



COMPARATIVE MARKET ANALYSIS

2013 Q3 2 bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives
NJ
Thursday, November 13, 2014

Prepared By:

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CMA SUMMARY REPORT

| CONDO-COOP Summary Statistics | | | | |
|-------------------------------|-----------|-----------|-----------|-----------|
| | HIGH | LOW | AVERAGE | MEDIAN |
| LP: | \$584,000 | \$299,000 | \$518,001 | \$530,000 |
| SP: | \$570,000 | \$290,000 | \$513,710 | \$536,000 |

| CONDO-COOP - Sold | | | | | | | |
|--------------------|------|----------|---------|------------|-----|-----------|-----------|
| ADDRESS | Beds | TotBaths | Sq Feet | Close Date | DOM | LP | SP |
| 320 MADISON ST | 2 | 1 | 600 | 8/28/2013 | 22 | \$299,000 | \$290,000 |
| 1108 PARK AVE | 2 | 1 | 812 | 7/16/2013 | 31 | \$367,500 | \$367,500 |
| 202 PARK AVE | 2 | 1 | 810 | 7/1/2013 | 12 | \$399,000 | \$415,000 |
| 953 BLOOMFIELD ST | 2 | 1 | 900 | 7/23/2013 | 26 | \$499,000 | \$430,000 |
| 329 WILLOW AVE | 2 | 1 | 797 | 9/4/2013 | 57 | \$439,000 | \$439,000 |
| 409 4TH ST | 2 | 1 | 836 | 7/16/2013 | 16 | \$435,000 | \$441,000 |
| 222 GRAND ST | 2 | 1 | 830 | 9/30/2013 | 75 | \$464,000 | \$450,000 |
| 933 WILLOW AVE | 2 | 2 | 900 | 7/24/2013 | 38 | \$450,000 | \$457,000 |
| 420 JEFFERSON ST | 2 | 1 | | 8/30/2013 | 7 | \$465,000 | \$465,000 |
| 717 WILLOW AVE | 2 | 1 | 812 | 7/11/2013 | 27 | \$474,000 | \$475,000 |
| 129 HARRISON ST | 2 | 2 | 1312 | 9/4/2013 | 29 | \$510,000 | \$475,000 |
| 818 JEFFERSON ST | 2 | 1 | 920 | 7/22/2013 | 23 | \$499,999 | \$482,500 |
| 312 MADISON ST | 2 | 2 | 1000 | 7/15/2013 | 37 | \$495,000 | \$482,500 |
| 312 MADISON ST | 2 | 2 | 1100 | 8/15/2013 | 29 | \$509,000 | \$490,000 |
| 1330 CLINTON ST | 2 | 2 | 1029 | 7/31/2013 | 19 | \$499,000 | \$499,000 |
| 610 NEWARK ST | 2 | 2 | 1005 | 7/22/2013 | 13 | \$499,900 | \$499,900 |
| 332 MONROE ST | 2 | 2 | 1119 | 8/29/2013 | 77 | \$525,000 | \$500,000 |
| 129 HARRISON ST | 2 | 2 | 1312 | 7/1/2013 | 105 | \$522,000 | \$510,000 |
| 500 HUDSON ST | 2 | 1 | 904 | 7/9/2013 | 17 | \$529,000 | \$515,000 |
| 129 HARRISON ST | 2 | 2 | 1312 | 8/16/2013 | 95 | \$530,000 | \$515,000 |
| 700 1ST ST | 2 | 2 | 1144 | 7/26/2013 | 23 | \$530,000 | \$520,000 |
| 911 WILLOW AVE | 2 | 1 | 858 | 9/23/2013 | 11 | \$525,000 | \$525,000 |
| 614 MONROE ST | 2 | 2 | 1125 | 9/6/2013 | 16 | \$499,000 | \$525,000 |
| 729 MADISON ST | 2 | 2 | 1041 | 8/28/2013 | 17 | \$535,000 | \$535,000 |
| 1023 CLINTON ST | 2 | 2 | 1223 | 8/29/2013 | 118 | \$535,000 | \$535,000 |
| 222 GRAND ST | 2 | 2 | 1010 | 8/29/2013 | 75 | \$559,000 | \$537,000 |
| 1015 WASHINGTON ST | 2 | 1 | 1080 | 7/12/2013 | 9 | \$500,000 | \$538,000 |
| 1330 CLINTON ST | 2 | 2 | 1109 | 7/29/2013 | 10 | \$549,000 | \$538,000 |
| 415 NEWARK ST | 2 | 2 | 1275 | 7/26/2013 | 18 | \$549,000 | \$540,000 |
| 129 HARRISON ST | 2 | 2 | | 8/5/2013 | 42 | \$527,000 | \$540,000 |
| 700 1ST ST | 2 | 2 | 1201 | 7/12/2013 | 22 | \$549,900 | \$540,000 |
| 800 JACKSON ST | 2 | 2 | 1201 | 8/30/2013 | 52 | \$550,000 | \$545,000 |

