



COMPARATIVE MARKET ANALYSIS

2013 Q1 1 bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives

NJ

Thursday, November 13, 2014

Prepared By:

ALEX BAO

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AGENT RESUME

Dear Perspective Buyers and Sellers,

I am very experienced in condo sales in Jersey City / Hoboken. With great local knowledge of every condo buildings' details, pros and cons, I will be able to help you analyze and make sound decisions.

For your information, I have compiled condos sold data in downtown Jersey City (Zip 07302) on a regular quarterly basis. You will find separate reports on 1br/1bath and 2bd/2bath condos.

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

COMPARABLE S show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- contract date
- date on market (DOM)
- monthly fee (HOA)
- recent tax
- description

If you have any questions, feel free to contact me.

Warm regards,

Alex Bao

Sales Associate

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$999,000	\$379,000	\$581,902	\$603,995
SP:	\$973,000	\$385,500	\$576,081	\$599,755

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
80-82 BLOOMFIELD ST	1	1	710	1/25/2013	21	\$399,000	\$385,500
700 1ST ST	1	1	898	1/31/2013	21	\$410,000	\$400,000
1500 HUDSON ST	1	1	740	2/28/2013	7	\$379,000	\$409,000
222 GRAND ST	1	1	850	2/25/2013	14	\$439,000	\$430,000
901 WILLOW AVE	1	1	912	2/12/2013	94	\$439,000	\$437,500
1500 WASHINGTON ST	1	1	735	3/20/2013	130	\$449,000	\$437,500
402 9TH ST	1	1	920	2/4/2013	11	\$455,000	\$450,000
924-926 JEFFERSON ST	1	1	800	2/1/2013	8	\$449,000	\$472,000
1450 WASHINGTON ST	1	1	763	2/11/2013	222	\$566,995	\$566,995
1450 WASHINGTON ST	1	1	861	3/27/2013	16	\$577,995	\$571,995
1450 WASHINGTON ST	1	1	803	3/22/2013	215	\$614,995	\$599,755
1450 WASHINGTON ST	1	1	861	3/13/2013	9	\$603,995	\$603,995
1125 MAXWELL LANE	1	2	1037	1/14/2013	33	\$625,000	\$605,000
1450 WASHINGTON ST	1	1	861	3/6/2013	16	\$615,995	\$612,995
1450 WASHINGTON ST	1	1	861	3/8/2013	3	\$631,995	\$631,995
1450 WASHINGTON ST	1	1	793	2/28/2013	2	\$640,995	\$640,995
1125 MAXWELL LANE	1	2	1133	2/6/2013	82	\$685,000	\$660,000
1125 MAXWELL LANE	1	2	1133	1/11/2013	22	\$695,000	\$677,500
1450 WASHINGTON ST	1	1	1012	3/7/2013	57	\$684,995	\$681,995
1025 MAXWELL LANE	1	2	1340	1/4/2013	46	\$859,000	\$850,000
1500 GARDEN ST	1	2	1607	3/21/2013	15	\$999,000	\$973,000
Total Listings					Avg	Avg	Avg
21					49	\$581,902	\$576,081

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COMPARABLE REPORT



Address	80-82 BLOOMFIELD ST	Days On Market	21
Unit Number	4D	MoMaintFee	\$339
Sq Feet	710	Taxes	\$6,583
Ask Price	\$399,000		
Sold Price	\$385,500		
Closing Date	1/25/2013		

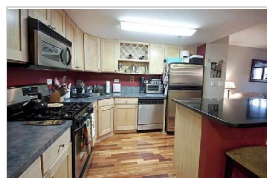
MLS # 120012835

Address 80-82 BLOOMFIELD ST

Price \$385,500

Adj Price \$385,500

Ad Rmks: This fabulous location (3-mins to PATH to NYC) and open floor plan has been extensively renovated in a chic, contemporary style. The spectacular 1B/1B elevator condo boasts hardwood floors, large windows, wood burning fireplace, large storage unit, and a washer/dryer on site. The recently upgraded kitchen features cherry cabinetry, S/S appliances, and rare Brazilian granite counter tops with a custom mosaic back splash. A white Carrera marble bath with high end fixtures completes this perfect home.



