



COMPARATIVE MARKET ANALYSIS

2013 Q1 2 bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives

NJ

Thursday, November 13, 2014

Prepared By:

ALEX BAO

WEICHERT REALTORS
273 GROVE ST
JERSEY CITY, NJ 07302

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AGENT RESUME

Dear Perspective Buyers and Sellers,

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

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

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

COMPARABLE S show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- contract date
- date on market (DOM)
- monthly fee (HOA)
- recent tax
- description

If you have any questions, feel free to contact me.

Warm regards,

Alex Bao

Sales Associate

Weichert Realtos Jersey City Downtown Office

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$899,000	\$375,000	\$603,034	\$589,000
SP:	\$901,500	\$375,000	\$595,126	\$581,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
741 PARK AVE	2	1	661	2/14/2013	7	\$379,000	\$375,000
323 JACKSON ST	2	2	973	1/28/2013	48	\$375,000	\$375,000
700 1ST ST	2	2	1212	3/22/2013	280	\$399,900	\$405,000
618 MONROE ST	2	2	1324	1/18/2013	35	\$450,000	\$434,500
1108 PARK AVE	2	1	812	3/11/2013	18	\$435,000	\$435,000
420 JEFFERSON ST	2	1	854	3/25/2013	0	\$438,888	\$438,888
521 ADAMS ST	2	2	1323	1/18/2013	0	\$450,000	\$450,000
400 ADAMS ST	2	1	1100	1/14/2013	17	\$450,000	\$450,000
729 MADISON ST	2	2	993	1/15/2013	63	\$475,000	\$450,000
1228 PARK AVE	2	1	947	3/14/2013	143	\$499,000	\$480,000
551 OBSERVER HIGHWAY	2	2	1166	3/4/2013	72	\$535,000	\$490,000
1015 GRAND ST	2	1	908	1/31/2013	7	\$489,000	\$492,000
82 JACKSON ST	2	2	1236	1/25/2013	20	\$480,000	\$495,000
606-608 CLINTON ST	2	2	1360	3/19/2013	157	\$495,000	\$495,000
501-515 ADAMS ST	2	2	1029	1/8/2013	18	\$519,000	\$530,000
650 2ND ST	2	2	1316	3/12/2013	38	\$559,000	\$535,000
800-830 JACKSON ST	2	2	991	3/14/2013	77	\$575,000	\$553,000
727 MONROE ST	2	2	1142	3/27/2013	17	\$564,900	\$564,900
72 PARK AVE	2	2	1235	1/22/2013	70	\$575,000	\$570,000
1100 ADAMS ST	2	2	1138	3/7/2013	105	\$579,000	\$574,000
727 MONROE ST	2	2	1185	3/22/2013	14	\$575,000	\$575,000
71 JEFFERSON ST	2	2	1166	3/6/2013	8	\$579,000	\$579,000
829 WASHINGTON ST	2	2	1367	3/25/2013	7	\$579,000	\$580,000
81-87 JACKSON ST	2	2	1157	3/13/2013	6	\$635,000	\$583,000
1200 GRAND ST	2	2	1300	2/25/2013	70	\$600,000	\$585,000
75 GARDEN ST	2	2	1265	1/8/2013	38	\$610,000	\$600,000
1114-1120 CLINTON ST	2	2	1140	2/27/2013	11	\$599,900	\$601,000
600 HUDSON ST	2	2	1242	2/7/2013	25	\$630,000	\$605,000
1500 WASHINGTON ST	2	2	1100	1/18/2013	26	\$639,000	\$610,000
150 14TH ST	2	2	1220	1/17/2013	11	\$599,000	\$615,000
82 CLINTON ST	2	2	1150	3/20/2013	21	\$635,000	\$617,500
72 PARK AVE	2	2	1250	1/29/2013	68	\$615,000	\$620,000

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

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
82 CLINTON ST	2	2	1250	1/29/2013	91	\$625,000	\$625,000
150 14TH ST	2	2	1273	3/25/2013	10	\$639,999	\$652,500
618 JEFFERSON ST	2	2	1350	1/24/2013	12	\$669,000	\$660,000
1500 HUDSON ST	2	2	1320	3/6/2013	104	\$700,000	\$667,500
1500 HUDSON ST	2	2	1200	2/22/2013	70	\$700,000	\$674,888
550-552 OBSERVER HIGHWAY	2	2	1464	3/8/2013	14	\$699,000	\$675,000
350 7TH ST	2	2	1430	1/31/2013	29	\$749,000	\$722,000
716 HUDSON ST	2	1	1546	3/21/2013	0	\$860,000	\$805,000
1022 HUDSON ST	2	2	1400	2/20/2013	9	\$798,000	\$815,000
1450 WASHINGTON ST	2	2	1207	2/20/2013	21	\$831,995	\$828,995
1450 WASHINGTON ST	2	2	1312	3/28/2013	6	\$849,995	\$849,995
1500 HUDSON ST	2	2	1415	3/21/2013	102	\$850,000	\$860,659
101 PARK AVE	2	2	1573	3/1/2013	11	\$850,000	\$875,000
1125 MAXWELL LANE	2	3	1370	3/15/2013	24	\$899,000	\$901,500
Total Listings					Avg	Avg	Avg
46					43	\$603,034	\$595,126