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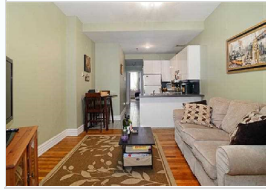
CMA SUMMARY REPORT

| CONDO-COOP - Sold | | | | | | | |
|-----------------------|------|----------|---------|------------|------------|------------------|------------------|
| ADDRESS | Beds | TotBaths | Sq Feet | Close Date | DOM | LP | SP |
| 915 MADISON ST | 2 | 2 | 1055 | 7/12/2013 | 42 | \$550,000 | \$545,000 |
| 726 ADAMS ST | 2 | 2 | 1216 | 9/20/2013 | 32 | \$539,000 | \$549,000 |
| 1100 ADAMS ST | 2 | 2 | 1150 | 9/9/2013 | 12 | \$549,000 | \$549,000 |
| 700 1ST ST | 2 | 2 | 1225 | 7/29/2013 | 21 | \$569,000 | \$549,000 |
| 608 MONROE ST | 2 | 2 | 1330 | 8/12/2013 | 43 | \$565,000 | \$550,000 |
| 1100 ADAMS ST | 2 | 2 | 1088 | 9/9/2013 | 136 | \$560,000 | \$550,000 |
| 703 PARK AVE | 2 | 2 | 950 | 7/11/2013 | 16 | \$549,000 | \$554,000 |
| 501 ADAMS ST | 2 | 2 | 1324 | 9/25/2013 | 0 | \$549,000 | \$559,888 |
| 915 MADISON ST | 2 | 2 | 1056 | 8/21/2013 | 32 | \$569,000 | \$560,000 |
| 704 CLINTON ST | 2 | 2 | 1086 | 8/15/2013 | 7 | \$529,000 | \$561,000 |
| 415 NEWARK ST | 2 | 2 | 1275 | 9/17/2013 | 96 | \$563,900 | \$563,900 |
| 1315 WASHINGTON ST | 2 | 3 | 1073 | 8/29/2013 | 7 | \$559,900 | \$564,000 |
| 915 MADISON ST | 2 | 2 | 1101 | 8/30/2013 | 0 | \$579,000 | \$566,500 |
| 78 MONROE ST | 2 | 2 | 1122 | 9/29/2013 | 43 | \$584,000 | \$568,000 |
| 135 GARDEN ST | 2 | 1 | 1050 | 8/21/2013 | 13 | \$545,000 | \$569,825 |
| 81 MONROE ST | 2 | 2 | 1340 | 9/6/2013 | 53 | \$579,000 | \$570,000 |
| 1034 CLINTON ST | 2 | 2 | 1281 | 7/12/2013 | 34 | \$579,000 | \$570,000 |
| 812 GARDEN ST | 2 | 2 | 1100 | 7/26/2013 | 89 | \$564,000 | \$570,000 |
| Total Listings | | | | | Avg | Avg | Avg |
| 50 | | | | | 36 | \$518,001 | \$513,710 |

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COMPARABLE REPORT



MLS # 130007904
Address 320 MADISON ST
Price \$290,000
Adj Price \$290,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 320 MADISON ST | Days On Market | 22 |
| Unit Number | 8 | MoMaintFee | \$320 |
| Sq Feet | 600 | Taxes | \$4,180 |
| Ask Price | \$299,000 | | |
| Sold Price | \$290,000 | | |
| Closing Date | 8/28/2013 | | |

Ad Rmks: Fantastic starter 2 bedroom with great living space & the ideal floor plan with bedrooms on either end & living/dining kitchen in the middle, hardwood floors, laundry in basement, storage & common backyard.



MLS # 130004072
Address 1108 PARK AVE
Price \$367,500
Adj Price \$367,500

| | | | |
|--------------|---------------|----------------|---------|
| Address | 1108 PARK AVE | Days On Market | 31 |
| Unit Number | 5R (10) | MoMaintFee | \$400 |
| Sq Feet | 812 | Taxes | \$5,178 |
| Ask Price | \$367,500 | | |
| Sold Price | \$367,500 | | |
| Closing Date | 7/16/2013 | | |

Ad Rmks: Great opportunity to customize your new home w/this quiet, top floor, sunny 2-bedroom R/R style apt on Park Ave in uptown Hoboken. High ceilings, NYC views from large bay windows, h/w floors, many original details throughout, exposed brick, outdoor heated olympic size swimming pool, fully updated gym, well managed building, dedicated storage and washer/dryer in basement. Just 2 blocks from parking garage. Did not flood or lose power during Sandy.



MLS # 130004838
Address 202 PARK AVE
Price \$415,000
Adj Price \$415,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 202 PARK AVE | Days On Market | 12 |
| Unit Number | 3 | MoMaintFee | \$328 |
| Sq Feet | 810 | Taxes | \$5,938 |
| Ask Price | \$399,000 | | |
| Sold Price | \$415,000 | | |
| Closing Date | 7/1/2013 | | |

Ad Rmks: Well laid out 2 bedroom on tree-lined street within east walking distance of shops, restaurants, and transportation. Located on 2nd floor of turn of the century row house, converted to condos in 2006. East/West Exposures, exposed brick, Hwd floors. SS appliances, Granite counters, wood cabinets, pressed tin backsplash, marble bath, 10ft. Ceilings, Decorative Molding and ample storage.

