	1030	1/15/2015	13	\$639,000	\$662,000
700 GROVE ST	2	2	1395	3/18/2015	40	\$699,000	\$686,000
261 GRAND ST	2	2	1055	3/6/2015	9	\$725,000	\$720,000
10 REGENT ST	2	2	1054	2/20/2015	13	\$785,000	\$740,000
201 LUIS M MARIN BLVD	2	2	1089	1/14/2015	15	\$699,000	\$755,000
1 GREENE ST	2	2	1437	3/6/2015	63	\$769,000	\$770,500
10 REGENT ST	2	2	1099	3/17/2015	11	\$759,000	\$772,000
10 REGENT ST	2	2	1099	3/20/2015	9	\$769,000	\$786,000
275 5TH ST	2	2	1602	1/30/2015	30	\$875,000	\$800,000
65 2ND ST	2	2	1111	3/26/2015	111	\$850,000	\$805,000
83 BRIGHT ST	2	2	1530	3/17/2015	10	\$749,000	\$821,000
65 2ND ST	2	2	1105	1/16/2015	28	\$855,000	\$830,000
78 WAYNE ST	2	2	1230	2/13/2015	34	\$839,000	\$835,000
138 ESSEX ST	2	2	1220	3/27/2015	79	\$849,900	\$835,000
201 LUIS M MARIN BLVD	2	2	1454	1/9/2015	34	\$899,000	\$857,000
78 WAYNE ST	2	2	1230	3/13/2015	41	\$899,000	\$889,000
20 2ND ST	2	2	1173	1/22/2015	18	\$899,000	\$890,000
140 BAY ST	2	2	1310	3/2/2015	17	\$899,000	\$903,000
138 ESSEX ST	2	2	1353	2/27/2015	9	\$929,900	\$920,000
187 WARREN ST	2	2	1587	1/15/2015	5	\$875,000	\$935,000

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

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## CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
77 HUDSON ST	2	2	1075	1/22/2015	36	\$999,999	\$935,000
234 10TH ST	2	2	1380	1/6/2015	14	\$949,450	\$935,000
174 WASHINGTON ST	2	2	1342	3/16/2015	20	\$999,000	\$980,000
174 WASHINGTON ST	2	2	1567	2/25/2015	83	\$1,098,000	\$985,000
389 WASHINGTON ST	2	2	1366	2/10/2015	7	\$999,999	\$999,000
299 PAVONIA AVE	2	2	2100	1/26/2015	18	\$999,999	\$999,000
25 HUDSON ST	2	3	1433	3/11/2015	71	\$1,245,000	\$1,200,000
2 2ND ST	2	3	1473	2/1/2015	97	\$1,269,000	\$1,230,000
2 2ND ST	2	3	1475	1/21/2015	30	\$1,287,000	\$1,240,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>41</b>					<b>42</b>	<b>\$787,467</b>	<b>\$777,609</b>

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## COMPARABLE REPORT



MLS # 140014323  
Address 349 7TH ST  
Price \$356,000  
Adj Price \$356,000

Address	349 7TH ST	Days On Market	113
Unit Number	2R	MoMaintFee	\$341
Sq Feet	753	Taxes	\$7,309
Ask Price	\$369,900		
Sold Price	\$356,000		
Closing Date	3/11/2015		

**Ad Rmks:** Delightfully bright & airy home with North to South exposures. 2 Bedroom condo was completely gut renovated in 2004. It features crown molding, beautiful hardwood floors, granite counter tops, stainless steel kitchen appliances, ceramic tiled bathroom, private extra storage & laundry in basement. Close to parks, restaurants & transportation. \*\*\*Seller will pay 1yr of HOA fees \$4,092\*\*\*



MLS # 140007551  
Address 383 1ST ST  
Price \$435,000  
Adj Price \$435,000

Address	383 1ST ST	Days On Market	165
Unit Number	1	MoMaintFee	\$339
Sq Feet	1120	Taxes	\$0
Ask Price	\$435,000		
Sold Price	\$435,000		
Closing Date	1/14/2015		

**Ad Rmks:** Bright & spacious 2 bed, 1 bath with private patio in Downtown Jersey City. Condo features modern kitchen with black granite counters, Samsung & Bosch stainless steel appliances & oak cabinets. Large open living & dining area perfect for entertaining. Great closet space with Central AC, baseboard heating & washer/dryer in the unit. Quiet rear master bedroom. Enjoy your own private patio. New City park coming soon across the street. Near PATH. Seller to credit 2 years of maintenance fees for buyer.



MLS # 140010657  
Address 354 3RD ST  
Price \$437,500  
Adj Price \$437,500

Address	354 3RD ST	Days On Market	102
Unit Number	4	MoMaintFee	\$313
Sq Feet	950	Taxes	\$5,208
Ask Price	\$439,000		
Sold Price	\$437,500		
Closing Date	1/16/2015		

**Ad Rmks:** Perfect home to call you own. Located right in the heart of downtown Jersey City, short walk to the Path and restaurants surround the building. This is a top floor home with southern exposure and a skylight in living room to allow immense natural light. Features an open kitchen with an island and open living room space.

