



## COMPARATIVE MARKET ANALYSIS

1 Bedroom Luxury Condos Sold Q4 2014 in Hoboken

***Prepared for:***

Perspectives  
NJ  
Tuesday, January 13, 2015

***Prepared By:***

**ALEX BAO**  
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## AGENT RESUME

Dear Perspective Buyers and Sellers,

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

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

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

**COMPARABLES** show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- closing 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

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# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,000,000	\$299,000	\$550,469	\$499,900
SP:	\$975,000	\$287,000	\$540,558	\$495,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
119 CLINTON ST	1	1	433	10/20/2014	114	\$299,000	\$287,000
132 JACKSON ST	1	1	752	12/11/2014	136	\$349,000	\$338,000
64 2ND ST	1	1	490	11/20/2014	4	\$359,000	\$359,000
80 PARK AVE	1	1	685	11/25/2014	132	\$389,999	\$394,000
91 ADAMS ST	1	1	789	12/1/2014	146	\$415,000	\$402,500
551 OBSERVER HIGHWAY	1	1	806	12/15/2014	59	\$420,000	\$408,000
91 ADAMS ST	1	1	718	12/12/2014	50	\$425,000	\$413,000
818 JEFFERSON ST	1	1	761	12/15/2014	33	\$425,000	\$415,000
820 HUDSON ST	1	1	790	12/19/2014	33	\$449,000	\$425,000
736 GARDEN ST	1	1	837	12/23/2014	10	\$437,000	\$437,000
700 1ST ST	1	1	806	12/19/2014	6	\$449,900	\$455,000
807 CLINTON ST	1	1	881	12/30/2014	20	\$479,900	\$472,000
1500 WASHINGTON ST	1	1	735	12/11/2014	8	\$489,000	\$480,000
1500 WASHINGTON ST	1	1	735	10/1/2014	50	\$499,900	\$480,000
72 PARK AVE	1	1	800	12/22/2014	54	\$485,000	\$491,000
1500 WASHINGTON ST	1	1	735	10/1/2014	75	\$500,000	\$493,000
400 9TH ST	1	1	910	10/21/2014	22	\$499,900	\$495,000
1100 ADAMS ST	1	1	958	11/25/2014	48	\$499,000	\$499,000
2 CONSTITUTION CT	1	1	726	10/20/2014	114	\$540,000	\$510,000
1100 ADAMS ST	1	1	801	10/23/2014	42	\$529,900	\$515,000
456 9TH ST	1	1	1035	12/15/2014	1	\$520,000	\$528,000
1021 GRAND ST	1	2	1009	12/12/2014	86	\$575,000	\$555,000
600 HUDSON ST	1	1	907	10/10/2014	14	\$595,000	\$590,000
1450 WASHINGTON ST	1	1	771	12/18/2014	14	\$650,000	\$610,000
700 1ST ST	1	2	1340	11/18/2014	97	\$639,000	\$625,000
1500 GARDEN ST	1	1	1077	11/13/2014	22	\$665,000	\$649,000
1450 WASHINGTON ST	1	1	861	12/12/2014	12	\$679,000	\$700,000
1100 MAXWELL LANE	1	1	832	10/31/2014	62	\$749,995	\$722,935
1100 MAXWELL LANE	1	1	828	12/10/2014	100	\$769,000	\$741,000
1500 WASHINGTON ST	1	2	1100	11/19/2014	29	\$765,000	\$758,000
1125 MAXWELL LANE	1	2	1072	10/15/2014	12	\$749,000	\$806,000
1125 MAXWELL LANE	1	2	1072	11/10/2014	40	\$869,000	\$810,000

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897

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## CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1025 MAXWELL LANE	1	2	966	11/11/2014	70	\$1,000,000	\$975,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>33</b>					<b>51</b>	<b>\$550,469</b>	<b>\$540,558</b>

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## COMPARABLE REPORT



MLS # 140005905  
Address 119 CLINTON ST  
Price \$287,000  
Adj Price \$287,000

Address	119 CLINTON ST	Days On Market	114
Unit Number	1R	MoMaintFee	\$300
Sq Feet	433	Taxes	\$2,403
Ask Price	\$299,000		
Sold Price	\$287,000		
Closing Date	10/20/2014		

**Ad Rmks:** Exquisite 1 Br that was just fully renovated with private deck. Renovations include new kitchen, new ss appliances, new hardwood floors and bathroom with carrara marble. Bus to NYC on the corner. Short distance from PATH train. Need I say more? Don't miss out.



