



COMPARATIVE MARKET ANALYSIS

2013 Q2 1 bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives

NJ

Thursday, November 13, 2014

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,

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

Weichert Realtos Jersey City Downtown Office

273 Grove St. Jersey City, NJ 07302

Cell: 201.881.6897

Office: 201.333.4443

alexbao2000@gmail.com

www.alexbao.com

CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$985,000	\$350,000	\$563,120	\$524,388
SP:	\$983,000	\$368,000	\$561,789	\$524,388

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1025 WASHINGTON ST	1	1	682	6/5/2013	7	\$360,000	\$368,000
129 HARRISON ST	1	1	840	5/31/2013	112	\$350,000	\$370,100
456 9TH ST	1	1	662	6/17/2013	3	\$365,000	\$376,000
222 WILLOW AVE	1	1	857	5/31/2013	10	\$409,000	\$395,000
77 RIVER ST	1	1	702	4/12/2013	7	\$409,000	\$414,000
307 1ST ST	1	2	861	6/28/2013	24	\$409,888	\$415,888
222 GRAND ST	1	1	745	6/28/2013	9	\$425,000	\$425,000
318-320 PARK AVE	1	1	760	5/7/2013	27	\$459,000	\$430,000
1501 GARDEN ST	1	1	702	4/30/2013	17	\$449,000	\$435,000
1000 HUDSON ST	1	1	815	5/29/2013	22	\$435,000	\$450,000
1100 ADAMS ST	1	1	958	5/15/2013	74	\$469,000	\$455,000
800 JACKSON ST	1	1	812	6/26/2013	0	\$454,900	\$457,500
800 JACKSON ST	1	1	800	6/26/2013	12	\$469,000	\$457,500
800 JACKSON ST	1	1	800	5/13/2013	11	\$475,000	\$465,000
1500 HUDSON ST	1	1	735	4/25/2013	9	\$479,000	\$485,000
1200 GRAND ST	1	1	1001	6/19/2013	21	\$509,777	\$509,777
1450 WASHINGTON ST	1	1	763	6/20/2013	10	\$539,000	\$539,000
700 1ST ST	1	2	1146	6/19/2013	35	\$550,000	\$555,000
1450 WASHINGTON ST	1	1	803	5/21/2013	15	\$591,995	\$588,995
1425 GARDEN ST	1	2	1135	4/26/2013	14	\$635,000	\$622,000
1125 MAXWELL LANE	1	2	895	4/22/2013	27	\$659,900	\$645,000
1450 WASHINGTON ST	1	1	793	6/10/2013	79	\$659,995	\$659,995
1450 WASHINGTON ST	1	1	1012	4/16/2013	8	\$672,995	\$669,995
1125 MAXWELL LANE	1	2	895	5/13/2013	27	\$659,900	\$682,500
1125 MAXWELL LANE	1	1	959	6/28/2013	8	\$679,000	\$698,000
1125 MAXWELL LANE	1	2	1075	6/17/2013	28	\$699,000	\$699,000
1125 MAXWELL LANE	1	2	1072	5/17/2013	0	\$720,000	\$700,000
1125 MAXWELL LANE	1	2	895	5/9/2013	13	\$697,500	\$705,000
1125 MAXWELL LANE	1	2	1072	5/22/2013	26	\$725,000	\$710,000
1125 MAXWELL LANE	1	2	1050	6/7/2013	42	\$799,000	\$799,000
1501 GARDEN ST	1	1	1200	6/10/2013	11	\$819,000	\$812,000
1500 GARDEN ST	1	1	1479	6/7/2013	8	\$985,000	\$983,000
Total Listings					Avg	Avg	Avg
22					22	\$563,120	\$561,789

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

This CMA is not an appraisal and should not be considered the equivalent of an appraisal. Price reflected on CMA may include adjustments. Information herein deemed reliable but not guaranteed. Copyright: 2012 by Hudson County MLS.