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COMPARABLE REPORT



MLS # 130006296
Address 953 BLOOMFIELD ST
Price \$430,000
Adj Price \$430,000

| | | | |
|--------------|-------------------|----------------|---------|
| Address | 953 BLOOMFIELD ST | Days On Market | 26 |
| Unit Number | 3 | MoMaintFee | \$300 |
| Sq Feet | 900 | Taxes | \$7,310 |
| Ask Price | \$499,000 | | |
| Sold Price | \$430,000 | | |
| Closing Date | 7/23/2013 | | |

Ad Rmks: Fabulous location, style and open floor plan make this the perfect place to call home! This spacious 2 bedroom + den/office condo in the heart of Hoboken boasts high ceilings, decorative marble mantle, hardwood floors w/inlay, detailed window moldings, kitchen w/granite counters and s/s appliances & marble bathroom. Located Uptown on Hoboken's highly coveted Bloomfield Street, you'll find easy access to stores, restaurants, parks and transportation to NYC. Open House Sunday June 9th from 1 - 3pm.



MLS # 130008460
Address 329 WILLOW AVE
Price \$439,000
Adj Price \$439,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 329 WILLOW AVE | Days On Market | 57 |
| Unit Number | 5F | MoMaintFee | \$362 |
| Sq Feet | 797 | Taxes | \$5,938 |
| Ask Price | \$439,000 | | |
| Sold Price | \$439,000 | | |
| Closing Date | 9/4/2013 | | |

Ad Rmks: Downtown beauty just off Church Square Park. Modern, 2bedroom condo with granite / stainless steel kitchen, HDWD floors, Central A/C, W/D in unit, marble bath, and large private storage. Supper sunny w/3 exposures, ideal layout & some NYC views. Shared back patio. rental garage parking is 1 block away. Close to PATH and Ferry. This home has it all.



MLS # 130005256
Address 409 4TH ST

| | | | |
|--------------|------------|----------------|---------|
| Address | 409 4TH ST | Days On Market | 16 |
| Unit Number | 2 | MoMaintFee | \$375 |
| Sq Feet | 836 | Taxes | \$5,890 |
| Ask Price | \$435,000 | | |
| Sold Price | \$441,000 | | |
| Closing Date | 7/16/2013 | | |

Ad Rmks: Chic, spacious & bright 1 bdrm/den unit with outdoor space. Chef's custom

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COMPARABLE REPORT



MLS # 130008624
Address 222 GRAND ST
Price \$450,000
Adj Price \$450,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 222 GRAND ST | Days On Market | 75 |
| Unit Number | 1G | MoMaintFee | \$342 |
| Sq Feet | 830 | Taxes | \$6,939 |
| Ask Price | \$464,000 | | |
| Sold Price | \$450,000 | | |
| Closing Date | 9/30/2013 | | |

Ad Rmks: Truly luxurious is this fully renovated loft style condo featuring 11' ceilings, woodburning fireplace, wide-planked distressed hickory flooring throughout, floor to ceiling custom maple cabinetry with tons of storage, black onyx granite countertops, stainless steel custom mounted farmhouse sink, dual-head spa-like oversized shower w/ multi jet shower, builtin seating w/ custom glass walls, also double vanity with large drawer storage. Mstr. br. has wall to wall closets and great storage throughout unit



MLS # 130005393
Address 933 WILLOW AVE
Price \$457,000
Adj Price \$457,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 933 WILLOW AVE | Days On Market | 38 |
| Unit Number | 2B/2L | MoMaintFee | \$300 |
| Sq Feet | 900 | Taxes | \$6,460 |
| Ask Price | \$450,000 | | |
| Sold Price | \$457,000 | | |
| Closing Date | 7/24/2013 | | |

Ad Rmks: Just one block from the park & playground, this 2 bed 1.5 bath has all the extras you've been looking for. From the dining area to the custom built-ins, from the upgraded kitchen to the high ceilings and exposed brick, this home has it all. W/D can be installed in home. Private storage in basement. Common yard. Public open house Sunday, June 2nd 2-4pm.



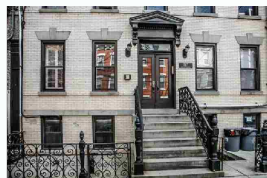
MLS # 130007794

| | | | |
|--------------|------------------|----------------|---------|
| Address | 420 JEFFERSON ST | Days On Market | 7 |
| Unit Number | 5C | MoMaintFee | \$320 |
| Sq Feet | | Taxes | \$5,771 |
| Ask Price | \$465,000 | | |
| Sold Price | \$465,000 | | |
| Closing Date | 8/30/2013 | | |

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COMPARABLE REPORT



MLS # 130003358
Address 717 WILLOW AVE
Price \$475,000
Adj Price \$475,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 717 WILLOW AVE | Days On Market | 27 |
| Unit Number | 5 | MoMaintFee | \$412 |
| Sq Feet | 812 | Taxes | \$5,700 |
| Ask Price | \$474,000 | | |
| Sold Price | \$475,000 | | |
| Closing Date | 7/11/2013 | | |

Ad Rmks: Meticulously renovated 2 BR condo in the heart of Hoboken. Close to everything, this unit has high-end finishes throughout including: Glass Tile, Custom Maple Cabinetry, Track Lighting, Limestone counter-tops, SS Appliances, washer/dryer in unit, high ceilings, HW floors and more. All this and a common yard and basement storage. Very livable unit. Low Taxes. Maintenance includes heat and hot water.