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## COMPARABLE REPORT



MLS # 140010282  
Address 205 10TH ST  
Price \$465,000  
Adj Price \$465,000

Address	205 10TH ST	Days On Market	104
Unit Number	8W	MoMaintFee	\$627
Sq Feet	964	Taxes	\$8,996
Ask Price	\$495,000		
Sold Price	\$465,000		
Closing Date	1/7/2015		

**Ad Rmks:** Fabulous pet friendly 2 BR, 2Bth condo conveniently located in downtown JC. LR/DR combo, galley kitchen, washer & dryer in unit, hardwood floors and outdoor terrace. Bldg features include doorman, exercise room, sauna, wiring for Fios. Upscale condo community in hi-rise building which is located close to Hamilton Park, Newport Mall, light rail and PATH Train.



MLS # 140014690  
Address 51 MERCER ST  
Price \$470,000  
Adj Price \$470,000

Address	51 MERCER ST	Days On Market	9
Unit Number	5	MoMaintFee	\$350
Sq Feet	813	Taxes	\$6,690
Ask Price	\$459,000		
Sold Price	\$470,000		
Closing Date	1/16/2015		

**Ad Rmks:** Location is key! This condo has it all. Just 2.5 blks from the Grove St PATH and mins to Van Vorst Park. This bright and space efficient 2BR/1BA condo boasts an eat-in-kitchen w/ granite counter tops and stainless steel appliances, inlaid hardwood floors, exposed brick, an entire wall of California Closets, free washer/dryer in the building & private storage space. The well maintained common areas include marble staircases, stained glass windows and a retreat-like landscaped backyard perfect for entertaining



MLS # 140007552  
Address 383 1ST ST  
Price \$492,000  
Adj Price \$492,000

Address	383 1ST ST	Days On Market	129
Unit Number	2	MoMaintFee	\$330
Sq Feet	1090	Taxes	\$0
Ask Price	\$489,000		
Sold Price	\$492,000		
Closing Date	1/12/2015		

**Ad Rmks:** Spacious 2 bedroom, 2 bath duplex with private roof deck in Downtown Jersey City. 1st floor layout features hardwood floors, a full bath, large open kitchen with black granite counters, Samsung & Bosch stainless steel appliances, oak cabinets. Spacious living & dining area leads out your own large private roof deck. 2nd floor features 2 bedrooms, 1 full bath & washer/dryer. New City park coming soon across the street. Near PATH. Seller to pay 2 years of maintenance fees upfront for buyer.

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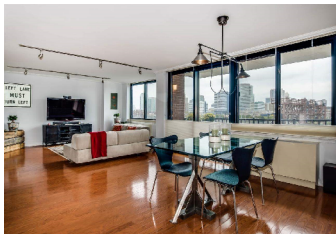
## COMPARABLE REPORT



MLS # 140015346  
Address 227 CHRISTOPHER COLUMBUS DR  
Price \$506,000  
Adj Price \$506,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	5
Unit Number	136B	MoMaintFee	\$651
Sq Feet	1040	Taxes	\$7,700
Ask Price	\$499,000		
Sold Price	\$506,000		
Closing Date	1/30/2015		

**Ad Rmks:** Magnificent sunny two bedroom, one and half bath unit with parking. This desirable unit has an open living/dining room area with soaring high ceilings and exposed brick. Beautiful kitchen with breakfast bar. Hardwood floors throughout. Two spacious bedrooms with great closets and stylish bathrooms. Enjoy the famous life style center which features screening room, fitness center, community room, basketball court, pool table, screening room, BBQ grills in courtyard and concierge office for package pickup.



MLS # 140012224  
Address 700 GROVE ST  
Price \$559,000  
Adj Price \$559,000

Address	700 GROVE ST	Days On Market	27
Unit Number	5P	MoMaintFee	\$718
Sq Feet	1220	Taxes	\$9,537
Ask Price	\$564,000		
Sold Price	\$559,000		
Closing Date	1/8/2015		

**Ad Rmks:** South facing entertainer's delight Toll Brothers Luxury home. Vast Living Dining space w/ balcony and NYC, Freedom Tower views is perfect for friendly soirees. Open kitchen with abundant storage and breakfast bar will bring out your inner chef. Closets galore with WIC in master BR and 4 more. Steel/concrete quality, deeded parking, 24h doorman, real gym, lounge, 8 min to PATH, 7 min ride to NYC. Mainten. fees include hot water, gas, high speed internet, cable. Best value in JC/Hoboken and what a night view!



MLS # 140014898  
Address 700 GROVE ST  
Price \$575,000  
Adj Price \$575,000

Address	700 GROVE ST	Days On Market	54
Unit Number	7N	MoMaintFee	\$708
Sq Feet	1205	Taxes	\$8,264
Ask Price	\$585,000		
Sold Price	\$575,000		
Closing Date	3/18/2015		

**Ad Rmks:** MOTIVATED SELLER !!! - Luxury Living at 700 Grove! 2BR/2BA, 1200+ sq.ft. living space, 60+ sq.ft. Private Terrace, south facing w/ direct sunlight all year. Stainless Steel GE Profile Appliances, new French Door Refrigerator, Washer/Dryer in unit, Custom Closets & Blinds. Just blocks to Hoboken Path or Newport. 20 Years Tax Abatement. Condo also available for rent !