MLS # 140002389  
Address 132 JACKSON ST  
Price \$338,000  
Adj Price \$338,000

Address	132 JACKSON ST	Days On Market	136
Unit Number	2RN	MoMaintFee	\$300
Sq Feet	752	Taxes	\$4,558
Ask Price	\$349,000		
Sold Price	\$338,000		
Closing Date	12/11/2014		

**Ad Rmks:** Fantastic large Duplex 1 Bedroom 1 bathroom located in Downtown Hoboken. This unit features over 750 sq ft of living space, 12 foot high ceilings, plentiful closets and gleaming hardwood floors throughout. Upgraded kitchen has butcher block counters and SS appliances. Full bath with sky light. Great closet space include walk-in-closet with custom shelving. Common laundry & storage in building. Low taxes & monthly maintenance fee. Just steps to transportation!



MLS # 140013037

Address	64 2ND ST	Days On Market	4
Unit Number	306	MoMaintFee	\$306
Sq Feet	490	Taxes	\$4,111
Ask Price	\$359,000		
Sold Price	\$359,000		
Closing Date	11/20/2014		

**Ad Rmks:** Tastefully renovated 1 bedroom with excellent curbside appeal. Split level layout. Living room, kitchen & bath on 1st level, bedroom on 2nd. Laundry room for additional convenience. Highly sought after downtown location in gated Melrose style community. Kitchen features stainless & Granite package. Walk in closet + additional in unit storage. Excellent first time buyer opportunity. Steps to Washington St., Restaurants & Hoboken PATH.

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## COMPARABLE REPORT



MLS # 140007360  
Address 80 PARK AVE  
Price \$394,000  
Adj Price \$394,000

Address	80 PARK AVE	Days On Market	132
Unit Number	3C	MoMaintFee	\$360
Sq Feet	685	Taxes	\$4,654
Ask Price	\$389,999		
Sold Price	\$394,000		
Closing Date	11/25/2014		

**Ad Rmks:** One bedroom loft in downtown Hoboken with Parking and Storage.. This condo features deeded parking, newer kitchen with maple cabinets, SS appliances, LG refrigerator, hardwood floors, 14"™ ceilings, pristine ceramic tile bath, and abundance of storage space. Located in an elevator building with laundry, close to restaurants, shopping, PATH, Ferry, Light Rail, NJ Transit, and buses to NYC. Aesthetically beautiful; financially smart! Call now.



MLS # 140007520  
Address 91 ADAMS ST  
Price \$402,500  
Adj Price \$402,500

Address	91 ADAMS ST	Days On Market	146
Unit Number	3	MoMaintFee	\$332
Sq Feet	789	Taxes	\$4,750
Ask Price	\$415,000		
Sold Price	\$402,500		
Closing Date	12/1/2014		

**Ad Rmks:** Great location, just a short walk to the PATH. Chic yet charming interior with two decorative fireplaces and a full wall of exposed brick. Beautiful hardwood floors, brand new energy efficient boiler and hot water heater, updated lighting throughout, kitchen has newer stainless steel appliances and a stylish bath with modern fixtures and Kohler pedestal sink. Private storage and laundry in basement. Great modern finished with just the right touch of old world charm!