MLS # 130000102
Address 129 HARRISON ST
Price \$475,000
Adj Price \$475,000

| | | | |
|--------------|-----------------|----------------|-------|
| Address | 129 HARRISON ST | Days On Market | 29 |
| Unit Number | 1 | MoMaintFee | \$515 |
| Sq Feet | 1312 | Taxes | \$0 |
| Ask Price | \$510,000 | | |
| Sold Price | \$475,000 | | |
| Closing Date | 9/4/2013 | | |

Ad Rmks: New construction dream 2 bedroom plus large den with large living/dining room, master suits with large bedroom and master bathroom. Stainless steel appliances, gorgeous cherry cabinets. Pre-wired and ready for speakers. Lots of lights. this unit has no parking but is a fantastic value!



MLS # 130006268
Address 818 JEFFERSON ST
Price \$482,500

| | | | |
|--------------|------------------|----------------|---------|
| Address | 818 JEFFERSON ST | Days On Market | 23 |
| Unit Number | 3B | MoMaintFee | \$430 |
| Sq Feet | 920 | Taxes | \$6,607 |
| Ask Price | \$499,999 | | |
| Sold Price | \$482,500 | | |
| Closing Date | 7/22/2013 | | |

Ad Rmks: Don't miss out on this opportunity - this true 2 bedroom feels much larger than its 920 SF - this unit boasts 10' ceilings with Crown Molding, Hardwood Thru-out, Granite Counters, Oversized Windows, Unbelievable Built-ins and custom closets. L/R 15x14' w/Gas Fireplace, Separate Dining Area 10x9.6', Master 17x10', 2nd B/R 13x9'3". This home is located in an ideal location in a classic factory conversion building and it comes with secured on site parking, elevator, 8'x8' locked storage area & onsite gym.

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COMPARABLE REPORT



MLS # 130003471
Address 312 MADISON ST
Price \$482,500
Adj Price \$482,500

| | | | |
|--------------|----------------|----------------|---------|
| Address | 312 MADISON ST | Days On Market | 37 |
| Unit Number | 5C | MoMaintFee | \$347 |
| Sq Feet | 1000 | Taxes | \$6,413 |
| Ask Price | \$495,000 | | |
| Sold Price | \$482,500 | | |
| Closing Date | 7/15/2013 | | |

Ad Rmks: Condo in the heart of Hoboken. Immaculate 2 bedroom 2 bath with 1 garage parking space in well kept elevator building. Beautiful hardwood floors and large entry hall greet you as you enter this spacious condo. Living/dining room, adjacent windowed office and W/D in unit lead to two large bedrooms. Master bedroom has walk in closet and en suite bathroom. Second Bathroom features walk-in shower. This unit measures at 1000 sq.ft. but feels like so much more



MLS # 130006354
Address 312 MADISON ST
Price \$490,000
Adj Price \$490,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 312 MADISON ST | Days On Market | 29 |
| Unit Number | 2B | MoMaintFee | \$347 |
| Sq Feet | 1100 | Taxes | \$6,412 |
| Ask Price | \$509,000 | | |
| Sold Price | \$490,000 | | |
| Closing Date | 8/15/2013 | | |

Ad Rmks: Spacious two bedroom / two bath condo for sale at a great price! This property is in an elevator building, comes with a garage parking spot, in-home washer dryer, granite counter top kitchen, equipped with electric range, dishwasher and air conditioning throughout. Yes, you can have it all in Hoboken! Conveniently located near the 2nd St Light Rail, Path station, shopping, and restaurants.



MLS # 130001070

| | | | |
|--------------|-----------------|----------------|---------|
| Address | 1330 CLINTON ST | Days On Market | 19 |
| Unit Number | 202 | MoMaintFee | \$316 |
| Sq Feet | 1029 | Taxes | \$5,938 |
| Ask Price | \$499,000 | | |
| Sold Price | \$499,000 | | |
| Closing Date | 7/31/2013 | | |

Ad Rmks: Welcome home to this wonderful 2 bdrm home at Cypress Point. There are just 2 units on this floor with a semi-private elevator. The unit features a center island kitchen, hardwood floors, central A/C and washer/dryer within. This steel-and-concrete construction building includes an on-site exercise room w/ deeded parking. Great uptown location, convenient to everything.

