



COMPARATIVE MARKET ANALYSIS

1 Bedroom Condos Sold Q1 2015 Hoboken

Prepared for:

Perspectives
Jersey City, NJ 07302

Friday, July 03, 2015

Prepared By:

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AGENT RESUME

Dear Perspective Buyers and Sellers,

Welcome to my quarterly sales report. I am specialized 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) and Hoboken (Zip 07030) 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: | \$898,000 | \$325,000 | \$463,463 | \$449,000 |
| SP: | \$862,500 | \$315,000 | \$464,423 | \$447,000 |

| CONDO-COOP - Sold | | | | | | | |
|--------------------|------|----------|---------|------------|-----|-----------|-----------|
| ADDRESS | Beds | TotBaths | Sq Feet | Close Date | DOM | LP | SP |
| 330 MADISON ST | 1 | 1 | 520 | 3/31/2015 | 23 | \$325,000 | \$315,000 |
| 128 MADISON ST | 1 | 1 | 639 | 1/20/2015 | 12 | \$325,000 | \$335,000 |
| 128 MADISON ST | 1 | 1 | 589 | 2/24/2015 | 14 | \$340,000 | \$335,000 |
| 132 ADAMS ST | 1 | 1 | 610 | 3/26/2015 | 19 | \$339,000 | \$335,000 |
| 204 WILLOW AVE | 1 | 1 | 546 | 3/9/2015 | 7 | \$330,000 | \$343,100 |
| 204 WILLOW AVE | 1 | 1 | 537 | 3/5/2015 | 66 | \$375,000 | \$355,000 |
| 157 14TH ST | 1 | 1 | 660 | 1/30/2015 | 54 | \$370,000 | \$364,000 |
| 152 6TH ST | 1 | 1 | | 2/27/2015 | 28 | \$399,000 | \$385,000 |
| 326 MADISON ST | 1 | 1 | 641 | 1/29/2015 | 10 | \$375,000 | \$401,000 |
| 215 CLINTON ST | 1 | 1 | 596 | 2/11/2015 | 3 | \$399,000 | \$410,000 |
| 931 PARK AVE | 1 | 1 | 700 | 3/20/2015 | 8 | \$409,900 | \$425,000 |
| 931 WILLOW AVE | 1 | 1 | 955 | 3/9/2015 | 220 | \$445,000 | \$430,000 |
| 200 HUDSON ST | 1 | 1 | 788 | 1/21/2015 | 17 | \$424,900 | \$432,000 |
| 650 2ND ST | 1 | 1 | 817 | 1/23/2015 | 29 | \$449,900 | \$435,000 |
| 1021 GRAND ST | 1 | 1 | 754 | 2/26/2015 | 7 | \$435,000 | \$435,000 |
| 138-140 GARDEN ST | 1 | 1 | 639 | 1/22/2015 | 32 | \$439,000 | \$435,000 |
| 1001 CLINTON ST | 1 | 1 | 739 | 3/25/2015 | 59 | \$439,900 | \$437,500 |
| 800 JACKSON ST | 1 | 1 | 812 | 1/21/2015 | 133 | \$450,000 | \$441,500 |
| 700 1ST ST | 1 | 1 | 806 | 3/26/2015 | 23 | \$449,000 | \$445,000 |
| 157 14TH ST | 1 | 1 | 705 | 1/19/2015 | 10 | \$435,000 | \$445,000 |
| 1015 GRAND ST | 1 | 1 | 720 | 2/3/2015 | 6 | \$439,000 | \$447,000 |
| 650 2ND ST | 1 | 1 | 817 | 3/3/2015 | 38 | \$459,000 | \$447,500 |
| 230 PARK AVE | 1 | 1 | 682 | 3/6/2015 | 12 | \$427,500 | \$450,000 |
| 729 MADISON ST | 1 | 1 | 809 | 3/13/2015 | 22 | \$459,000 | \$455,000 |
| 222 GRAND ST | 1 | 1 | 785 | 1/28/2015 | 13 | \$479,000 | \$465,000 |
| 1500 GARDEN ST | 1 | 1 | 702 | 1/9/2015 | 10 | \$450,000 | \$467,500 |
| 700 1ST ST | 1 | 1 | 898 | 1/16/2015 | 14 | \$450,000 | \$475,000 |
| 736 GARDEN ST | 1 | 1 | 819 | 1/22/2015 | 7 | \$449,000 | \$491,250 |
| 1500 WASHINGTON ST | 1 | 1 | 735 | 1/29/2015 | 0 | \$525,000 | \$510,000 |
| 206 GARDEN ST | 1 | 2 | 1096 | 3/17/2015 | 75 | \$525,000 | \$525,000 |
| 1301 ADAMS ST | 1 | 1 | 901 | 2/16/2015 | 4 | \$525,000 | \$530,000 |
| 812 GRAND ST | 1 | 1 | 873 | 3/12/2015 | 10 | \$525,000 | \$535,000 |