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COMPARABLE REPORT



MLS # 120013763
Address 741 PARK AVE
Price \$375,000
Adj Price \$375,000

Address	741 PARK AVE	Days On Market	7
Unit Number	4	MoMaintFee	\$420
Sq Feet	661	Taxes	\$5,272
Ask Price	\$379,000		
Sold Price	\$375,000		
Closing Date	2/14/2013		

Ad Rmks: Fantastic 2 bedroom on Park Avenue. Stunning features include exposed brick, open living/dining space, 3 windows wide, plenty of natural sunlight, renovated kitchen with stainless steel appliances, granite countertops, breakfast bar, custom cabinets & backsplash, hardwood floors throughout, built-in bookshelf, CAC, w/d in unit, gorgeous original copper tin ceiling in bedroom, ample closets, plus more. True gem!!!



MLS # 120012356
Address 323 JACKSON ST
Price \$375,000
Adj Price \$375,000

Address	323 JACKSON ST	Days On Market	48
Unit Number	302	MoMaintFee	\$358
Sq Feet	973	Taxes	\$5,545
Ask Price	\$375,000		
Sold Price	\$375,000		
Closing Date	1/28/2013		

Ad Rmks: You'll enjoy the bright open feel when you enter this 2 bedroom, 2 bath East facing home in an elevator building. Built in 2003 this condo features central air conditioning, hardwood flooring throughout, washer/ dryer in unit and one deeded garage parking space. There is great value at this price.



MLS # 110009797
Address 700 1ST ST
Price \$405,000
Adj Price \$405,000

Address	700 1ST ST	Days On Market	280
Unit Number	5D	MoMaintFee	\$425
Sq Feet	1212	Taxes	\$8,370
Ask Price	\$399,900		
Sold Price	\$405,000		
Closing Date	3/22/2013		

Ad Rmks: Pick up this spectacular 1212 Square foot, 2 bedrooms, 2 bath unit before it's too late. Located in the luxurious and famous Sky Club building offering PATH shuttle services, 24 hour concierge with available parking and health club. Kitchen features granite counter tops, recessed lighting, stainless steel appliances, dishwasher and built in microwave. This is a short sale, subject to bank approval. Schedule a showing and write an offer on this immediately before it's too late.

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COMPARABLE REPORT



Address	618 MONROE ST	Days On Market	35
Unit Number	4	MoMaintFee	\$320
Sq Feet	1324	Taxes	\$7,430
Ask Price	\$450,000		
Sold Price	\$434,500		
Closing Date	1/18/2013		

Ad Rmks: Great 2 bedroom with oversized living room/dining room that can easily be converted to a 3 bedroom. Commuting to New York is easy with the light rail a few blocks away. Large kitchen with 42" cabinets. Parking available for rent nearby.

MLS # 120011550
Address 618 MONROE ST
Price \$434,500
Adj Price \$434,500



Address	1108 PARK AVE	Days On Market	18
Unit Number	7 (4L)	MoMaintFee	\$400
Sq Feet	812	Taxes	\$5,937
Ask Price	\$435,000		
Sold Price	\$435,000		
Closing Date	3/11/2013		

Ad Rmks: Gorgeous 2 bedroom on quiet tree-lined uptown Park Avenue with NYC views. Updated Kitchen with granite countertops and cherry wood cabinets. Exposed brick throughout the home. Renovated bathroom, abundant closet space - some old, some new features include outdoor pool, full gym, washer/dryer room and dedicated storage unit in the basement.

MLS # 130000111
Address 1108 PARK AVE
Price \$435,000
Adj Price \$435,000



Address	420 JEFFERSON ST	Days On Market	0
Unit Number	4C	MoMaintFee	\$304
Sq Feet	854	Taxes	\$6,522
Ask Price	\$438,888		
Sold Price	\$438,888		
Closing Date	3/25/2013		

Ad Rmks: Large 1 bed+Den with terrace is your new home. This unit features central

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COMPARABLE REPORT



MLS # 120013685
Address 521 ADAMS ST
Price \$450,000
Adj Price \$450,000

Address	521 ADAMS ST	Days On Market	0
Unit Number	3	MoMaintFee	\$425
Sq Feet	1323	Taxes	\$10,090
Ask Price	\$450,000		
Sold Price	\$450,000		
Closing Date	1/18/2013		

Ad Rmks: 2 bedroom 2 full bath located in Hoboken



MLS # 120011581
Address 400 ADAMS ST
Price \$450,000
Adj Price \$450,000

Address	400 ADAMS ST	Days On Market	17
Unit Number	2	MoMaintFee	\$389
Sq Feet	1100	Taxes	\$9,000
Ask Price	\$450,000		
Sold Price	\$450,000		
Closing Date	1/14/2013		

Ad Rmks: Gorgeous 2BD/1BTH unit (plus office) with common outdoor space & fantastic layout! Beautiful condo features h/w floors, wall to wall carpeting in bedrooms, stunning bay windows in living area (keeping the unit drenched in sunlight), tons of storage space (incl. walk-in closet in master bdrm), wired for surround sound, washer/dryer in unit along w/ newly renovated kitchen (w/ SS apps & quartz countertops). Close to great shopping & restaurants. Great block for easy street parking!



