



## COMPARATIVE MARKET ANALYSIS

2013 Q2 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

201.881.6897

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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:	\$620,000	\$359,000	\$524,833	\$537,500
SP:	\$599,000	\$365,000	\$520,204	\$536,250

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
323-325 JACKSON ST	2	2		6/24/2013	14	\$359,000	\$365,000
323 JACKSON ST	2	2	980	6/4/2013	39	\$415,000	\$400,000
508 GRAND ST	2	2	787	5/24/2013	33	\$439,000	\$420,000
1115 WILLOW AVE	2	1	775	5/13/2013	26	\$435,000	\$435,000
636 PARK AVE	2	1		4/18/2013	23	\$435,000	\$435,000
636 PARK AVE	2	1		4/18/2013	23	\$435,000	\$435,000
1106 PARK AVE	2	1	812	5/17/2013	50	\$445,500	\$438,600
805 WILLOW AVE	2	1	735	6/3/2013	32	\$459,000	\$442,000
450 7TH ST	2	2	875	5/27/2013	90	\$450,000	\$445,000
700 1ST ST	2	2	1019	5/8/2013	4	\$449,000	\$460,000
518-520 MONROE ST	2	2	1247	5/2/2013	37	\$500,000	\$460,000
332 MONROE ST	2	2	1119	4/15/2013	13	\$480,000	\$475,000
1115 WILLOW AVE	2	2	900	4/15/2013	7	\$469,000	\$477,000
933 GARDEN ST	2	1	813	5/13/2013	0	\$480,000	\$480,000
703 PARK AVE	2	2	1004	4/29/2013	16	\$499,000	\$485,000
700 1ST ST	2	2	1144	5/28/2013	0	\$485,000	\$485,000
700 1ST ST	2	2	1144	4/1/2013	6	\$485,000	\$485,000
518-520 MONROE ST	2	2	1161	4/8/2013	159	\$500,000	\$494,000
611 WILLOW AVE	2	2	1019	6/20/2013	21	\$489,000	\$495,000
317 MONROE ST	2	2	1318	5/14/2013	16	\$535,000	\$515,000
108-112 MONROE ST	2	2	1137	6/14/2013	20	\$525,000	\$525,000
827 GARDEN ST	2	2	1100	4/8/2013	16	\$535,000	\$525,000
700 1ST ST	2	2	1144	6/17/2013	28	\$540,000	\$532,500
700 1ST ST	2	2	1331	5/24/2013	29	\$524,900	\$534,900
700 1ST ST	2	2	1201	6/7/2013	7	\$519,000	\$535,000
650 2ND ST	2	2	1422	4/8/2013	28	\$569,000	\$537,500
729 MADISON ST	2	2	1041	4/29/2013	14	\$529,500	\$540,000
915 MADISON ST	2	2	1056	4/11/2013	19	\$559,000	\$545,000
700 1ST ST	2	2	1215	4/5/2013	8	\$545,000	\$546,000
118 CLINTON ST	2	2	1125	5/10/2013	18	\$550,000	\$547,000
700 1ST ST	2	2	1268	4/30/2013	8	\$547,500	\$550,000
650 2ND ST	2	2	1316	5/2/2013	25	\$559,000	\$550,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 [www.alexbao.com](http://www.alexbao.com)

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## CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
300 NEWARK ST	2	2	1122	6/4/2013	10	\$559,999	\$552,000
407-409 MONROE ST	2	2	1315	4/30/2013	37	\$565,000	\$554,000
1201 ADAMS ST	2	2	1007	6/10/2013	53	\$569,900	\$555,000
600 JEFFERSON ST	2	2	1150	5/3/2013	14	\$559,000	\$559,000
915 MADISON ST	2	2	1101	5/15/2013	89	\$569,900	\$559,500
415 NEWARK ST	2	2	1275	4/29/2013	16	\$579,000	\$567,000
129 HARRISON ST	2	2	1325	6/10/2013	7	\$550,000	\$573,500
1100 ADAMS ST	2	2	1140	4/4/2013	23	\$585,000	\$575,000
210 JACKSON ST	2	2	1258	6/20/2013	3	\$599,000	\$580,000
700 1ST ST	2	2	1215	5/22/2013	17	\$599,000	\$585,000
1100 ADAMS ST	2	2	1148	4/15/2013	7	\$589,000	\$589,000
928 WILLOW AVE	2	1	1150	6/27/2013	11	\$549,000	\$590,928
727 JEFFERSON ST	2	2	1336	5/20/2013	27	\$608,000	\$593,800
407 MONROE ST	2	2	1269	4/25/2013	23	\$600,000	\$595,000
924 JEFFERSON ST	2	2	1116	5/30/2013	24	\$580,000	\$595,000
74 MONROE ST	2	2	1300	5/31/2013	58	\$620,000	\$595,000
1325 ADAMS ST	2	2	1031	5/30/2013	54	\$619,000	\$598,000
729 MADISON ST	2	2	1227	4/12/2013	23	\$594,500	\$599,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>50</b>					<b>26</b>	<b>\$524,833</b>	<b>\$520,204</b>

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## COMPARABLE REPORT



MLS # 130002569  
Address 323-325 JACKSON ST  
Price \$365,000  
Adj Price \$365,000

Address	323-325 JACKSON ST	Days On Market	14
Unit Number	201	MoMaintFee	\$322
Sq Feet		Taxes	
Ask Price	\$359,000		
Sold Price	\$365,000		
Closing Date	6/24/2013		

**Ad Rmks:** Sunlit two bedroom two bath condo. Custom Shutters in large living room windows and master bedroom bay windows. Bedrooms on opposite side of condo for maximum privacy. Custom walk-in closets. Formal dining area and adjoining spacious living room. Hardwood floor throughout. New washer, dryer, and Bosch dishwasher in unit. Back yard, Central air and FIOS ready.