MLS # 140011715

Address	551 OBSERVER HIGHWAY	Days On Market	59
Unit Number	11H	MoMaintFee	\$556
Sq Feet	806	Taxes	\$5,409
Ask Price	\$420,000		
Sold Price	\$408,000		
Closing Date	12/15/2014		

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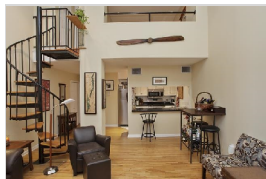
## COMPARABLE REPORT



MLS # 140011940  
Address 91 ADAMS ST  
Price \$413,000  
Adj Price \$413,000

Address	91 ADAMS ST	Days On Market	50
Unit Number	1	MoMaintFee	\$302
Sq Feet	718	Taxes	\$4,110
Ask Price	\$425,000		
Sold Price	\$413,000		
Closing Date	12/12/2014		

**Ad Rmks:** Charming parlor level 1 bedroom condo located in downtown Hoboken near the PATH, features a private 1100 sq ft fenced-in yard. In addition, exposed brick walls, high ceilings, two decorative fireplaces, hardwood floors and large, open kitchen with butcher block counter tops, Garland professional stove and a Miele dishwasher, perfect for the cooking enthusiast. Free washer/dryer and storage in basement complete the picture.



MLS # 140012407  
Address 818 JEFFERSON ST  
Price \$415,000  
Adj Price \$415,000

Address	818 JEFFERSON ST	Days On Market	33
Unit Number	1b	MoMaintFee	\$355
Sq Feet	761	Taxes	\$3,953
Ask Price	\$425,000		
Sold Price	\$415,000		
Closing Date	12/15/2014		

**Ad Rmks:** Great 1 bedroom loft duplex with 18 ft ceilings! Open kitchen with stainless steel appliances, granite countertops, hardwood floors throughout. Beautiful fireplace in living room with exposed brick. Renovated bathroom and w.i.c in bedroom. All this plus deeded parking and storage! Amenities include new gym and washer/dryer room. Excellent location close to Columbus Park, light rail, and shopping.



MLS # 140012543  
Address 820 HUDSON ST  
Price \$425,000  
Adj Price \$425,000

Address	820 HUDSON ST	Days On Market	33
Unit Number	1-1	MoMaintFee	\$389
Sq Feet	790	Taxes	\$6,667
Ask Price	\$449,000		
Sold Price	\$425,000		
Closing Date	12/19/2014		

**Ad Rmks:** Wonderfully charming 1 bedroom duplex in the Abbey, a converted church on prestigious Hudson Street w/parking. High vaulted ceilings, cathedral windows & inlaid hardwood floors add to the charm and uniqueness. Kitchen w/granite tops & cherry cabs. Lofted style bedroom privately located on 2nd floor. Floods w/natural light. Elevator & laundry in the building. Parking included in maint. fee in municipal garage. Perfect location, close to shops, restaurants, parks and NYC transportation.

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## COMPARABLE REPORT



Address	736 GARDEN ST	Days On Market	10
Unit Number	D	MoMaintFee	\$397
Sq Feet	837	Taxes	\$5,671
Ask Price	\$437,000		
Sold Price	\$437,000		
Closing Date	12/23/2014		

**Ad Rmks:** Elegant and Bright, this 837 sq ft 1 Bedroom apartment on a fantastic midtown block has it all: High Ceilings, Hardwood Floors, Great storage space with walk-in closet, 6 windows, Central Air, Wood-burning Fireplace, and Exclusive Roof Rights (interior staircase). Priced to move and move right in!

MLS # 140013854  
Address 736 GARDEN ST  
Price \$437,000  
Adj Price \$437,000



Address	700 1ST ST	Days On Market	6
Unit Number	14U	MoMaintFee	\$318
Sq Feet	806	Taxes	\$5,898
Ask Price	\$449,900		
Sold Price	\$455,000		
Closing Date	12/19/2014		

**Ad Rmks:** With a spacious, open layout, high end finishes, cherry hard wood floors, sunset views, and a quick NYC commute, you can have it all at this 14th floor, 1 bedroom home at the Sky Club. Featuring a 24 hour concierge, shuttles to PATH, and available on-site parking and health club, the Sky Club offers it all. Large windows throughout the home flood it with light & offer expansive western views. The kitchen provides recessed lighting, granite counters, and SS appls, including a dishwasher & built in microwave.