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## COMPARABLE REPORT



MLS # 150001926  
Address 227 CHRISTOPHER COLUMBUS DR  
Price \$577,000  
Adj Price \$577,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	13
Unit Number	417B	MoMaintFee	\$678
Sq Feet	1000	Taxes	\$8,438
Ask Price	\$589,000		
Sold Price	\$577,000		
Closing Date	3/30/2015		

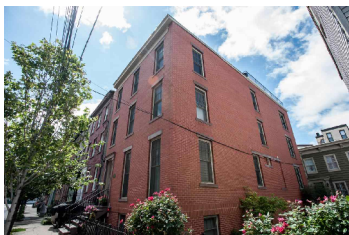
**Ad Rmks:** Stunning two bedroom condo Top floor duplex with beautiful views of New York City from your private roof deck. This amazing unit also comes with a private parking spot. Kitchen features SS appliances, granite countertops, large pantry and garbage disposal. Custom lighting and books shelves. Unit has 9 huge closets and a separate additional 60 square foot storage space in the unit. Spacious bedrooms and spa like renovated bathrooms. Private terrace with 17 foot bar top for great entertaining.



MLS # 140016616  
Address 205 10TH ST  
Price \$635,000  
Adj Price \$635,000

Address	205 10TH ST	Days On Market	29
Unit Number	5H	MoMaintFee	\$504
Sq Feet	1200	Taxes	\$7,894
Ask Price	\$627,000		
Sold Price	\$635,000		
Closing Date	3/27/2015		

**Ad Rmks:** Make the decision to live in the heart of Hamilton Park. This sun drenched home featuring direct southern exposures is flooded with natural light. Lofted 2 Bedroom / 2 Bath home boasts meticulously maintained hardwood floors, soaring 14ft ceilings, open living floor plan & NYC views from your spacious and lovely terrace. Parking can be rented on-site. Full time doorman, close to PATH, parks, shops & restaurants. This will not last...



MLS # 140015859  
Address 229 MONTGOMERY ST  
Price \$660,000  
Adj Price \$660,000

Address	229 MONTGOMERY ST	Days On Market	8
Unit Number	2	MoMaintFee	\$469
Sq Feet	1250	Taxes	\$10,000
Ask Price	\$625,000		
Sold Price	\$660,000		
Closing Date	2/6/2015		

**Ad Rmks:** Beautiful, south-facing, 2 bedrooms and 2.5 bathrooms duplex condominium with wide open floor plan. This Van Vorst Park area condo boasts central A/C, washer/dryer in unit, stainless steel appliances and granite countertops in kitchen. Living room features sliding doors out to a spacious private deck perfect for BBQ-ing and entertaining. Three blocks to the Grove Street PATH station and steps to shops and restaurants.

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## COMPARABLE REPORT



MLS # 140015964  
Address 45 RIVER DR SOUTH  
Price \$662,000  
Adj Price \$662,000

Address	45 RIVER DR SOUTH	Days On Market	13
Unit Number	1603	MoMaintFee	\$466
Sq Feet	1030	Taxes	\$9,486
Ask Price	\$639,000		
Sold Price	\$662,000		
Closing Date	1/15/2015		

**Ad Rmks:** Experience the convenience of urban waterfront living at The Monroe in Newport in this South facing two bed two bath with an abundance of natural light from every window. The upgraded gourmet kitchen features stainless steel appliances, silestone countertops & custom cabinetry. The bathrooms have been completely renovated with granite tile and Kohler fixtures. NYC commuters dream, just steps to The Path & ferry.



MLS # 140014000  
Address 700 GROVE ST  
Price \$686,000  
Adj Price \$686,000

Address	700 GROVE ST	Days On Market	40
Unit Number	6Q	MoMaintFee	\$820
Sq Feet	1395	Taxes	\$10,290
Ask Price	\$699,000		
Sold Price	\$686,000		
Closing Date	3/18/2015		

**Ad Rmks:** Rarely available SE CORNER 1400 sf true 2BR replete with custom upgrades. Unobstructed NYC views from this sunbathed unit. A wrap around terrace along with sprawling Living/Dining area are perfect for friendly soirees. Gourmet kitchen w/ breakfast bar and window will bring out your inner chef. Both BR-s are huge (16x11 and 15x14). Enjoy living in this luxury steel and concrete building with deeded parking, pro gym, 24/7 concierge and only 8 min to PATH. Mainten. incl. heat, h/w, gas, cable, internet, gym



MLS # 150000615  
Address 261 GRAND ST  
Price \$720,000  
Adj Price \$720,000

Address	261 GRAND ST	Days On Market	9
Unit Number	224	MoMaintFee	\$407
Sq Feet	1055	Taxes	\$8,642
Ask Price	\$725,000		
Sold Price	\$720,000		
Closing Date	3/6/2015		

**Ad Rmks:** A Classic Brownstone exterior with the modern conveniences of luxury condo living in a full service community. Home features; North and South Exposures, sustainable Bamboo floors, open floor-plan, & 9' ceilings. Exceptional Kitchen featuring Viking Gas Oven/Range & Microwave, KitchenAid Refrig. & D/W, Custom English Cabinetry. Gas HVAC. Cal. Closets. Amenities incld, Doorman pckgs., Fitness Ctr, 5th Fl. Clubhouse, Theatre, Billiard Rm, Sun-deck w/Jacuzzi & BBQ. Outdoor/Indoor fee parking.