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

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CMA SUMMARY REPORT

| CONDO-COOP - Sold | | | | | | | |
|-----------------------|------|----------|---------|------------|------------|------------------|------------------|
| ADDRESS | Beds | TotBaths | Sq Feet | Close Date | DOM | LP | SP |
| 1300 GRAND ST | 1 | 1 | 874 | 3/23/2015 | 6 | \$525,000 | \$536,500 |
| 1500 HUDSON ST | 1 | 1 | 800 | 3/25/2015 | 10 | \$545,000 | \$540,000 |
| 812 GRAND ST | 1 | 1 | 873 | 2/2/2015 | 11 | \$529,900 | \$540,000 |
| 83 MONROE ST | 1 | 2 | 1000 | 3/18/2015 | 6 | \$535,000 | \$545,000 |
| 1500 HUDSON ST | 1 | 1 | 860 | 1/30/2015 | 92 | \$569,000 | \$550,000 |
| 615 ADAMS ST | 1 | 1 | 860 | 3/10/2015 | 26 | \$539,000 | \$555,000 |
| 1300 GRAND ST | 1 | 1 | 983 | 2/4/2015 | 32 | \$569,000 | \$565,000 |
| 1500 WASHINGTON ST | 1 | 1 | 895 | 3/26/2015 | 39 | \$625,000 | \$610,000 |
| 1125 MAXWELL LANE | 1 | 2 | 955 | 3/20/2015 | 132 | \$898,000 | \$862,500 |
| Total Listings | | | | | Avg | Avg | Avg |
| 41 | | | | | 32 | \$463,463 | \$464,423 |

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COMPARABLE REPORT



MLS # 150000396
Address 330 MADISON ST
Price \$315,000
Adj Price \$315,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 330 MADISON ST | Days On Market | 23 |
| Unit Number | 3 | MoMaintFee | \$225 |
| Sq Feet | 520 | Taxes | \$3,301 |
| Ask Price | \$325,000 | | |
| Sold Price | \$315,000 | | |
| Closing Date | 3/31/2015 | | |

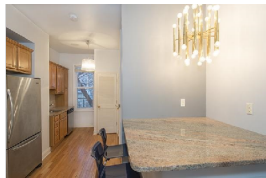
Ad Rmks: Sunny 1 Bedroom unit on 2nd floor of a charming brick building conveniently located near shops and parks. Living Room has large windows and a hardwood floor. Newer Kitchen with lots of cabinets and a breakfast bar. Wide Bedroom with brick wall and a decorative fireplace. Low taxes and maintenance.



MLS # 140014242
Address 128 MADISON ST
Price \$335,000
Adj Price \$335,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 128 MADISON ST | Days On Market | 12 |
| Unit Number | 4N | MoMaintFee | \$275 |
| Sq Feet | 639 | Taxes | \$4,946 |
| Ask Price | \$325,000 | | |
| Sold Price | \$335,000 | | |
| Closing Date | 1/20/2015 | | |

Ad Rmks: Renovated top floor 639SF 1BD/1BA in SW Hoboken, approx 12 mins to the PATH. Open DR/LR area, W/D in-unit, oak HW floors throughout, 10' ceilings, exposed brick & a renovated bathroom w/ walk-in shower. The recently renovated kitchen features granite counters, tile backsplash & SS apps incl a gas range. Completely renovated in 2009, 128 Madison is a turn-of-the-century 8-unit brick bldg & includes an 8'x9' private storage in basement. 3 short blocks to rental parking & the future SW Park, coming in 2015.



MLS # 150000039
Address 128 MADISON ST
Price \$335,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 128 MADISON ST | Days On Market | 14 |
| Unit Number | 3N | MoMaintFee | \$236 |
| Sq Feet | 589 | Taxes | \$4,726 |
| Ask Price | \$340,000 | | |
| Sold Price | \$335,000 | | |
| Closing Date | 2/24/2015 | | |

Ad Rmks: Downtown Hoboken 1BR in close proximity to the PATH. This unit was the developer's model unit and it shows; high ceilings, updated kitchen with granite bar,

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COMPARABLE REPORT



MLS # 140016791
Address 132 ADAMS ST
Price \$335,000
Adj Price \$335,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 132 ADAMS ST | Days On Market | 19 |
| Unit Number | 7 | MoMaintFee | \$269 |
| Sq Feet | 610 | Taxes | \$5,700 |
| Ask Price | \$339,000 | | |
| Sold Price | \$335,000 | | |
| Closing Date | 3/26/2015 | | |

Ad Rmks: Bright corner unit in perfect downtown location! Beautifully renovated Kitchen and Bathroom featuring new appliances and granite countertops. Brand new carpeting in the Living Room and Bedroom. Low Real Estate Taxes & Maintenance Fee. Common Laundry and Storage in the building. Rental Parking nearby. Minutes to the PATH, NJ Transit Trains, NYC Bus to Port Authority, Ferry, & Light Rail.