MLS # 140014576  
Address 700 1ST ST  
Price \$455,000  
Adj Price \$455,000



Address	807 CLINTON ST	Days On Market	20
Unit Number	4B	MoMaintFee	\$332
Sq Feet	881	Taxes	\$7,034
Ask Price	\$479,900		
Sold Price	\$472,000		
Closing Date	12/30/2014		

MLS # 140015802

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## COMPARABLE REPORT



MLS # 140013196

Address 1500 WASHINGTON ST

Price \$480,000

Adj Price \$480,000

Address	1500 WASHINGTON ST	Days On Market	8
Unit Number	3T	MoMaintFee	\$428
Sq Feet	735	Taxes	\$5,912
Ask Price	\$489,000		
Sold Price	\$480,000		
Closing Date	12/11/2014		

**Ad Rmks:** Welcome to the "Hudson Tea" chic and contemporary living in a full service building. This beautiful unit facing south is flooded w/natural light countertops are caesarstone quartz, glass subway tile backsplash, Delta and Kohler faucets, Hunter Douglas duette honeycomb window shades. S/S Bosch range, microwave and dishwasher, ceiling fan and trac lighting upgrades. 24 hr concierge shuttle to path, state of the art fitness center, play area for children and a grand residence lounge with direct NYC view



MLS # 140009116

Address 1500 WASHINGTON ST

Price \$480,000

Adj Price \$480,000

Address	1500 WASHINGTON ST	Days On Market	50
Unit Number	10T	MoMaintFee	\$427
Sq Feet	735	Taxes	\$5,925
Ask Price	\$499,900		
Sold Price	\$480,000		
Closing Date	10/1/2014		

**Ad Rmks:** Meticulously maintained & extensively upgraded 735 SF alcove studio on the 10th floor of Hudson Tea. Open living space w/13'x8' ceilings & oversize windows w/Southern exp. Upgrades include dark HW flrs, espresso kitchen cabs, quartz counters, SS apps, xtra storage cabinets, ceiling fan, track lights, white window frames, new doors/trim, new HVAC unit & new marble bath. Full service elevator bldg w/24hr concierge, gym, community & play rooms, shuttle to PATH & 1 blk to Ferry. Pkg avail for rent or purchase.



MLS # 140011891

Address 72 PARK AVE

Price \$491,000

Adj Price \$491,000

Address	72 PARK AVE	Days On Market	54
Unit Number	4A	MoMaintFee	\$379
Sq Feet	800	Taxes	\$5,447
Ask Price	\$485,000		
Sold Price	\$491,000		
Closing Date	12/22/2014		

**Ad Rmks:** Location plus parking and outdoor space? Yes!! Rare find, spacious 1 BR 1 BTH condo in elevator building with garage and a fabulous terrace. This perfect unit offers an open layout, hardwood floors, sunny Eastern exposure, an updated kitchen with granite and stainless and fabulous bath with walk in shower and jacuzzi tub. Room to grow in this beauty! Short stroll to PATH plus laundry on site. Get ready to furniture shop!!

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## COMPARABLE REPORT



MLS # 140006117  
Address 1500 WASHINGTON ST  
Price \$493,000  
Adj Price \$493,000

Address	1500 WASHINGTON ST	Days On Market	75
Unit Number	2G	MoMaintFee	\$487
Sq Feet	735	Taxes	\$6,141
Ask Price	\$500,000		
Sold Price	\$493,000		
Closing Date	10/1/2014		

**Ad Rmks:** Live like Royalty in this exquisite studio with sleeping alcove in Hudson Tea. One of Hoboken's most sought after waterfront communities. You will be dazzled from the moment you enter with Hudson River and NYC views. Home features 13ft vaulted ceilings with 10ft picture windows. Community features 24 hr concierge 2500 sq ft gym, community room and children's playroom. Commuter's Dream! Ferry located few blocks away or take private shuttle to the PATH. Parking included.