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## COMPARABLE REPORT



MLS # 140015477  
Address 10 REGENT ST  
Price \$740,000  
Adj Price \$740,000

Address	10 REGENT ST	Days On Market	13
Unit Number	814	MoMaintFee	\$550
Sq Feet	1054	Taxes	\$9,686
Ask Price	\$785,000		
Sold Price	\$740,000		
Closing Date	2/20/2015		

**Ad Rmks:** Top Floor East facing 2BR/2BTH w/spectacular NYC Views! Features lots of natural sunlight, oversized windows, 10ft ceilings, state of the art kitchen & appliances, granite counters, h/w floors, walk-in closet, Smart Home Tech & security system. Amenities includes 24hr doorman, pool, gym, billiards, yoga room & is walking distance to NYC transportation & parking available for additional fee.



MLS # 140014828  
Address 201 LUIS M MARIN BLVD  
Price \$755,000  
Adj Price \$755,000

Address	201 LUIS M MARIN BLVD	Days On Market	15
Unit Number	1519	MoMaintFee	\$501
Sq Feet	1089	Taxes	\$8,744
Ask Price	\$699,000		
Sold Price	\$755,000		
Closing Date	1/14/2015		

**Ad Rmks:** Beauty, warmth & value are the appeals of this finely crafted luxury condo. Enter onto an expansive living space & oversized terrace with gorgeous West/sunset views. Gourmet kitchen features maple cabinets, granite, stainless steel appliances, backsplash & breakfast bar. Lavish in the marble baths & enjoy other features like gleaming wood floors, upgrades throughout, custom closets & paint, laundry, central air/heat, close proximity to PATH/Light Rail/Ferry. Taxes based on purchase price. Parking avail \$35K



MLS # 140016247  
Address 1 GREENE ST  
Price \$770,500  
Adj Price \$770,500

Address	1 GREENE ST	Days On Market	63
Unit Number	714	MoMaintFee	\$1,215
Sq Feet	1437	Taxes	\$11,774
Ask Price	\$769,000		
Sold Price	\$770,500		
Closing Date	3/6/2015		

**Ad Rmks:** Gracious Urban Living: Luxury 2BR/2BA condo in the Heart of Historic Paulus Hook at edge of Morris Canal. 1 block from Hudson River. Statue of Liberty, Verrazano + River views from unit & private balcony. Unit features many renovations, all new kitchen, large windows, grand balcony, HWF & more. Bldg features atrium lobby, glass elevators, pool, 24 hr doorman, valet parking + more. Close to PATH, Ferry, LRT and 30+ restaurants. Heat, Hot Water & mandatory valet parking included in maintenance of \$1214.58

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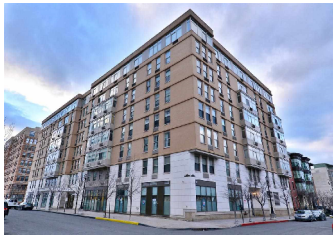
## COMPARABLE REPORT



MLS # 150000072  
Address 10 REGENT ST  
Price \$772,000  
Adj Price \$772,000

Address	10 REGENT ST	Days On Market	11
Unit Number	614	MoMaintFee	\$560
Sq Feet	1099	Taxes	\$9,268
Ask Price	\$759,000		
Sold Price	\$772,000		
Closing Date	3/17/2015		

**Ad Rmks:** A beautiful east facing unit with stunning NYC views. 2 bedroom/2 bath. Bright and sunny rooms. Over-sized bay window in living room with motorized Hunter Douglass blinds (cost \$5000), high-end kitchen cabinets, appliances and granite counter top, full size washer/dryer, walk-in closet. Amenities include: 24hr doorman, pool, gym, billiards, yoga room & is walking distance to NYC transportation. Parking available for additional fee: indoor \$185; outdoor parking \$125 + \$125 security deposit.