COMPARABLE REPORT



MLS # 130003906
Address 1025 WASHINGTON ST
Price \$368,000
Adj Price \$368,000

Address	1025 WASHINGTON ST	Days On Market	7
Unit Number	3R	MoMaintFee	\$417
Sq Feet	682	Taxes	\$4,726
Ask Price	\$360,000		
Sold Price	\$368,000		
Closing Date	6/5/2013		

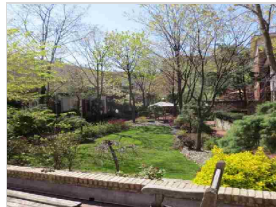
Ad Rmks: Charming 1 BR/1 BA home on prime uptown Washington Street. Renovated kitchen with granite counters, stainless steel appliances, tile backsplash and breakfast bar. Tastefully renovated bathroom. Beautiful hardwood floors, fantastic closet space, exposed brick, ceiling fans and recessed lighting. Rear facing home overlooking common backyard. W/D room and bike rack in the basement. NYC transportation on your doorstep. The one you have been waiting for...Welcome home!



MLS # 120012895
Address 129 HARRISON ST
Price \$370,100
Adj Price \$370,100

Address	129 HARRISON ST	Days On Market	112
Unit Number	2	MoMaintFee	\$334
Sq Feet	840	Taxes	\$0
Ask Price	\$350,000		
Sold Price	\$370,100		
Closing Date	5/31/2013		

Ad Rmks: OVERSIZED 1 bedroom with washer/dryer in unit, common yard. Elevator building. Fantastic location just 1 block to the 2nd street light rail and gym! Pre-wired and ready for speakers. Lots of light. Great value for new construction! Juliet balcony.



Address	456 9TH ST	Days On Market	3
Unit Number	34	MoMaintFee	\$333
Sq Feet	662	Taxes	\$5,083
Ask Price	\$365,000		
Sold Price	\$376,000		
Closing Date	6/17/2013		

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

COMPARABLE REPORT



MLS # 130003790
Address 222 WILLOW AVE
Price \$395,000
Adj Price \$395,000

Address	222 WILLOW AVE	Days On Market	10
Unit Number	3B	MoMaintFee	\$340
Sq Feet	857	Taxes	\$5,367
Ask Price	\$409,000		
Sold Price	\$395,000		
Closing Date	5/31/2013		

Ad Rmks: Great downtown Hoboken location features this 1 Bed, 1 Bath, 857 sq ft condo with a den that can be used as a second bedroom. Spacious kitchen with breakfast bar, plenty of cabinets and cooking space. This home features exposed brick detailed throughout, beautiful hardwood floors and french doors that add to the charm of this classic Hoboken home. Prime location situated within walking distance to PATH, parks, all shops restaurants & more. Plus free laundry in basement & each unit has its own storage area.



MLS # 130001756
Address 77 RIVER ST
Price \$414,000
Adj Price \$414,000

Address	77 RIVER ST	Days On Market	7
Unit Number	8	MoMaintFee	\$447
Sq Feet	702	Taxes	\$5,391
Ask Price	\$409,000		
Sold Price	\$414,000		
Closing Date	4/12/2013		

Ad Rmks: Live in the perfect Hoboken location for the NYC commuter, right across from the PATH/Ferry. This elevator building includes Parking on 2nd and Hudson. Recently renovated featuring a modern open kitchen with new hardwood floors in living and dining room, granite counters, tile backsplash and sleek appliances. Large bedroom with huge closet, high ceilings, 4 tall windows and ideal storage. Bright sunny unit includes central air & heat and laundry in building.



MLS # 130003765
Address 307 1ST ST
Price \$415,888
Adj Price \$415,888

Address	307 1ST ST	Days On Market	24
Unit Number	3	MoMaintFee	\$303
Sq Feet	861	Taxes	\$5,406
Ask Price	\$409,888		
Sold Price	\$415,888		
Closing Date	6/28/2013		

Ad Rmks: Here is a rare opportunity to live on one of Hoboken's premier blocks! 307 1st street is ideally located a short distance to The Hoboken PATH & NJ Transit station. This location is a commuter's dream, picture yourself travelling to and from Manhattan within minutes. Enjoy the local quaint shops, pubs and eateries that are so unique to vibrant 1st Street. Make this your next home. Appreciate the ideal open kitchen & living room