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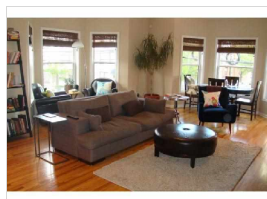
COMPARABLE REPORT



MLS # 130006660
Address 610 NEWARK ST
Price \$499,900
Adj Price \$499,900

| | | | |
|--------------|---------------|----------------|---------|
| Address | 610 NEWARK ST | Days On Market | 13 |
| Unit Number | 2A | MoMaintFee | \$490 |
| Sq Feet | 1005 | Taxes | \$7,391 |
| Ask Price | \$499,900 | | |
| Sold Price | \$499,900 | | |
| Closing Date | 7/22/2013 | | |

Ad Rmks:



MLS # 130005199
Address 332 MONROE ST
Price \$500,000
Adj Price \$500,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 332 MONROE ST | Days On Market | 77 |
| Unit Number | 2 | MoMaintFee | \$400 |
| Sq Feet | 1119 | Taxes | \$6,745 |
| Ask Price | \$525,000 | | |
| Sold Price | \$500,000 | | |
| Closing Date | 8/29/2013 | | |

Ad Rmks: This spacious and sunny corner property has 2 BR, 2 BA, an office that could be used as a third BR, and 10 ft ceilings. This home features a kitchen with stainless steel appliances, a tumbled marble back splash and slate flooring. The large open living room has bay windows on the north and east sides. The master BA comes with a jacuzzi tub. This home also has a large private deck off the BRs.



MLS # 120002530
Address 129 HARRISON ST
Price \$510,000
Adj Price \$510,000

| | | | |
|--------------|-----------------|----------------|-------|
| Address | 129 HARRISON ST | Days On Market | 105 |
| Unit Number | 6 | MoMaintFee | \$375 |
| Sq Feet | 1312 | Taxes | \$0 |
| Ask Price | \$522,000 | | |
| Sold Price | \$510,000 | | |
| Closing Date | 7/1/2013 | | |

Ad Rmks: Priced to move. Parking included! New construction 2 bedroom plus large den (just no windows) with large living/dining room, master suite with large bedroom and master bathroom. Granite counters, ss appliances, full size washer/dryer, elevator building! Pre-wired and ready for speakers. Lots of light. Perfect space for entertaining and commuting. 1 block to gym and lightrail!

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COMPARABLE REPORT



MLS # 130003113
Address 500 HUDSON ST
Price \$515,000
Adj Price \$515,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 500 HUDSON ST | Days On Market | 17 |
| Unit Number | 5B | MoMaintFee | \$320 |
| Sq Feet | 904 | Taxes | \$6,871 |
| Ask Price | \$529,000 | | |
| Sold Price | \$515,000 | | |
| Closing Date | 7/9/2013 | | |

Ad Rmks: When you think of Hoboken living, this is the quintessential condo! Positioned at one of the best locations in Hoboken, 5th and Hudson, this unit features high ceilings, lots of light and views from every room. With windows on 3 walls, you can experience stunning views of NYC/Hudson River & Church Sq Park from your Master BR, as well as gorgeous SW views of Hoboken/JC from you LR, Kitchen and 2nd BR! Other features include HW floors, CAC/Forced Hot Air, plenty of closets & storage space throughout.



MLS # 120002531
Address 129 HARRISON ST
Price \$515,000
Adj Price \$515,000

| | | | |
|--------------|-----------------|----------------|-------|
| Address | 129 HARRISON ST | Days On Market | 95 |
| Unit Number | 8 | MoMaintFee | \$375 |
| Sq Feet | 1312 | Taxes | \$0 |
| Ask Price | \$530,000 | | |
| Sold Price | \$515,000 | | |
| Closing Date | 8/16/2013 | | |

Ad Rmks: Priced to move. Parking included! New construction 2/3 bedroom plus large den (just no windows) with large living/dining room, master suite with large bedroom and master bedroom. Granite counter, ss appliances, full size washer/dryer, elevator building! Pre-wired and ready for speakers. Lots of light. Perfect space for entertaining and commuting. 1 block to gym and light rail.



MLS # 130005160
Address 700 1ST ST
Price \$520,000
Adj Price \$520,000

| | | | |
|--------------|------------|----------------|---------|
| Address | 700 1ST ST | Days On Market | 23 |
| Unit Number | 14M | MoMaintFee | \$402 |
| Sq Feet | 1144 | Taxes | \$8,464 |
| Ask Price | \$530,000 | | |
| Sold Price | \$520,000 | | |
| Closing Date | 7/26/2013 | | |

Ad Rmks: Move in to this sun drenched 2BR/2BA home in luxurious Sky Club. Kitchen feat SS appl, granite counter w/ breakfast bar & pendant lighting. Kitchen overlooks extra large LR w/ HW floors & sliding glass door leading to your private terrace. Master is equipped w/2 lrg closets & en-suite full bath. Washer/dryer in unit. Bldg has 24/7 doorman/security, elevator & community space. Discount prkg/health club.