MLS # 150000677  
Address 10 REGENT ST  
Price \$786,000  
Adj Price \$786,000

Address	10 REGENT ST	Days On Market	9
Unit Number	416	MoMaintFee	\$546
Sq Feet	1099	Taxes	\$9,500
Ask Price	\$769,000		
Sold Price	\$786,000		
Closing Date	3/20/2015		

**Ad Rmks:** Rare, hard to find, 2 Bedroom at The Sutton. Beautiful~Bright~Spacious Immaculate Condition. State of the Art Home Tech & Security System Window Treatments, Hardwood Floors, Stainless Steel Appliances/Gas Range. Granite Countertops. Full Size W/D, Walk-in closet. 24Hr Concierge, Generous amenities include, full size fitness facility, community room, screening room, resident lounge, billiard room whirlpool, barbecue patio, roof deck pool. Garage Parking available \$185 indoor or \$125 outdoor



MLS # 140013530  
Address 275 5TH ST  
Price \$800,000  
Adj Price \$800,000

Address	275 5TH ST	Days On Market	30
Unit Number	1	MoMaintFee	\$531
Sq Feet	1602	Taxes	\$13,000
Ask Price	\$875,000		
Sold Price	\$800,000		
Closing Date	1/30/2015		

**Ad Rmks:** Welcome to this Lofty condo, adorned w/recessed lighting, modern design finishes perfectly balanced w/historic architecture. Featuring: Kitchen w/SS appliances & granite counter tops, exposed brick, H/W floors, a dining area that opens to a 2 story sun room w/floor to ceiling windows. Lower level features media rm, master bedroom w/en suite bathroom & extravagantly roomy 2 person built-in CA closet. Also Includes 600 sq ft of private yard or parking & great southern exposure!

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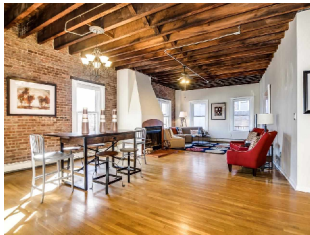
## COMPARABLE REPORT



MLS # 140014018  
Address 65 2ND ST  
Price \$805,000  
Adj Price \$805,000

Address	65 2ND ST	Days On Market	111
Unit Number	2001	MoMaintFee	\$794
Sq Feet	1111	Taxes	\$10,277
Ask Price	\$850,000		
Sold Price	\$805,000		
Closing Date	3/26/2015		

**Ad Rmks:** Portofino welcomes you to this sun filled 2 Bedroom/ 2 Bath home on the South West corner featuring a private balcony & views from World Trade to Statue of Liberty. The building boasts full time Concierge, Pool, Outdoor BBQ, Children's play area, Gym, Residence Lounge. Maintenance Includes: Water, Basic Cable & Internet. All this plus one garaged parking space!



MLS # 150000523  
Address 83 BRIGHT ST  
Price \$821,000  
Adj Price \$821,000

Address	83 BRIGHT ST	Days On Market	10
Unit Number	3B	MoMaintFee	\$383
Sq Feet	1530	Taxes	\$4,550
Ask Price	\$749,000		
Sold Price	\$821,000		
Closing Date	3/17/2015		

**Ad Rmks:** Spacious 2 bedroom/2 bath loft in elevator building. This unique one of a kind home features wonderful open floor plan. Updated kitchen with quartz counters. Airy living area complete with warm and inviting wood-burning fireplace. Generously sized bedrooms. This home boasts soaring ceilings with exposed beams, hardwood floors and brick walls. Corner unit with lots of windows. An abundance of storage and closets. Washer/dryer in unit. Close to Van Vorst Park, shops, restaurants and Path.



MLS # 140013559  
Address 65 2ND ST  
Price \$830,000  
Adj Price \$830,000

Address	65 2ND ST	Days On Market	28
Unit Number	2111	MoMaintFee	\$756
Sq Feet	1105	Taxes	\$10,547
Ask Price	\$855,000		
Sold Price	\$830,000		
Closing Date	1/16/2015		

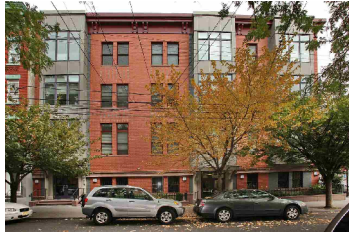
**Ad Rmks:** Views of Metropolitan NYC, the river and harbor outside your wraparound windows. A balcony to entertain guests on. A full service building including a gym, pool, business center. Parking. This beautiful 2 bedroom, 2 bathroom home is awaiting its new owner. Caution: working at home may consist of too much daydreaming while looking out the window. \$3000 credit to replace washer/dryer, microwave, and install new carpet so that you can give this home your own touches. Fall in love. All over again.

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

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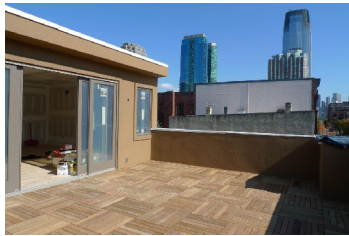
## COMPARABLE REPORT



MLS # 140013871  
Address 78 WAYNE ST  
Price \$835,000  
Adj Price \$835,000

Address	78 WAYNE ST	Days On Market	34
Unit Number	201	MoMaintFee	\$477
Sq Feet	1230	Taxes	\$10,147
Ask Price	\$839,000		
Sold Price	\$835,000		
Closing Date	2/13/2015		

**Ad Rmks:** Fantastic Boutique Loft with simple modern elegance, open layout and lavish finishes. Beautiful and specious kitchen with Caesarstone counters, ss appliances, Kempas HW flooring, 10' ceilings, recessed lighting with floating top lit crown moldings. Master bath with double vanity, topped with back-lit onyx counter, Rain shower w/ four heads, and Wonderful Custom Stonework. The unit is totally wired, 2 large bedrooms, and has phenomenal Closet Space. Common outdoor space and 2 blocks from PATH and Park.