MLS # 120010656
Address 729 MADISON ST

Address	729 MADISON ST	Days On Market	63
Unit Number	3C	MoMaintFee	\$322
Sq Feet	993	Taxes	\$6,930
Ask Price	\$475,000		
Sold Price	\$450,000		
Closing Date	1/15/2013		

Ad Rmks: Welcome to the Nicole where old world charm meets modern. A converted

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COMPARABLE REPORT



MLS # 120010577
Address 1228 PARK AVE
Price \$480,000
Adj Price \$480,000

Address	1228 PARK AVE	Days On Market	143
Unit Number	1	MoMaintFee	\$364
Sq Feet	947	Taxes	\$6,550
Ask Price	\$499,000		
Sold Price	\$480,000		
Closing Date	3/14/2013		

Ad Rmks: PARLOR LEVEL CONDO ON BEAUTIFUL TREELINED STREET ON ONE OF THE BEST BLOCKS IN HOBOKEN! HARDWOOD FLOORS THROUGHOUT, SOARING CEILINGS WITH INTRICATE MOLDING AND TRIM THROUGHOUT. BEAUTIFUL TUMBLED MARBLE BATHROOM WITH FRAMELESS GLASS SHOWER. TONS OF CUSTOM CLOSETS WITH REAL WOOD ORGANIZERS. OPEN KITCHEN WITH CUSTOM ARTIST MOSAIC BACK SPLASH WITH TOP OF THE LINE STAINLESS STEEL APPLIANCES. TRULY A MUST SEE!!!



MLS # 120012647
Address 551 OBSERVER HIGHWAY
Price \$490,000
Adj Price \$490,000

Address	551 OBSERVER HIGHWAY	Days On Market	72
Unit Number	9D	MoMaintFee	\$862
Sq Feet	1166	Taxes	\$7,273
Ask Price	\$535,000		
Sold Price	\$490,000		
Closing Date	3/4/2013		

Ad Rmks: Corner unit with amazing NYC views and tons of sunlight. Newly renovated kitchen w/ granite counters and S/S appliances. Open living room/dining area. Bathrooms have been renovated. This condo includes a large balcony for entertaining. Attended 24 valet parking, exercise room and shuttle service to the PATH included.



MLS # 120013612
Address 1015 GRAND ST
Price \$492,000
Adj Price \$492,000

Address	1015 GRAND ST	Days On Market	7
Unit Number	5F	MoMaintFee	\$368
Sq Feet	908	Taxes	\$5,557
Ask Price	\$489,000		
Sold Price	\$492,000		
Closing Date	1/31/2013		

Ad Rmks: Fantastic duplex PH in super cool industrial condo building. Located on a charming uptown cobblestone street, this fab 2 bdrm features a 600 sq. ft. deck w/dazzling NYC views, 12' ceilings & garage parking. Chef's kitchen with Granite counters, SS Miele DW & LG frig., renovated bath with Interaktiv European spa shower, custom lighting & blinds, hardwood flrs.. Wake up to Skyline sunrises in the huge master bedroom on the second floor! Columbus Park and tennis courts across the street. Bike storage, too!

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COMPARABLE REPORT



MLS # 120013703
Address 82 JACKSON ST
Price \$495,000
Adj Price \$495,000

Address	82 JACKSON ST	Days On Market	20
Unit Number	B7	MoMaintFee	\$493
Sq Feet	1236	Taxes	\$7,362
Ask Price	\$480,000		
Sold Price	\$495,000		
Closing Date	1/25/2013		

Ad Rmks: Great 2 Br Duplex with all the comforts you deserve including newer kitchen with custom cabinets, granite counters and stainless steel appliances. Both bedrooms are very large size, both bathrooms have been renovated newer hardwood floor throughout. Come home and relax on your private balcony. Parking available for rent around the corner.



MLS # 120008342
Address 606-608 CLINTON ST
Price \$495,000
Adj Price \$495,000

Address	606-608 CLINTON ST	Days On Market	157
Unit Number	2	MoMaintFee	\$450
Sq Feet	1360	Taxes	\$10,100
Ask Price	\$495,000		
Sold Price	\$495,000		
Closing Date	3/19/2013		

Ad Rmks: Great midtown location, recently built 2 bedroom, 2 bath with garage parking in beautiful elevator building. Huge living space with hardwood floors, central air, nice kitchen layout. Close to shopping, supermarket, bus, parks and short walk to Washington St restaurants, nightlife. Washer/dryer in unit, common yard. 24 hours to show.



MLS # 120012340
Address 501-515 ADAMS ST
Price \$530,000
Adj Price \$530,000

Address	501-515 ADAMS ST	Days On Market	18
Unit Number	5I	MoMaintFee	\$488
Sq Feet	1029	Taxes	\$6,460
Ask Price	\$519,000		
Sold Price	\$530,000		
Closing Date	1/8/2013		

Ad Rmks: Modern 2 BR/2 BA sun-filled penthouse w/ NYC views, located in converted school house w/ marble lobby. Open & airy living space. New renovation feat. dark kitchen cabinets, Bosch dishwasher, Fisher & Paykel fridge, SS appliances & Kashmir granite counters. Kitchen has space for dining set. Other feat. include large BRs & great closet space. BA boasts Carrara marble tile. Building amenities include courtyard, large gym w/ new equipment & bike storage Building is FIOS-ready. Covered garage parking included!

