

COMPARATIVE MARKET ANALYSIS

2014 Q1 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:	\$1,175,000	\$268,000	\$616,500	\$519,000
SP:	\$1,175,000	\$250,000	\$610,916	\$510,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
410 JEFFERSON ST	1	1	531	1/31/2014	160	\$268,000	\$250,000
456 9TH ST	1	1	645	3/17/2014	23	\$389,000	\$380,000
456 9TH ST	1	1	634	1/10/2014	13	\$388,000	\$380,000
800 JACKSON ST	1	1	786	2/21/2014	55	\$450,000	\$440,000
456 9TH ST	1	1	750	2/21/2014	40	\$495,000	\$490,000
700 1ST ST	1	1	898	1/3/2014	1	\$499,000	\$501,000
1500 WASHINGTON ST	1	1	735	1/27/2014	45	\$539,000	\$520,000
1025 MAXWELL LANE	1	2	1062	3/19/2014	87	\$745,000	\$720,000
1125 MAXWELL LANE	1	2	955	2/5/2014	6	\$735,000	\$735,000
1125 MAXWELL LANE	1	2	1165	2/18/2014	6	\$785,000	\$810,000
1500 GARDEN ST	1	1	1197	3/18/2014	1	\$930,000	\$930,000
1500 GARDEN ST	1	2	1479	2/14/2014	1	\$1,175,000	\$1,175,000
Total Listings					Avg	Avg	Avg
12					36	\$616,500	\$610,916

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COMPARABLE REPORT



MLS # 140001805
Address 410 JEFFERSON ST
Price \$250,000
Adj Price \$250,000

Address	410 JEFFERSON ST	Days On Market	160
Unit Number	2L	MoMaintFee	\$358
Sq Feet	531	Taxes	\$5,788
Ask Price	\$268,000		
Sold Price	\$250,000		
Closing Date	1/31/2014		

Ad Rmks: Charming, cozy and bright 1BR/1BA unit. One flight stairs up, 2nd unit features exposed brick in kitchen and large bedroom newly painted and refurbished. Bathroom includes semi-new fixtures and tiling. Spacious kitchen with lots of cabinet space. Storage and washer/dryer in basement. Large common yard. Unit feels bigger than square footage. Move in ready. A must see. New W/D in basement is free.



MLS # 140000174
Address 456 9TH ST
Price \$380,000
Adj Price \$380,000

Address	456 9TH ST	Days On Market	23
Unit Number	28	MoMaintFee	\$346
Sq Feet	645	Taxes	\$5,278
Ask Price	\$389,000		
Sold Price	\$380,000		
Closing Date	3/17/2014		

Ad Rmks: Adorable 1-bed/1-bath condo w/garage pkg in highly desirable Robert's Court complex. Cross through the picturesque courtyard to get to this gem, located on the 2nd floor of the back bldg. Featuring hardwood floors throughout, CAC, lots of natural sunlight, ample closet space and enormous attic storage, this 645-sqft. charmer is ready for someone new to call it "home."



MLS # 130013784
Address 456 9TH ST
Price \$380,000
Adj Price \$380,000

Address	456 9TH ST	Days On Market	13
Unit Number	23	MoMaintFee	\$322
Sq Feet	634	Taxes	\$5,871
Ask Price	\$388,000		
Sold Price	\$380,000		
Closing Date	1/10/2014		

Ad Rmks: Peaceful and spacious 1BR with garage parking and elevator in Roberts Court, a centrally located gated community in midtown Hoboken. This sunny 1BR with open kitchen and living room has room for a large dining table; views of lush common courtyard & HS field. Features include new windows, newly painted, garage parking, laundry room and gym. Bonus large windowed attic/storage pull down stairs. Near NYC bus, light rail, Columbus Park, supermarket, movies and all nightlife.