MLS # 140010915  
Address 400 9TH ST  
Price \$495,000  
Adj Price \$495,000

Address	400 9TH ST	Days On Market	22
Unit Number	W3L	MoMaintFee	\$300
Sq Feet	910	Taxes	\$6,865
Ask Price	\$499,900		
Sold Price	\$495,000		
Closing Date	10/21/2014		

**Ad Rmks:** Spacious 910 SF 1BD/1BA w/ garage parking, balcony, W/D & an elevator at The Columbus. Featuring large windows facing over a quiet street & Western exposure, home is flooded w/ afternoon sunlight. Open floor plan creates ample space for dining & living areas. Other highlights include oak hardwood floors, central heat/AC, large bedroom, exercise room, landscaped courtyard & bike storage. Located b/t Grand & Adams, adjacent to Columbus Park, 2 blks from Light Rail stop & 1 blk from bus to NYC.



MLS # 140011258  
Address 1100 ADAMS ST  
Price \$499,000  
Adj Price \$499,000

Address	1100 ADAMS ST	Days On Market	48
Unit Number	309	MoMaintFee	\$335
Sq Feet	958	Taxes	\$8,200
Ask Price	\$499,000		
Sold Price	\$499,000		
Closing Date	11/25/2014		

**Ad Rmks:** Spacious & Bright over-sized 1BR w/floor to ceiling windows in the Upper Grand, a luxury steel & concrete elevator building. Gorgeous kitchen with granite counters, SS appliances & ample room for dining, high ceilings, HW floors, custom closets & Juliet balcony. Super spacious BR has two custom walk-in closets! Other features include: W/D in unit, state of the art gym, common courtyard & 1 Deeded Garage Parking Space. Tax

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## COMPARABLE REPORT



MLS # 140006935  
Address 2 CONSTITUTION CT  
Price \$510,000  
Adj Price \$510,000

Address	2 CONSTITUTION CT	Days On Market	114
Unit Number	408	MoMaintFee	\$390
Sq Feet	726	Taxes	\$6,089
Ask Price	\$540,000		
Sold Price	\$510,000		
Closing Date	10/20/2014		

**Ad Rmks:** Waterfront Luxury Living. Spectacular 1 Br in doorman bldg. Gourmet kitchen features upgraded granite & stainless steel appliances. Home is flooded with natural light with southern exposure. Beautiful NYC and Hudson River views. Bldg features 24 hr concierge, courtyard on 4th floor with playground, and gym and exquisite Direct NYC views. Parking available to rent in building. NYC ferry located one block away. Seasonal pool in complex (fee).



MLS # 140006471  
Address 1100 ADAMS ST  
Price \$515,000  
Adj Price \$515,000

Address	1100 ADAMS ST	Days On Market	42
Unit Number	216	MoMaintFee	\$362
Sq Feet	801	Taxes	\$6,885
Ask Price	\$529,900		
Sold Price	\$515,000		
Closing Date	10/23/2014		

**Ad Rmks:** Exceptional over sized 1 bedroom with private terrace and deeded parking spot. Spacious kitchen with large granite breakfast bar, stainless steel appliances and 42 in maple cabinets. Master bedroom with custom walk in closet. Full bath with natural stone vanity. Central air with laundry in home. 18'X9' private terrace that overlooks common landscaped courtyard. Lofty 9' ceiling. On-site gym and common courtyard included.