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COMPARABLE REPORT



MLS # 130008696
Address 911 WILLOW AVE
Price \$525,000
Adj Price \$525,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 911 WILLOW AVE | Days On Market | 11 |
| Unit Number | 2 | MoMaintFee | \$310 |
| Sq Feet | 858 | Taxes | \$7,120 |
| Ask Price | \$525,000 | | |
| Sold Price | \$525,000 | | |
| Closing Date | 9/23/2013 | | |

Ad Rmks: Welcome home to an unbelievable oasis in Hoboken! Located in the heart of town, this pristine and tastefully upgraded 2 bedroom plus luxurious bathroom makes a perfect home. Enjoy summer nights on your oversize private terrace, cook in a chef's kitchen that vents to the roof, admire the new look of bleached hardwood floors, appreciate new plumbing, electric, water heater and furnace and get spoiled using your own washer/dryer in the unit.



MLS # 130008449
Address 614 MONROE ST
Price \$525,000
Adj Price \$525,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 614 MONROE ST | Days On Market | 16 |
| Unit Number | A | MoMaintFee | \$300 |
| Sq Feet | 1125 | Taxes | \$5,805 |
| Ask Price | \$499,000 | | |
| Sold Price | \$525,000 | | |
| Closing Date | 9/6/2013 | | |

Ad Rmks: Beautifully landscaped 1100s/f deeded backyard and large covered patio. Designed by award winning architect, Minervini/Vandermark, this fabulously appointed 2 bed, 2 bath condo has a great look and amazing detail. Kitchen features granite counter tops, stainless appliances and custom lighting which opens up into an inviting living/dining area. Home boasts Porcelanosa tiling throughout, indoor/outdoor surround sound & custom designer bathrooms. Parking available at Juliana for a fee. Open House Sun 7/14 1-3pm



| | | | |
|--------------|----------------|----------------|---------|
| Address | 729 MADISON ST | Days On Market | 17 |
| Unit Number | 2B | MoMaintFee | \$346 |
| Sq Feet | 1041 | Taxes | \$8,645 |
| Ask Price | \$535,000 | | |
| Sold Price | \$535,000 | | |
| Closing Date | 8/28/2013 | | |

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COMPARABLE REPORT



MLS # 130003631
Address 1023 CLINTON ST
Price \$535,000
Adj Price \$535,000

| | | | |
|--------------|-----------------|----------------|----------|
| Address | 1023 CLINTON ST | Days On Market | 118 |
| Unit Number | 2D | MoMaintFee | \$350 |
| Sq Feet | 1223 | Taxes | \$11,400 |
| Ask Price | \$535,000 | | |
| Sold Price | \$535,000 | | |
| Closing Date | 8/29/2013 | | |

Ad Rmks: Terrific loft like 2BR located in the heart of Hoboken, close to Columbus Park and 10 - 15 min to PATH, 10 minute to uptown ferry. Open layout with modern kitchen that opens out to large living room / dining room space. Highly desirable apartment in a building that has very low turnover. Great opportunity to own a loft like apartment.



MLS # 130001156
Address 222 GRAND ST
Price \$537,000
Adj Price \$537,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 222 GRAND ST | Days On Market | 75 |
| Unit Number | 1H | MoMaintFee | \$414 |
| Sq Feet | 1010 | Taxes | \$8,393 |
| Ask Price | \$559,000 | | |
| Sold Price | \$537,000 | | |
| Closing Date | 8/29/2013 | | |

Ad Rmks: Condo is fully renovated. Converted factory loft style living with outdoor pool! Enjoy the wood burning fireplace or sit on your private patio overlooking the courtyard and pool. All new Gourmet kitchen with open layout! Over-sized windows, great closets and storage. High Ceilings, Hardwood floors, Air conditioning and more... W/D Hook ups in unit, Laundry on each floor, close to PATH, NYC Bus, Parks and public parking.



MLS # 130005569
Address 1015 WASHINGTON ST
Price \$538,000
Adj Price \$538,000

| | | | |
|--------------|--------------------|----------------|---------|
| Address | 1015 WASHINGTON ST | Days On Market | 9 |
| Unit Number | 20 | MoMaintFee | \$405 |
| Sq Feet | 1080 | Taxes | \$7,125 |
| Ask Price | \$500,000 | | |
| Sold Price | \$538,000 | | |
| Closing Date | 7/12/2013 | | |

Ad Rmks: Beautiful 2 Bedroom in Pre-War elevator building. Kitchen features marble counters, ss appliances, and custom backsplash. Other features include large living room, separate area for dining table, and hardwood floors throughout. Located on Washington St allowing for easy access to shopping and restaurants. Bus to NYC on corner. Parking available for rent 2 blocks away.

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COMPARABLE REPORT



MLS # 130005468
Address 1330 CLINTON ST
Price \$538,000
Adj Price \$538,000

| | | | |
|--------------|-----------------|----------------|---------|
| Address | 1330 CLINTON ST | Days On Market | 10 |
| Unit Number | 501 | MoMaintFee | \$347 |
| Sq Feet | 1109 | Taxes | \$7,125 |
| Ask Price | \$549,000 | | |
| Sold Price | \$538,000 | | |
| Closing Date | 7/29/2013 | | |

Ad Rmks: Bright & airy 2 Bed 2 Bath flooded with natural light. Features a wall of windows in the living area & bedrooms. Tons of storage space, SUV sized parking space, hardwood floors, C/A/C, W/D, walk-in closets in each bedroom, GE Profile stainless steel appliances, crown molding, chair rails & granite & marble countertops in kitchen & baths. Building features elevator, gym & common courtyard. Close to Bus, Ferry, Light Rail, shopping & entertainment.