MLS # 140015187  
Address 138 ESSEX ST  
Price \$835,000  
Adj Price \$835,000

Address	138 ESSEX ST	Days On Market	79
Unit Number	3	MoMaintFee	\$355
Sq Feet	1220	Taxes	\$0
Ask Price	\$849,900		
Sold Price	\$835,000		
Closing Date	3/27/2015		

**Ad Rmks:** Unit 3 is a 2 bedroom, 2 full bath, 1,220 sq.ft. duplex layout with a private roof deck. Top of the line finishes include 4" hardwood floors throughout, custom espresso kitchen cabinets, granite counters, stainless steel appliances, gas range, Central A/C & heating & W/D in unit. 2nd Floor features open living room, dining area & kitchen w/high ceilings. Step out to a private deck with views! Master bedroom suite features abundant closet space, bathroom w/double sink vanity & seamless glass shower.



MLS # 140014592  
Address 201 LUIS M MARIN BLVD  
Price \$857,000  
Adj Price \$857,000

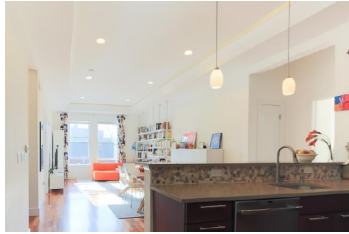
Address	201 LUIS M MARIN BLVD	Days On Market	34
Unit Number	1201	MoMaintFee	\$679
Sq Feet	1454	Taxes	\$12,542
Ask Price	\$899,000		
Sold Price	\$857,000		
Closing Date	1/9/2015		

**Ad Rmks:** Beautiful NW corner with wrap around glass window w/ balcony off Gourmet eat-in kitchen; Huge 2B/2B that truly feels like a home; Gleaming HW floor, granite Counter top and SS appliance in Kitchen; Large walk in closets in both bedrooms; Custom Crown molding and wainscoting; Central heating and cooling; W/D in unit; Maintenance includes internet, basic cable, cooking gas and gym; One car deeded parking included; 24 hr concierge; Steps from Path, Ferry and Light rail.

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## COMPARABLE REPORT



MLS # 140016099  
Address 78 WAYNE ST  
Price \$889,000  
Adj Price \$889,000

Address	78 WAYNE ST	Days On Market	41
Unit Number	4A	MoMaintFee	\$477
Sq Feet	1230	Taxes	\$10,148
Ask Price	\$899,000		
Sold Price	\$889,000		
Closing Date	3/13/2015		

**Ad Rmks:** Welcome home to the Rosina. Completed in 2011, this elegant south facing 2 BR 2 BTH 1230 sqâ€™ spacious penthouse is equipped w/ modern luxurious finishes: 10â€™ ceilings adorned w/ recessed lighting, top lit crown molding, 7â€™ solid wood doors, wide plank kempas hardwood flooring, designer kitchen cabinetry, Caesar stone countertops, SS appliances, & a master bathroom w/ double vanity built in backlit onyx & spa shower. Includes garage parking, only 2 blocks to Grove St. Path Station.



MLS # 140015610  
Address 20 2ND ST  
Price \$890,000  
Adj Price \$890,000

Address	20 2ND ST	Days On Market	18
Unit Number	908	MoMaintFee	\$704
Sq Feet	1173	Taxes	\$10,304
Ask Price	\$899,000		
Sold Price	\$890,000		
Closing Date	1/22/2015		

**Ad Rmks:** Mandalay on the Hudson. This 2 bedroom 2 bath condo has sweeping NYC views to the north & east flooding the home with natural sunlight. This waterfront property features, a Gourmet kitchen w/SS appliances, granite counters, tile back splash, hardwood floors, w/d in-unit, luxurious baths, deeded parking and private terrace complete the the picture. Located in a full service building with 24hr concierge, fitness center and a spectacular outdoor pool.



MLS # 140016082  
Address 140 BAY ST  
Price \$903,000  
Adj Price \$903,000

Address	140 BAY ST	Days On Market	17
Unit Number	PH70	MoMaintFee	\$654
Sq Feet	1310	Taxes	\$8,030
Ask Price	\$899,000		
Sold Price	\$903,000		
Closing Date	3/2/2015		

**Ad Rmks:** Stunning penthouse corner duplex with 2bedrooms and 2 full baths. Custom lighting, closets and window treatments , along with a built in home office area complete the look of the home. Hardwood floors throughout, granite countertops in kitchen with ss appliances and tile backsplash. Sperate dining area with 18 ft ceilings. Just a few blocks to path in the hip powerhouse arts district.

