

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

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,165,000	\$229,000	\$550,428	\$490,000
SP:	\$1,185,000	\$207,500	\$546,928	\$491,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1025 WASHINGTON ST	1	1	400	4/20/2014	162	\$229,000	\$207,500
1027 WASHINGTON ST	1	1	632	4/29/2014	94	\$329,000	\$307,500
1033 WASHINGTON ST	1	1		6/9/2014	14	\$335,000	\$336,000
119 CLINTON ST	1	1	510	6/27/2014	20	\$339,999	\$337,500
818 JEFFERSON ST	1	1	546	5/28/2014	42	\$335,000	\$340,000
79 MONROE ST	1	1	775	4/23/2014	105	\$359,000	\$352,000
931 WILLOW AVE	1	1	955	5/1/2014	37	\$399,999	\$365,000
74 GARDEN ST	1	1	700	4/11/2014	33	\$374,900	\$365,000
941 GARDEN ST	1	1	750	5/12/2014	8	\$439,000	\$440,000
830 MONROE ST	1	1	814	5/22/2014	8	\$450,000	\$445,000
700 1ST ST	1	1	898	5/7/2014	22	\$475,000	\$455,000
1500 HUDSON ST	1	1	735	5/30/2014	21	\$470,000	\$460,000
64 MONROE ST	1	1	897	4/7/2014	7	\$475,000	\$462,500
61 6TH ST	1	1	724	4/3/2014	10	\$464,000	\$464,000
223 BLOOMFIELD ST	1	1	744	4/11/2014	116	\$489,000	\$470,000
800 JACKSON ST	1	1	866	4/25/2014	2	\$469,000	\$475,000
924-926 JEFFERSON ST	1	1	800	5/15/2014	5	\$465,000	\$475,505
1500 HUDSON ST	1	1	735	5/1/2014	68	\$510,000	\$491,000
700 1ST ST	1	1	900	4/30/2014	23	\$499,900	\$494,500
1500 HUDSON ST	1	1	735	4/22/2014	5	\$490,000	\$510,000
159 NEWARK ST	1	2	1000	4/28/2014	54	\$549,000	\$549,000
1500 WASHINGTON ST	1	1	735	6/2/2014	17	\$575,000	\$557,000
1450 WASHINGTON ST	1	1	735	6/9/2014	70	\$596,709	\$576,000
1327 GRAND ST	1	2	1116	4/1/2014	9	\$559,000	\$577,000
600 1ST ST	1	2	942	4/30/2014	20	\$579,000	\$594,000
1450 WASHINGTON ST	1	1	771	6/30/2014	15	\$624,990	\$622,000
1125 MAXWELL LANE	1	2	1075	4/16/2014	79	\$675,000	\$660,000
1425 GARDEN ST	1	2	1050	6/6/2014	25	\$699,000	\$690,000
150 14TH ST	1	1	1084	5/5/2014	18	\$729,000	\$716,000
1125 MAXWELL LANE	1	2	1037	5/28/2014	45	\$712,500	\$730,000
1125 MAXWELL LANE	1	2	1072	4/2/2014	24	\$755,000	\$790,000
1125 MAXWELL LANE	1	2	1323	4/18/2014	27	\$850,000	\$845,000

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1125 MAXWELL LANE	1	2	1323	4/14/2014	1	\$899,000	\$898,500
1125 MAXWELL LANE	1	2	1071	5/5/2014	10	\$899,000	\$900,000
1500 GARDEN ST	1	2	1479	6/23/2014	7	\$1,165,000	\$1,185,000
Total Listings					Avg	Avg	Avg
35					34	\$550,428	\$546,928

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COMPARABLE REPORT



MLS # 130008573
Address 1025 WASHINGTON ST
Price \$207,500
Adj Price \$207,500

Address	1025 WASHINGTON ST	Days On Market	162
Unit Number	1F	MoMaintFee	\$325
Sq Feet	400	Taxes	\$3,680
Ask Price	\$229,000		
Sold Price	\$207,500		
Closing Date	4/20/2014		

Ad Rmks: Lovely 1st floor apartment in prime area of Hoboken. Lg. LR, Modern kitchen and bath with 1 BR.