MLS # 130001632  
Address 323 JACKSON ST  
Price \$400,000  
Adj Price \$400,000

Address	323 JACKSON ST	Days On Market	39
Unit Number	501	MoMaintFee	\$373
Sq Feet	980	Taxes	\$5,083
Ask Price	\$415,000		
Sold Price	\$400,000		
Closing Date	6/4/2013		

**Ad Rmks:** Welcome home to this bright and open 2 Bedroom/ 2 Bath condo in Hoboken! Unit features hardwood floors throughout, central A/C, and washer/dryer in the unit. Custom walk in California closet in the master bedroom. Elevator building constructed in 2003. One garage parking space is included! Close to Train, Bus, and Light rail stations. Near local schools and parks!



MLS # 130002727  
Address 508 GRAND ST  
Price \$420,000

Address	508 GRAND ST	Days On Market	33
Unit Number	3L	MoMaintFee	\$305
Sq Feet	787	Taxes	\$7,672
Ask Price	\$439,000		
Sold Price	\$420,000		
Closing Date	5/24/2013		

**Ad Rmks:** Warm & inviting 2 bedroom 1.5 bath condo in classic brick row house This completely renovated property offers a designer kitchen w cherry cabinetry, honed granite counters, stainless steel appliances & breakfast bar, luxurious bath w tumbled marble, over-

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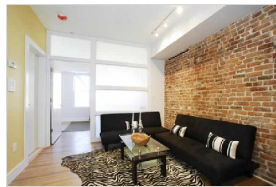
## COMPARABLE REPORT



MLS # 130001730  
Address 1115 WILLOW AVE  
Price \$435,000  
Adj Price \$435,000

Address	1115 WILLOW AVE	Days On Market	26
Unit Number	109	MoMaintFee	\$317
Sq Feet	775	Taxes	\$5,225
Ask Price	\$435,000		
Sold Price	\$435,000		
Closing Date	5/13/2013		

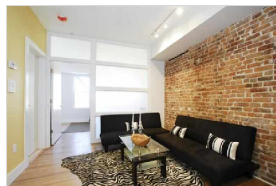
**Ad Rmks:** Only 3 stops from Manhattan on the bus, this updated Willow Park home features high ceilings, oversized windows, an open floorplan and hardwood floors. The renovated kitchen features granite countertops, a breakfast bar, stainless steel appliances and plenty of cabinet space. The community features a seasonal outdoor pool with a common courtyard, roof deck, fitness center and laundry room.



MLS # 130000843  
Address 636 PARK AVE  
Price \$435,000  
Adj Price \$435,000

Address	636 PARK AVE	Days On Market	23
Unit Number	4	MoMaintFee	\$310
Sq Feet		Taxes	
Ask Price	\$435,000		
Sold Price	\$435,000		
Closing Date	4/18/2013		

**Ad Rmks:** Brand new renovation, located in one of Hoboken's most desirable and charming areas. These 2 bedroom condos offer rare elegance and beauty, with stylish paneled walls to brighten the home, high-end finishes and appliancesâ€”Frigidaire dual fuel range, LG W/D, central hi-vel AC/heat, Silestone countertops, Grohe fixturesâ€”and other great features including high ceilings, exposed brick, paved patio and more. Steps to restaurants, bars, shops, parks, Hudson River, and NYC transportation (Path, bus, Ferry).



MLS # 130000837  
Address 636 PARK AVE  
Price \$435,000  
Adj Price \$435,000

Address	636 PARK AVE	Days On Market	23
Unit Number	3	MoMaintFee	\$304
Sq Feet		Taxes	
Ask Price	\$435,000		
Sold Price	\$435,000		
Closing Date	4/18/2013		

**Ad Rmks:** Brand new renovation, located in one of Hoboken's most desirable and charming areas. These 2 bedroom condos offer rare elegance and beauty, with stylish paneled walls to brighten the home, high-end finishes and appliancesâ€”Frigidaire dual fuel range, LG W/D, central hi-vel AC/heat, Silestone countertops, Grohe fixturesâ€”and other great features including high ceilings, exposed brick, paved patio and more. Steps to restaurants, bars, shops, parks, Hudson River, and NYC transportation (Path, bus, Ferry).

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## COMPARABLE REPORT



MLS # 130001618  
Address 1106 PARK AVE  
Price \$438,600  
Adj Price \$438,600

Address	1106 PARK AVE	Days On Market	50
Unit Number	4L	MoMaintFee	\$400
Sq Feet	812	Taxes	\$6,238
Ask Price	\$445,500		
Sold Price	\$438,600		
Closing Date	5/17/2013		

**Ad Rmks:** Sunny 2-bedroom in an historic limestone building located uptown on tree-lined Park Ave. High ceilings, h/w floors. Perfect balance of old meets new. Extra bonuses include an outdoor heated olympic size swimming pool, full updated gym and storage bin and washer/dryer room in basement. Did not flood or lose power during Sandy.