Address	700 1ST ST	Days On Market	21
Unit Number	4L	MoMaintFee	\$316
Sq Feet	898	Taxes	\$6,522
Ask Price	\$410,000		
Sold Price	\$400,000		
Closing Date	1/31/2013		

MLS # 120012775

Address 700 1ST ST

Price \$400,000

Adj Price \$400,000

Ad Rmks: Welcome home to this huge one bedroom with terrace, h/w floors and beautiful kitchen which offers beautiful cabinets, stainless steel appliances, abundant storage space and granite island as well. Master bedroom has large open layout and walk-in closet.



Address	1500 HUDSON ST	Days On Market	7
Unit Number	8A	MoMaintFee	\$375
Sq Feet	740	Taxes	\$5,866
Ask Price	\$379,000		
Sold Price	\$409,000		
Closing Date	2/28/2013		

MLS # 120011060

Address 1500 HUDSON ST

Price \$409,000

Adj Price \$409,000

Ad Rmks: This lovely upgraded, 740 sf studio is designed to live like a 1 bedroom. Enjoy warm wood floors and soaring 13ft ceilings. The gourmet kitchen is equipped with new ss steel appliances and sleek granite counter tops. Grab a peek at the Hudson River from 11. 9 feet windows. The Hudson Tea community offers 24 hr concierge service, luxury residence's lounge, gym, playroom and shuttle service to PATH trains. Paid parking available in on-site lot.

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COMPARABLE REPORT



MLS # 130000040
Address 222 GRAND ST
Price \$430,000
Adj Price \$430,000

Address	222 GRAND ST	Days On Market	14
Unit Number	4I	MoMaintFee	\$351
Sq Feet	850	Taxes	\$9,500
Ask Price	\$439,000		
Sold Price	\$430,000		
Closing Date	2/25/2013		

Ad Rmks: Spacious and loft-like condo in courtyard-style elevator building with towering ceilings and an open & airy floor plan. Dramatic spiral staircase leads to a 500 + Sq ft Corner Deeded Roof Deck with Spectacular NYC views! Renovated Kitchen & Bathroom include Silestone Countertops & Custom Cabinets. Other features include: Exposed Brick Wood-Burning Fireplace, New Appliances, HW Floors throughout, and a courtyard pool (rare in Hoboken)! Parking available nearby for rent.



MLS # 120011018
Address 901 WILLOW AVE
Price \$437,500
Adj Price \$437,500

Address	901 WILLOW AVE	Days On Market	94
Unit Number	3	MoMaintFee	\$306
Sq Feet	912	Taxes	\$7,362
Ask Price	\$439,000		
Sold Price	\$437,500		
Closing Date	2/12/2013		

Ad Rmks: Absolutely stunning & unique 1BD/1BA home on the corner of 9th & Willow flooded w/ natural light from 3 exposures. Completely renovated in 2007, the 912 SF interior is exquisitely finished w/a rare combination of character & high-end modern style including a top-of-the-line kitchen w/ marble counters, glass tile backsplash, Sub-Zero & Bosch appliances. Other features include exposed brick, 2 decorative fireplaces, central HVAC, W/D, recessed lighting, alarm system & dark HW floors. Parking for rent nearby.



MLS # 120010751
Address 1500 WASHINGTON ST
Price \$437,500

Address	1500 WASHINGTON ST	Days On Market	130
Unit Number	3J	MoMaintFee	\$373
Sq Feet	735	Taxes	\$7,300
Ask Price	\$449,000		
Sold Price	\$437,500		
Closing Date	3/20/2013		

Ad Rmks: Spacious alcove studio on the water in the Hudson Tea building with amazing nyc and hudson river views. granite countertops, ss appliances, hardwood floors throughout, w/d, 14 ft ceilings and dramatic windows. building offers 24 hour doorman, shuttle service to PATH, gym, playroom , and community room all included. pkg available across the street for \$225/month.

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MLS # 120011852
Address 402 9TH ST
Price \$450,000
Adj Price \$450,000

Address	402 9TH ST	Days On Market	11
Unit Number	3L	MoMaintFee	\$303
Sq Feet	920	Taxes	\$6,032
Ask Price	\$455,000		
Sold Price	\$450,000		
Closing Date	2/4/2013		

Ad Rmks: One of a kind 1 br unit with an amazing exposure and terrace. The layout and amenities make this unit a seldom seen condo in this city. Every amenity is included here :parking, terrace, newly remodeled bathroom, large chef's kitchen with d/w, gas range, fridge and microwave plus a generous amount of cabinets. This home boasts entire walls of windows in the LR and BR and look out to the gorgeous Columbus Park. Central ht/ac,hardwood floors, great closet space, gym.2 blks to lite rail 1 blk to NY bus or path