MLS # 130014877
Address 1027 WASHINGTON ST
Price \$307,500
Adj Price \$307,500

Address	1027 WASHINGTON ST	Days On Market	94
Unit Number	1R	MoMaintFee	\$320
Sq Feet	632	Taxes	\$3,789
Ask Price	\$329,000		
Sold Price	\$307,500		
Closing Date	4/29/2014		

Ad Rmks: FOR INVESTOR ONLY! Uptown Washington Street one bedroom with lots of exposed brick and hardwood floors. Extra alcove space for home office. Quiet rear unit overlooking common yard. Washer/dryer room and extra storage in basement. Steps to transportation, restaurants and shops!! FOR INVESTOR ONLY- TENANT IN PLACE PAYING \$1950 PER MONTH.



MLS # 140003542
Address 1033 WASHINGTON ST
Price \$336,000
Adj Price \$336,000

Address	1033 WASHINGTON ST	Days On Market	14
Unit Number	3F	MoMaintFee	\$347
Sq Feet		Taxes	\$5,215
Ask Price	\$335,000		
Sold Price	\$336,000		
Closing Date	6/9/2014		

Ad Rmks: Great uptown location, conveniently located on Washington Street. 1 bedroom, 1 bathroom, small office area, breakfast bar. Unit is spaciouly laid out, hardwood floors, lots of light in the living room with exposed brick. Laundry in the complex and common storage area. Transportation buses, shopping and restaurants close to the building. VACANT EASY TO SHOW

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COMPARABLE REPORT



MLS # 140006424
Address 119 CLINTON ST
Price \$337,500
Adj Price \$337,500

Address 119 CLINTON ST Days On Market 20
Unit Number 3L MoMaintFee \$352
Sq Feet 510 Taxes \$3,598
Ask Price \$339,999
Sold Price \$337,500
Closing Date 6/27/2014

Ad Rmks: Turn Key fully renovated 1 bed in desirable Hoboken location near all transportation, shops, and nightlife. This perfect starter home w/ attention to detail features ss appliances, granite countertops, Kraftmaid slow closing cabinetry, undermount lighting, plenty of storage, & wood flooring throughout. Travertine tile, marble shelving, & stone and rock shower are some of the highlights to the full bath. Building offers washer/dryer room & extra large well kept common yard perfect for BBQ's and entertaining.



MLS # 140004900
Address 818 JEFFERSON ST
Price \$340,000
Adj Price \$340,000

Address 818 JEFFERSON ST Days On Market 42
Unit Number 3D MoMaintFee \$347
Sq Feet 546 Taxes \$4,078
Ask Price \$335,000
Sold Price \$340,000
Closing Date 5/28/2014

Ad Rmks: Welcome home to your bright 1BD/1BA condo in the heart of Hoboken. Features include PARKING, ELEVATOR, STORAGE, CAC, DISHWASHER, LAUNDRY in Bldg, and a GYM. This well maintained building is truly a must see. Steps to Columbus Park, Lightrail, Bus and local restaurants. Pets are welcome and the maintenance fees are low.



MLS # 130014148
Address 79 MONROE ST
Price \$352,000
Adj Price \$352,000

Address 79 MONROE ST Days On Market 105
Unit Number 2RN MoMaintFee \$329
Sq Feet 775 Taxes \$4,078
Ask Price \$359,000
Sold Price \$352,000
Closing Date 4/23/2014

Ad Rmks: 775 sq. ft duplex in a boutique style building with private deck that can complement any lifestyle High ceilings & flooded with natural light, this magnificent abode is just blocks from the Light Rail and a quick walk to the PATH Spacious living /dining area large master bedroom suite with plenty of closets This is a well laid out loft-like space and guesses what This duplex features REAL STAIRS; not a spiral staircase to be found The building features in-house laundry and storage easy in out of town

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COMPARABLE REPORT



MLS # 140000880
Address 931 WILLOW AVE
Price \$365,000
Adj Price \$365,000

Address	931 WILLOW AVE	Days On Market	37
Unit Number	7	MoMaintFee	\$336
Sq Feet	955	Taxes	\$4,418
Ask Price	\$399,999		
Sold Price	\$365,000		
Closing Date	5/1/2014		

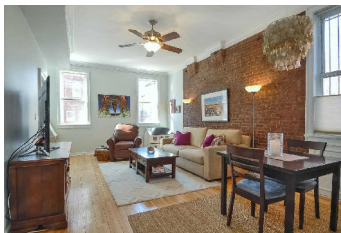
Ad Rmks: Amazing space in prime location! Solid brick building features excellent location, spacious rooms, hardwood floors, living room, dining room, eat-in-kitchen, large bedroom with extra connecting room, full bathroom, old world charm, laundry room in basement, common yard, lots of renovating possibilities. Apartment needs renovation. Priced to sell. NYC transportation at footsteps.