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## COMPARABLE REPORT



MLS # 140015184  
Address 138 ESSEX ST  
Price \$920,000  
Adj Price \$920,000

Address	138 ESSEX ST	Days On Market	9
Unit Number	1	MoMaintFee	\$397
Sq Feet	1353	Taxes	\$0
Ask Price	\$929,900		
Sold Price	\$920,000		
Closing Date	2/27/2015		

**Ad Rmks:** Unit 1 is a 2 bedroom + Den, 2 full bath, 1,353 sq.ft. layout w/deck & private yard. Top of the line finishes include 4" hardwood floors throughout, custom white shaker kitchen w/granite counters, stainless steel appliances, gas range, Central A/C & heat, W/D in unit. Open living room & dining area. Master bedroom suite features abundant closet space w/large walk-in closet & 2 reach in closets, bath w/double sink vanity & seamless glass shower. 2nd bed w/full bath & abundant closets + Office or 3rd bed.



MLS # 140014962  
Address 187 WARREN ST  
Price \$935,000  
Adj Price \$935,000

Address	187 WARREN ST	Days On Market	5
Unit Number	404	MoMaintFee	\$571
Sq Feet	1587	Taxes	\$8,744
Ask Price	\$875,000		
Sold Price	\$935,000		
Closing Date	1/15/2015		

**Ad Rmks:** Fantastic 2 bedroom, 2bath condo located in Liberty Point! A must see home! Features high 11ft ceilings, hardwood floors throughout, airy layout with lots of natural sunlight & central a/c. Custom kitchen with granite counters & SS appliances, washer/dryer, private balcony w/parking. Steps to light rail!



MLS # 140014296  
Address 77 HUDSON ST  
Price \$935,000  
Adj Price \$935,000

Address	77 HUDSON ST	Days On Market	36
Unit Number	2111	MoMaintFee	\$901
Sq Feet	1075	Taxes	
Ask Price	\$999,999		
Sold Price	\$935,000		
Closing Date	1/22/2015		

**Ad Rmks:** Rare to market 2BR/2BTH in Jersey City's premiere building, 77 Hudson. 77's curtain glass wall offers spectacular views of the Statue of Liberty & extraordinary light in this S/W corner unit. Features incl. Italian cabinetry, quartz counters, Brazilian cherry hardwood floors & custom lighting. Spa-like bath w/Carrera marble & huge soaking tub. 44,000sf of resort like amenities incl. pool, park, gym, yoga room, sauna, steam & more. Exchange Place location offers quick commute to NY w/Ferry & PATH at doorstep

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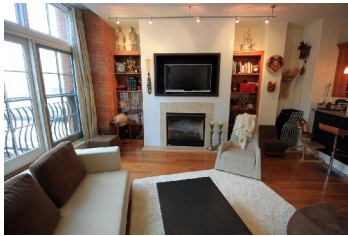
## COMPARABLE REPORT



MLS # 140014236  
Address 234 10TH ST  
Price \$935,000  
Adj Price \$935,000

Address	234 10TH ST	Days On Market	14
Unit Number	604	MoMaintFee	\$565
Sq Feet	1380	Taxes	\$11,000
Ask Price	\$949,450		
Sold Price	\$935,000		
Closing Date	1/6/2015		

**Ad Rmks:** You can have it all with this truly rare offering. Boasting nearly 1400sf of voluminous indoor space and over 600sf of private terrace, 10ft high ceilings, walls of windows and eco-friendly design, this penthouse residence is a perfect place to call home. Custom designed kitchen features marble countertops and backsplash, Wolf range and oven, and Fish & Paykel dishwashers. Living room looks North & West w/ 8ft glass doors which open onto terrace. Washer & dryer and energy efficient central heat & AC.



MLS # 140016794  
Address 174 WASHINGTON ST  
Price \$980,000  
Adj Price \$980,000

Address	174 WASHINGTON ST	Days On Market	20
Unit Number	4M	MoMaintFee	\$876
Sq Feet	1342	Taxes	\$11,600
Ask Price	\$999,000		
Sold Price	\$980,000		
Closing Date	3/16/2015		

**Ad Rmks:** Spacious 2BR with NY Harbor views in Paulus Hook's exclusive historic landmark building, the Sugar House. 1,342sf of luxury include chef's kitchen w Viking range, granite counter-tops, Italian marble baths, hardwood floors throughout, huge master bedroom, and more. Building features 24hr doorman, health club with sauna & stream room, garage, and common courtyard. Prime location offers quick commute to NYC, short walk to PATH & Ferry. Parking included.



MLS # 140013932  
Address 174 WASHINGTON ST  
Price \$985,000  
Adj Price \$985,000

Address	174 WASHINGTON ST	Days On Market	83
Unit Number	3A	MoMaintFee	\$984
Sq Feet	1567	Taxes	\$16,500
Ask Price	\$1,098,000		
Sold Price	\$985,000		
Closing Date	2/25/2015		

**Ad Rmks:** Sale of unit is contingent to bank approval , short sale stunning corner unit at the landmark and historic "Sugar House" Paulus Hook- high ceilings-with exposed brick vaulted ceilings-floor to ceiling windows-fire place " solid wood door- all Viking kit appliances-new w/d-unit has been renovated with brand new floors and freshly painted - minutes to path & NYC "Ferries to Manhattan , to light rail- Restaurant at door steps- unit is in very good condo. Owner has a NJ Real Estate License.

