



COMPARATIVE MARKET ANALYSIS

2013 Q3 1 bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives
NJ
Thursday, November 13, 2014

Prepared By:

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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:	\$850,000	\$350,000	\$540,424	\$512,500
SP:	\$812,500	\$362,000	\$533,765	\$506,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1025 WASHINGTON ST	1	1	682	7/9/2013	29	\$364,000	\$362,000
818 JEFFERSON ST	1	1	689	7/16/2013	10	\$350,000	\$365,000
1015 WASHINGTON ST	1	1	836	7/19/2013	26	\$419,000	\$419,000
700 1ST ST	1	1	807	8/26/2013	28	\$429,000	\$420,000
1003 GARDEN ST	1	1	750	8/21/2013	8	\$429,000	\$424,000
222 WILLOW AVE	1	1	819	8/23/2013	23	\$449,000	\$432,500
1006 GARDEN ST	1	1	850	7/17/2013	4	\$395,000	\$440,000
222 GRAND ST	1	1	820	8/13/2013	20	\$440,000	\$440,000
1500 HUDSON ST	1	1	725	9/25/2013	21	\$469,000	\$460,000
800 JACKSON ST	1	1	864	7/29/2013	19	\$475,000	\$460,000
1120 CLINTON ST	1	1	910	9/25/2013	84	\$460,000	\$460,000
2 CONSTITUTION CT	1	1	726	8/15/2013	21	\$470,000	\$468,000
800 JACKSON ST	1	1	864	9/16/2013	20	\$471,750	\$470,000
1100 ADAMS ST	1	1	969	8/23/2013	13	\$489,000	\$489,000
901 WILLOW AVE	1	1	950	8/29/2013	14	\$500,000	\$495,000
456 9TH ST	1	1	1043	9/30/2013	74	\$525,000	\$518,000
1200 GRAND ST	1	1	1027	9/13/2013	14	\$525,000	\$520,000
1500 HUDSON ST	1	0	1000	8/12/2013	112	\$535,000	\$525,000
1500 WASHINGTON ST	1	1	895	9/11/2013	101	\$537,000	\$527,500
1500 WASHINGTON ST	1	1	835	7/12/2013	9	\$535,000	\$541,000
1500 HUDSON ST	1	1	1000	8/5/2013	32	\$579,000	\$560,000
1125 MAXWELL LANE	1	1	707	9/2/2013	24	\$569,000	\$561,950
1500 GARDEN ST	1	1	1138	9/13/2013	30	\$650,000	\$630,000
1125 MAXWELL LANE	1	2	895	8/14/2013	32	\$675,000	\$657,500
99 PARK AVE	1	2	1371	9/10/2013	34	\$685,000	\$665,000
1125 MAXWELL LANE	1	2	1012	7/12/2013	0	\$700,000	\$690,000
1125 MAXWELL LANE	1	2	1072	9/4/2013	10	\$739,999	\$720,000
1025 MAXWELL LANE	1	2	1062	7/19/2013	4	\$699,000	\$720,000
1125 MAXWELL LANE	1	2	946	8/1/2013	37	\$799,000	\$760,000
1125 MAXWELL LANE	1	2	946	9/30/2013	103	\$850,000	\$812,500
Total Listings					Avg	Avg	Avg
30					31	\$540,424	\$533,765

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COMPARABLE REPORT



MLS # 130006084
Address 1025 WASHINGTON ST
Price \$362,000
Adj Price \$362,000

Address	1025 WASHINGTON ST	Days On Market	29
Unit Number	4R	MoMaintFee	\$417
Sq Feet	682	Taxes	\$4,726
Ask Price	\$364,000		
Sold Price	\$362,000		
Closing Date	7/9/2013		

Ad Rmks: Renovated 1 BR condo on uptown Washington Street with 9 ft ceilings. Kitchen features new granite counters & breakfast bar and tiled back splash. Spacious living room w/ beautiful exposed brick & HW floors, renovated bathroom, ample closet space. Rear facing home overlooks the common backyard. Pre-wired for surround sound. W/D room and bike rack in basement. Maint fee includes Heat & HW. Close to parking garages, restaurants & the Hoboken waterfront. NYC transportation at your doorstep!