MLS # 130001854  
Address 805 WILLOW AVE  
Price \$442,000  
Adj Price \$442,000

Address	805 WILLOW AVE	Days On Market	32
Unit Number	2L	MoMaintFee	\$315
Sq Feet	735	Taxes	\$6,954
Ask Price	\$459,000		
Sold Price	\$442,000		
Closing Date	6/3/2013		

**Ad Rmks:** Well appointed two bedroom condo featuring an open kitchen, custom cherry cabinets, granite counters w/breakfast bar, stainless steel appliances. Wall mounted flat screen and surround sound system included. Tumbled marble bathroom. Washer/dryer in unit, additional storage in basement. This is not a railroad, bedrooms are front and back and home has a great flow. Great midtown location, close to everything!



Address	450 7TH ST	Days On Market	90
Unit Number	3E	MoMaintFee	\$355
Sq Feet	875	Taxes	\$7,272
Ask Price	\$450,000		
Sold Price	\$445,000		

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## COMPARABLE REPORT



MLS # 130001402  
Address 700 1ST ST  
Price \$460,000  
Adj Price \$460,000

Address	700 1ST ST	Days On Market	4
Unit Number	9T	MoMaintFee	\$376
Sq Feet	1019	Taxes	\$7,524
Ask Price	\$449,000		
Sold Price	\$460,000		
Closing Date	5/8/2013		

**Ad Rmks:** Welcome Home...This beautiful 2BD/2BA condo offers upscale living in one of the premium luxury buildings in town. Featuring 24hr doorman and free shuttle to PATH. This amazing unit offers a fantastic kitchen with granite counter tops and stainless steel appliances, beautiful hardwood floors, modern bathrooms and washer/dryer in unit makes this unit feel like home. Central air/heat and private terrace for relaxing. Health club and parking available for additional fees. Close to public transportation to NYC.



MLS # 120013444  
Address 518-520 MONROE ST  
Price \$460,000  
Adj Price \$460,000

Address	518-520 MONROE ST	Days On Market	37
Unit Number	4B	MoMaintFee	\$317
Sq Feet	1247	Taxes	\$6,792
Ask Price	\$500,000		
Sold Price	\$460,000		
Closing Date	5/2/2013		

**Ad Rmks:** Beautiful 2BR/2BTH with terrace and parking! Sundrenched condo with great floor plan features two well sized bedrooms, master suite highlighted by walk in closet and private balcony. Gourmet kitchen with granite countertops and pantry for additional storage, hardwood floors throughout unit, tons of customized closet space, free laundry area on the same floor and includes 1 car parking with extra storage. Walking distance to transportation, great restaurants and shopping.



Address	332 MONROE ST	Days On Market	13
Unit Number	4	MoMaintFee	\$400

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## COMPARABLE REPORT



MLS # 130001053  
Address 1115 WILLOW AVE  
Price \$477,000  
Adj Price \$477,000

Address	1115 WILLOW AVE	Days On Market	7
Unit Number	413	MoMaintFee	\$372
Sq Feet	900	Taxes	\$7,875
Ask Price	\$469,000		
Sold Price	\$477,000		
Closing Date	4/15/2013		

**Ad Rmks:** Welcome home to this bright 2br/2bath condo offerereng 2 spacious BR's-master w/walk in closet w/ built-ins, 2 en-suite renovated bathrooms, 6 large windows yielding tons of light, renovated kitchen S/S app, breakfast bar, open L/R. washer/dryer in the unit. The building offers an elevator, a w/d room, bike storage & gym, and also offers a 60 ftâ€™™ heated outdoor pool, courtyard & common roof top deck w/ stunning NYC views. Parking is available for rent nearby. Don't miss out on this great opportunity!



MLS # 130001204  
Address 933 GARDEN ST  
Price \$480,000  
Adj Price \$480,000

Address	933 GARDEN ST	Days On Market	0
Unit Number	2	MoMaintFee	\$302
Sq Feet	813	Taxes	\$0
Ask Price	\$480,000		
Sold Price	\$480,000		
Closing Date	5/13/2013		

**Ad Rmks:** Totally renovated 2 bedroom / 1 bath unit with private yard on one of Hoboken's most appealing blocks!



MLS # 130002508

Address	703 PARK AVE	Days On Market	16
Unit Number	7	MoMaintFee	\$366
Sq Feet	1004	Taxes	\$8,108
Ask Price	\$499,000		
Sold Price	\$485,000		
Closing Date	4/29/2013		

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## COMPARABLE REPORT



MLS # 130002108  
Address 700 1ST ST  
Price \$485,000  
Adj Price \$485,000

Address	700 1ST ST	Days On Market	0
Unit Number	4C	MoMaintFee	\$402
Sq Feet	1144	Taxes	
Ask Price	\$485,000		
Sold Price	\$485,000		
Closing Date	5/28/2013		

**Ad Rmks:** Beautiful 2BR/2BTH condo at the SkyClub! 1144sqft unit features great open layout, kitchen with granite counters/breakfast bar and stainless steel appliances, separate dining area, master suite with private bath, hardwood floors, custom fireplace, high ceilings and 300sqft balcony. Doorman building includes 24hr concierge, shuttle to PATH, fitness center and parking available.