COMPARABLE REPORT



MLS # 130000160
Address 650 2ND ST
Price \$535,000
Adj Price \$535,000

Address	650 2ND ST	Days On Market	38
Unit Number	3A	MoMaintFee	\$380
Sq Feet	1316	Taxes	\$7,211
Ask Price	\$559,000		
Sold Price	\$535,000		
Closing Date	3/12/2013		

Ad Rmks: Stunning 2 bedroom PLUS LARGE DEN-easily works as a 3rd bedroom or office. Open & spacious floor plan features gourmet kitchen with stainless steel appliances, granite counter tops, breakfast bar & Brazilian HW floors. Travertine marble tile & Jacuzzi style tub in master bath. Separate dining area & large terrace make this an entertainer's dream! Elevator building located close to the light rail & shopping. Common courtyard. One deeded parking spot included. (Additional parking spot available for purchase.)



MLS # 120013000
Address 800-830 JACKSON ST
Price \$553,000
Adj Price \$553,000

Address	800-830 JACKSON ST	Days On Market	77
Unit Number	904	MoMaintFee	\$426
Sq Feet	991	Taxes	\$7,652
Ask Price	\$575,000		
Sold Price	\$553,000		
Closing Date	3/14/2013		

Ad Rmks: The Metrostop! Beautiful, 2 bdrm, 2 baths, with panoramic NYC skyline view, balcony and pkg. Elegantly appointed kitchen with ss appliances, granite counters, and cherry cabinets. Open living area which leads to private balcony. Master bedroom with en-suite bath and his/her closets. Brazilian HWD flrs, W/D in unit and deed parking space located in building (2nd flr) Enjoy amenities such as common roof deck, gym, rec room, virtual doorman and on site restaurant. Just steps to light rail to PATH & NJ/NY bus



MLS # 130001068
Address 727 MONROE ST
Price \$564,900
Adj Price \$564,900

Address	727 MONROE ST	Days On Market	17
Unit Number	406	MoMaintFee	\$327
Sq Feet	1142	Taxes	\$6,887
Ask Price	\$564,900		
Sold Price	\$564,900		
Closing Date	3/27/2013		

Ad Rmks:

COMPARABLE REPORT



MLS # 120011420
Address 72 PARK AVE
Price \$570,000
Adj Price \$570,000

Address	72 PARK AVE	Days On Market	70
Unit Number	5B	MoMaintFee	\$322
Sq Feet	1235	Taxes	\$9,202
Ask Price	\$575,000		
Sold Price	\$570,000		
Closing Date	1/22/2013		

Ad Rmks: Large two bedroom, two bath condo just steps from shopping and transportation!!! Solid steel and concrete elevator building. Central air. Hardwood floors. Large living room with separate dining area. Granite counters, deluxe stainless steel appliances and built in microwave in gourmet kitchen. Minka Air Concept Ceiling fans in all rooms. Jacuzzi tub in master bath. Toto toilets in bathrooms with soft-close lids. Large balcony. TENANT IN PLACE UNTIL JANUARY 31, 2014.



MLS # 120011535
Address 1100 ADAMS ST
Price \$574,000
Adj Price \$574,000

Address	1100 ADAMS ST	Days On Market	105
Unit Number	405	MoMaintFee	\$500
Sq Feet	1138	Taxes	\$7,500
Ask Price	\$579,000		
Sold Price	\$574,000		
Closing Date	3/7/2013		

Ad Rmks: Appreciate the spaciousness of this two bedroom two bath at the Upper Grand. Contemporary kitchen with cherry cabinets, granite countertops and stainless steel appliances. Bedrooms on opposite sides of the condo for maximum privacy. Master bath ensuite with double vanity and separate shower stall. Beautiful hardwood floors throughout and washer dryer in unit. Enjoy community living with a common outdoor patio, exercise room and parking included.



MLS # 130000936
Address 727 MONROE ST
Price \$575,000
Adj Price \$575,000

Address	727 MONROE ST	Days On Market	14
Unit Number	210	MoMaintFee	\$390
Sq Feet	1185	Taxes	\$6,888
Ask Price	\$575,000		
Sold Price	\$575,000		
Closing Date	3/22/2013		

Ad Rmks: Welcome to one of the most sought-after buildings in Hoboken, Metro Homes Pembroke Place. This beautiful corner unit w/eastern exposure is flooded w/natural light through the day. Living room opens to balcony overlooking huge backyard w/bbqs & putting green! Oversized master BR w/ensuite bath & WIC, large closets in 2nd BR, Brand-New SS appliances, Newer HW Heater, Granite countertops, HWF, Washer/Dryer in unit, Deeded

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COMPARABLE REPORT



Address	71 JEFFERSON ST	Days On Market	8
Unit Number	1	MoMaintFee	\$335
Sq Feet	1166	Taxes	\$7,301
Ask Price	\$579,000		
Sold Price	\$579,000		
Closing Date	3/6/2013		

MLS # 130000250
Address 71 JEFFERSON ST
Price \$579,000
Adj Price \$579,000

Ad Rmks: Spacious open 1166sf 2br/2ba home in downtown Hoboken with private elevator. Easy walk to the PATH or bus. Four large windows shower the main living area in natural sun light, the rear facing bedrooms are quiet with sliding doors to a walk-out finished terrace, refinished wood floors throughout, ample granite counter space in the kitchen. New stainless appliances, water heater and full sized w/d. Storage space galore, central heat/air. The community features a pool & grilling patio just off your balcony.