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

COMPARABLE REPORT



MLS # 130005778
Address 222 GRAND ST
Price \$425,000
Adj Price \$425,000

Address	222 GRAND ST	Days On Market	9
Unit Number	1F	MoMaintFee	\$308
Sq Feet	745	Taxes	\$5,700
Ask Price	\$425,000		
Sold Price	\$425,000		
Closing Date	6/28/2013		

Ad Rmks: Features Tigerwood flooring, high ceilings, recessed lighting, crown molding, over-sized windows, Hunter Douglas window treatments, wood-burning fireplace, and prewired for surround sound. Gourmet kitchen w/full-slab quartz countertop, glass tile backsplash, built-in wine rack, and high end stainless steel appliances. Modern bathroom features Porcelanosa tiles, river rock shower flooring, and quartz vanity countertop. Located on 2nd and Grand, you'll find easy access to dining, shopping, and NYC transit.



MLS # 130002731
Address 318-320 PARK AVE
Price \$430,000
Adj Price \$430,000

Address	318-320 PARK AVE	Days On Market	27
Unit Number	2B	MoMaintFee	\$437
Sq Feet	760	Taxes	\$6,413
Ask Price	\$459,000		
Sold Price	\$430,000		
Closing Date	5/7/2013		

Ad Rmks: Amazing downtown 1 bedroom duplex on quiet block. This updated home offers 2 balconies, a washer/dryer in the unit and an incredible amount of storage space. Newer appliances include: 2 HVAC units, HW heater and W/D. One indoor parking spot is included. The building features an elevator, guest parking and an amazing location - just 1/2 block from Church Square park and 3 blocks from Washington St!



MLS # 130003475
Address 1501 GARDEN ST
Price \$435,000
Adj Price \$435,000

Address	1501 GARDEN ST	Days On Market	17
Unit Number	5J	MoMaintFee	\$402
Sq Feet	702	Taxes	\$6,073
Ask Price	\$449,000		
Sold Price	\$435,000		
Closing Date	4/30/2013		

Ad Rmks: Beautiful spacious studio at the Harborside Lofts! Stunning hardwood floors, top of the line chefs kitchen with custom cabinets, cesarestone countertops and high-end stainless steel appliances. Dramatic floor to ceiling windows, soaring 13' ceilings, tons of closet space, enjoy beautifully landscaped waterfront walkway, common rooftop terrace/BBQ, 24 hr concierge, fitness center, residents lounge, adjacent park, shuttle to the path and use of all amenities at 1450 Washington St. (Hudson Tea)

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

This CMA is not an appraisal and should not be considered the equivalent of an appraisal. Price reflected on CMA may include adjustments. Information herein deemed reliable but not guaranteed. Copyright: 2012 by Hudson County MLS.

COMPARABLE REPORT



MLS # 130003317
Address 1000 HUDSON ST
Price \$450,000
Adj Price \$450,000

Address	1000 HUDSON ST	Days On Market	22
Unit Number	504	MoMaintFee	\$337
Sq Feet	815	Taxes	\$6,379
Ask Price	\$435,000		
Sold Price	\$450,000		
Closing Date	5/29/2013		

Ad Rmks: Not your typical condo - this is a home! Large 1 bed penthouse SE corner unit with views of NYC, overlooking Elysian Park. Features include great light, beautiful moldings, hardwood floors, ss appliances & amazing closet space. Large kitchen, true dining room, & bath with separate tub & shower add to the appeal. This pre-war, elevator building has a gorgeous lobby with a marble entryway & paved common outdoor space. Steps to transportation, stores, & restaurants. Parking available for rent 2 blocks away.



MLS # 130001295
Address 1100 ADAMS ST
Price \$455,000
Adj Price \$455,000

Address	1100 ADAMS ST	Days On Market	74
Unit Number	310	MoMaintFee	\$335
Sq Feet	958	Taxes	\$6,326
Ask Price	\$469,000		
Sold Price	\$455,000		
Closing Date	5/15/2013		

Ad Rmks: Magnificent lofty oversized 1Br/1Ba with floor-to-ceiling windows in a modern elevator bldg. An open kitchen overlooks the living rm & is enhanced w/granite countertops, breakfst bar, stainless steel aplncs & custom cherry cabinets. The bedroom is extra large & comfortably fits a king sz bed. Featuring HWF, C/AC, W/D in unit, gym & courtyard. PLUS garaged parking spc #14 included! Close to Columbus Park, Shoprite, tennis courts, dry cleaners & more. Complete w/fast & EZ access to NYC, just steps to the 126!