MLS # 130000417  
Address 700 1ST ST  
Price \$485,000  
Adj Price \$485,000

Address	700 1ST ST	Days On Market	6
Unit Number	9C	MoMaintFee	\$405
Sq Feet	1144	Taxes	\$6,650
Ask Price	\$485,000		
Sold Price	\$485,000		
Closing Date	4/1/2013		

**Ad Rmks:** Beautiful 2BR/2BTH with balcony at desirable SkyClub building! Condo features kitchen with SS apps, granite counters and breakfast bar, gleaming hardwood floors in living area, wall to wall carpet in bedrooms, master suite highlighted by private bath and washer/dryer in unit. Building itself includes 24hr concierge, free shuttle to PATH, 1 block from Light Rail, Parking in covered garage and fitness center available for additional fees.



MLS # 120010473  
Address 518-520 MONROE ST  
Price \$494,000  
Adj Price \$494,000

Address	518-520 MONROE ST	Days On Market	159
Unit Number	4A	MoMaintFee	\$316
Sq Feet	1161	Taxes	\$6,175
Ask Price	\$500,000		
Sold Price	\$494,000		
Closing Date	4/8/2013		

**Ad Rmks:** Fantastic 2 Br Featuring Chef's Kitchen with granite counters and custom cabinets. Large living and dining area. Completely renovated spa like master bathroom, master bedroom easily fits king size bed. Split bedrooms with walk in closet with custom organizers. Come home and relax on your private terrace. Deeded parking included.

## COMPARABLE REPORT



MLS # 130004339  
Address 611 WILLOW AVE  
Price \$495,000  
Adj Price \$495,000

Address	611 WILLOW AVE	Days On Market	21
Unit Number	4	MoMaintFee	\$300
Sq Feet	1019	Taxes	\$5,600
Ask Price	\$489,000		
Sold Price	\$495,000		
Closing Date	6/20/2013		

**Ad Rmks:** Modern, spacious 2 bedroom 2 bath condo on Willow Ave. Condominium features a kitchen granite countertops, stainless steel appliances. Skylight in the living room. Enjoy hardwood floors throughout, central air and washer/dryer in unit. Unit includes a private deck off master bedroom. PUBLIC OPEN HOUSE SUNDAY 4/21 1-3PM



MLS # 130001046  
Address 317 MONROE ST  
Price \$515,000  
Adj Price \$515,000

Address	317 MONROE ST	Days On Market	16
Unit Number	3	MoMaintFee	\$300
Sq Feet	1318	Taxes	\$7,125
Ask Price	\$535,000		
Sold Price	\$515,000		
Closing Date	5/14/2013		

**Ad Rmks:** Spacious Bright 2 bedroom/ 2 Bath condo. Unit offers central a/c, gorgeous hardwood oak floors, granite counter tops, gas fireplace, and Washer/ Dryer! Marble master bath with Jacuzzi tub. Kitchen with Breakfast bar. Incredible living layout with separate dining room. Overlooks landscaped common yard. Comes with very own private Balcony! 1 deed parking spot located in garage. Close to restaurants, shopping, and transportation.



MLS # 130002745  
Address 108-112 MONROE ST

Address	108-112 MONROE ST	Days On Market	20
Unit Number	2C	MoMaintFee	\$303
Sq Feet	1137	Taxes	\$8,403
Ask Price	\$525,000		
Sold Price	\$525,000		
Closing Date	6/14/2013		

**Ad Rmks:** Enjoy coming home to a large 2 bedroom 2 bath condo with a great open layout. This condo features, hardwood floors, central AC and a large kitchen with stainless steel appliances and breakfast bar open to a spacious living room with Juliet balcony. The

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## COMPARABLE REPORT



Address	827 GARDEN ST	Days On Market	16
Unit Number	4th Fl	MoMaintFee	\$300
Sq Feet	1100	Taxes	\$0
Ask Price	\$535,000		
Sold Price	\$525,000		
Closing Date	4/8/2013		

MLS # 130001764  
Address 827 GARDEN ST  
Price \$525,000  
Adj Price \$525,000

**Ad Rmks:** Enjoy this spacious beautiful brand new renovated brownstone where character and old world charm meet tasteful luxury renovation. Unit features exposed brick, stainless steel appliances, granite counters, a large dining room, central a/c and tons of natural light from both sides. Oversized bedrooms with bathroom with amazing soaking tub and window, washer/dryer in unit, very quiet unit on the gorgeous Garden St with parking 1/2 block away!



Address	700 1ST ST	Days On Market	28
Unit Number	15M	MoMaintFee	\$399
Sq Feet	1144	Taxes	\$6,270
Ask Price	\$540,000		
Sold Price	\$532,500		
Closing Date	6/17/2013		

MLS # 130004109  
Address 700 1ST ST  
Price \$532,500  
Adj Price \$532,500

**Ad Rmks:** Beautiful sun-drenched 2 Br in Skyclub, one of Hoboken's few doorman buildings. Your new home features chefs kitchen with granite counters, custom cabinets, stainless steel appliances. Other features include HW Floors throughout, recessed lights, dual closets in master Br and private balcony. Community features 24 Hr Concierge, private shuttle to path or light rail is around the corner. Discounted membership to state of the art gym with pool. Parking available to rent.