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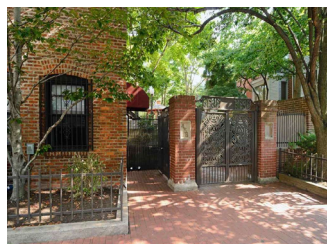
COMPARABLE REPORT



MLS # 130011911
Address 800 JACKSON ST
Price \$440,000
Adj Price \$440,000

Address	800 JACKSON ST	Days On Market	55
Unit Number	512	MoMaintFee	\$345
Sq Feet	786	Taxes	\$5,500
Ask Price	\$450,000		
Sold Price	\$440,000		
Closing Date	2/21/2014		

Ad Rmks: With the light rail at your door this home is a commuter's dream. Featuring 9'6" ceilings and oversized windows this home features unparalleled finishes including Walnut flooring, a kitchen with Cherry shaker-style cabinets, granite counters w/Italian Ceramic backsplash. The bath boasts Maple cabinetry w/marble vanity, limestone floors & Italian porcelain wall tiles. Community amenities incld a common roof deck, fitness center, community room, & a cyberdoorman w/video surveillance & a package delivery room.



MLS # 130014312
Address 456 9TH ST
Price \$490,000
Adj Price \$490,000

Address	456 9TH ST	Days On Market	40
Unit Number	1	MoMaintFee	\$317
Sq Feet	750	Taxes	\$6,227
Ask Price	\$495,000		
Sold Price	\$490,000		
Closing Date	2/21/2014		

Ad Rmks: Gorgeous 1 Bedroom 1 Bath + Den corner unit located in the sought after Robert's Court Complex! Home features stunning hardwood floors throughout, Central A/C, recessed lighting, and 1 Car parking! Gourmet Kitchen boasts stainless steel appliances, Granite counter tops, and eat-in breakfast bar! Large Bathroom with modern fixtures! Complex features Professionally landscaped common yard with gazebo, Washer/Dryer room, and Exercise room! Close to all NYC transportation. Must see!



MLS # 130012971
Address 700 1ST ST
Price \$501,000
Adj Price \$501,000

Address	700 1ST ST	Days On Market	1
Unit Number	13L	MoMaintFee	\$332
Sq Feet	898	Taxes	\$5,652
Ask Price	\$499,000		
Sold Price	\$501,000		
Closing Date	1/3/2014		

Ad Rmks: This rare 1 bd/1 ba offers the perfect balance of luxury, amenities and river & NYC views. With a very spacious 900 sq ft of living space w/60 sq ft balcony (SE facing), it features a custom kitchen with granite countertops & SS appliances, ample cabinet space with wine rack and center island. The Brazilian cherry hardwood floors flow seamlessly throughout the unit and compliment the layout. Upgrades incl recessed lighting, Hunter Douglas window treatments & custom closets. This condo unit is also for rent.

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COMPARABLE REPORT



MLS # 130013034
Address 1500 WASHINGTON ST
Price \$520,000
Adj Price \$520,000

Address	1500 WASHINGTON ST	Days On Market	45
Unit Number	9N	MoMaintFee	\$411
Sq Feet	735	Taxes	\$7,019
Ask Price	\$539,000		
Sold Price	\$520,000		
Closing Date	1/27/2014		

Ad Rmks: Luxury living at the Hudson Tea. NYC uptown Hudson River view, large picture windows. Studio alcove with hardwood floors, washer/dryer in unit. Deeded parking, concierge, 2500 SqFt gym. Newly renovated residence, lounge, shuttle to ferry, blocks away from ferry.



MLS # 130014692
Address 1025 MAXWELL LANE
Price \$720,000
Adj Price \$720,000

Address	1025 MAXWELL LANE	Days On Market	87
Unit Number	211	MoMaintFee	\$645
Sq Feet	1062	Taxes	\$8,691
Ask Price	\$745,000		
Sold Price	\$720,000		
Closing Date	3/19/2014		

Ad Rmks: Live the good life in Maxwell Place, Hoboken's most desirable community. At 1062 sqft this 1 Br Condo is a true home. Chef's kitchen features granite counters, ss appliances, and custom cabinets. Community features 24 Hr concierge, 2 Gyms, 2 Pools, landscaped roof decks with direct NYC views, BBQ's, fireplace and outdoor tv. Commuter's dream, take private shuttle to path or ferry located few blocks away. Deeded parking included.