MLS # 130007967
Address 800 JACKSON ST
Price \$457,500
Adj Price \$457,500

Address	800 JACKSON ST	Days On Market	0
Unit Number	411	MoMaintFee	\$356
Sq Feet	812	Taxes	\$6,212
Ask Price	\$454,900		
Sold Price	\$457,500		
Closing Date	6/26/2013		

Ad Rmks: Spacious 1br w/deeded parking. This stunning home offers over 800 sqft of living space, additional sound proofing and energy efficiency installed on all windows by CityQuiet, walnut hdwd floors, open kitchen w/granite counters, Kitchen Aid SS appliances and a large breakfast bar, Bosch w/d and a Jacuzzi tub in the bath. This luxury steel and concrete building features a full gym, community room, roof deck with NYC views and a

COMPARABLE REPORT



MLS # 130004563
Address 800 JACKSON ST
Price \$457,500
Adj Price \$457,500

Address	800 JACKSON ST	Days On Market	12
Unit Number	405	MoMaintFee	\$348
Sq Feet	800	Taxes	\$5,833
Ask Price	\$469,000		
Sold Price	\$457,500		
Closing Date	6/26/2013		

Ad Rmks: Most desirable 1 bed layout at Metro Stop w/deeded parking. This spacious and stunning home offers 800 sqft of living space, floor to ceiling windows, walnut hwd floors and cabinets, Granite counters, Kitchen Aid SS appliances, Bosch w/d and a Jacuzzi tub in the bath. This home has been upgraded with designer Hunter Douglas window treatments in the bedroom and living room, custom closets throughout and built-ins in the bedroom. The building features a gym, community room, roof deck and a cyber doorman.



MLS # 130002682
Address 800 JACKSON ST
Price \$465,000
Adj Price \$465,000

Address	800 JACKSON ST	Days On Market	11
Unit Number	605	MoMaintFee	\$347
Sq Feet	800	Taxes	\$5,809
Ask Price	\$475,000		
Sold Price	\$465,000		
Closing Date	5/13/2013		

Ad Rmks: 800 SF, 1BD/1BA w/floor to ceiling windows. Beautifully appointed finishes & features include walnut floors, limestone vanity, central heat/AC, Bosch W/D, custom window blinds, black granite counters, modern walnut cabinets, Kitchen Aid SS appliances & deeded parking. Built in 2008, Concrete & steel building w/ virtual doorman, 2 elevators, fitness center, resident lounge & common roof deck w/direct views of NYC. Adjacent to Hoboken's 9th Street Light Rail station, 6 min to PATH/Ferry/Train.



MLS # 130002363
Address 1500 HUDSON ST
Price \$485,000
Adj Price \$485,000

Address	1500 HUDSON ST	Days On Market	9
Unit Number	9K	MoMaintFee	\$397
Sq Feet	735	Taxes	\$6,227
Ask Price	\$479,000		
Sold Price	\$485,000		
Closing Date	4/25/2013		

Ad Rmks: Fabulous Hudson Tea unit with amazing south east views of NYC & Hoboken! This fully upgraded studio/1 bedroom features a chefs kitchen with granite counters, SS appliances & cherry cabinets. Impressive 13 ft ceilings & picture windows allow for tons of natural light. All this and 1 parking space included! This luxury waterfront community offers exercise room, children's playroom, complimentary shuttle to PATH & 24 hr. attended lobby.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

COMPARABLE REPORT



MLS # 130003462
Address 1200 GRAND ST
Price \$509,777
Adj Price \$509,777

Address	1200 GRAND ST	Days On Market	21
Unit Number	632	MoMaintFee	\$336
Sq Feet	1001	Taxes	\$6,000
Ask Price	\$509,777		
Sold Price	\$509,777		
Closing Date	6/19/2013		

Ad Rmks: Live in the Penthouse at the Upper Grand & have it all! Views of the new World Trade Center from every window. Perfect space for entertaining. Large kitchen w/granite & ss appliances. Vast living room w/a Juliet balcony & gas fireplace to enjoy both summer & winter evenings. Stunning built-ins throughout offer perfect nooks for your most prized possessions. Serene bedroom retreat incl. an added alcove -- perfect for an office or nursery. Addl. amenities include deeded parking, in unit W/D, & exercise room.