MLS # 120012740
Address 924-926 JEFFERSON ST
Price \$472,000
Adj Price \$472,000

Address	924-926 JEFFERSON ST	Days On Market	8
Unit Number	2B	MoMaintFee	\$309
Sq Feet	800	Taxes	\$5,799
Ask Price	\$449,000		
Sold Price	\$472,000		
Closing Date	2/1/2013		

Ad Rmks: Beautiful, 800 sqft, 1 BR w private 200 sqft patio and deeded prkg. Gorgeous, open kitch featuring s.s. appliances, cherry cabinets & granite countertops w breakfast bar overlooking separate dining area. Spacious LR featuring bamboo floors, leading to patio, perfect for entertaining. Other feat incl: lrg BR w lrg closet, chic full bath, entry foyer, CAC & W/D. Built in 2009, prof managed concrete bldg w elevator & prkg. Great location, just a few blocks from Light Rail, NYC buses, shopping and parks.



MLS # 120007043
Address 1450 WASHINGTON ST
Price \$566,995
Adj Price \$566,995

Address	1450 WASHINGTON ST	Days On Market	222
Unit Number	615	MoMaintFee	\$470
Sq Feet	763	Taxes	
Ask Price	\$566,995		
Sold Price	\$566,995		
Closing Date	2/11/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace &

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COMPARABLE REPORT



MLS # 120013916

Address 1450 WASHINGTON ST

Price \$571,995

Adj Price \$571,995

Address	1450 WASHINGTON ST	Days On Market	16
Unit Number	702	MoMaintFee	\$531
Sq Feet	861	Taxes	
Ask Price	\$577,995		
Sold Price	\$571,995		
Closing Date	3/27/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.



MLS # 120007047

Address 1450 WASHINGTON ST

Price \$599,755

Adj Price \$599,755

Address	1450 WASHINGTON ST	Days On Market	215
Unit Number	1002	MoMaintFee	\$495
Sq Feet	803	Taxes	
Ask Price	\$614,995		
Sold Price	\$599,755		
Closing Date	3/22/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.



MLS # 120013915

Address 1450 WASHINGTON ST

Price \$603,995

Adj Price \$603,995

Address	1450 WASHINGTON ST	Days On Market	9
Unit Number	706	MoMaintFee	\$531
Sq Feet	861	Taxes	
Ask Price	\$603,995		
Sold Price	\$603,995		
Closing Date	3/13/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.

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MLS # 120012753
Address 1125 MAXWELL LANE
Price \$605,000
Adj Price \$605,000

Address	1125 MAXWELL LANE	Days On Market	33
Unit Number	528	MoMaintFee	\$597
Sq Feet	1037	Taxes	\$8,003
Ask Price	\$625,000		
Sold Price	\$605,000		
Closing Date	1/14/2013		

Ad Rmks: Maxwell Place, Hoboken's must sought after community. Extra large 1 bedroom featuring chefs kitchen with granite counters, stainless steel appliances, and custom cabinets. With 9" ceilings and big windows. your home is flooded with natural light. Community features 24 hr concierge, community room with direct NYC views, lounge are and theate, rooftop pool and landscaped gardens. Commuters dream! Private shuttle to the path or ferry located around the corner. Deeded parking included.



MLS # 120013917
Address 1450 WASHINGTON ST
Price \$612,995
Adj Price \$612,995

Address	1450 WASHINGTON ST	Days On Market	16
Unit Number	1102	MoMaintFee	\$531
Sq Feet	861	Taxes	
Ask Price	\$615,995		
Sold Price	\$612,995		
Closing Date	3/6/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.



MLS # 130001028
Address 1450 WASHINGTON ST
Price \$631,995
Adj Price \$631,995

Address	1450 WASHINGTON ST	Days On Market	3
Unit Number	1006	MoMaintFee	\$531
Sq Feet	861	Taxes	
Ask Price	\$631,995		
Sold Price	\$631,995		
Closing Date	3/8/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! Breathtaking views of the Hoboken cove greet you as you enter this bright floor to ceiling window 1br/1ba home with northern exposure. 1450 Washington offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.

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COMPARABLE REPORT



MLS # 130001024

Address 1450 WASHINGTON ST

Price \$640,995

Adj Price \$640,995

Address	1450 WASHINGTON ST	Days On Market	2
Unit Number	1201	MoMaintFee	\$488
Sq Feet	793	Taxes	
Ask Price	\$640,995		
Sold Price	\$640,995		
Closing Date	2/28/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! Breathtaking views of the Hoboken and Jersey City Skyline including the Freedom Tower greet you as you enter this southern exposure, light filled 1br/1ba home. Enjoy some fresh air with your own balcony. 1450 Washington offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.