MLS # 140000850
Address 74 GARDEN ST
Price \$365,000
Adj Price \$365,000

Address	74 GARDEN ST	Days On Market	33
Unit Number	3N	MoMaintFee	\$315
Sq Feet	700	Taxes	\$5,316
Ask Price	\$374,900		
Sold Price	\$365,000		
Closing Date	4/11/2014		

Ad Rmks:



MLS # 140003034
Address 941 GARDEN ST
Price \$440,000
Adj Price \$440,000

Address	941 GARDEN ST	Days On Market	8
Unit Number	1	MoMaintFee	\$350
Sq Feet	750	Taxes	\$5,278
Ask Price	\$439,000		
Sold Price	\$440,000		
Closing Date	5/12/2014		

Ad Rmks: Come home to this beautifully appointed & spacious 1 BR featuring 10ft ceilings, exposed brick, large windows, & HWF throughout. Enjoy entertaining in a chefs kitchen tastefully renovated w SS appliances, wood cabinetry, & granite counters. Relax in the generous open dining & living areas flooded w light in this corner unit. Retire to a king-size BR w custom walk-in closet & bonus storage room perfect for bikes, skis, etc. An attractive tiled bath, central air & in-home W/D complete this delightful home!

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COMPARABLE REPORT



MLS # 140003258
Address 830 MONROE ST
Price \$445,000
Adj Price \$445,000

Address	830 MONROE ST	Days On Market	8
Unit Number	3 G	MoMaintFee	\$475
Sq Feet	814	Taxes	\$5,277
Ask Price	\$450,000		
Sold Price	\$445,000		
Closing Date	5/22/2014		

Ad Rmks: This well designed 814 sq.ft. 1 Br + balcony features an open layout w/ Brazilian hw flrs, granite counters, ss appl, custom cabinets, marble floors in bathroom, & hi hats throughout condo. Commuting to NYC or Jersey City financial area? light rail is across the street. Newly renovated gym and indoor parking. Conveniently located to shops/restuarants.



MLS # 140002482
Address 700 1ST ST
Price \$455,000
Adj Price \$455,000

Address	700 1ST ST	Days On Market	22
Unit Number	7L	MoMaintFee	\$318
Sq Feet	898	Taxes	\$5,997
Ask Price	\$475,000		
Sold Price	\$455,000		
Closing Date	5/7/2014		

Ad Rmks: Enjoy luxurious living in this 1BR/1BA at Sky Club! 898 square feet of living space, kitchen features undermount cabinet lighting, custom granite, SS appliances, & tumbled marble back splash. Brazilian cherry wood flooring & private laundry in unit, a 60 sf terrace w/ NYC views. Building offers 24/7 concierge, shuttle to and from Path train.



MLS # 140001719
Address 1500 HUDSON ST
Price \$460,000
Adj Price \$460,000

Address	1500 HUDSON ST	Days On Market	21
Unit Number	3K	MoMaintFee	\$427
Sq Feet	735	Taxes	\$5,925
Ask Price	\$470,000		
Sold Price	\$460,000		
Closing Date	5/30/2014		

Ad Rmks: Welcome to Hudson Tea, one of the few buildings in town with 13ft ceilings. Studio with sleeping alcove easily used as a 1BR. Other features include renovated bathroom, 10 ft picture windows with southern exposure. Community features 24 Hr Concierge, 2500 sqft Gym, and community room. Private shuttle to the path or ferry around the corner. Parking available rent across the street

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COMPARABLE REPORT



MLS # 140001026
Address 64 MONROE ST
Price \$462,500
Adj Price \$462,500

Address	64 MONROE ST	Days On Market	7
Unit Number	1	MoMaintFee	\$400
Sq Feet	897	Taxes	\$7,767
Ask Price	\$475,000		
Sold Price	\$462,500		
Closing Date	4/7/2014		