MLS # 140014033  
Address 456 9TH ST  
Price \$528,000  
Adj Price \$528,000

Address	456 9TH ST	Days On Market	1
Unit Number	17	MoMaintFee	\$425
Sq Feet	1035	Taxes	\$6,530
Ask Price	\$520,000		
Sold Price	\$528,000		
Closing Date	12/15/2014		

**Ad Rmks:** Welcome to Robert's Court. Hoboken's only garden oasis. This sprawling 1035 sq ft unit consists of 1 BR w/den, private outdoor terrace & deeded parking. Large open living room & dining room which leads to your private terrace overlooking the beautifully landscaped courtyard. Kitchen with brand new S/S appl package & granite counters. Large Master bed with double closet. Spacious den perfect for guest room, home office or nursery. Gated storage in garage. Close to parks, light rail & NYC buses.

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## COMPARABLE REPORT



MLS # 140010327  
Address 1021 GRAND ST  
Price \$555,000  
Adj Price \$555,000

Address	1021 GRAND ST	Days On Market	86
Unit Number	PHG	MoMaintFee	\$346
Sq Feet	1009	Taxes	\$8,941
Ask Price	\$575,000		
Sold Price	\$555,000		
Closing Date	12/12/2014		

**Ad Rmks:** Located on a charming uptown cobblestone street in Hoboken. 1009 sq ft, over sized 1 bedroom/2 full bathroom, duplex unit with spacious private outdoor terrace with partial NYC views. Unit Features all hardwood floors, spacious living room and dining area, lots of windows, high ceilings, walk-in closets, central A/C & Heat. Elegantly designed, modern, open kitchen has SS appliances, lots of cabinets and a wine cooler. Unit comes with assigned parking space for 1 car.



MLS # 140011620  
Address 600 HUDSON ST  
Price \$590,000  
Adj Price \$590,000

Address	600 HUDSON ST	Days On Market	14
Unit Number	4B	MoMaintFee	\$300
Sq Feet	907	Taxes	\$8,118
Ask Price	\$595,000		
Sold Price	\$590,000		
Closing Date	10/10/2014		

**Ad Rmks:** Come find your home in the prestigious Union Club; a seldom-found historical building w/elevator. This bright unit boasts HWF, recessed lights & crown-molding throughout. Your upgraded chef's KIT includes SS appliances, breakfast bar & opens to your spacious and bright living/dining room w/ gas-fireplace. Large bathroom features Jacuzzi tub & marble tiling. Your spacious bedroom has plenty of organized California closet. Plus the added luxury of W/D in unit! With location, this unit truly has it all.



MLS # 140012561  
Address 1450 WASHINGTON ST  
Price \$610,000  
Adj Price \$610,000

Address	1450 WASHINGTON ST	Days On Market	14
Unit Number	414	MoMaintFee	\$475
Sq Feet	771	Taxes	\$6,957
Ask Price	\$650,000		
Sold Price	\$610,000		
Closing Date	12/18/2014		

**Ad Rmks:** Located in the prestigious '1450 Washington' building by Toll Brothers. This gorgeous 771sf south facing, 1 bedroom condo features a contemporary design w/ beautiful finishes & high-end appliances. Large, gourmet kitchen, open plan living/dining area, king-sized bedroom w/ walk-in closet & luxurious bathroom w/ laundry. Hardwood floors, large windows, customized shades & closets. Amenities incl: 24hr concierge, gym, downtown

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## COMPARABLE REPORT



MLS # 140008773  
Address 700 1ST ST  
Price \$625,000  
Adj Price \$625,000

Address	700 1ST ST	Days On Market	97
Unit Number	17T	MoMaintFee	\$528
Sq Feet	1340	Taxes	\$8,636
Ask Price	\$639,000		
Sold Price	\$625,000		
Closing Date	11/18/2014		

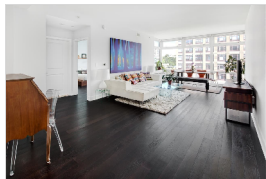
**Ad Rmks:** Oversized 1,340 sqft penthouse has a loft-like feel and is easily converted to a 2br. Bright and airy home w/ 10-foot ceilings, a wall of windows, and sliding glass doors leading to 2 balconies the entire length of the unit. Open kitchen w/ granite ctps and commercial grade S/S appliances. A custom stone fireplace, cherry h/w floors, and hand-crafted cherry wood built-in bar w/ wine fridge and mini fridge. Ton of storage including 3 walk-in closets & a private storage closet on the balcony.