MLS # 130005474
Address 818 JEFFERSON ST
Price \$365,000
Adj Price \$365,000

Address	818 JEFFERSON ST	Days On Market	10
Unit Number	5C	MoMaintFee	\$416
Sq Feet	689	Taxes	\$5,055
Ask Price	\$350,000		
Sold Price	\$365,000		
Closing Date	7/16/2013		

Ad Rmks: Loft style 1 Bedroom 1 Bath duplex in elevator building! Unit offers beautiful hardwood floors throughout, cathedral ceilings, 2 skylights, gas fireplace, and 2 french doors leading to private terrace with NYC views! Modern gallery kitchen offers stainless steel appliances and eat-in breakfast bar. Spiral stairs leading up to large master bedroom with en suite. Bathroom with brand new tiles. Tons of storage. Building offers exercise room and laundry room. Blocks from shopping, lightrail and parks.



Address	1015 WASHINGTON ST	Days On Market	26
Unit Number	43	MoMaintFee	\$393
Sq Feet	836	Taxes	\$5,381
Ask Price	\$410,000		

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MLS # 130005904
Address 700 1ST ST
Price \$420,000
Adj Price \$420,000

Address	700 1ST ST	Days On Market	28
Unit Number	5U	MoMaintFee	\$300
Sq Feet	807	Taxes	\$5,220
Ask Price	\$429,000		
Sold Price	\$420,000		
Closing Date	8/26/2013		

Ad Rmks: Enjoy luxury living at the Skyclub! Super spacious 1 bedroom with terrace and western exposure. Fully loaded kitchen, h/w floors throughout, W/D in unit, and large bedroom. Building features: common courtyard, 24hr doorman, shuttle to PATH, parking and on site health club with pool.



MLS # 130007753
Address 1003 GARDEN ST
Price \$424,000
Adj Price \$424,000

Address	1003 GARDEN ST	Days On Market	8
Unit Number	2	MoMaintFee	\$385
Sq Feet	750	Taxes	\$4,512
Ask Price	\$429,000		
Sold Price	\$424,000		
Closing Date	8/21/2013		

Ad Rmks: Beautiful and chic Victorian style 1 BR with all the modern conveniences. Period bay window w/ original ornate moldings leading to your private outdoor space overlooking garden and waterfall, exposed brick and 11' ceilings. Other features include: modern kitchen with granite and SS appliances, separate dining area with built-ins for extra storage, wide plank pine floors. Cool and sophisticated bath with glass-enclosed shower. Great closet space & laundry in home. Close to shops, dining, parks & bus



MLS # 130004477
Address 222 WILLOW AVE
Price \$432,500
Adj Price \$432,500

Address	222 WILLOW AVE	Days On Market	23
Unit Number	1B	MoMaintFee	\$340
Sq Feet	819	Taxes	\$5,225
Ask Price	\$449,000		
Sold Price	\$432,500		
Closing Date	8/23/2013		

Ad Rmks: Just in time for spring! One bed + den with deck & private yard minutes from PATH. Open layout with kitchen featuring granite counter tops, tons of cooking space & cabinets. Spacious master bedroom & Den measures approx 7'1 by 12'9 w/ closet & overhead storage. Charming features include custom stained glass & exposed brick. W/D room and additional storage for this unit in basement. Unit is on first floor but one flight up from street level. OH 4/28 from 1p-3p

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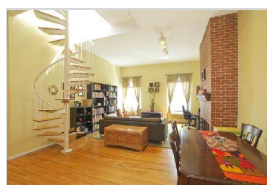
COMPARABLE REPORT



MLS # 130007161
Address 1006 GARDEN ST
Price \$440,000
Adj Price \$440,000

Address	1006 GARDEN ST	Days On Market	4
Unit Number	3	MoMaintFee	\$383
Sq Feet	850	Taxes	\$5,937
Ask Price	\$395,000		
Sold Price	\$440,000		
Closing Date	7/17/2013		