Address	829 WASHINGTON ST	Days On Market	7
Unit Number	5	MoMaintFee	\$345
Sq Feet	1367	Taxes	\$12,000
Ask Price	\$579,000		
Sold Price	\$580,000		
Closing Date	3/25/2013		

MLS # 130000935
Address 829 WASHINGTON ST
Price \$580,000
Adj Price \$580,000

Ad Rmks: Rare offering in The Parisian. Spacious 2 bedroom, 2 bath in an A+ location. Features an L shaped living room with 4 windows and extra office space, Lovely kitchen w granite, GE Profile & Bosch appliances, sep dining room, Large Master bedroom, Custom master bath w Jacuzzi tub, Tumbled marble guest bath, Maple floors, high ceilings, pre-wired for home theatre, Built-in speakers, Ceiling fans, Wood blinds, Full size stack washer/dryer, California closets, Alarm, Private terrace



Address	81-87 JACKSON ST	Days On Market	6
Unit Number	5D	MoMaintFee	\$310
Sq Feet	1157	Taxes	\$8,516
Ask Price	\$635,000		
Sold Price	\$583,000		
Closing Date	3/13/2013		

MLS # 130000170
Address 81-87 JACKSON ST
Price \$583,000
Adj Price \$583,000

Ad Rmks: Charming 2 bedroom 2 bath condo with private terrace at The Everard...open-air layout with cherry cabinets, SS appliances, deep granite counters, breakfast bar and stone backsplash. Quiet rear top-floor unit. Beautiful landscaped common backyard...wide parking spot included.

COMPARABLE REPORT



MLS # 120012478
Address 1200 GRAND ST
Price \$585,000
Adj Price \$585,000

Address	1200 GRAND ST	Days On Market	70
Unit Number	414	MoMaintFee	\$412
Sq Feet	1300	Taxes	\$8,565
Ask Price	\$600,000		
Sold Price	\$585,000		
Closing Date	2/25/2013		

Ad Rmks: Welcome home to your spacious 2Br/2Ba in one of Hoboken's most sought after communities, The Upper Grand. Featuring 17 windows, high 9.5' ceilings, HWF, open layout, C/A/C & octagonal dining rm. Chef's KIT overlooks living areas w/stainless steel, 42" cabinets, granite, breakfast bar & Juliet balcony. MBR is accented w/WIC, en-suite bath, glass enclsd shower & double vanities. Guest bath offers XL 52" soaking tub. PLUS W/D in unit, ELV, Gym, community rm, common courtyard & your very own deeded parking spc!



MLS # 120012102
Address 75 GARDEN ST
Price \$600,000
Adj Price \$600,000

Address	75 GARDEN ST	Days On Market	38
Unit Number	7	MoMaintFee	\$349
Sq Feet	1265	Taxes	\$9,644
Ask Price	\$610,000		
Sold Price	\$600,000		
Closing Date	1/8/2013		

Ad Rmks: Artistic glass atrium stretches across both floors of this out of the box designed penthouse duplex loft. Enjoy the open space with tremendous natural light, two living rooms, upgraded open kitchen, and private outdoor space. Kitchen features granite countertops and stainless steel appliances. The convenience of a Downtown Garden Street location for a true Commute Home, super close to PATH train, shopping, and restaurants. Comforts include elevator and onsite tandem parking included.



MLS # 120013745
Address 1114-1120 CLINTON ST
Price \$601,000
Adj Price \$601,000

Address	1114-1120 CLINTON ST	Days On Market	11
Unit Number	2B	MoMaintFee	\$388
Sq Feet	1140	Taxes	\$6,900
Ask Price	\$599,900		
Sold Price	\$601,000		
Closing Date	2/27/2013		

Ad Rmks: WELCOME HOME TO THIS GRAND CLINTON 2 BEDROOM LOCATE IN HOBOKEN WITH ENORMOUS 500 SQUARE FOOT SUNLIT PRIVATE TERRACE... OFFERS MANY MODERN FEATURES ALONG WITH AN OPEN FLOORPLAN AND INDOOR PARKING. JUST LOOK AT THE PICTURE AND MAKE AN APPOINTMENT TO SEE THIS GEM!!!