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## COMPARABLE REPORT



MLS # 150000419  
Address 389 WASHINGTON ST  
Price \$999,000  
Adj Price \$999,000

Address	389 WASHINGTON ST	Days On Market	7
Unit Number	19F	MoMaintFee	\$845
Sq Feet	1366	Taxes	\$13,000
Ask Price	\$999,999		
Sold Price	\$999,000		
Closing Date	2/10/2015		

**Ad Rmks:** Enjoy the breathtaking panoramic views of New York City and the Hudson river from this spectacular 2Br/2Bth apartment in Downtown Jersey City. All aspects of this apartment have been upgraded, including walnut hardwood floors, built-in storage cabinets, gourmet kitchen with wine bar and top of the line stainless steel appliances and a fabulous master bathroom with a spa sanctuary. The building's amenities include a state-of-the-art gym, outdoor deck with BBQ grills and one car indoor parking spot.



MLS # 140015765  
Address 299 PAVONIA AVE  
Price \$999,000  
Adj Price \$999,000

Address	299 PAVONIA AVE	Days On Market	18
Unit Number	1-7	MoMaintFee	\$527
Sq Feet	2100	Taxes	\$10,124
Ask Price	\$999,999		
Sold Price	\$999,000		
Closing Date	1/26/2015		

**Ad Rmks:** Welcome to the Luxury Lifestyle At the renovated, historic Wells Fargo Building. This breathtaking, unparalleled Loft, design-inspired by Philippe Starck, is a true Contemporary Masterpiece and has been featured on HGTV. The extraordinary Loft offers many lavish & incomparable features: 20 foot-high ceilings, Original steel beams, Exposed brick wall, Imported bamboo Asian Hardwood floors, One-touch scene lighting, California closets, over sized master suite with steam shower & 1 Car Parking included.



MLS # 140013115  
Address 25 HUDSON ST  
Price \$1,200,000  
Adj Price \$1,200,000

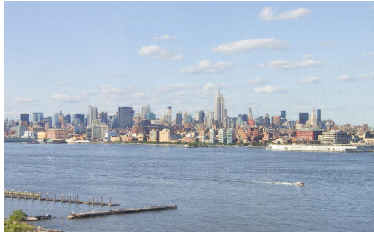
Address	25 HUDSON ST	Days On Market	71
Unit Number	609	MoMaintFee	\$801
Sq Feet	1433	Taxes	\$14,506
Ask Price	\$1,245,000		
Sold Price	\$1,200,000		
Closing Date	3/11/2015		

**Ad Rmks:** Residing at Liberty Terrace provides the ultimate in luxury living. Enjoy beautiful sunsets and captivating river views with floor to ceiling windows overlooking the New York Harbor. This customized corner property with exquisite crown moldings features a spacious outdoor terrace; watch the boats sail by...while reclining in your living room, and entertaining in your dining room! The views are inspiring!

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## COMPARABLE REPORT



MLS # 140010913  
Address 2 2ND ST  
Price \$1,230,000  
Adj Price \$1,230,000

Address 2 2ND ST Days On Market 97  
Unit Number 1601 MoMaintFee \$865  
Sq Feet 1473 Taxes \$7,163  
Ask Price \$1,269,000  
Sold Price \$1,230,000  
Closing Date 2/1/2015

**Ad Rmks:** Elegance abounds in this largest 2 BR unit at Crystal Point, Jersey City's premier full service complex. Fabulous open floor plan offers seamless entertainment from the center island kitchen through the living-dining room with floor-to-ceiling windows; expansive water views to the G. W. Bridge; private corner location transmits ambient sunlight all day. 2 full baths, ample storage, en suite Master BR, remote window shades, laundry & valet parking make this an exquisite home.



MLS # 140010828  
Address 2 2ND ST  
Price \$1,240,000  
Adj Price \$1,240,000

Address 2 2ND ST Days On Market 30  
Unit Number 1501 MoMaintFee \$865  
Sq Feet 1475 Taxes \$7,047  
Ask Price \$1,287,000  
Sold Price \$1,240,000  
Closing Date 1/21/2015

**Ad Rmks:** Crystal Point 2 bed 2.5 bath, 15Th floor waterfront luxury condo corner unit with breathtaking views of NYC and Hudson River from floor to ceiling windows. Unit boasts gourmet kitchen w/ Italian Pedini cabinets, quartzite countertop w/ metallic tiled backsplash, Jenn-Air appliances and a private balcony off the living room. Full amenity building, including pool, sauna, gym, game room and more. 1 car valet parking included. Steps to Path train, ferry and schools. Minutes to Manhattan.

### CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,287,000	\$369,900	\$787,467	\$785,000
SP:	\$1,240,000	\$356,000	\$777,609	\$800,000

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