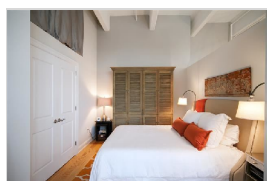
Ad Rmks: Great one bedroom, plus den condo, available in on one of the most sought after & prestigious tree line streets, in Hoboken. This fully updated, fabulous unit, features a gorgeous kitchen, with top of the line stainless steel appliances, granite counter tops, hardwood floors, high ceilings, crown moldings, dining room, bonus den, great windows, in unit washer/dryer & so much more. Located close proximity to restaurants, shops, parks, Ferry & buses!!!



MLS # 130005876
Address 222 GRAND ST
Price \$440,000
Adj Price \$440,000

Address	222 GRAND ST	Days On Market	20
Unit Number	4F	MoMaintFee	\$338
Sq Feet	820	Taxes	\$5,937
Ask Price	\$440,000		
Sold Price	\$440,000		
Closing Date	8/13/2013		

Ad Rmks: Amazing penthouse loft 1 bed feat. private roof deck w/NYC views! This open space flooded with light has 12ft ceilings, a wood-burning fireplace, HWF & tons of storage. Spacious bedroom with enough room for a king size bed plus add. furniture/desk. Bathroom has a large double vanity w/a step down 2-person jacuzzi tub! All this in an elevator building incl. a beautiful courtyard w/pool & lounge chairs, laundry rooms on each floor. Rental parking available close by. Steps to PATH, shopping, parks & schools.



MLS # 130006723
Address 1500 HUDSON ST
Price \$460,000
Adj Price \$460,000

Address	1500 HUDSON ST	Days On Market	21
Unit Number	90	MoMaintFee	\$411
Sq Feet	725	Taxes	\$6,227
Ask Price	\$469,000		
Sold Price	\$460,000		
Closing Date	9/25/2013		

Ad Rmks: The Hudson Tea is Hoboken's premier luxury residence! This fabulously appointed condo features modern kitchen with granite counters and stainless steel appliances, upgraded bath, hardwood floors throughout, custom lighting, 13ft lofted ceiling and over-sized picture windows offering sweeping Southern NYC and Hoboken views. Building has 24 hr concierge, 2500s/f gym, children's playroom and community room. All

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MLS # 130005785
Address 800 JACKSON ST
Price \$460,000
Adj Price \$460,000

Address	800 JACKSON ST	Days On Market	19
Unit Number	813	MoMaintFee	\$375
Sq Feet	864	Taxes	\$7,100
Ask Price	\$475,000		
Sold Price	\$460,000		
Closing Date	7/29/2013		

Ad Rmks: Stunning, spacious 1br,1bath condo in Hoboken's MetroStop. Condo features floor to ceiling windows w/ great light, CAC, Bosch W/D parking, wood floors, Hunter Douglas custom blinds (w/black out) & California closets. Open kitchen has SS Kitchen Aid appliances, DW, granite counters & large breakfast bar. Large bathroom w/ Jacuzzi tub & marble vanity. Huge master bedroom w/ California closet. Steel & Concrete building 2 elevators, comm room, gym, roof deck & is adjacent to Light Rail & 1 block from Shop Rite.



MLS # 130004898
Address 1120 CLINTON ST
Price \$460,000
Adj Price \$460,000

Address	1120 CLINTON ST	Days On Market	84
Unit Number	4C	MoMaintFee	\$314
Sq Feet	910	Taxes	\$6,484
Ask Price	\$460,000		
Sold Price	\$460,000		
Closing Date	9/25/2013		

Ad Rmks: Spacious oversized one bedroom at the Grand Clinton with garage parking in uptown elevator building. This unit features 910 square feet of living space with a great sunny layout. Kitchen with granite countertops, breakfast bar, stainless appliances. Large bedroom with walk-in closet. HWFs, carpet in BR. Central air/heat, W/D in unit. Additional amenities include large common terrace, updated lobby. Bus across the street, close to Columbus Park and Light Rail, dining, waterfront.