MLS # 130003784
Address 1450 WASHINGTON ST
Price \$539,000
Adj Price \$539,000

Address	1450 WASHINGTON ST	Days On Market	10
Unit Number	215	MoMaintFee	\$446
Sq Feet	763	Taxes	\$7,060
Ask Price	\$539,000		
Sold Price	\$539,000		
Closing Date	6/20/2013		

Ad Rmks: Large 1 bedroom in desirable 1450 Washington St, Toll Brother's newest building! This home features wide planked espresso hardwood floors throughout, modern cabinetry, white caesar stone countertops, Kitchen Aid and Bosch SS appliances, custom closets, wic in bedroom, marble bathroom, w/d, and custom Hunter Douglas blinds. This home faces south so it gets plenty of sunlight! The building features 24 hour doorman, shuttle service to PATH, gym, playroom, courtyard, and spectacular roof deck with BBQ grills!



MLS # 130003107
Address 700 1ST ST
Price \$555,000
Adj Price \$555,000

Address	700 1ST ST	Days On Market	35
Unit Number	16PK	MoMaintFee	\$423
Sq Feet	1146	Taxes	\$8,170
Ask Price	\$550,000		
Sold Price	\$555,000		
Closing Date	6/19/2013		

Ad Rmks: Massive Sky Club penthouse 1 bed/1.5 bath with large terrace & direct views of Downtown NYC, Hudson River, & New York Bay. Great for entertaining with an open design, 10 ft ceilings, & floor to ceiling windows to capture the light & view. 1,146 interior sqft plus 220 sqft of terrace space. Fireplace, hardwood floors, granite breakfast bar,

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

COMPARABLE REPORT



MLS # 120013019
Address 1450 WASHINGTON ST
Price \$588,995
Adj Price \$588,995

Address	1450 WASHINGTON ST	Days On Market	15
Unit Number	802	MoMaintFee	\$495
Sq Feet	803	Taxes	
Ask Price	\$591,995		
Sold Price	\$588,995		
Closing Date	5/21/2013		

Ad Rmks: 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. 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 conceirge, shuttle service to Path, children's playroom and fitness center. Parking available and Taxes TBD.



MLS # 130001610
Address 1425 GARDEN ST
Price \$622,000
Adj Price \$622,000

Address	1425 GARDEN ST	Days On Market	14
Unit Number	203	MoMaintFee	\$478
Sq Feet	1135	Taxes	\$7,434
Ask Price	\$635,000		
Sold Price	\$622,000		
Closing Date	4/26/2013		

Ad Rmks: Dramatic 1135 SQ FT loft in Hoboken's landmark boutique building, Garden St. Lofts. Unique features inc., fabulous entryway w/original exposed brick & loading dock door, 12ft ceilings, Italian kit., Viking wine cooler & range, Sub Zero frig., glass counters & Miele DW,Oversized windows, 1.5 baths, Filtered fresh air, soundproofing, WD, common roof deck w/dazzling NYC & River views. Storage & bike room on premises. Garage parking, NYC bus at door, 3 blocks to ferry. LEED CERTIFIED GOLD building!



MLS # 130001518
Address 1125 MAXWELL LANE
Price \$645,000
Adj Price \$645,000

Address	1125 MAXWELL LANE	Days On Market	27
Unit Number	731	MoMaintFee	\$513
Sq Feet	895	Taxes	\$7,780
Ask Price	\$659,900		
Sold Price	\$645,000		
Closing Date	4/22/2013		

Ad Rmks: FABULOUS 1BR/1.5BA with partial NYC view in the prestigious Maxwell place. Maxwell Place offers beautifully landscaped roof top terraces offering spectacular views of the NYC skyline and Hudson River, state of the art health club, 24 hr concierge, rooftop pool & hot tub, stadium seating theater room and exclusive resident's lounge. PARKING AVAILABLE FOR AN ADDITIONAL FEE.Private shuttle to PATH, bus and ferry at your