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COMPARABLE REPORT



MLS # 120012681
Address 600 HUDSON ST
Price \$605,000
Adj Price \$605,000

Address	600 HUDSON ST	Days On Market	25
Unit Number	3F	MoMaintFee	\$407
Sq Feet	1242	Taxes	\$9,215
Ask Price	\$630,000		
Sold Price	\$605,000		
Closing Date	2/7/2013		

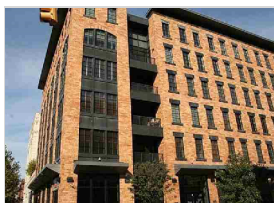
Ad Rmks: Hudson St, Hoboken's most desirable location. Fantastic 2 Br featuring open floor plan with large living room and separate dining area, crown molding, central air and walk in closets in both bedrooms. Entertainers delight..large kitchen with newer ss appliances. One of the few buildings on Hudson ST with an elevator. Shopping and restaurants around the corner. Short distance to path. Parking pre-arranged for this building at the municipal lot for \$170/mo.



MLS # 120012563
Address 1500 WASHINGTON ST
Price \$610,000
Adj Price \$610,000

Address	1500 WASHINGTON ST	Days On Market	26
Unit Number	9A	MoMaintFee	\$594
Sq Feet	1100	Taxes	\$8,094
Ask Price	\$639,000		
Sold Price	\$610,000		
Closing Date	1/18/2013		

Ad Rmks: OVERLOOK HOBOKEN & NYC FROM THIS CHIC AND ELEGANT 1 BEDROOM W/DEN AT THE BEAUTIFUL HUDSON TEA COMMUNITY FEATURING GLEAMING WIDE PLANK FLOORING, STATE-OF-THE-ART KITCHEN WITH DESIGNER DARK CABINETRY, GLASS TILE BACKSPLASH, SS APPLIANCES, ADJOINING DINING AND LIVING ROOM FOR POSH ENTERTAINING, ABUNDANT NATURAL LIGHTING-EXPANSIVE SOUTHERN VIEWS, SIGNATURE HIGH CEILINGS, LAUNDRY IN UNIT, 2 FULL DECORATOR BATHS, HUNTER DOUGLAS WINDOW TREATMENTS, FULL-SERVICE CONCIERGE BUILDING,ON-SITE PARKING AVAILABLE FOR RENT.



MLS # 120012037
Address 150 14TH ST
Price \$615,000

Address	150 14TH ST	Days On Market	11
Unit Number	504	MoMaintFee	\$379
Sq Feet	1220	Taxes	\$7,600
Ask Price	\$599,000		
Sold Price	\$615,000		
Closing Date	1/17/2013		

Ad Rmks: Welcome to the St. Louis - an award winning steel & concrete elevator bldg at a fantastic uptown Bloomfield Street address. Handsome brick and zinc facade is crowned by a dramatically-lit cornice. Inside enjoy an open floor plan w/ large bedrooms, hw floors

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

COMPARABLE REPORT



MLS # 130000298
Address 82 CLINTON ST
Price \$617,500
Adj Price \$617,500

Address	82 CLINTON ST	Days On Market	21
Unit Number	4B	MoMaintFee	\$350
Sq Feet	1150	Taxes	\$7,505
Ask Price	\$635,000		
Sold Price	\$617,500		
Closing Date	3/20/2013		

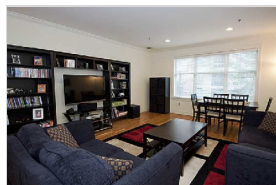
Ad Rmks: Location, location! Prime location home on Newark & Clinton! 1150sqft 2bed/2bath with deeded parking in luxury elevator building. Spacious living room features over-sized picture window, crown molding, high ceilings & wood floors throughout. Renovated kitchen with large open breakfast bar, granite counters and stainless steel appliances. Over-sized master bedroom suite features large custom walk-in closet & en-suite bath to compliment this perfect layout. Large 2nd bedroom on opposite side of livingroom.



MLS # 120011533
Address 72 PARK AVE
Price \$620,000
Adj Price \$620,000

Address	72 PARK AVE	Days On Market	68
Unit Number	6B	MoMaintFee	\$350
Sq Feet	1250	Taxes	\$8,550
Ask Price	\$615,000		
Sold Price	\$620,000		
Closing Date	1/29/2013		

Ad Rmks: Fantastic 2BR/2BA w/ terrace and deeded parking in a tremendous downtown Hoboken location. 5 minute walk to PATH, restaurants, shopping and more. Common outdoor space perfect for entertaining. Enjoy the sunset on your terrace. Hardwood Floor, S/S appliances, Granite countertops and more. Don't miss out on this one.