MLS # 150000532
Address 204 WILLOW AVE
Price \$343,100
Adj Price \$343,100

| | | | |
|--------------|----------------|----------------|---------|
| Address | 204 WILLOW AVE | Days On Market | 7 |
| Unit Number | 2R | MoMaintFee | \$256 |
| Sq Feet | 546 | Taxes | \$4,333 |
| Ask Price | \$330,000 | | |
| Sold Price | \$343,100 | | |
| Closing Date | 3/9/2015 | | |

Ad Rmks: Location! Location! Location! Introducing this sweet downtown one bedroom located just a short distance to the Hoboken terminal. Featuring exposed brick, stainless steel appliances, hard wood floors, decorative fireplace, tin ceilings and a private terrace. Laundry room on premises for added convenience. The perfect starter home for the buyer looking for an easy commute.



| | | | |
|--------------|----------------|----------------|---------|
| Address | 204 WILLOW AVE | Days On Market | 66 |
| Unit Number | 2L | MoMaintFee | \$237 |
| Sq Feet | 537 | Taxes | \$4,094 |
| Ask Price | \$375,000 | | |
| Sold Price | \$355,000 | | |
| Closing Date | 3/5/2015 | | |

Ad Rmks: Prime Hoboken location within a short distance to the PATH train, shops, and restaurants. Charming one bedroom with deck recently renovated with hardwood floors

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COMPARABLE REPORT



MLS # 140013977
Address 157 14TH ST
Price \$364,000
Adj Price \$364,000

| | | | |
|--------------|-------------|----------------|---------|
| Address | 157 14TH ST | Days On Market | 54 |
| Unit Number | 1L | MoMaintFee | \$277 |
| Sq Feet | 660 | Taxes | \$5,316 |
| Ask Price | \$370,000 | | |
| Sold Price | \$364,000 | | |
| Closing Date | 1/30/2015 | | |

Ad Rmks:



MLS # 140016418
Address 152 6TH ST
Price \$385,000
Adj Price \$385,000

| | | | |
|--------------|------------|----------------|---------|
| Address | 152 6TH ST | Days On Market | 28 |
| Unit Number | 3 | MoMaintFee | \$200 |
| Sq Feet | | Taxes | \$4,560 |
| Ask Price | \$399,000 | | |
| Sold Price | \$385,000 | | |
| Closing Date | 2/27/2015 | | |

Ad Rmks: Welcome home to your lovely 1 bedroom condo in the ideal Hoboken location just steps from Washington Street! This unit features a beautiful fully renovated kitchen complete with granite countertops and stainless steel appliances. Hardwood floors throughout, recessed lighting and in-unit washer/dryer complete this wonderful condo. Restaurants, shops and all of your transportation needs are just a short walk away. Wall-mounted Samsung flat-screen TV in bedroom included in sale.



| | | | |
|--------------|----------------|----------------|---------|
| Address | 326 MADISON ST | Days On Market | 10 |
| Unit Number | 2 | MoMaintFee | \$400 |
| Sq Feet | 641 | Taxes | \$4,635 |
| Ask Price | \$375,000 | | |
| Sold Price | \$401,000 | | |
| Closing Date | 1/29/2015 | | |

Ad Rmks: This is a one of a kind, one bedroom plus den/office nook, has a cozy feel mixed with a modern flair. Completely renovated in 2009, this condo features bamboo floors, a chef's kitchen, and bonus room. The kitchen features slate floors, sile-stone quartz counters, and stainless steel appliances. The bedroom is complete with built in wall units

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COMPARABLE REPORT



MLS # 140016345
Address 215 CLINTON ST
Price \$410,000
Adj Price \$410,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 215 CLINTON ST | Days On Market | 3 |
| Unit Number | 2R | MoMaintFee | \$286 |
| Sq Feet | 596 | Taxes | \$5,278 |
| Ask Price | \$399,000 | | |
| Sold Price | \$410,000 | | |
| Closing Date | 2/11/2015 | | |

Ad Rmks: Updated one bedroom w/ private terrace in great location. Stunning H/W floors w/ open kitchen and granite breakfast bar., S/S appliances & W/D. Common Storage in basement.



MLS # 150001610
Address 931 PARK AVE
Price \$425,000
Adj Price \$425,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 931 PARK AVE | Days On Market | 8 |
| Unit Number | 9 | MoMaintFee | \$215 |
| Sq Feet | 700 | Taxes | \$5,140 |
| Ask Price | \$409,900 | | |
| Sold Price | \$425,000 | | |
| Closing Date | 3/20/2015 | | |

Ad Rmks: Exceptionally priced 1 bed 1 bath in the heart of Hoboken. This top floor home features 2 decorative fireplaces with mantels & custom bookcases in both living & bedroom. Country style kitchen features glass inlay cabinets w/butcher block countertop, Chic pocket doors, Central A/C & heat, exposed brick & crown molding. Updated bathroom w/pedestal sink, bowed ceilings throughout with plenty of natural light. W/D room & private storage in building, low taxes & maint. OH Sun 2/15 1-4pm. Visit 931Park.com



MLS # 140007680
Address 931 WILLOW AVE

| | | | |
|--------------|----------------|----------------|---------|
| Address | 931 WILLOW AVE | Days On Market | 220 |
| Unit Number | 9 | MoMaintFee | \$336 |
| Sq Feet | 955 | Taxes | \$5,757 |
| Ask Price | \$445,000 | | |
| Sold Price | \$430,000 | | |
| Closing Date | 3/9/2015 | | |

Ad Rmks: Beautiful one bedroom and half with den. Spacious rooms separated with antique pocket doors. Renovated kitchen & Bathroom. Ceiling fans, extra closet space, storage pen and laundry room in basement with common yard.