MLS # 130007386
Address 2 CONSTITUTION CT
Price \$468,000
Adj Price \$468,000

Address	2 CONSTITUTION CT	Days On Market	21
Unit Number	708	MoMaintFee	\$391
Sq Feet	726	Taxes	\$9,414
Ask Price	\$470,000		
Sold Price	\$468,000		
Closing Date	8/15/2013		

Ad Rmks: Live on the Hoboken waterfront in a luxury, 24/7 doorman building. This lovely 1br/1ba (approx. 726 sq ft) is on the 7th floor offering beautiful views of NYC & Hudson River. Full service building with doorman, gym, pool (fee), courtyard on 4th floor w/ play ground, on-site property manager & garage parking available (fee). Close to shops, restaurants, parks, marine & ferry to NYC.

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COMPARABLE REPORT



MLS # 130006843
Address 800 JACKSON ST
Price \$470,000
Adj Price \$470,000

Address	800 JACKSON ST	Days On Market	20
Unit Number	913	MoMaintFee	\$375
Sq Feet	864	Taxes	\$6,748
Ask Price	\$471,750		
Sold Price	\$470,000		
Closing Date	9/16/2013		

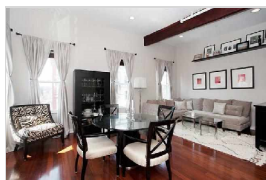
Ad Rmks: Welcome to Metro Stop, an ultra luxury residence by Metro Homes! This spacious unit boasts massive windows for tons of light, gleaming hardwood floors, designer kitchen w/granite counter tops, s/s appliances and custom built-ins. Condo features upgraded bath w/custom tiling. Building offers virtual doorman, fitness center, community room and roof deck with NYC views! Located conveniently at 9th Street Light Rail Stop. Reserved Parking Space is included in the monthly maintenance fee.



MLS # 130008029
Address 1100 ADAMS ST
Price \$489,000
Adj Price \$489,000

Address	1100 ADAMS ST	Days On Market	13
Unit Number	308	MoMaintFee	\$335
Sq Feet	969	Taxes	\$6,151
Ask Price	\$489,000		
Sold Price	\$489,000		
Closing Date	8/23/2013		

Ad Rmks: Fabulous over-sized 1BR with floor to ceiling windows in the Upper Grand, a luxury steel & concrete building. With 969 sf, garage parking & Juliet balcony, this contemporary condo has it all! Gorgeous kitchen with granite counters, SS appliances & stylish glass backsplash, ample room for dining, high ceilings, HW floors, custom closets, CAC & upgraded lighting. Super spacious BR has custom walk-in closet & a wall of windows! Other features: W/D in unit, state of the art gym & courtyard. Tax abatement (14 yrs).



MLS # 130005234
Address 901 WILLOW AVE
Price \$495,000
Adj Price \$495,000

Address	901 WILLOW AVE	Days On Market	14
Unit Number	4	MoMaintFee	\$386
Sq Feet	950	Taxes	\$6,127
Ask Price	\$500,000		
Sold Price	\$495,000		
Closing Date	8/29/2013		

Ad Rmks: Exquisite top-floor 950SF 1BD/1BA condo w/garage parking. A rare blend of old world charm w/ exposed brick, decorative fireplaces & high-end modern style, this home is flooded w/ light from 3 exposures. Top-of-the-line kitchen w/ marble counters, glass tile backsplash, Sub-Zero fridge & Bosch appliances. Lofted ceiling in LR/DR, Central AC, W/D, custom closets, recessed lighting, Brazilian Redwood floors, extra storage in garage. Located

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MLS # 130006081
Address 456 9TH ST
Price \$518,000
Adj Price \$518,000