MLS # 120010437
Address 82 CLINTON ST
Price \$625,000
Adj Price \$625,000

Address	82 CLINTON ST	Days On Market	91
Unit Number	3D	MoMaintFee	\$321
Sq Feet	1250	Taxes	\$9,704
Ask Price	\$625,000		
Sold Price	\$625,000		
Closing Date	1/29/2013		

Ad Rmks: Location... Location.. Location.. Stunning 2BR/2BTH 1250 SQ FT Condo. Spacious and bright corner unit. Open Floor plan ideal for entertaining. Hardwood floors, central air, Juliet balcony, Crown molding and a full sized Washer/Dryer. Oversized master suite with a walk-in closet. Deeded garage parking in elevator building. The one you've been waiting for... Welcome Home

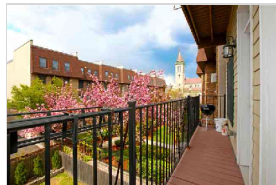
COMPARABLE REPORT



MLS # 130000868
Address 150 14TH ST
Price \$652,500
Adj Price \$652,500

Address	150 14TH ST	Days On Market	10
Unit Number	304	MoMaintFee	\$392
Sq Feet	1273	Taxes	\$11,618
Ask Price	\$639,999		
Sold Price	\$652,500		
Closing Date	3/25/2013		

Ad Rmks: Welcome to the St. Louis - an award-winning steel & concrete ELV BLDG. This 2 BDRM, 2 BA has on-site gar prkg, southern exposure, open floor plan , HW floors & solid wood doors w/ brushed nickel hardware. Chef's kit. offers custom cabinets, SS appliances, granite counters & breakfast bar. Baths w/ custom tile & Kohler fixtures. The handsome brick & zinc facade & dramatically-lit cornice crown the corner of 14th & Bloomfield St. Fabulous virtual doorman, NYC trans, ferry, waterfront & nightlife at your door.



MLS # 120012346
Address 618 JEFFERSON ST
Price \$660,000
Adj Price \$660,000

Address	618 JEFFERSON ST	Days On Market	12
Unit Number	2	MoMaintFee	\$346
Sq Feet	1350	Taxes	\$8,787
Ask Price	\$669,000		
Sold Price	\$660,000		
Closing Date	1/24/2013		

Ad Rmks: Welcome home to your pristine 2Bed+Den/2Bath residence with private terrace! This one-of-a-kind property boasts stunning oak hardwood floors w/walnut inlay, ornamental crown & chair moldings, security system, Hunter Douglas remote blinds and shutters, recessed lighting & Andersen windows. The open KIT features center island, wine fridge & GE SS appliances. Baths are accentuated w/marble, brushed nickel Kohler fixtures and soaking tub (MBR). All of this PLUS your very own deeded parking space!



MLS # 120012011
Address 1500 HUDSON ST
Price \$667,500
Adj Price \$667,500

Address	1500 HUDSON ST	Days On Market	104
Unit Number	5V	MoMaintFee	\$760
Sq Feet	1320	Taxes	\$9,751
Ask Price	\$700,000		
Sold Price	\$667,500		
Closing Date	3/6/2013		

Ad Rmks: Hudson Tea one of Hoboken's most sought after communities with 1320 sq ft. This 2 Br condo has the space you need to call home. This layout allows for one of the largest living/dining rooms in the building. Beautiful Hudson clear water views from all windows. Community features 24 Hr Concierge, 25,000 sq ft state of the art gym and

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COMPARABLE REPORT



MLS # 120011059
Address 1500 HUDSON ST
Price \$674,888
Adj Price \$674,888

Address	1500 HUDSON ST	Days On Market	70
Unit Number	10U	MoMaintFee	\$645
Sq Feet	1200	Taxes	\$8,802
Ask Price	\$700,000		
Sold Price	\$674,888		
Closing Date	2/22/2013		

Ad Rmks: Luxurious Hudson Tea Condo with 13 Ft ceilings. experience what luxury is all about. This 1200 sqft, 2 bedroom condo features granite counters, SS appliances, custom cabinets and parking. Community features 24Hr Doorman, large community room for relaxing or entertaining and 2700 sq ft state of the art gym, Commuter's dream....Ferry a couple of blocks away, take bus to port authority, or take private shuttle to the path. Great restaurants and bars at your doorstep.



MLS # 120013764
Address 550-552 OBSERVER
HIGHWAY
Price \$675,000
Adj Price \$675,000

Address	550-552 OBSERVER HIGHWAY	Days On Market	14
Unit Number	4B	MoMaintFee	\$338
Sq Feet	1464	Taxes	\$8,692
Ask Price	\$699,000		
Sold Price	\$675,000		
Closing Date	3/8/2013		

Ad Rmks: Large, open living room/dining room with plenty of room for a large entertaining space and dining area Tons of natural light shine through thirteen (13) oversized windows with custom high-end window treatments throughout including motorized black-out shades in Master Bedroom and Plantation shutters in Second Bedroom Full size Washer/Dryer in Unit with room for storage Large storage/utility closet with built-in shelving providing ample storage Recessed lighting throughout unit



MLS # 120012656
Address 350 7TH ST
Price \$722,000

Address	350 7TH ST	Days On Market	29
Unit Number	3D	MoMaintFee	\$328
Sq Feet	1430	Taxes	\$7,837
Ask Price	\$749,000		
Sold Price	\$722,000		
Closing Date	1/31/2013		

Ad Rmks: Welcome home to this gorgeous 2Br/2Ba unit with a truly grand layout, expansive living room and separate dining room. Kitchen features island w/ wine fridge, granite ctrs w/ stone backsplash and abundant cabinets and a huge pantry. HWF, Calif . Closets. recessed lighting. built-in theater surround sound. beautiful custom cabinetry in