Address	700 1ST ST	Days On Market	29
Unit Number	3P	MoMaintFee	\$468
Sq Feet	1331	Taxes	\$8,218
Ask Price	\$524,900		
Sold Price	\$534,900		
Closing Date	5/24/2013		

**Ad Rmks:** Live in luxury in this 2bd/2bth 1331sf corner unit in the prestigious "Sky Club". Home features totally upgraded kitchen w/ss appliances, granite counter tops, recessed lighting, Brazilian cherry floors, custom closets, w/d in unit and an over-sized private terrace. Building amenities include 24hr doorman, on site pkg, 26,000sf health club w/indoor pool & spa, nail salon, dry cleaning and shuttle to path!

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## COMPARABLE REPORT



MLS # 130004003  
Address 700 1ST ST  
Price \$535,000  
Adj Price \$535,000

Address	700 1ST ST	Days On Market	7
Unit Number	12N	MoMaintFee	\$424
Sq Feet	1201	Taxes	\$6,365
Ask Price	\$519,000		
Sold Price	\$535,000		
Closing Date	6/7/2013		

**Ad Rmks:** Luxurious 2 bedroom 2 bath condo with private terrace in the Sky Club, a steel and concrete full service building with 24 hour concierge and shuttle to Path. Kitchen features SS appliances, granite counters and breakfast bar. Other amenities include cherry floors throughout, laundry in home, walk in closet and CAC. Building offers rental parking, state of the art gym and pool. Close to light rail and easy access to major highways



MLS # 130000035  
Address 650 2ND ST  
Price \$537,500  
Adj Price \$537,500

Address	650 2ND ST	Days On Market	28
Unit Number	4F	MoMaintFee	\$380
Sq Feet	1422	Taxes	\$8,300
Ask Price	\$569,000		
Sold Price	\$537,500		
Closing Date	4/8/2013		

**Ad Rmks:** Spectacular 1422 SQFT corner condo in The Neapolitan. This oversized 2 bed, 2 bath feat. 11 windows w SW exposure & deeded garage parking. Huge living/dining area. Large gourmet kitchen w granite counters, SS appliances, cherry cabinetry & large pantry closet. Two spacious beds w walk-in closets. Two luxurious, spa-like baths w high-end fixtures & custom tiles, Hrdwd flrs, Abundance of closet space, all formally upgraded by Closets by Design. Large "mud" room w laundry & storage - custom window treatments.



MLS # 130003297  
Address 729 MADISON ST  
Price \$540,000  
Adj Price \$540,000

Address	729 MADISON ST	Days On Market	14
Unit Number	4B	MoMaintFee	\$346
Sq Feet	1041	Taxes	\$7,952
Ask Price	\$529,500		
Sold Price	\$540,000		
Closing Date	4/29/2013		

**Ad Rmks:** Top floor Southwest corner of elevator building. 2 huge bedrooms, 2 baths. 12 foot ceiling height and over sized windows plus 3 skylights let sunlight pour in. Deeded parking spot #10. Quiet corner condo w/ granite counter tops, stainless steel appliances, plenty of kitchen storage including pantry, breakfast bar, full size stack washer/dryer, central air. Ceiling fan, chair and crown moldings are nice touches. Great storage above

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897 [www.alexbao.com](http://www.alexbao.com)

## COMPARABLE REPORT



MLS # 130001417  
Address 915 MADISON ST  
Price \$545,000  
Adj Price \$545,000

Address	915 MADISON ST	Days On Market	19
Unit Number	4C	MoMaintFee	\$327
Sq Feet	1056	Taxes	\$6,698
Ask Price	\$559,000		
Sold Price	\$545,000		
Closing Date	4/11/2013		

**Ad Rmks:** Great 2 BR 2 bath home with deed prkg & lrg common outdoor courtyard in elevator building. Open kitchen with updated appliances incl SS Stove & DW. Granite counters & breakfast bar which overlooks spacious LR with bay window that floods this home with natural light. BR's on opposite ends for the utmost privacy. MBR suite includes WIC & generous sized full bath. HWD flrs, W?D in unit & deeded prkg. Professionally managed and amenities such as gym, elevator & courtyard. Steps to parks, shopping and NYC trans inc bus



MLS # 130001783  
Address 700 1ST ST  
Price \$546,000  
Adj Price \$546,000

Address	700 1ST ST	Days On Market	8
Unit Number	6F	MoMaintFee	\$428
Sq Feet	1215	Taxes	\$7,600
Ask Price	\$545,000		
Sold Price	\$546,000		
Closing Date	4/5/2013		

**Ad Rmks:** 2 bed 2 bath apt with direct NYC views. Full service bldg with 24hr concierge/security. Kitchen with granite counter tops, S/S appliances, breakfast bar, H/W floors, W/D in unit, organized closets. East facing balcony. Master BR with en-suite. Shuttle service to PATH. 1 blk to light rail, onsite leased parking (Extra), onsite health club with pool & sauna (Extra)



MLS # 130003255

Address	118 CLINTON ST	Days On Market	18
Unit Number	1G	MoMaintFee	\$340
Sq Feet	1125	Taxes	\$7,225
Ask Price	\$550,000		
Sold Price	\$547,000		
Closing Date	5/10/2013		

**Ad Rmks:** Amazing unit in desirable downtown location, spacious (1125 sq ft), 2br/2ba with private backyard, beautifully renovated with much attention to details...all new appliances including Viking stove. c/a, w/d in unit, wide plank hardwood floors, exposed brick, recessed lights, granite counters, rental parking nearby.