Address	456 9TH ST	Days On Market	74
Unit Number	19	MoMaintFee	\$399
Sq Feet	1043	Taxes	\$6,555
Ask Price	\$525,000		
Sold Price	\$518,000		
Closing Date	9/30/2013		

Ad Rmks: Come home to this beautiful modern 1BD+den w/ spacious open floor plan! SS appliances, upgraded bath, large private deck, custom plantation shutters, private dining alcove, HUGE living room perfect for entertaining. Credit card operated laundry machine right outside unit with cell phone texting capabilities, large caged storage unit, brand new gym, elevator building, covered garage parking plus guest parking available for reservation and beautiful courtyard! A piece of the burbs in Hoboken!



MLS # 130004979
Address 1200 GRAND ST
Price \$520,000
Adj Price \$520,000

Address	1200 GRAND ST	Days On Market	14
Unit Number	332	MoMaintFee	\$344
Sq Feet	1027	Taxes	\$6,229
Ask Price	\$525,000		
Sold Price	\$520,000		
Closing Date	9/13/2013		

Ad Rmks: Over 1000 SqFt 1BD/1BA corner condo at the Upper Grand. Perfect for entertaining w/ an open floor plan & huge private terrace off the living room. Upgrades include: custom closets, custom window treatments, Caesar Stone countertops, crown molding & surround sound wiring. Other features: recessed lighting, hardwood floors, 9â€™™ ceilings, Southern exposure & garage parking space. Steel & concrete elevator building w/ gym, community room & landscaped common courtyard.



MLS # 130004680
Address 1500 HUDSON ST
Price \$525,000
Adj Price \$525,000

Address	1500 HUDSON ST	Days On Market	112
Unit Number	2D	MoMaintFee	\$559
Sq Feet	1000	Taxes	\$6,650
Ask Price	\$535,000		
Sold Price	\$525,000		
Closing Date	8/12/2013		

Ad Rmks: Hudson Tea Luxury! This magnificent 1000 Sq ft 1BR has all the comforts you deserve. Chef's kitchen features custom cabinets, ss appliances, granite counters, and custom backsplash. Other incredible features include 13' ceiling, HW floors, 2 walk in closets with custom organizers, ceiling fan, custom lights, newer heat pumps, and custom window treatments. Community features 24 Hr concierge, 2500 sqft gym, and children's playroom.

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MLS # 130006626

Address 1500 WASHINGTON ST

Price \$527,500

Adj Price \$527,500

Address	1500 WASHINGTON ST	Days On Market	101
Unit Number	4C	MoMaintFee	\$483
Sq Feet	895	Taxes	\$7,490
Ask Price	\$537,000		
Sold Price	\$527,500		
Closing Date	9/11/2013		

Ad Rmks: TRUE LOFT LIVING, with soaring 13ft. ceilings at historic Hudson Tea! This spacious unit 895 sf has lg picture windows with southern exp, gleaming mahogany hdwd floors, many extras such as recessed lighting, 2 ceiling fans, chandelier in dining area, new HVAC in living and br, new custom window treatment (room darkeners) spacious kit. with breakfast bar, 24 hr.drmm. fitness center, residents lounge, shuttle to path, kids play area and onsite coffee shop. Pking avail. Ferry & bus footsteps away. Must see!



MLS # 130003715

Address 1500 WASHINGTON ST

Price \$541,000

Adj Price \$541,000

Address	1500 WASHINGTON ST	Days On Market	9
Unit Number	6s	MoMaintFee	\$467
Sq Feet	835	Taxes	\$6,227
Ask Price	\$535,000		
Sold Price	\$541,000		
Closing Date	7/12/2013		

Ad Rmks: Waterfront 1 bed/1bath loft located in historic Hudson Tea Building! Spacious unit with over 800 sqft offers gleaming new mahogany hardwood floors throughout, Soaring 13 ft ceilings, and 10 ft picture window! Spacious kitchen with eat-in breakfast bar. 24hr doorman, elevator bldg, fitness center, resident's lounge, complimentary shuttle to Path, children's play area and onsite coffee shop. Deeded garage parking spot included! Ferry & bus just footsteps away! This wont last, must see!