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COMPARABLE REPORT



| | | | |
|--------------|---------------|----------------|---------|
| Address | 200 HUDSON ST | Days On Market | 17 |
| Unit Number | 3A | MoMaintFee | \$295 |
| Sq Feet | 788 | Taxes | \$6,066 |
| Ask Price | \$424,900 | | |
| Sold Price | \$432,000 | | |
| Closing Date | 1/21/2015 | | |

Ad Rmks: Gorgeous large 1BR in stunning location 4 blocks from Hoboken PATH. Exposed brick, hardwood floors with mahogany inlay. Large very bright corner LR with oversized windows on 2 sides. Working wood-burning fireplace for warmth and ambiance. Granite countertops, tons of storage. 2 public parking garages across the street. Partial river and NYC views. Great building, incredible location. Washer/Dryer room in building.

MLS # 140011709
Address 200 HUDSON ST
Price \$432,000
Adj Price \$432,000



| | | | |
|--------------|------------|----------------|---------|
| Address | 650 2ND ST | Days On Market | 29 |
| Unit Number | 4K | MoMaintFee | \$290 |
| Sq Feet | 817 | Taxes | \$5,529 |
| Ask Price | \$449,900 | | |
| Sold Price | \$435,000 | | |
| Closing Date | 1/23/2015 | | |

Ad Rmks: Sunlit 1BD/1BA w/ 817 SF & deeded parking at The Neapolitan, a 46-unit elevator bldg built in 2006. The spacious open kitchen features Maple cabinetry, SS apps & granite counters including a large breakfast bar. The generously sized bdrm has 2 closets & the luxurious bathroom is tiled with travertine. Other highlights include; gorgeous Brazilian cherry HW floors, central HVAC, recessed lights, W/D in-unit, garage parking & low maint fees. Located only 1 block to Light Rail & 15 mins to the Hoboken PATH.

MLS # 140014830
Address 650 2ND ST
Price \$435,000
Adj Price \$435,000



| | | | |
|--------------|---------------|----------------|---------|
| Address | 1021 GRAND ST | Days On Market | 7 |
| Unit Number | 4C | MoMaintFee | \$240 |
| Sq Feet | 754 | Taxes | \$5,096 |
| Ask Price | \$435,000 | | |
| Sold Price | \$435,000 | | |
| Closing Date | 2/26/2015 | | |

Ad Rmks: Beautifully finished 1BR/1BA with a large open kitchen, hardwood floors, and a private balcony.

MLS # 150000163

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COMPARABLE REPORT



| | | | |
|--------------|-------------------|----------------|---------|
| Address | 138-140 GARDEN ST | Days On Market | 32 |
| Unit Number | 2 | MoMaintFee | \$235 |
| Sq Feet | 639 | Taxes | \$5,710 |
| Ask Price | \$439,000 | | |
| Sold Price | \$435,000 | | |
| Closing Date | 1/22/2015 | | |

Ad Rmks: Lovely 1br/1bth with private deck and washer/dryer in unit. Located in desirable downtown Hoboken just a few blocks from the PATH train, this unit features lots of natural light, BRAND NEW windows, kitchen and bathroom. Stainless steel appliances, hardwood floors, restored original exposed brick, bedroom has crown molding and antique marble fireplace. Very quick access to the heart of Hoboken transportation, shopping, restaurants and more.

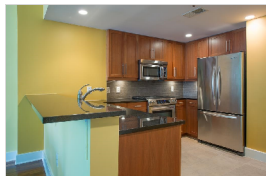
MLS # 140015612
Address 138-140 GARDEN ST
Price \$435,000
Adj Price \$435,000



| | | | |
|--------------|-----------------|----------------|---------|
| Address | 1001 CLINTON ST | Days On Market | 59 |
| Unit Number | 3B | MoMaintFee | \$278 |
| Sq Feet | 739 | Taxes | \$5,368 |
| Ask Price | \$439,900 | | |
| Sold Price | \$437,500 | | |
| Closing Date | 3/25/2015 | | |

Ad Rmks:

MLS # 140016256
Address 1001 CLINTON ST
Price \$437,500
Adj Price \$437,500



| | | | |
|--------------|----------------|----------------|---------|
| Address | 800 JACKSON ST | Days On Market | 133 |
| Unit Number | 611 | MoMaintFee | \$350 |
| Sq Feet | 812 | Taxes | \$5,462 |
| Ask Price | \$450,000 | | |
| Sold Price | \$441,500 | | |
| Closing Date | 1/21/2015 | | |

Ad Rmks: Welcome to this stunning 1 bedroom w/ western exposure and deeded parking at Metropark. Unit boasts gorgeous walnut floors, shaker style maple cabinetry, SS

MLS # 140009015
Address 800 JACKSON ST

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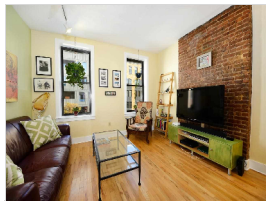
COMPARABLE REPORT



MLS # 150000834
Address 700 1ST ST
Price \$445,000
Adj Price \$445,000

| | | | |
|--------------|------------|----------------|---------|
| Address | 700 1ST ST | Days On Market | 23 |
| Unit Number | 9U | MoMaintFee | \$317 |
| Sq Feet | 806 | Taxes | \$5,651 |
| Ask Price | \$449,000 | | |
| Sold Price | \$445,000 | | |
| Closing Date | 3/26/2015 | | |

Ad Rmks: Spacious and bright 1 bed/1 bath home features features fully upgraded kitchen with stainless steel appliances, granite counter tops, recessed lighting, cherry hardwood floors throughout, full sized washer/dryer in unit and an over-sized private terrace. Building amenities include 24hr doorman, on site rental parking available, 26,000sf health club w/indoor pool & spa, dry cleaning and shuttle to path!