MLS # 120011847

Address 1125 MAXWELL LANE

Price \$660,000

Adj Price \$660,000

Address	1125 MAXWELL LANE	Days On Market	82
Unit Number	312	MoMaintFee	\$670
Sq Feet	1133	Taxes	\$8,227
Ask Price	\$685,000		
Sold Price	\$660,000		
Closing Date	2/6/2013		

Ad Rmks: Maxwell Place, Hoboken's premium waterfront community. One bedroom plus den offering maximum interior space. Southern exposure via bedroom and living room with partial NYC views. Condo next to fitness center and deeded parking spot for convenience. SS Appliances, granite counters, hardwood floors, central air condition, and walk in closet. Building features roof top terrace with NYC views, health club, 24hr concierge, rooftop pool and hot tub, theater, residents club, shuttle to PATH and close to Ferry.



MLS # 120012295

Address 1125 MAXWELL LANE

Price \$677,500

Adj Price \$677,500

Address	1125 MAXWELL LANE	Days On Market	22
Unit Number	410	MoMaintFee	\$670
Sq Feet	1133	Taxes	\$9,025
Ask Price	\$695,000		
Sold Price	\$677,500		
Closing Date	1/11/2013		

Ad Rmks: Welcome to Maxwell Place Hoboken's most sought after community. This exquisite 1 Br + Den has all the comforts you are looking for. The den is a good size room and can be used as office or baby's room. kitchen features granite counter, ss appliances, and custom cabinets. Community features 24 Hr Concierge, state of the art gym,

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COMPARABLE REPORT



MLS # 120012148
Address 1450 WASHINGTON ST
Price \$681,995
Adj Price \$681,995

Address	1450 WASHINGTON ST	Days On Market	57
Unit Number	519	MoMaintFee	\$624
Sq Feet	1012	Taxes	
Ask Price	\$684,995		
Sold Price	\$681,995		
Closing Date	3/7/2013		

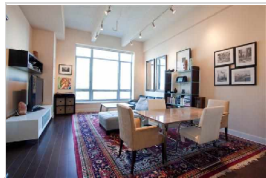
Ad Rmks: This 1br + den home feels like a 2 br. Great use of layout. Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.



MLS # 120011312
Address 1025 MAXWELL LANE
Price \$850,000
Adj Price \$850,000

Address	1025 MAXWELL LANE	Days On Market	46
Unit Number	712	MoMaintFee	\$750
Sq Feet	1340	Taxes	\$10,350
Ask Price	\$859,000		
Sold Price	\$850,000		
Closing Date	1/4/2013		

Ad Rmks: A VERY SPECIAL UNIT AT MAXWELL. THIS HARD TO FIND LARGE ONE BEDROOM WITH UNUSUALLY LARGE DEN (AN EASY 2ND BEDROOM) IS A GREAT WAY TO OWN AT THE MOST PRESTIGIOUS COMPLEX IN HOBOKEN. IF THAT'S NOT ENOUGH ENJOY YOUR OWN PRIVATE BALCONY FEATURING VIEWS OF THE CITY, RIVER AND PARKS. UNIT IS LOADED WITH TASTEFUL DETAILS SUCH AS CROWN AND WAINSCOT MOLDING, KITCHEN BACKSLASH, RECESSED CABINETRY LIGHTING. CHEFS KITCHEN, ALL MAXWELL AMENITIES.



MLS # 130000663
Address 1500 GARDEN ST
Price \$973,000
Adj Price \$973,000

Address	1500 GARDEN ST	Days On Market	15
Unit Number	10C	MoMaintFee	\$919
Sq Feet	1607	Taxes	\$10,925
Ask Price	\$999,000		
Sold Price	\$973,000		
Closing Date	3/21/2013		

Ad Rmks: Incredible light & river views from this east-facing penthouse 1 bed + very large den (13x18) 2 full baths loft in the coveted Harborside Lofts. The 1607 SqFt feels even larger w/open floor plan and 13+ ceilings. Gourmet kit feats. top of the line appls incl. Viking, GE Monogramme, Bosh etc. Hardwood flrs + tons of storage incl. a very large walk in closet in the master bdrm. Enjoy common rooftop terrace, 24 hr concierge, 2 gyms, children's playroom, residence lounge, shuttle, adjacent park + future pool

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