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COMPARABLE REPORT



Address	716 HUDSON ST	Days On Market	0
Unit Number	2	MoMaintFee	\$372
Sq Feet	1546	Taxes	\$0
Ask Price	\$860,000		
Sold Price	\$805,000		
Closing Date	3/21/2013		

Ad Rmks:

MLS # 130001654
Address 716 HUDSON ST
Price \$805,000
Adj Price \$805,000



Address	1022 HUDSON ST	Days On Market	9
Unit Number	1	MoMaintFee	\$350
Sq Feet	1400	Taxes	\$13,542
Ask Price	\$798,000		
Sold Price	\$815,000		
Closing Date	2/20/2013		

Ad Rmks: Spectacular 2 bedroom 2 bath condo in elegant brownstone building across from Elysian Park. Kitchen features tall natural cherry cabinets, granite counters, Jennair 5 burner stove and microwave, Sub-Zero refrigerator, Bosh dishwasher and Magic Chef wine refrigerator. Formal dining room, opens into living room w/ NYC view, etched glass pocket doors, high ceilings, wood floors, great closet space, Bosh stackable washer/dryer in unit.

MLS # 120013271
Address 1022 HUDSON ST
Price \$815,000
Adj Price \$815,000



Address	1450 WASHINGTON ST	Days On Market	21
Unit Number	611	MoMaintFee	\$744
Sq Feet	1207	Taxes	
Ask Price	\$831,995		
Sold Price	\$828,995		
Closing Date	2/20/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace &

MLS # 120013914
Address 1450 WASHINGTON ST
Price \$828,995
Adj Price \$828,995

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COMPARABLE REPORT



MLS # 130001222

Address 1450 WASHINGTON ST

Price \$849,995

Adj Price \$849,995

Address	1450 WASHINGTON ST	Days On Market	6
Unit Number	317	MoMaintFee	\$809
Sq Feet	1312	Taxes	
Ask Price	\$849,995		
Sold Price	\$849,995		
Closing Date	3/28/2013		

Ad Rmks: Live in Toll Brothers' newest luxury property in uptown Hoboken! 1450 Washington Street at Hudson Tea offers magnificent rooftop terrace w/outdoor fireplace & gas grills, 24 hour concierge, shuttle service to PATH, childrens' playroom and fitness center. Parking available.



MLS # 120006374

Address 1500 HUDSON ST

Price \$860,659

Adj Price \$860,659

Address	1500 HUDSON ST	Days On Market	102
Unit Number	10R	MoMaintFee	\$718
Sq Feet	1415	Taxes	\$9,456
Ask Price	\$850,000		
Sold Price	\$860,659		
Closing Date	3/21/2013		

Ad Rmks: Beautiful large corner home to receive complete remodel by Toll Brothers with your choice of finishes. One of the largest 2 beds in the building could be made into a 2 bed/ den. Great potential for a wonderful large condo. Loft ceilings, large surround windows in main living area.



MLS # 130000519

Address 101 PARK AVE

Price \$875,000

Adj Price \$875,000

Address	101 PARK AVE	Days On Market	11
Unit Number	2E	MoMaintFee	\$403
Sq Feet	1573	Taxes	\$11,067
Ask Price	\$850,000		
Sold Price	\$875,000		
Closing Date	3/1/2013		

Ad Rmks: Gorgeous 2 bd/ 2 bath located in Hoboken. new recessed lighting, granite countertop, custom built in pantry with wine rack GE apps., 11 ft ceilings, custom blinds, completely renovated Guest bathroom with custom kraft made vanity with quartz countertop, rainshower, extra wide Kohler tub. Master bedroom includes crown molding, hunter douglas blinds, den leads to custom built in storage/ wlk in closets. MBath: completely renovated, cararra marble throughout, Kohler fixtures, whirlpool bath. new W/D included

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COMPARABLE REPORT



Address	1125 MAXWELL LANE	Days On Market	24
Unit Number	1024	MoMaintFee	\$740
Sq Feet	1370	Taxes	\$11,568
Ask Price	\$899,000		
Sold Price	\$901,500		
Closing Date	3/15/2013		

MLS # 120012516

Address 1125 MAXWELL LANE

Price \$901,500

Adj Price \$901,500

Ad Rmks: THIS HOBOKEN WATERFRONT COMMUNITY OFFERS ULTIMATE LUXURY LIVING.VERY LARGE AND BEAUTIFUL TWO MASTER BEDROOMS AND 2.5 BATH WITH PARTIAL NEW YORK CITY VIEW FROM ALL ROOMS AND FULL VIEW FROM TERRACE, HARDWOOD FLOORS, SS KITCHEN,GRANITE COUNTERTOPS, DEEDED PARKING(\$38000 VALUE).MAXWELL PLACE OFFERS EVERY IMAGINABLE AMENITY INCLUDING FITNESS CENTER, ROOFTOP POOL & JACUZZI, 24HR CONCIERGE, SHUTTLE TO PATH, STUNNING RESIDENTS LOUNGE WITH NYC VIEWS AND SCREENING THEATRE AND MORE.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$899,000	\$375,000	\$603,034	\$589,000
SP:	\$901,500	\$375,000	\$595,126	\$581,500

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