MLS # 130011744
Address 1125 MAXWELL LANE
Price \$735,000
Adj Price \$735,000

Address	1125 MAXWELL LANE	Days On Market	6
Unit Number	702	MoMaintFee	\$547
Sq Feet	955	Taxes	\$8,516
Ask Price	\$735,000		
Sold Price	\$735,000		
Closing Date	2/5/2014		

Ad Rmks: Live like royalty in this exquisite 1 Br at Maxwell Place, Hoboken's most sought after waterfront community! Located 1 unit in from the SE corner, your home will be flooded w/natural light & gives you views of downtown NYC & Hudson River Views. Chef's kitchen features custom cabinets, granite counters, island, & ss appliances. Relax on your private balcony. Community features include 24 Hr Concierge, 2 Pools. 2 Gyms, 2 Com rms & exquisite landscaped rooftops w/NYC Views. BBQ's, fireplace, & TV.

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COMPARABLE REPORT



MLS # 140000020
Address 1125 MAXWELL LANE
Price \$810,000
Adj Price \$810,000

Address	1125 MAXWELL LANE	Days On Market	6
Unit Number	535	MoMaintFee	\$673
Sq Feet	1165	Taxes	\$8,449
Ask Price	\$785,000		
Sold Price	\$810,000		
Closing Date	2/18/2014		

Ad Rmks: Maxwell Place, Hoboken's luxury waterfront residence! This 1165sf 1Bd plus Den boasts a unique open floor plan, Chef's kitchen w/42" cabinets, S/S appls, glass tile back splash & granite counters. Unit includes large Mstr Bdr with 1.5 Baths, recessed lighting, over-sized windows, custom closets, Hunter Douglas window treatments & hardwood floors throughout. Amenities include a 24hr concierge, gym, community room w/panoramic NYC views, billiard & theater rooms, swimming pool and shuttle to PATH!



MLS # 140003269
Address 1500 GARDEN ST
Price \$930,000
Adj Price \$930,000

Address	1500 GARDEN ST	Days On Market	1
Unit Number	8B	MoMaintFee	\$748
Sq Feet	1197	Taxes	\$10,076
Ask Price	\$930,000		
Sold Price	\$930,000		
Closing Date	3/18/2014		

Ad Rmks: HAVE IT ALL IN THIS UPSCALE BOUTIQUE-STYLE DOORMAN BUILDING. THIS 1197SQFT, SUNDRENCHED ONE BED+DEN (8X13.5) LOFT FEATURES HARDWOOD FLOORS THROUGHOUT, TOP OF THE LINE CHEF'S KITCHEN (VIKING AND BOSCH APPLIANCES), DRAMATIC 13' CEILINGS AND LARGE WALK-IN CLOSET IN MASTER BED. ENJOY A COMMON ROOFTOP TERRACE, 24HR CONCIERGE, FITNESS CENTER(S), RESIDENCE LOUNGE, SHUTTLE TO THE PATH, FUTURE POOL AND ADJACENT PARKS.



MLS # 140001563
Address 1500 GARDEN ST
Price \$1,175,000
Adj Price \$1,175,000

Address	1500 GARDEN ST	Days On Market	1
Unit Number	6E	MoMaintFee	\$915
Sq Feet	1479	Taxes	\$11,035
Ask Price	\$1,175,000		
Sold Price	\$1,175,000		
Closing Date	2/14/2014		

Ad Rmks: Have it all in this large lofted 1 bedroom + Den at the coveted Harborside Lofts. 1479 SqFt, sun drenched, dramatic floor to ceiling windows w/hardwood floors throughout Top of the line chef's kitchen Feat. Viking & Bosch SS Appliances. Common rooftop terrace, 24 Hr concierge, fitness center, residence lounge, shuttle to PATH, future pool & adjacent to new park.

CONDO-COOP Summary Statistics

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