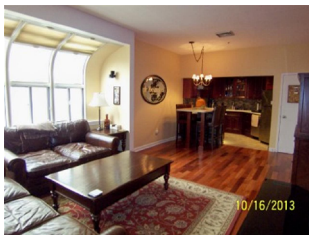
Ad Rmks: Welcome Home to this completely remodeled Kitchen and Bath with private backyard. All new windows, hardwood floors, 10ft ceilings, high end kitchen, opened dining room, Crown & base molding throughout, and laundry room. Living room has two extra closets. Bedroom features Glass french doors that open into a beautifully lit room w/ bay windows & 2 more closets. New Bath has a large fully tiled shower with vanity. This Entertainers paradise has a deck off the kitchen which leads to a 25x50 exclusive yard.



MLS # 140001460
Address 61 6TH ST
Price \$464,000
Adj Price \$464,000

Address	61 6TH ST	Days On Market	10
Unit Number	3	MoMaintFee	\$360
Sq Feet	724	Taxes	\$6,645
Ask Price	\$464,000		
Sold Price	\$464,000		
Closing Date	4/3/2014		

Ad Rmks: Get ready to fall in love! This perfectly situated, spacious and beautifully upgraded condo is tucked away on a quiet side street, yet steps to it all! Inside you'll find gorgeous hardwood floors, an open living/dining space, an impressive amount of built-in storage including custom closets, in unit W/D, central air, and a charming balcony overlooking a historic cobblestone street. Here's the cherry on top: it comes with garage parking! Steps to PATH trains, waterfront parks and Washington Street shops.



MLS # 130012943
Address 223 BLOOMFIELD ST
Price \$470,000
Adj Price \$470,000

Address	223 BLOOMFIELD ST	Days On Market	116
Unit Number	PHE	MoMaintFee	\$381
Sq Feet	744	Taxes	\$6,508
Ask Price	\$489,000		
Sold Price	\$470,000		
Closing Date	4/11/2014		

Ad Rmks: Get ready to fall in love w/ this wonderfully renovated top floor residence at Bloomfield Court. An amazing chefs kitchen boasts too many details to list. The open living area is flooded w/light from atrium windows. The spa-like bath is finished w/ gorgeous fixtures tile work. High ceilings, gleaming HWD floors, CAC, ample closets, elevator, W/D rm outside your door, parking for one car, & basement storage- the list goes on. All this jsut steps to everything. Welcome Home!

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COMPARABLE REPORT



MLS # 140002659
Address 800 JACKSON ST
Price \$475,000
Adj Price \$475,000

Address	800 JACKSON ST	Days On Market	2
Unit Number	613	MoMaintFee	\$346
Sq Feet	866	Taxes	\$6,480
Ask Price	\$469,000		
Sold Price	\$475,000		
Closing Date	4/25/2014		

Ad Rmks: Welcome Home to the MetroStop, an ultra luxury residence by Metro Homes. This stunning home boasts massive floor to ceiling windows for tons of light, gleaming walnut floors, designer kitchen w/granite countertops, Kitchen-Aide SS Appliances and LG washer/dryer. The building offers virtual doorman, package room, community room, fitness center and roof deck with NYC views. Conveniently located at the 9th St light rail station, shops, restaurants and parks, this home is a must see!



MLS # 140002617
Address 924-926 JEFFERSON ST
Price \$475,505
Adj Price \$475,505

Address	924-926 JEFFERSON ST	Days On Market	5
Unit Number	4B	MoMaintFee	\$306
Sq Feet	800	Taxes	\$5,997
Ask Price	\$465,000		
Sold Price	\$475,505		
Closing Date	5/15/2014		

Ad Rmks: Chic large 1 bed 1bath unit with bamboo floors, crown moldings, private balcony and large chefs kitchen with granite counters, breakfast bar, wood cabinets, and ss appliances. This 5 yr young building boasts steel & concrete construction, beautiful entry way, elevator, & common outdoor space. Unit comes with large parking space with perfect location in the attached garage for easy entry and exiting. Live in this immaculate luxury apt steps to NYC bus, ShopRite, Columbus park, Veterans field & more!