MLS # 140015096
Address 157 14TH ST
Price \$445,000
Adj Price \$445,000

| | | | |
|--------------|-------------|----------------|---------|
| Address | 157 14TH ST | Days On Market | 10 |
| Unit Number | 4L | MoMaintFee | \$303 |
| Sq Feet | 705 | Taxes | \$5,751 |
| Ask Price | \$435,000 | | |
| Sold Price | \$445,000 | | |
| Closing Date | 1/19/2015 | | |

Ad Rmks: Welcome to this fabulously appointed 1B+den condo in Upper Hoboken! This exceptionally stylish home boasts a high end kitchen with soapstone counters and s/s appliances, central A/C, high ceilings, custom recessed lighting, over-sized windows, renovated bathroom with custom tile work and vanity plus a spacious den with a large closet and built-in shelving. Building offers additional storage in basement. Located on 14th Street, you'll find easy access to shopping & NYC transportation! Open House 11/15 1-3pm.



MLS # 140015935
Address 1015 GRAND ST
Price \$447,000
Adj Price \$447,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 1015 GRAND ST | Days On Market | 6 |
| Unit Number | 4G | MoMaintFee | \$271 |
| Sq Feet | 720 | Taxes | \$5,312 |
| Ask Price | \$439,000 | | |
| Sold Price | \$447,000 | | |
| Closing Date | 2/3/2015 | | |

Ad Rmks: Soaring ceilings, juliet balconies, and exposed brick lend warmth & character to this charming corner unit. Featuring a beautifully renovated kitchen w/granite cntrs, custom backsplash, SS appls & track lighting. Renovated bath with granite vanity & subway tile. Central AC, ceiling fans & HW flrs. Garage parking included! Elevator building w/laundry on every floor. Ideally located in converted factory warehouse on quiet, cobblestone street - uptown Hoboken. Across from Park & tennis courts.

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COMPARABLE REPORT



MLS # 140015698
Address 650 2ND ST
Price \$447,500
Adj Price \$447,500

| | | | |
|--------------|------------|----------------|---------|
| Address | 650 2ND ST | Days On Market | 38 |
| Unit Number | 4G | MoMaintFee | \$290 |
| Sq Feet | 817 | Taxes | \$5,529 |
| Ask Price | \$459,000 | | |
| Sold Price | \$447,500 | | |
| Closing Date | 3/3/2015 | | |

Ad Rmks: Sun-filled, 1BD/1BA with deeded parking at The Neapolitan. This elegant, 817 sqft home, features an open kitchen w/granite cntrs, SS appls, backsplash, breakfast bar & plenty of cabinet space. A spacious living area with room for dining. Brazilian cherry HW flrs, recessed lighting, dual closets in bedroom, and 6 large windows throughout. W/D in unit. All in a well maintained, elevator building with gated, landscaped courtyard. 1 block to 2nd St light rail and short walk to PATH, shopping, & restaurants.



MLS # 140016212
Address 230 PARK AVE
Price \$450,000
Adj Price \$450,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 230 PARK AVE | Days On Market | 12 |
| Unit Number | 3L | MoMaintFee | \$250 |
| Sq Feet | 682 | Taxes | \$4,848 |
| Ask Price | \$427,500 | | |
| Sold Price | \$450,000 | | |
| Closing Date | 3/6/2015 | | |

Ad Rmks: Welcome home to this exceptional one Bedroom in the heart of Hoboken. It has incredible original detailing, distinguished hardwood flooring all complemented by a renovated kitchen & bathroom. Soaring 11ft ceilings with exceptional closet space & extra large on-site private storage. This will not last... All this & you could live here on Park Avenue close to the Path, Parks, Restaurants & Shops!!



MLS # 150001349
Address 729 MADISON ST
Price \$455,000
Adj Price \$455,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 729 MADISON ST | Days On Market | 22 |
| Unit Number | 1E | MoMaintFee | \$243 |
| Sq Feet | 809 | Taxes | \$5,324 |
| Ask Price | \$459,000 | | |
| Sold Price | \$455,000 | | |
| Closing Date | 3/13/2015 | | |

Ad Rmks: Welcome to the luxurious & sought-after "Nicole" building! This lofty home boasts HWF throughout, high ceilings, large windows & recessed lighting. Huge coat closet at entrance & his/hers closet in BR. KIT has upgraded granite counters, breakfast bar, SS appliances & cherry cabinets. Enjoy a spacious bedroom & beautiful tiled bathroom! Unit also equipped w/ CAC & W/D. Building also includes ELV & gym. PLUS 1 year of FREE garaged parking just across the street! Close proximity to train, bus, parks & schools.