MLS # 140011609  
Address 1500 GARDEN ST  
Price \$649,000  
Adj Price \$649,000

Address	1500 GARDEN ST	Days On Market	22
Unit Number	1D	MoMaintFee	\$684
Sq Feet	1077	Taxes	\$8,488
Ask Price	\$665,000		
Sold Price	\$649,000		
Closing Date	11/13/2014		

**Ad Rmks:** This contemporary loft space features 13ft ceilings, exposed beams, picture windows & HWF. Spacious east-facing 1BR/1BA includes C/AC, dishwasher, W/D in unit & intercom. Chef's KIT features top-of-the-line SS appliances & plenty of cabinet space. Free shuttle to PATH, doorman, 24hr concierge, spacious waterfront walkways w/NYC views, on-site health club & exercise room, children's playroom, communal lounge, & shared rooftop terrace at the exclusive Harborside Lofts in uptown Hoboken. 1 Garage parking incl!



MLS # 140012901  
Address 1450 WASHINGTON ST  
Price \$700,000  
Adj Price \$700,000

Address	1450 WASHINGTON ST	Days On Market	12
Unit Number	906	MoMaintFee	\$507
Sq Feet	861	Taxes	\$8,447
Ask Price	\$679,000		
Sold Price	\$700,000		
Closing Date	12/12/2014		

**Ad Rmks:** Rare 1 Bedroom w/ views in Hoboken's premier full service building! Modern kitchen w/ top of the line appliances, large all marble bath, huge walk-in closet. Tremendous light pours in from your floor to ceiling window w/ spectacular views of NYC Empire State Building & Weehawken waterfront. Amazing location w/ farmer's market, Pier

Prepared by Alex Bao, Condo Sales Specialist, 201.881.6897



## COMPARABLE REPORT



MLS # 140004325  
Address 1100 MAXWELL LANE  
Price \$722,935  
Adj Price \$722,935

Address	1100 MAXWELL LANE	Days On Market	62
Unit Number	238	MoMaintFee	\$479
Sq Feet	832	Taxes	
Ask Price	\$749,995		
Sold Price	\$722,935		
Closing Date	10/31/2014		

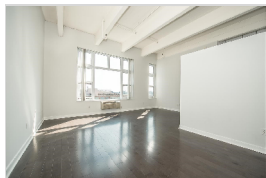
**Ad Rmks:** 1100 MAXWELL PLACE offers an astonishing array of world-class amenities, Rooftop pool&hot tub, Private Residents Lounge, 24hr concierge, Beautifully Landscaped Rooftop Gardens,Sundecks&Courtyards featuring Open Air Fireplace & BBQ's, Fitness Center & Yoga room ,Children's playroom,Shuttle service to PATH, PLUS 1 Deeded Parking space! 1100 Maxwell Place offers more than the "best of both worlds" it promises a brand new sense of place,a bold new standard for what luxurious living can and should be!



MLS # 140010608  
Address 1100 MAXWELL LANE  
Price \$741,000  
Adj Price \$741,000

Address	1100 MAXWELL LANE	Days On Market	100
Unit Number	616	MoMaintFee	\$501
Sq Feet	828	Taxes	\$7,570
Ask Price	\$769,000		
Sold Price	\$741,000		
Closing Date	12/10/2014		

**Ad Rmks:** Luxurious 828SF 1BD/1BA w/ balcony overlooking the rooftop pool at the brand new 1100 Maxwell Place. Highlights include: deeded parking, 9' ceilings, wall of glass in the living room & balcony w/ glass railing, dark wide-plank HW flrs, spacious bath w/ marble vanity, vented W/D & open gourmet kitch w/ a Viking fridge/gas range & Bosch DW. Amenities: 24-hr concierge, rooftop pool, gym w/ spin room, kids playroom, shuttle to PATH, rooftop gardens w/ stunning NYC views, open air fireplace, outdoor TV & BBQs.