MLS # 130005573
Address 415 NEWARK ST
Price \$540,000
Adj Price \$540,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 415 NEWARK ST | Days On Market | 18 |
| Unit Number | 7G | MoMaintFee | \$557 |
| Sq Feet | 1275 | Taxes | \$7,790 |
| Ask Price | \$549,000 | | |
| Sold Price | \$540,000 | | |
| Closing Date | 7/26/2013 | | |

Ad Rmks: Welcome home to this magnificent, spacious & totally upgraded unit. Relax & entertain w/track lighting, gleaming HWFs, & a private terrace w/breathtaking South East views. Enjoy a stainless steel & exotic marble kitchen. Organize & simplify w/an abundance of closet space, including a giant walk in closet in your master bed. Bathe in floor-to-ceiling marble bathrooms w/gorgeous built-ins. All of this in a concrete construction elevator building. And don't forget your deeded parking space #33!



| | | | |
|--------------|-----------------|----------------|-------|
| Address | 129 HARRISON ST | Days On Market | 42 |
| Unit Number | 7 | MoMaintFee | \$520 |
| Sq Feet | | Taxes | \$0 |
| Ask Price | \$527,000 | | |
| Sold Price | \$540,000 | | |
| Closing Date | 8/5/2013 | | |

Ad Rmks: Parking included! New construction 2 bedroom plus large den (just no windows) with large living/dining room, master suite with large bedroom and master bedroom. Granite counters, ss appliances, full size washer/dryer, elevator building! Pre-wired and ready for speakers. Lots of light. Perfect space for entertaining and commuting. 1 block to gym and lightrail.

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COMPARABLE REPORT



MLS # 130003926
Address 700 1ST ST
Price \$540,000
Adj Price \$540,000

| | | | |
|--------------|------------|----------------|---------|
| Address | 700 1ST ST | Days On Market | 22 |
| Unit Number | 15N | MoMaintFee | \$444 |
| Sq Feet | 1201 | Taxes | \$6,602 |
| Ask Price | \$549,900 | | |
| Sold Price | \$540,000 | | |
| Closing Date | 7/12/2013 | | |

Ad Rmks: Beautiful & updated 2 bd/ba at the Full Service Sky Club in Hoboken. Features an addl 50 sqft private balcony w/partial NYC views, updated chef's kitchen with granite counters and breakfast bar, stainless steel appliances, washer/dryer, HW flrs, large walk-in closet, C/A. Luxury doorman building amenities: 24hr concierge, elevator, parking available in garage, health club with indoor pool & spa, free shuttle service to the PATH and Ferry, NJ Transit Lightrail 1 blk away, nail salon/spa & restaurant on-site.



MLS # 130006008
Address 800 JACKSON ST
Price \$545,000
Adj Price \$545,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 800 JACKSON ST | Days On Market | 52 |
| Unit Number | 408 | MoMaintFee | \$480 |
| Sq Feet | 1201 | Taxes | \$8,000 |
| Ask Price | \$550,000 | | |
| Sold Price | \$545,000 | | |
| Closing Date | 8/30/2013 | | |

Ad Rmks: Corner unit in quiet part of Hoboken right next to 9th street light rail, 2 stops from Path. Like-new unit, occupied for a little over a year and very well maintained. Sun drenched apt. Kit w/cherry shaker cabs, new SS KitchenAid appl, granite counters, Italian Ceramic bksplash. Baths w/maple cabs/marble top,limestone flrs, Italian porcelain tiles. 9'6" ceilings, oversized windows, EE Bosch W/D, CA/Ht, So Face Balcony. Walnut HW Flrs. Custom fitted closets in both BRs. 20 yr pilot tax program & FHA apprvr



| | | | |
|--------------|----------------|----------------|---------|
| Address | 915 MADISON ST | Days On Market | 42 |
| Unit Number | 5E | MoMaintFee | \$326 |
| Sq Feet | 1055 | Taxes | \$6,887 |
| Ask Price | \$550,000 | | |
| Sold Price | \$545,000 | | |
| Closing Date | 7/12/2013 | | |

Ad Rmks: Gorgeous 2 bedroom 2bath condo located in Hoboken! Over 1000sqft unit

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COMPARABLE REPORT



MLS # 130007670
Address 726 ADAMS ST
Price \$549,000
Adj Price \$549,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 726 ADAMS ST | Days On Market | 32 |
| Unit Number | 3A | MoMaintFee | \$350 |
| Sq Feet | 1216 | Taxes | \$6,888 |
| Ask Price | \$539,000 | | |
| Sold Price | \$549,000 | | |
| Closing Date | 9/20/2013 | | |

Ad Rmks: Don't miss the amazing NYC view from this spacious 2Br/2Ba unit! Beautifully finished HWF throughout, cordless Roman shades, ceiling fans, & W/D in unit! The kitchen includes SS appliances & marble backsplash. The expansive living area includes your own gas fireplace. Juliet balconies in both bedrooms & large WIC in master bedroom. Access to the shared backyard, great for summertime barbecues. Convenient location, just minutes to Light Rail & NYC bus! Plus your very own garaged parking space!