MLS # 130006595

Address 1500 HUDSON ST

Price \$560,000

Adj Price \$560,000

Address	1500 HUDSON ST	Days On Market	32
Unit Number	4D	MoMaintFee	\$558
Sq Feet	1000	Taxes	\$7,490
Ask Price	\$579,000		
Sold Price	\$560,000		
Closing Date	8/5/2013		

Ad Rmks: Fantastic 1000 SQFT 'TRUE' one bedroom in the luxurious Hudson Tea building. Partial river views and a very spacious layout that includes a beautiful chef's kitchen features maple cabinetry, SS appliances, granite counters, & custom tile backsplash. Other features include 13' ceilings, gleaming HW floors, w/d, all closets upgraded by California Closet Co, ceiling fan, custom lights & Hunter Douglas blinds. Community feat

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Address	1125 MAXWELL LANE	Days On Market	24
Unit Number	714	MoMaintFee	\$418
Sq Feet	707	Taxes	\$5,771
Ask Price	\$569,000		
Sold Price	\$561,950		
Closing Date	9/2/2013		

MLS # 130007074
Address 1125 MAXWELL LANE
Price \$561,950
Adj Price \$561,950

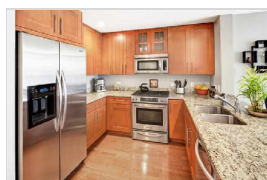
Ad Rmks: Luxury living at Maxwell Place. Seventh floor luxury waterfront condo located near beautiful outdoor heated pool and lounge with NYC views. Featuring granite counters, ss appliances, custom cabinets & hardwood floors. The community features a 24 doorman, landscaped rooftop gardens, state of the art gym & community rm. A commuter's dream w/the ferry a couple of blocks away or you can take the private (free) shuttle to the PATH. Yes, your parking space is included.



Address	1500 GARDEN ST	Days On Market	30
Unit Number	2i	MoMaintFee	\$652
Sq Feet	1138	Taxes	\$7,600
Ask Price	\$650,000		
Sold Price	\$630,000		
Closing Date	9/13/2013		

MLS # 130007531
Address 1500 GARDEN ST
Price \$630,000
Adj Price \$630,000

Ad Rmks: Simply spacious, impeccably maintained 1138 sq.ft 1BR at Harborside Lofts is the perfect residence. Dark HW floors set the tempo for chic cosmopolitan styling w/ an open, airy floorplan. Custom kitchen w/ pristine granite breakfast bar, pendant lighting & upscale appliances adjoins the sunlit living/dining room. King-sized master bedroom, 1 bath, huge shared rooftop terrace w/ panoramic NYC views, full-service building on the Hudson River, "Gold Coast" - place to live! Parking spot incl. in sale.



Address	1125 MAXWELL LANE	Days On Market	32
Unit Number	643	MoMaintFee	\$534
Sq Feet	895	Taxes	\$9,000
Ask Price	\$675,000		
Sold Price	\$657,500		
Closing Date	8/14/2013		

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MLS # 130008616
Address 99 PARK AVE
Price \$665,000
Adj Price \$665,000

Address	99 PARK AVE	Days On Market	34
Unit Number	4C	MoMaintFee	\$329
Sq Feet	1371	Taxes	\$11,020
Ask Price	\$685,000		
Sold Price	\$665,000		
Closing Date	9/10/2013		

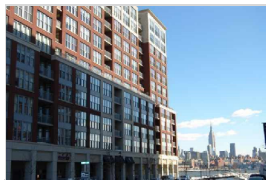
Ad Rmks: This huge open layout has it all location, luxury elevator bldg, deeded prkg & more. Gorgeous, spacious 1BR + den (den is large & functions as a BR doesn't have windows but has closet). The best location in Hoboken, just few short blks to Path. An oversized living space w/ fireplace & giant windows overlooking tree-lined 1st St. Shops, restaurants, nightlife & transp to NY at your doorstep! Beautiful open kitchen w/ ss appliances, granite countertops & island/brkfst bar. Full in-unit laundry rm & storage.