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

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COMPARABLE REPORT



MLS # 140014249
Address 222 GRAND ST
Price \$465,000
Adj Price \$465,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 222 GRAND ST | Days On Market | 13 |
| Unit Number | 4D | MoMaintFee | \$256 |
| Sq Feet | 785 | Taxes | \$5,984 |
| Ask Price | \$479,000 | | |
| Sold Price | \$465,000 | | |
| Closing Date | 1/28/2015 | | |

Ad Rmks:



MLS # 140014866
Address 1500 GARDEN ST
Price \$467,500
Adj Price \$467,500

| | | | |
|--------------|----------------|----------------|---------|
| Address | 1500 GARDEN ST | Days On Market | 10 |
| Unit Number | 2H | MoMaintFee | \$389 |
| Sq Feet | 702 | Taxes | \$5,756 |
| Ask Price | \$450,000 | | |
| Sold Price | \$467,500 | | |
| Closing Date | 1/9/2015 | | |

Ad Rmks: Desirable Hoboken studio with custom kitchen offering stone countertops & SS appliances including Viking Range, GE Fridge & Bosch Dishwasher. Great flow spills into the living area with a striking light fixture hanging from the 13'™ ceiling. Frosted glass sliding doors separates sleeping area from the space while allowing the evening sun to spill through. Off to the side is a plethora of storage, private laundry & bathroom. Building has 24/7 doorman, advanced fitness room & rooftop terrace with city views.



MLS # 140014741
Address 700 1ST ST
Price \$475,000
Adj Price \$475,000

| | | | |
|--------------|------------|----------------|---------|
| Address | 700 1ST ST | Days On Market | 14 |
| Unit Number | 5L | MoMaintFee | \$355 |
| Sq Feet | 898 | Taxes | \$5,700 |
| Ask Price | \$450,000 | | |
| Sold Price | \$475,000 | | |
| Closing Date | 1/16/2015 | | |

Ad Rmks: Largest one bedroom on market at Sky Club. Full Brazilian hardwood floors. Full onyx granite kitchen with stainless steel appliances and center island. Large living room 16x17. Large bedroom 13x19. Sliding glass doors to 50 sf terrace for your morning coffee with sunrise east views. 26,000 sf rooftop fitness center with pool (fee). Onsite rental parking (fee). Doorman, multi elevators, complimentary shuttle to PATH. Enjoy the pride of ownership, even custom painted, ready for you to move in!

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COMPARABLE REPORT



MLS # 140015283
Address 736 GARDEN ST
Price \$491,250
Adj Price \$491,250

| | | | |
|--------------|---------------|----------------|---------|
| Address | 736 GARDEN ST | Days On Market | 7 |
| Unit Number | 3 | MoMaintFee | \$389 |
| Sq Feet | 819 | Taxes | \$5,566 |
| Ask Price | \$449,000 | | |
| Sold Price | \$491,250 | | |
| Closing Date | 1/22/2015 | | |

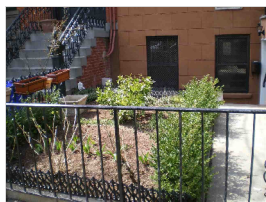
Ad Rmks: Spacious and bright 1B+den condo with large deck in the heart of Hoboken! This fabulous home boasts a high end kitchen with granite counters and s/s appliances, central A/C, high ceilings, custom lighting, over-sized windows, renovated bathroom with custom tile work and a spacious den. All this plus a large private deck perfect for Summer bbq's and entertaining. Located on 7th and Garden, you'll find easy access to dining, shopping, nightlife and NYC transit! Open House Saturday 11/15 from 1pm - 3pm.



MLS # 140013795
Address 1500 WASHINGTON ST
Price \$510,000
Adj Price \$510,000

| | | | |
|--------------|--------------------|----------------|---------|
| Address | 1500 WASHINGTON ST | Days On Market | 0 |
| Unit Number | 3N | MoMaintFee | \$415 |
| Sq Feet | 735 | Taxes | \$6,837 |
| Ask Price | \$525,000 | | |
| Sold Price | \$510,000 | | |
| Closing Date | 1/29/2015 | | |

Ad Rmks: Hudson Tea Luxury! Spacious studio w/sleeping alcove. Kitchen was renovated w/granite counters, ss appliances & backsplash. Enjoy Hudson & NYC views through loft picture windows for the complete finished look. HW floors have also been installed on ceiling, other features include recessed lights, extended wall to make entertainment center & crown molding. Community features 24 Hr Concierge, state of the art gym & community room. Ferry blocks away or private shuttle to path. Parking available to rent across st.



MLS # 140014025
Address 206 GARDEN ST
Price \$525,000
Adj Price \$525,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 206 GARDEN ST | Days On Market | 75 |
| Unit Number | 1 | MoMaintFee | \$270 |
| Sq Feet | 1096 | Taxes | \$8,153 |
| Ask Price | \$525,000 | | |
| Sold Price | \$525,000 | | |
| Closing Date | 3/17/2015 | | |

Ad Rmks: Prime location! Gorgeous oversized 1bd/1.5bth duplex w/ private yard! Condo features almost 1100sqft, private entrance, fantastic & spacious open kitchen/living room layout, charming exposed brick, baths conveniently on each floor, newly renovated kitchen, ss appliances, granite counters, large bdrm w/ custom walk-in closet, w/d in unit, beautifully maintained 600sqft private yard! Good sunlight & lots of storage. Just a few blocks to PATH! This condo won't last!