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## COMPARABLE REPORT



MLS # 130002635  
Address 700 1ST ST  
Price \$550,000  
Adj Price \$550,000

Address	700 1ST ST	Days On Market	8
Unit Number	3H	MoMaintFee	\$469
Sq Feet	1268	Taxes	\$6,887
Ask Price	\$547,500		
Sold Price	\$550,000		
Closing Date	4/30/2013		

**Ad Rmks:** Highly desirable corner unit w/ south & east exposures. Tons of upgrades in this spacious 2BR layout w/ room for a dining set. Open kitchen has glass tile backsplash, extra kitchen pantry. Dining area features cute bead board trim. Large MBR. 78 sq. ft. terrace. Cal. closets. 2 BA, jacuzzi. Added recessed lighting, popcorn ceilings removed, upgraded bathroom fixtures, sun blocking shades, fios & more. Taxes successfully lowered. Doorman, elevator, free PATH shuttle. Parking & fitness center on site.



MLS # 130000751  
Address 650 2ND ST  
Price \$550,000  
Adj Price \$550,000

Address	650 2ND ST	Days On Market	25
Unit Number	4A	MoMaintFee	\$380
Sq Feet	1316	Taxes	\$7,211
Ask Price	\$559,000		
Sold Price	\$550,000		
Closing Date	5/2/2013		

**Ad Rmks:** Tenant Occupied-makes a TERRIFIC INVESTMENT PROPERTY!!! 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. Elevator building located close to the light rail & shopping. Common courtyard. One deeded parking spot included. (Additional parking spot available for purchase.)



MLS # 130003393  
Address 300 NEWARK ST  
Price \$552,000  
Adj Price \$552,000

Address	300 NEWARK ST	Days On Market	10
Unit Number	8F	MoMaintFee	\$355
Sq Feet	1122	Taxes	\$7,648
Ask Price	\$559,999		
Sold Price	\$552,000		
Closing Date	6/4/2013		

**Ad Rmks:** Centrally located near the Path, this beautiful, spacious 2Bedroom/2 Full Bathroom luxury condo atâ€ Jefferson Trustâ€ building offers quiet living in a tree lined neighborhood. Featuring updated kitchen with natural wood cabinets, a huge living & dining area with plenty of windows, spacious guest Bath/Spa with Jacuzzi tub, hardwood floors throughout, intercom, sprinkler. Parking available across the street. Building amenities

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## COMPARABLE REPORT



MLS # 130001627  
Address 407-409 MONROE ST  
Price \$554,000  
Adj Price \$554,000

Address	407-409 MONROE ST	Days On Market	37
Unit Number	5A	MoMaintFee	\$403
Sq Feet	1315	Taxes	\$7,347
Ask Price	\$565,000		
Sold Price	\$554,000		
Closing Date	4/30/2013		

**Ad Rmks:** Exquisite top floor 2 Br with all the comforts you deserve. flooded with natural light from your floor to ceiling windows this home features chefs kitchen w custom cabinets, ss appliances and granite counter tops. Other features include open floorplan, custom window treatments, custom closet organizers and double sink in master bathroom. Come home and relax on your private 30 ft balcony. Your new home has great living room space and separate dining area w skylight. Full size deeded parking included.



MLS # 130000925  
Address 1201 ADAMS ST  
Price \$555,000  
Adj Price \$555,000

Address	1201 ADAMS ST	Days On Market	53
Unit Number	312	MoMaintFee	\$338
Sq Feet	1007	Taxes	\$6,600
Ask Price	\$569,900		
Sold Price	\$555,000		
Closing Date	6/10/2013		

**Ad Rmks:** Terrific 2 br, 2bath unit with every amenity and amazing light in the afternoons until sundown. Every amenity imaginable at this well laid out floor plan which shows much larger then the square footage. Granite counters, stainless appliance package with every amenity. Hardwood floors, washer dryer, garage parking in this elevator building. Terrific extras include community room, large excercise room, common courtyard and an easy Manhattan commute. Located within steps to restaurant row on 14th st.



MLS # 130002484  
Address 600 JEFFERSON ST  
Price \$559,000  
Adj Price \$559,000

Address	600 JEFFERSON ST	Days On Market	14
Unit Number	11C	MoMaintFee	\$344
Sq Feet	1150	Taxes	\$7,838
Ask Price	\$559,000		
Sold Price	\$559,000		
Closing Date	5/3/2013		

**Ad Rmks:** Bright and sunny corner unit - Triplex 2 BR + Den. Fantastic layout with a Large Kitchen, LR and separate DR on first level, 2 BR's, 1.5 baths, W/D on second level, den with sliding doors leading to a huge private roof top deck on the third level. Anderson windows and FIOS ready. Deeded garage parking and storage complete the picture!

## COMPARABLE REPORT



MLS # 130000346  
Address 915 MADISON ST  
Price \$559,500  
Adj Price \$559,500

Address	915 MADISON ST	Days On Market	89
Unit Number	6F	MoMaintFee	\$341
Sq Feet	1101	Taxes	\$7,077
Ask Price	\$569,900		
Sold Price	\$559,500		
Closing Date	5/15/2013		

**Ad Rmks:** Enjoy this spacious top floor 2 bedroom, 2 bath layout with parking located close to Light-rail, bus, & shopping. The quiet rear unit has open floor plan featuring large living room with gas fire place, kitchen area with 42" cabinets & granite counters & lots of light. Master bedroom suite has walk in closet. Hardwood floors throughout, C/A/C, & Washer/Dryer in unit. Master bath has marble top vanity & marble tile throughout. Includes deeded garage parking for 1 car, common area courtyard & exercise room.