MLS # 130008550
Address 1125 MAXWELL LANE
Price \$690,000
Adj Price \$690,000

Address	1125 MAXWELL LANE	Days On Market	0
Unit Number	508	MoMaintFee	\$606
Sq Feet	1012	Taxes	\$8,630
Ask Price	\$700,000		
Sold Price	\$690,000		
Closing Date	7/12/2013		

Ad Rmks: Maxwell Place, Hoboken's most sought after community. Exquisite 1012sqft 1Br with all the comforts you deserve. Features include chef's kitchen with granite counters, ss appliances, and custom cabinets. Relax on private balcony while gazing at NYC. Southern exposure floods home with natural light. Community features 24 hr doorman, 2 Pools, 2 Gyms, roof top gardens with BBQ's, tv, and fireplace. Commuter's Dream...ferry couple blocks away or take private shuttle to path. Deeded Parking.



MLS # 130006688
Address 1125 MAXWELL LANE
Price \$720,000
Adj Price \$720,000

Address	1125 MAXWELL LANE	Days On Market	10
Unit Number	320	MoMaintFee	\$616
Sq Feet	1072	Taxes	\$8,300
Ask Price	\$739,999		
Sold Price	\$720,000		
Closing Date	9/4/2013		

Ad Rmks: Maxwell Place, Hoboken's most sought-after community. Spectacular 1 Br + den has all the comforts you deserve. Elegant tiled-over foyer leads into expansive living/dining area, upgraded designer kitchen w/ ss appl, hw flrs, energy efficient HVAC & W/D, wet bar, everything appointed to finest detail. Great master suite that easily fits king size bed. Den has double French doors, can be used as baby's rm. Community room w/

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

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COMPARABLE REPORT



MLS # 130004016
Address 1025 MAXWELL LANE
Price \$720,000
Adj Price \$720,000

Address	1025 MAXWELL LANE	Days On Market	4
Unit Number	807	MoMaintFee	\$590
Sq Feet	1062	Taxes	\$8,460
Ask Price	\$699,000		
Sold Price	\$720,000		
Closing Date	7/19/2013		

Ad Rmks: Youâ€™ll love the large open fl plan when you enter this 1BR home in sought after Maxwell Place community. At approx 1062sqft this is one of the largest 1BR homes in the complex. Enjoy NYC views from your private balcony. Unit has SS appliances, granite counters, central a/c, wash/dry, hwfl & stone foyer. Bldg offers 24hr concierge, roof top pool/hot tub, sundeck & garden, play rm, fitness center, theater rm, residents club w.direct extraordinary NYC views. Just 3 blocks to Ferry & PATH shuttle. Deeded Prkg!



MLS # 130005983
Address 1125 MAXWELL LANE
Price \$760,000
Adj Price \$760,000

Address	1125 MAXWELL LANE	Days On Market	37
Unit Number	917	MoMaintFee	\$560
Sq Feet	946	Taxes	\$9,600
Ask Price	\$799,000		
Sold Price	\$760,000		
Closing Date	8/1/2013		

Ad Rmks: ***3 MONTHS USE AND OCCUPANCY INCLUDED IN SALE***Maxwell Place exclusive! Rare 946sf one bedroom 1.5 bath with SE exposure and unobstructed NYC and River views. One of only 5 like floor plans in the building. Custom built-ins, closets and remote controlled Hunter Douglas blinds. Full service, luxury building. Roof top pool, garden, community room, gym and shuttle to the PATH. Do not miss this opportunity to live at Maxwell Place! Parking included in sale.



MLS # 130006612

Address	1125 MAXWELL LANE	Days On Market	103
Unit Number	1217	MoMaintFee	\$525
Sq Feet	946	Taxes	\$9,837
Ask Price	\$850,000		
Sold Price	\$812,500		
Closing Date	9/30/2013		

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