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COMPARABLE REPORT



MLS # 140015825
Address 1301 ADAMS ST
Price \$530,000
Adj Price \$530,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 1301 ADAMS ST | Days On Market | 4 |
| Unit Number | 412 | MoMaintFee | \$239 |
| Sq Feet | 901 | Taxes | \$7,782 |
| Ask Price | \$525,000 | | |
| Sold Price | \$530,000 | | |
| Closing Date | 2/16/2015 | | |

Ad Rmks: Live in the Grand Life! Over-sized 1 bedroom with all the comforts you deserve. Chef's kitchen features 42" custom cabinets, granite counters and ss appliances. Home features 9.5 ft ceilings and hardwood floors throughout, extra large master bedroom with walk-in closet and custom closet organizers. 1 garage spot included.



MLS # 150000972
Address 812 GRAND ST
Price \$535,000
Adj Price \$535,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 812 GRAND ST | Days On Market | 10 |
| Unit Number | 406 | MoMaintFee | \$217 |
| Sq Feet | 873 | Taxes | \$6,356 |
| Ask Price | \$525,000 | | |
| Sold Price | \$535,000 | | |
| Closing Date | 3/12/2015 | | |

Ad Rmks: Welcome home to this large 1BR w/open floorplan, in the premier Huntington. Enjoy the great light throughout w/Eastern exp & view of Empire State & Freedom bldgs! KIT opens into the living area w/island & breakfast bar. Complete w/HWF, oversized bath, W/D in unit & great closet space. Bedroom has walk-in closet w/organizers. Steel & concrete ELV bldg has common courtyard, gym & is conveniently located w/easy access to shopping, Columbus Park, tennis courts & NYC trans. PLUS garage parking #60 & low maint.!



MLS # 150000527
Address 1300 GRAND ST
Price \$536,500
Adj Price \$536,500

| | | | |
|--------------|---------------|----------------|---------|
| Address | 1300 GRAND ST | Days On Market | 6 |
| Unit Number | 524 | MoMaintFee | \$243 |
| Sq Feet | 874 | Taxes | \$7,807 |
| Ask Price | \$525,000 | | |
| Sold Price | \$536,500 | | |
| Closing Date | 3/23/2015 | | |

Ad Rmks: Exceptional residence at the sought-after Upper Grand. This expansive east-facing unit features large windows that flood the unit w/ sunlight while also offering limited NYC views. The kitchen boasts GE Profile SS Appliances, Granite Counters, & Bfast Bar. The king size bedroom features 2 large custom closets while bathroom features a double vanity, linen closet & large tub. Secure elevator bldg, gym, courtyard, & deeded parking. Laundry Room (in unit), Hdwd Flrs, & CAC complete this magnificent condo.

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COMPARABLE REPORT



MLS # 150002434
Address 1500 HUDSON ST
Price \$540,000
Adj Price \$540,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 1500 HUDSON ST | Days On Market | 10 |
| Unit Number | 4B | MoMaintFee | \$465 |
| Sq Feet | 800 | Taxes | \$6,182 |
| Ask Price | \$545,000 | | |
| Sold Price | \$540,000 | | |
| Closing Date | 3/25/2015 | | |

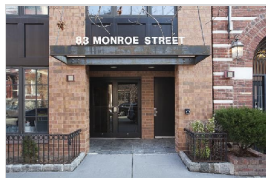
Ad Rmks: Hudson Tea Luxury, one of Hoboken's most desirable waterfront communities. Impeccably maintained and spacious 1Br has all the comforts you deserve with 13 ft ceilings. This true 1Br has great kitchen space, room for living and dining areas and lots of closet space. Community features 24 hr concierge, 2500 SqFt state of the art gym, childrens playroom and community room. Commuters dream. Ferry located couple blocks away or private shuttle to the path. Parking available to rent across the street.



MLS # 140014719
Address 812 GRAND ST
Price \$540,000
Adj Price \$540,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 812 GRAND ST | Days On Market | 11 |
| Unit Number | 220 | MoMaintFee | \$224 |
| Sq Feet | 873 | Taxes | \$5,927 |
| Ask Price | \$529,900 | | |
| Sold Price | \$540,000 | | |
| Closing Date | 2/2/2015 | | |

Ad Rmks: Beautiful 1 Bedroom, 1 Bath condo 873 square feet of living space w deeded Parking in The Huntington. Built by Metro Homes, this steel & concrete elevator bldg is located one block to NYC transportation. Unit features open floor plan w Large Master bedroom , walk in closet, Living Room, custom kitchen w Breakfast Bar, lots of storage, crown moldings, custom wooden blinds, Granite counters & new appliances. Hardwood floors, Washer/Dryer in unit and Central Air, gym on premises.