MLS # 130014870
Address 1500 HUDSON ST
Price \$491,000
Adj Price \$491,000

Address	1500 HUDSON ST	Days On Market	68
Unit Number	6N	MoMaintFee	\$411
Sq Feet	735	Taxes	\$5,925
Ask Price	\$510,000		
Sold Price	\$491,000		
Closing Date	5/1/2014		

Ad Rmks: Stunning 1 Bed/1 Bath located in The Hudson Tea Building! Recently updated home features gleaming hardwood floors throughout, High Ceilings, And recessed lighting! Fully equipped kitchen boasts granite counter tops, stainless steel appliances, eat-in breakfast bar, and subway back splash! Sun drenched living room perfect for entertaining. Complex offers 24/hr Doorman service, Fitness room, Community room, Children's playroom, gourmet cafe, and shuttle service to Path stations. 1 car Parking included!!

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COMPARABLE REPORT



MLS # 140001977
Address 700 1ST ST
Price \$494,500
Adj Price \$494,500

Address 700 1ST ST Days On Market 23
Unit Number 12L MoMaintFee \$354
Sq Feet 900 Taxes \$5,709
Ask Price \$499,900
Sold Price \$494,500
Closing Date 4/30/2014

Ad Rmks: Luxurious 900 SF 1BD/1BA w/ balcony & amazing NYC views on 12th flr of The Sky Club, a 17-story full-service bldg. Home features a large bedroom, spacious LR & a generous open kitch w/ SS appliances & ample cabinet space. Gorgeous Brazilian Cherry flrs, central HVAC & W/D in unit. Amenities include 24-hr doorman, shuttle service to/from PATH, on-site 25k SF health club w/ pool, pkg garage & restaurant. Located adjacent to the 2nd St Light Rail & short distance to the PATH, restaurants, shopping & parks.



MLS # 140001447
Address 1500 HUDSON ST
Price \$510,000
Adj Price \$510,000

Address 1500 HUDSON ST Days On Market 5
Unit Number 8L MoMaintFee \$411
Sq Feet 735 Taxes \$6,588
Ask Price \$490,000
Sold Price \$510,000
Closing Date 4/22/2014

Ad Rmks: Unit was renovated by Toll Brothers 18 months ago in a luxury building. Renovations feature: All new SS appls, granite counter tops & back splashes, new kitchen cabinets & hwd flr. New bathroom w/ Italian marble floor & Italian marble half wall. New vanity, fixtures & a marble vanity top. New track lightening & ceiling fan, large custom built-in California closet w/ ample draw space. Professionally installed TV swivel bracket. Sun drenched unit perfect for entertaining. Parking space available for rent.



MLS # 130015261
Address 159 NEWARK ST
Price \$549,000
Adj Price \$549,000

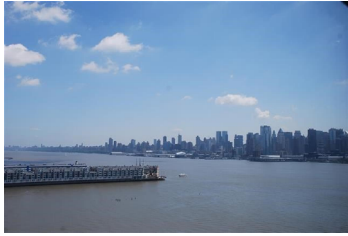
Address 159 NEWARK ST Days On Market 54
Unit Number 4B MoMaintFee \$408
Sq Feet 1000 Taxes \$7,334
Ask Price \$549,000
Sold Price \$549,000
Closing Date 4/28/2014

Ad Rmks: An entertainers dream! You must see this oversized one bedroom duplex with spacious living and dining room and wood burning fireplace! Added bonus a private deck! Home features a new kitchen with glass backsplash, SS appliances, a bath and a half, hardwood floors and great closet space. The location is second to none on downtown Newark and Bloomfield Streets. Must see!

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COMPARABLE REPORT



MLS # 140003621
Address 1500 WASHINGTON ST
Price \$557,000
Adj Price \$557,000

Address	1500 WASHINGTON ST	Days On Market	17
Unit Number	11k	MoMaintFee	\$487
Sq Feet	735	Taxes	\$7,384
Ask Price	\$575,000		
Sold Price	\$557,000		
Closing Date	6/2/2014		

Ad Rmks: Exquisite NYC and Hudson River Views from this extraordinary studio with private sleeping alcove. Chef's kitchen features 42" cabinets, ss appliances, and granite counters. Other features include 13' Vaulted Ceilings, 10' picture windows, hw floors, and extended wall to separate sleeping alcove from living area. Community features 24 Hr Concierge, 2500 sqft Gym and community room. Commuter's Dream! Ferry Located few blocks away or take private shuttle to Path. Parking Included.