MLS # 140011526  
Address 1500 WASHINGTON ST  
Price \$758,000  
Adj Price \$758,000

Address	1500 WASHINGTON ST	Days On Market	29
Unit Number	10A	MoMaintFee	\$639
Sq Feet	1100	Taxes	\$8,820
Ask Price	\$765,000		
Sold Price	\$758,000		
Closing Date	11/19/2014		

**Ad Rmks:** Beautifully renovated, south-facing 1 bed + den/2 bath w/ amazing, direct views of the Freedom Tower. This 1,100 sqft home is flooded w/ natural light, soaring 14 ft. ceilings, & brand new 6 inch wide flooring. Kitchen complete w/ updated countertops, crackled subway tile backsplash, & brand new Frigidaire ss appl In-unit washer/dryer. Den has full-sized closet & extra storage. Home is complete w/ 1 parking space! Bldg features 24

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## COMPARABLE REPORT



MLS # 140011429  
Address 1125 MAXWELL LANE  
Price \$806,000  
Adj Price \$806,000

Address	1125 MAXWELL LANE	Days On Market	12
Unit Number	220	MoMaintFee	\$641
Sq Feet	1072	Taxes	\$10,800
Ask Price	\$749,000		
Sold Price	\$806,000		
Closing Date	10/15/2014		

**Ad Rmks:** Live In Luxury At Maxwell Place! Beautiful 1 BDRM+Den, Easily Used As A 2nd BDRM Includes, A Large Master BDRM, Walk-In Closet, Ensuite Lux. Master Bath, Glass Shower, Spa Bathtub. The Large Den Fits A Queen-Size Bed. Bosch Washer/Dryer, PVT. Balcony with Partial NYC Views, 1 Parking Space. A Great Flow From The Kitchen Into The Dining Area And Living Room, To Your Private Balcony. Also: 2 Gyms, 3 Rooftop Decks, BBQ, 2 Pools, Residents Lounge, Building PATH Shuttle, OPEN HOUSE SAT. 8/30/14, 1PM-4PM



MLS # 140010921  
Address 1125 MAXWELL LANE  
Price \$810,000  
Adj Price \$810,000

Address	1125 MAXWELL LANE	Days On Market	40
Unit Number	322	MoMaintFee	\$641
Sq Feet	1072	Taxes	\$7,969
Ask Price	\$869,000		
Sold Price	\$810,000		
Closing Date	11/10/2014		

**Ad Rmks:** Magnificent 1 bdrm unit with den, 1.5 baths, & balcony (1072 sq ft). Marble floor entryway and HW floors in the rest of the unit. Kitchen includes granite counters & SS appl. Master suite easily fits a king-size bed; master bath includes a large vanity with a granite counter, 2 sinks, stall shower & bathtub. Community features 24-hr concierge, 2 pools, 2 gyms, 2 lounges, 2 children's playrooms, rooftops w direct NYC views, professional BBQ's, open-air fireplace, outdoor TV & more. Parking incl.



MLS # 140008619  
Address 1025 MAXWELL LANE  
Price \$975,000  
Adj Price \$975,000

Address	1025 MAXWELL LANE	Days On Market	70
Unit Number	700	MoMaintFee	\$585
Sq Feet	966	Taxes	\$11,936
Ask Price	\$1,000,000		
Sold Price	\$975,000		
Closing Date	11/11/2014		

**Ad Rmks:** Direct unobstructed Manhattan Views! Welcome to Maxwell Place, Hoboken's most premier waterfront community. Live the royal life in this oversized 1Br. Chef's kitchen features granite counter tops, ss appliances, custom cabinets. View Manhattan as it is meant to be seen from the second you enter the home. Community features includes 24hr

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