MLS # 130001471  
Address 415 NEWARK ST  
Price \$567,000  
Adj Price \$567,000

Address	415 NEWARK ST	Days On Market	16
Unit Number	12G	MoMaintFee	\$636
Sq Feet	1275	Taxes	\$9,115
Ask Price	\$579,000		
Sold Price	\$567,000		
Closing Date	4/29/2013		

**Ad Rmks:** Enjoy panoramic NYC views in your sunny & warm south-facing 12th floor condo. This contemporary 2br/2 bath features a large open-air balcony, with dramatic views that stretch from the lower Manhattan skyline to stunning sunsets over the foothills of NJ. Open floor plan and kitchen w/SS appliances are perfect for entertaining. Roomy master BR w/large walk-in closet. HW floors, custom window treatments & deeded garage parking complete the package. VERY convenient downtown location close to PATH and NYC transp



Address	129 HARRISON ST	Days On Market	7
Unit Number	9	MoMaintFee	\$520
Sq Feet	1325	Taxes	\$0
Ask Price	\$550,000		
Sold Price	\$573,500		
Closing Date	6/10/2013		

**Ad Rmks:** New construction 2 bedroom plus den with large living/dining room, master suite with expansive bedroom and master bathroom. Granite counters, SS appliances, full size washer/dryer, elevator building! Parking is included. NYC view. Pre-wired and ready for speakers. Lots of light. Perfect space for entertaining and commuting. 1 block to gym and transportation.

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## COMPARABLE REPORT



MLS # 130000619  
Address 1100 ADAMS ST  
Price \$575,000  
Adj Price \$575,000

Address	1100 ADAMS ST	Days On Market	23
Unit Number	510	MoMaintFee	\$388
Sq Feet	1140	Taxes	\$7,956
Ask Price	\$585,000		
Sold Price	\$575,000		
Closing Date	4/4/2013		

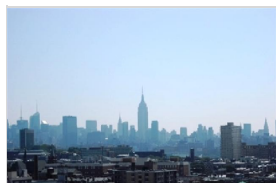
**Ad Rmks:** Bright and airy 2BR/2BA in the sought after Upper Grand! This modern steel and concrete bldg has it all: a fabulous gym, a common courtyard, elevator and garage parking. Condo features high ceilings, over sized windows, large kitchen w/SS appliances, glass tile back splash, large bkfst bar & granite counters, HW floors, custom blinds thruout & new triple glazed windows in both bedrooms. Tax abatement (approx 13 yrs) Fios ready & low maintenance complement this already perfect package.



MLS # 130004364  
Address 210 JACKSON ST  
Price \$580,000  
Adj Price \$580,000

Address	210 JACKSON ST	Days On Market	3
Unit Number	5	MoMaintFee	\$409
Sq Feet	1258	Taxes	\$6,204
Ask Price	\$599,000		
Sold Price	\$580,000		
Closing Date	6/20/2013		

**Ad Rmks:** Amazing 2bd, 2bath penthouse 1258 sq ft.. w/terrace,private elevator,heated pool. This unit has it all...ctrl vac,ctrl A/C,w/d,fireplace,skylight, foyer w/trash chute & the private elevator opens to this penthouse unit. Living room and dining room have sliding glass doors. Modern kitchen w/breakfast bar opens to dining area, ss appliances. ba2 baths have marble tile. Master bd and 2nd bdrm have sliding glass doors out to private terrace. relax by the pool and patio w/grill. Deeded indoor pking space incl



MLS # 130002616  
Address 700 1ST ST  
Price \$585,000  
Adj Price \$585,000

Address	700 1ST ST	Days On Market	17
Unit Number	15F	MoMaintFee	\$428
Sq Feet	1215	Taxes	\$8,075
Ask Price	\$599,000		
Sold Price	\$585,000		
Closing Date	5/22/2013		

**Ad Rmks:** Live in luxury at the Sky Club! This east-facing 1215 SQFT 2-bed/2-bath condo features HARDWOOD FLOORS, CENTRAL AIR, WALK-IN CLOSET, and WASHER/DRYER IN UNIT! Nicely upgraded kitchen with STAINLESS STEEL appliances and GRANITE breakfast bar. PRIVATE BALCONY w/AMAZING NYC VIEWS! Luxury building with all the AMENITIES: elevator, 24-hour concierge service, 26,000 SQFT state-of-the-art

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## COMPARABLE REPORT



MLS # 130004782  
Address 1100 ADAMS ST  
Price \$589,000  
Adj Price \$589,000

Address	1100 ADAMS ST	Days On Market	7
Unit Number	504	MoMaintFee	\$398
Sq Feet	1148	Taxes	\$7,483
Ask Price	\$589,000		
Sold Price	\$589,000		
Closing Date	4/15/2013		

**Ad Rmks:** Finally a huge 2BR/2BA condo with some breathing room! This modern, oversized unit comes with all the bells and whistles - HW floors, lofty ceilings, granite counters, SS appliances, c/a/c. Spacious master BR with custom WIC. Walk into the renovated lobby from your covered, deeded parking space. Work out in the roomy gym then take a breather in the common courtyard right outside the door. Tax abatement (approx 13 years left) and low maintenance complement this already perfect package. (Views of Freedom Towe



MLS # 130005059  
Address 928 WILLOW AVE  
Price \$590,928  
Adj Price \$590,928

Address	928 WILLOW AVE	Days On Market	11
Unit Number	1	MoMaintFee	\$300
Sq Feet	1150	Taxes	\$7,785
Ask Price	\$549,000		
Sold Price	\$590,928		
Closing Date	6/27/2013		

**Ad Rmks:** From the moment you walk into this 2b/1b condo you'll feel like you are right at home! Features include, exposed brick, high ceilings w/custom molding, hardwood floors throughout, open kitchen/dining area, living room w/wood burning fireplace, renovated bathroom, equally spacious bedrooms, recessed lighting, w/d in unit and your own private deeded yard! Located in the heart of Hoboken on 9th and Willow, you'll find easy access to NYC transportation at your doorstep! Open House 4/14 1-3pm!!!