MLS # 140001721
Address 1450 WASHINGTON ST
Price \$576,000
Adj Price \$576,000

Address	1450 WASHINGTON ST	Days On Market	70
Unit Number	209	MoMaintFee	\$433
Sq Feet	735	Taxes	\$6,622
Ask Price	\$596,709		
Sold Price	\$576,000		
Closing Date	6/9/2014		

Ad Rmks: Welcome home to Hoboken's classiest uptown address at 1450 Washington. With a full service 24 hr attended lobby, fitness center, children's playroom & community rooftop terrace with BBQ area, this is the place to live! This bright & airy home features European style cabinets, ss appliances, Kohler fixtures, custom window treatments, hardwood floors throughout & in unit washer/dryer. Enjoy scenic views of the NYC skyline & all of Hoboken. Shuttle to PATH & NYC transportation at your doorstep (ferry, bus).



MLS # 140000819
Address 1327 GRAND ST
Price \$577,000
Adj Price \$577,000

Address	1327 GRAND ST	Days On Market	9
Unit Number	507	MoMaintFee	\$341
Sq Feet	1116	Taxes	\$9,524
Ask Price	\$559,000		
Sold Price	\$577,000		
Closing Date	4/1/2014		

Ad Rmks: Terrific Cypress Point, gorgeous upgraded home with hardwood, granite, stainless marble baths, and walk-in closet. Great den/office that can be used as a second bedroom, large breakfast bar, washer/dryer, and entrance foyer. Make this a do not miss home!

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COMPARABLE REPORT



MLS # 140002042
Address 600 1ST ST
Price \$594,000
Adj Price \$594,000

Address	600 1ST ST	Days On Market	20
Unit Number	10	MoMaintFee	\$382
Sq Feet	942	Taxes	\$6,381
Ask Price	\$579,000		
Sold Price	\$594,000		
Closing Date	4/30/2014		

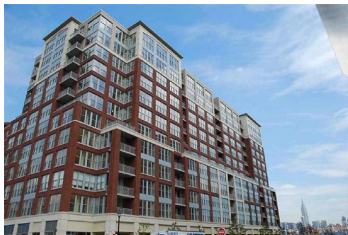
Ad Rmks: Spectacular, superbly appointed corner unit 1 bedroom featuring large custom eat-in kitchen with Stainless Steel appliances, gleaming hardwood flooring, bright, airy Living/Dining room with brick fireplace, chic ceramic tile bath with under mount sink, laundry in unit, and the crowning jewel-a magnificent oversized terrace 400 +/- sq ft for sunbathing, al fresco dining, and pure pleasure...NYC views, elevator building...A perfect place to live!



MLS # 140003992
Address 1450 WASHINGTON ST
Price \$622,000
Adj Price \$622,000

Address	1450 WASHINGTON ST	Days On Market	15
Unit Number	314	MoMaintFee	\$454
Sq Feet	771	Taxes	\$7,441
Ask Price	\$624,990		
Sold Price	\$622,000		
Closing Date	6/30/2014		

Ad Rmks: A stunning 1 bedroom condo with the utmost of style! Located in 1450 Washington- a luxurious, amenity building on Hoboken's waterfront! This large & quiet 771sf south facing home features: a gourmet kitchen (stainless steel appliances, stone counters, European cabinetry), open living/dining room, a king sized bedroom with customized walk-in closet & tranquil bathroom with washer/dryer. Amenities incl: 24hr concierge, gym, shuttle, playroom, courtyard, rooftop w/ gas BBQs, fire pit & panoramic NYC views!