MLS # 150000789

| | | | |
|--------------|--------------|----------------|---------|
| Address | 83 MONROE ST | Days On Market | 6 |
| Unit Number | 4D | MoMaintFee | \$218 |
| Sq Feet | 1000 | Taxes | \$6,635 |
| Ask Price | \$535,000 | | |
| Sold Price | \$545,000 | | |
| Closing Date | 3/18/2015 | | |

Ad Rmks: Amazing 1000 sq ft 1br/1b with deeded parking in modern

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COMPARABLE REPORT



MLS # 140011943
Address 1500 HUDSON ST
Price \$550,000
Adj Price \$550,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 1500 HUDSON ST | Days On Market | 92 |
| Unit Number | 3C | MoMaintFee | \$501 |
| Sq Feet | 860 | Taxes | \$6,608 |
| Ask Price | \$569,000 | | |
| Sold Price | \$550,000 | | |
| Closing Date | 1/30/2015 | | |

Ad Rmks: Bright and spacious true 1/1 at the luxurious Hudson Tea. Open concept living with high ceilings and abundant windows so you can take advantage of your airy and cool urban view. Kitchen features SS appliances and gleaming granite countertops. Tons of closet space and an in unit w/d complete the picture in your beautiful new home. Amenities include: 24 hour doorman, elevators, fitness center, community room and a children's play area. Ferry/bus to NYC just steps away or take the private shuttle to the PATH.



MLS # 150000864
Address 615 ADAMS ST
Price \$555,000
Adj Price \$555,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 615 ADAMS ST | Days On Market | 26 |
| Unit Number | 3A | MoMaintFee | \$214 |
| Sq Feet | 860 | Taxes | \$5,876 |
| Ask Price | \$539,000 | | |
| Sold Price | \$555,000 | | |
| Closing Date | 3/10/2015 | | |

Ad Rmks: Welcome to 615 Adams! This over sized 1br features high ceilings framed in custom crown molding and recessed lighting. Large Bay windows usher an abundance of natural light. Expansive floor plan. Tastefully designed open kitchen concept featuring custom stainless appliance package, tiled back-splash and granite counter tops. Built in Surround Sound. King sized bedroom w/large custom walk-in California closet. Brazilian Cherry Wood floors throughout. 1 deeded SUV sized parking garage space w/added storage.



MLS # 140014755
Address 1300 GRAND ST

| | | | |
|--------------|---------------|----------------|---------|
| Address | 1300 GRAND ST | Days On Market | 32 |
| Unit Number | 314 | MoMaintFee | \$273 |
| Sq Feet | 983 | Taxes | \$8,060 |
| Ask Price | \$569,000 | | |
| Sold Price | \$565,000 | | |
| Closing Date | 2/4/2015 | | |

Ad Rmks: Completely unique Upper Grand beauty! This 1BR plus den and sitting room must be seen to be appreciated. Huge living room with adjacent office/den closed in by lovely french doors. Chef's kitchen with black granite counter tops and ss appliances. Breakfast bar comfortably fits three stools. Massive bedroom with separate den/make up room. Will fit any size bedroom set. Huge walk-in Closet. Unit features gorgeous custom shutters throughout. Custom built window seat in bedroom. 1 parking space included!

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COMPARABLE REPORT



MLS # 150000079
Address 1500 WASHINGTON ST
Price \$610,000
Adj Price \$610,000

Address 1500 WASHINGTON ST Days On Market 39
Unit Number 5C MoMaintFee \$520
Sq Feet 895 Taxes \$7,110
Ask Price \$625,000
Sold Price \$610,000
Closing Date 3/26/2015

Ad Rmks: True Loft Living with soaring 13' ceilings at historic Hudson Tea! Largest one br unit in complex w/ 895sf, lg. picture windows with southern exp. fhacing the Grand Lawn. Updated spacious kitchen with breakfast bar, stainless steel appliances and granite countertops, large open living room and dining area . New gleaming mahogany hardwood floors. 24 hr doorman. fitness center, residents lounge, shuttle to path, kids play area and onsite coffee shop. Ferry and bus steps away. Easy access to Path/Hoboken.



MLS # 140012970
Address 1125 MAXWELL LANE
Price \$862,500
Adj Price \$862,500

Address 1125 MAXWELL LANE Days On Market 132
Unit Number 1202 MoMaintFee \$575
Sq Feet 955 Taxes \$9,732
Ask Price \$898,000
Sold Price \$862,500
Closing Date 3/20/2015

Ad Rmks: Pristine Maxwell Place Luxury. Rarely avail. mint Penthouse apt. w views of Hudson River & NYC skyline. Southern exposure balcony, vaulted ceilings, custom closets, moldings, wood floors & stylish decorator amenities throughout. Gourmet kitchen features custom cabinets, SS appliances, large island, granite counters, built-in glass china cabinet, service bar w wine refrigerator. Spacious master w marble bath boasts dual sinks, soaking tub, & glass enclosed shower. Washer/Dryer & guest bathroom. Parking incl.

CONDO-COOP Summary Statistics

| | HIGH | LOW | AVERAGE | MEDIAN |
|------------|-----------|-----------|-----------|-----------|
| LP: | \$898,000 | \$325,000 | \$463,463 | \$449,000 |
| SP: | \$862,500 | \$315,000 | \$464,423 | \$447,000 |

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