Address	727 JEFFERSON ST	Days On Market	27
Unit Number	6	MoMaintFee	\$320
Sq Feet	1336	Taxes	\$9,025
Ask Price	\$608,000		
Sold Price	\$593,800		
Closing Date	5/20/2013		

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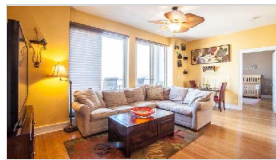
## COMPARABLE REPORT



MLS # 130002574  
Address 407 MONROE ST  
Price \$595,000  
Adj Price \$595,000

Address	407 MONROE ST	Days On Market	23
Unit Number	5b	MoMaintFee	\$388
Sq Feet	1269	Taxes	\$7,552
Ask Price	\$600,000		
Sold Price	\$595,000		
Closing Date	4/25/2013		

**Ad Rmks:** Fantastic top floor 2 Bedroom in elevator building. This home has everything you are searching for. Large gourmet kitchen featuring 42" custom cabinets granite counters and ss appliances. Large master bedroom that easily fits king size bed. other features include hardwood floors, skylight, separate dining room, and living room. Come home and relax on your private balcony approx 250 sq ft. Which has beautiful NYC Skyline views including empire state building and freedom tower. 1 Deeded parking included.



MLS # 130002241  
Address 924 JEFFERSON ST  
Price \$595,000  
Adj Price \$595,000

Address	924 JEFFERSON ST	Days On Market	24
Unit Number	5A	MoMaintFee	\$386
Sq Feet	1116	Taxes	\$7,604
Ask Price	\$580,000		
Sold Price	\$595,000		
Closing Date	5/30/2013		

**Ad Rmks:** Must see 2BR/2BA with plenty of natural light. Floor to ceiling windows in living room with sliding glass doors that open to a private balcony with city views. Unit features open layout, large bedrooms on opposite ends, steel and concrete construction, deeded parking, washer/dryer, in unit, SS appliances, granite counter tops, bamboo floors throughout, central air, ample closets, custom blinds in all rooms, living room includes remote control blinds. Close to transportation, shopping and restaurants.



MLS # 130001434  
Address 74 MONROE ST  
Price \$595,000  
Adj Price \$595,000

Address	74 MONROE ST	Days On Market	58
Unit Number	4	MoMaintFee	\$432
Sq Feet	1300	Taxes	\$9,220
Ask Price	\$620,000		
Sold Price	\$595,000		
Closing Date	5/31/2013		

**Ad Rmks:** Very spacious 2 bed/2bath in elevator building. This 1300 sqft home features large gourmet kitchen with 42 cherry cabinets, GE Profile stainless appliances & granite counter tops, hardwood floors with inlays, over sized master suite with tumbled marble & Jacuzzi tub in master bath & washer/dryer in the unit. The unit also comes with one car deeded parking space in a heated garage. Very strong condo association.

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## COMPARABLE REPORT



MLS # 130001906  
Address 1325 ADAMS ST  
Price \$598,000  
Adj Price \$598,000

Address	1325 ADAMS ST	Days On Market	54
Unit Number	204	MoMaintFee	\$393
Sq Feet	1031	Taxes	\$6,128
Ask Price	\$619,000		
Sold Price	\$598,000		
Closing Date	5/30/2013		

**Ad Rmks:** This boutique building was constructed in 2010. This lovely home has it all... with 9' ceilings, Gleaming Bamboo wood floors, Stainless Steel appliances, Caesarstone countertops, Washer/Dryer, Custom Closets, SUV size Parking Space and a Huge Private Patio... your new home awaits you. This elevator, boutique size building offers a gym and is located close to NYC transportation, shopping and entertainment.... it is a must see!



MLS # 130001159  
Address 729 MADISON ST  
Price \$599,000  
Adj Price \$599,000

Address	729 MADISON ST	Days On Market	23
Unit Number	3H	MoMaintFee	\$399
Sq Feet	1227	Taxes	\$9,880
Ask Price	\$594,500		
Sold Price	\$599,000		
Closing Date	4/12/2013		

**Ad Rmks:** 12 ft high ceilings and over-sized west facing windows greet you in this spacious open and bright 2 bedroom condo with all the modern touches you expect. This quiet corner condo is loaded with granite countertops, stainless steel appliances, washer/dryer, central air, deeded full size parking spot #1, and tons of storage with deep closets in both bedrooms. Ceiling fans, chair and crown moldings are nice touches. Building has elevator and gym. Welcome home!

### CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$620,000	\$359,000	\$524,833	\$537,500
SP:	\$599,000	\$365,000	\$520,204	\$536,250