MLS # 130014477
Address 1125 MAXWELL LANE
Price \$660,000
Adj Price \$660,000

Address	1125 MAXWELL LANE	Days On Market	79
Unit Number	224	MoMaintFee	\$647
Sq Feet	1075	Taxes	\$8,136
Ask Price	\$675,000		
Sold Price	\$660,000		
Closing Date	4/16/2014		

Ad Rmks: Maxwell Place, Hoboken's most sought-after community. Spectacular 1BR/1.5BA has all the comforts you deserve. Elegant tiled-over foyer leads into expansive living/dining area, upgraded designer kitchen w/ ss appls, hwd flrs, energy efficient HVAC & W/D, everything appointed to finest detail. Great master suite that easily fits king size bed & walk in closet. Master bath has large bath tub & stand up shower. Community room w/ direct NYC views, landscaped roof deck, 24 hour concierge

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

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COMPARABLE REPORT



MLS # 140004557
Address 1425 GARDEN ST
Price \$690,000
Adj Price \$690,000

Address	1425 GARDEN ST	Days On Market	25
Unit Number	204/2D	MoMaintFee	\$521
Sq Feet	1050	Taxes	\$7,566
Ask Price	\$699,000		
Sold Price	\$690,000		
Closing Date	6/6/2014		

Ad Rmks: 1BD+ Den/1.5BA condo in the high-end Green LEED Certified building - Garden Street Lofts. This 1050SF condo features an Italian kitchen with a wine fridge, dining area, modern 1.5 bathrooms, bamboo floors, and 12 ceilings, in addition to the generous closet space, large South facing windows, W/D, private storage and 1 car parking. This elevator building w/doorman has bike storage, roof deck w/NYC views & Green tech throughout.



MLS # 140001666
Address 150 14TH ST
Price \$716,000
Adj Price \$716,000

Address	150 14TH ST	Days On Market	18
Unit Number	402	MoMaintFee	\$340
Sq Feet	1084	Taxes	\$8,396
Ask Price	\$729,000		
Sold Price	\$716,000		
Closing Date	5/5/2014		

Ad Rmks: Corner unit w/ terrace in steel & concrete elevator bldg on uptown Bloomfield St. Handsome brick and zinc facade crowned by dramatically-lit cornice. Expansive, SE facing living room flooded with light, hw floors and wood doors w/ brushed nickel hardware. Chef's kitchen offers custom cabinets, SS appliances, granite counters & breakfast bar. Master bedroom w/ walk-in closet. Den with 3 windows easily used as 2nd bed or office. Bath w/ custom tile & Kohler fixtures. Virtual doorman and garage parking too.



MLS # 140002011
Address 1125 MAXWELL LANE
Price \$730,000
Adj Price \$730,000

Address	1125 MAXWELL LANE	Days On Market	45
Unit Number	626	MoMaintFee	\$625
Sq Feet	1037	Taxes	\$8,462
Ask Price	\$712,500		
Sold Price	\$730,000		
Closing Date	5/28/2014		

Ad Rmks: Live like royalty in this over-sized 1037 sqft 1 Bedroom. Welcome to Maxwell Place, Hoboken's most sought after waterfront community. Chef's kitchen features custom cabinets, granite counters, and ss appliances. Community features 24 HR Concierge, 2 stat of the art gyms, community rooms with direct NYC views, 2 Pools and landscaped rooftop gardens with BBQ's, TV and fireplace. Commuter's dream! Private shuttle to the path or ferry around the corner. Deeded parking included

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COMPARABLE REPORT



MLS # 140000499
Address 1125 MAXWELL LANE
Price \$790,000
Adj Price \$790,000

Address	1125 MAXWELL LANE	Days On Market	24
Unit Number	540	MoMaintFee	\$621
Sq Feet	1072	Taxes	\$8,233
Ask Price	\$755,000		
Sold Price	\$790,000		
Closing Date	4/2/2014		

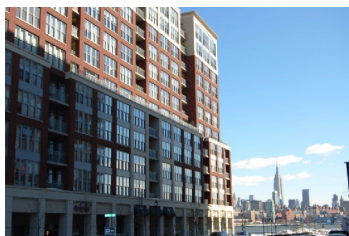
Ad Rmks: This is a beautiful 1 bedroom plus den, 1 1/2 bath at the most sought after community in Hoboken, Maxwell Place. Open concept living room/dining room opens to the gourmet kitchen with breakfast bar, granite countertops and stainless appliances. Beautiful cherry wood floors throughout. Private terrace off the living room. Large master bedroom with en-suite bathroom. Additional den can be used as 2nd bedroom, nursery or home office! One deeded parking space included! Don't miss out! This one won't last!