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

COMPARABLE REPORT



MLS # 130001026
Address 1450 WASHINGTON ST
Price \$659,995
Adj Price \$659,995

Address	1450 WASHINGTON ST	Days On Market	79
Unit Number	1101	MoMaintFee	\$488
Sq Feet	793	Taxes	
Ask Price	\$659,995		
Sold Price	\$659,995		
Closing Date	6/10/2013		

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 # 120012612
Address 1450 WASHINGTON ST
Price \$669,995
Adj Price \$669,995

Address	1450 WASHINGTON ST	Days On Market	8
Unit Number	419	MoMaintFee	\$624
Sq Feet	1012	Taxes	\$0
Ask Price	\$672,995		
Sold Price	\$669,995		
Closing Date	4/16/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! This 1 bedroom + den home feels like a 2 bedroom with 1012 sq ft. 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w outdoor fireplace & gas grills, 24 hour concierge, shuttle service to Path, children's playroom and fitness center. Parking available and Taxes TBD.



MLS # 130002147
Address 1125 MAXWELL LANE
Price \$682,500
Adj Price \$682,500

Address	1125 MAXWELL LANE	Days On Market	27
Unit Number	1023	MoMaintFee	\$513
Sq Feet	895	Taxes	\$8,958
Ask Price	\$659,900		
Sold Price	\$682,500		
Closing Date	5/13/2013		

Ad Rmks: Prepare to get magnetically attracted to this stunning 1BD/1.5BA condo w/sun drenched southern exposure & partial NYC/River views! Elegant tiled foyer leads into expansive living/dining area, upgraded designer kitchen w/ss apps, cust window shades, hwd frs, energy efficient HVAC & W/D, everything is appointed to finest detail. This amazing showcase home also offers 24 hr concierge svc w/world class amenities & shuttle svc to PATH. An exceptional luxury home that exudes urban charm & glamour. Welcome

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

This CMA is not an appraisal and should not be considered the equivalent of an appraisal. Price reflected on CMA may include adjustments. Information herein deemed reliable but not guaranteed. Copyright: 2012 by Hudson County MLS.

COMPARABLE REPORT



MLS # 130003455
Address 1125 MAXWELL LANE
Price \$698,000
Adj Price \$698,000

Address	1125 MAXWELL LANE	Days On Market	8
Unit Number	571	MoMaintFee	\$537
Sq Feet	959	Taxes	\$7,528
Ask Price	\$679,000		
Sold Price	\$698,000		
Closing Date	6/28/2013		

Ad Rmks: Maxwell Place premiere waterfront Community. This spectacular one bed features a "WOW" kitchen, an entertainers dream with Stainless appliances, huge granite breakfast bar, huge open layout for those fab parties facing the landscaped courtyard. High ceilings & large windows flood your home w natural sunlight. Large master w walk in closet plus master bath w double sinks, one garage space. Amenities inc. 24 hr. doorman, Community Rm w NYC views, lounge w theatre, rooftop pool. Private shuttle to path.



MLS # 130001778
Address 1125 MAXWELL LANE
Price \$699,000
Adj Price \$699,000

Address	1125 MAXWELL LANE	Days On Market	28
Unit Number	504	MoMaintFee	\$623
Sq Feet	1075	Taxes	\$9,049
Ask Price	\$699,000		
Sold Price	\$699,000		
Closing Date	6/17/2013		

Ad Rmks: Welcome home to your beautiful Maxwell Place residence boasting 1Bed & 1.5Baths. This waterfront property is impeccable, enhanced throughout, has gorgeous partial NYC views, southern exposure & is just steps to the ferry! Upgraded kitchen & baths were crafted by the renowned interior designer Michael Graves. The luxury community features fabulous amenities; 24hr doorman, rooftop pool, lounge, gym, free PATH shuttle, top restaurants, grocery, Starbucks & more right next door. Garaged parking space included!