MLS # 140000968
Address 1125 MAXWELL LANE
Price \$845,000
Adj Price \$845,000

Address	1125 MAXWELL LANE	Days On Market	27
Unit Number	634	MoMaintFee	\$750
Sq Feet	1323	Taxes	\$10,837
Ask Price	\$850,000		
Sold Price	\$845,000		
Closing Date	4/18/2014		

Ad Rmks: Live like royalty in Maxwell Place, Hoboken's most prestigious community. 1323 sqft, 1 Bedroom + Den (11'18" x 8'10") easily used as 2 BR. Chef's kitchen features granite counters, ss appliances, custom cabinets, and custom backsplash. Oversized bedroom easily fits king bed. Concerned w closet space? Not in this home! Community features 24 Hr concierge, 2 Gyms, 2 Community rooms, 2 Pools, landscaped roof gardens w BBQ's, fireplace, and exquisite NYC views. Ferry around corner or take private shuttle to path



MLS # 140000709
Address 1125 MAXWELL LANE
Price \$898,500
Adj Price \$898,500

Address	1125 MAXWELL LANE	Days On Market	1
Unit Number	436	MoMaintFee	\$780
Sq Feet	1323	Taxes	\$9,300
Ask Price	\$899,000		
Sold Price	\$898,500		
Closing Date	4/14/2014		

Ad Rmks: ULTIMATE LUXURY LIVING, MAXWELL PLACE. 24 HR CONCIERGE, ROOFTOP POOL/SPA, FITNESS CTR, PVT RESIDENTS CLUB. UNIT FEATURES CHEF'S KITCHEN W/TOP END SS APPLIANCES, GRANITE COUNTER TOPS AND DESIGNED CABINETS. WOOD FLOORING THROUGHOUT. SUPER HUGE MASTER SUITE. DEN LARGE ENOUGH FOR SUBSTANTIAL 2ND BEDROOM W/TWO CLOSETS. 2 FULL BATHS, WASHER/DRYER IN UNIT, EXCEPTIONAL CLOSET SPACE. PETS WELCOME, CLOSE TO SHOPS, RESTAURANTS AND ALL TRANSPORTATION.

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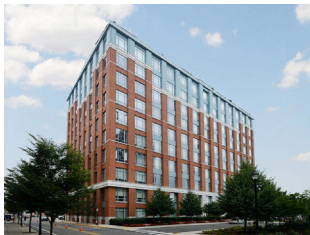
COMPARABLE REPORT



MLS # 140001950
Address 1125 MAXWELL LANE
Price \$900,000
Adj Price \$900,000

Address	1125 MAXWELL LANE	Days On Market	10
Unit Number	1226	MoMaintFee	\$617
Sq Feet	1071	Taxes	\$9,900
Ask Price	\$899,000		
Sold Price	\$900,000		
Closing Date	5/5/2014		

Ad Rmks: Looking for a stunning penthouse home in a premier luxury waterfront building? Look no further! This 1 bdr plus den, 1 and half bath features state of the art kitchen with SS appl, granite counters, and gleaming HW floors throughout. Enjoy stunning views of the Hudson River & NYC skyline! This bldg feat gym, sauna, steam, pool, community room, jacuzzi, 24hr concierge/doorman, & shuttle to/from the Hoboken PATH.



MLS # 140001551
Address 1500 GARDEN ST
Price \$1,185,000
Adj Price \$1,185,000

Address	1500 GARDEN ST	Days On Market	7
Unit Number	2E	MoMaintFee	\$855
Sq Feet	1479	Taxes	\$11,035
Ask Price	\$1,165,000		
Sold Price	\$1,185,000		
Closing Date	6/23/2014		

Ad Rmks: Opportunity awaits discriminating buyer to live in Hoboken's premiere building @ boutique Harborside lofts. Oversized open 1 bedroom+den w/soaring 13 ft ceilings w/exposed beams & dramatic oversized picture windows offer a dream loft-style condo for the best in Hoboken living. Den could be enclosed. Chefs kitchen feats Viking, Bosch appliances & under cabinet lighting. Remote controlled Hunter Douglas window treatments. High end Custom lighting package throughout. Amenities incl shuttle service, 24 hr conc

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,165,000	\$229,000	\$550,428	\$490,000
SP:	\$1,185,000	\$207,500	\$546,928	\$491,000

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