MLS # 130004189
Address 1125 MAXWELL LANE
Price \$700,000

Address	1125 MAXWELL LANE	Days On Market	0
Unit Number	512	MoMaintFee	\$622
Sq Feet	1072	Taxes	\$8,673
Ask Price	\$720,000		
Sold Price	\$700,000		
Closing Date	5/17/2013		

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

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

COMPARABLE REPORT



MLS # 130003193

Address 1125 MAXWELL LANE

Price \$705,000

Adj Price \$705,000

Address	1125 MAXWELL LANE	Days On Market	13
Unit Number	923	MoMaintFee	\$530
Sq Feet	895	Taxes	\$8,854
Ask Price	\$697,500		
Sold Price	\$705,000		
Closing Date	5/9/2013		

Ad Rmks: Sparkling jewel on the Hudson at upscale Maxwell Place. Light filled, southern water views with high end appointments and deeded parking. State of the art amenities include health club, 24 hour concierge, rooftop pool and hot tub, private movie theater and resident lounge. PATH shuttle, ferry and bus at your door steps. Incredible place to call home. You will be pleased!



MLS # 130004388

Address 1125 MAXWELL LANE

Price \$710,000

Adj Price \$710,000

Address	1125 MAXWELL LANE	Days On Market	26
Unit Number	318	MoMaintFee	\$620
Sq Feet	1072	Taxes	\$8,379
Ask Price	\$725,000		
Sold Price	\$710,000		
Closing Date	5/22/2013		

Ad Rmks: Maxwell Place, Hoboken's most sought after community. Spectacular 1 Br plus den has all the comforts you deserve. Gourmet kitchen features granite counters, custom cabinets, & ss appliances. Great master suite that easily fits king size bed. Den has double french doors, can be used as baby's room. community room with direct Nyc Views. Landscaped roof decks with BBQ's, fireplace&tv. Commuter's dream..private shuttle to path or ferry around the corner. Come home and relax on private balcony. Parking included



MLS # 130002669

Address 1125 MAXWELL LANE

Price \$799,000

Adj Price \$799,000

Address	1125 MAXWELL LANE	Days On Market	42
Unit Number	469	MoMaintFee	\$520
Sq Feet	1050	Taxes	\$9,600
Ask Price	\$799,000		
Sold Price	\$799,000		
Closing Date	6/7/2013		

Ad Rmks: Welcome home to your stunning one bedroom plus den/1.5 bath Maxwell residence with a 600 sq ft PRIVATE PATIO and covered parking spot. Kitchen has stainless steel appliances, granite countertops, custom cabinets by renowned designer Michael Graves. This luxury community features fabulous amenities;24 hour doorman, concierge, state of the art gym, rooftop pool, shuttle to the PATH.

COMPARABLE REPORT



MLS # 130004045
Address 1501 GARDEN ST
Price \$812,000
Adj Price \$812,000

Address	1501 GARDEN ST	Days On Market	11
Unit Number	6B	MoMaintFee	\$675
Sq Feet	1200	Taxes	\$9,300
Ask Price	\$819,000		
Sold Price	\$812,000		
Closing Date	6/10/2013		

Ad Rmks: East facing large one bedroom plus 9x13 enclosed den with closet, in luxury loft building in Hoboken. Enjoy soaring ceilings, floor to ceiling windows, gourmet kitchen with ge, bosch, viking appliances. Hardwood, w/d in unit, Custom closet in master, great storage. Relax on rooftop common deck, enjoy use of 2 exercise rooms, childrens playroom, 24 hr concierge, doorman, lounge, lobby, future, pool and daily frequent shuttle to path, one parking spot included. Welcome home.



MLS # 130007851
Address 1500 GARDEN ST
Price \$983,000
Adj Price \$983,000

Address	1500 GARDEN ST	Days On Market	8
Unit Number	8E	MoMaintFee	\$846
Sq Feet	1479	Taxes	\$13,514
Ask Price	\$985,000		
Sold Price	\$983,000		
Closing Date	6/7/2013		

Ad Rmks:

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$985,000	\$350,000	\$563,120	\$524,388
SP:	\$983,000	\$368,000	\$561,789	\$524,388

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 www.alexbao.com

This CMA is not an appraisal and should not be considered the equivalent of an appraisal. Price reflected on CMA may include adjustments. Information herein deemed reliable but not guaranteed. Copyright: 2012 by Hudson County MLS.