MLS # 130007389
Address 1100 ADAMS ST
Price \$549,000
Adj Price \$549,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 1100 ADAMS ST | Days On Market | 12 |
| Unit Number | 213 | MoMaintFee | \$383 |
| Sq Feet | 1150 | Taxes | \$8,400 |
| Ask Price | \$549,000 | | |
| Sold Price | \$549,000 | | |
| Closing Date | 9/9/2013 | | |

Ad Rmks: Welcome home to your luxury 2 bedroom condo that holds all of the charm and character, with modern luxury finishes. Unit boasts granite counters, stainless steel appliances, soaring high ceilings, lots of closet space, hardwood floors. Enter through your private brownstone entrance in this well managed elevator building with garage parking and retail shops on site.



MLS # 130007023
Address 700 1ST ST
Price \$549,000
Adj Price \$549,000

| | | | |
|--------------|------------|----------------|---------|
| Address | 700 1ST ST | Days On Market | 21 |
| Unit Number | 8A | MoMaintFee | \$453 |
| Sq Feet | 1225 | Taxes | \$7,125 |
| Ask Price | \$569,000 | | |
| Sold Price | \$549,000 | | |
| Closing Date | 7/29/2013 | | |

Ad Rmks: Move right into this fabulous 2 bed/2 bath corner unit at the Sky Club. This spacious home features: Great open layout with separate dining area, modern kitchen with stainless steel appliances, granite countertops/breakfast bar & maple cabinets, brazilian cherry wood floors and upgraded carpeting in the bedrooms. W/D in unit and a large private terrace. The Sky Club is a luxury, doorman building with a shuttle to the path, parking and full service gym w/ indoor pool on-site. This one won't last!

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COMPARABLE REPORT



MLS # 130005504
Address 608 MONROE ST
Price \$550,000
Adj Price \$550,000

| | | | |
|--------------|---------------|----------------|----------|
| Address | 608 MONROE ST | Days On Market | 43 |
| Unit Number | D | MoMaintFee | \$350 |
| Sq Feet | 1330 | Taxes | \$10,388 |
| Ask Price | \$565,000 | | |
| Sold Price | \$550,000 | | |
| Closing Date | 8/12/2013 | | |

Ad Rmks: Spacious 1,330 sqft. 2BR/2 Full Bath. This home features an impressive open layout, sold HW floors, granite counter tops, maple cabinets and tumbled tile back-splash. Living room captures one of the best NYC signatures views the Empire State Building. Both full bathrooms w/ polished marble and master bath features jacuzzi tub. 1 garage tandem-shared parking space and relaxing common courtyard.



MLS # 130002915
Address 1100 ADAMS ST
Price \$550,000
Adj Price \$550,000

| | | | |
|--------------|---------------|----------------|---------|
| Address | 1100 ADAMS ST | Days On Market | 136 |
| Unit Number | 214 | MoMaintFee | \$366 |
| Sq Feet | 1088 | Taxes | \$7,277 |
| Ask Price | \$560,000 | | |
| Sold Price | \$550,000 | | |
| Closing Date | 9/9/2013 | | |

Ad Rmks: Enjoy your own private entrance when walk into this bright and open 2BR / 2Bth located in sought after Upper Grand building. This home features a desirable split BR layout with 9ft ceilings, recessed lighting, custom closets, HwFl, central A/C & in-unit washer/dryer. The open gourmet kit offers granite counters and breakfast bar, GE profile stainless steel appliances and tile backsplash. This elevator building features steel and concrete construction, deeded garage parking, gym and common courtyard.



MLS # 130004242
Address 703 PARK AVE
Price \$554,000
Adj Price \$554,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 703 PARK AVE | Days On Market | 16 |
| Unit Number | 3 | MoMaintFee | \$344 |
| Sq Feet | 950 | Taxes | \$6,887 |
| Ask Price | \$549,000 | | |
| Sold Price | \$554,000 | | |
| Closing Date | 7/11/2013 | | |

Ad Rmks: Urban Oasis. Fantastic 2 bedroom 2 bath with private yard & a fab Park Avenue address . With super high ceilings and a ideal floor plan, this distinctive condo feels very lofty and belies the actual sq. footage. An open kitchen features SS appliances & chic glass tile backsplash. Additional features include CAC, in home laundry, custom Hunter Douglas window treatments, basement storage & future bike room. Close to bus to NYC and many stores/dining options. The best part... SINATRA lived there.

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COMPARABLE REPORT



MLS # 130011849
Address 501 ADAMS ST
Price \$559,888
Adj Price \$559,888

| | | | |
|--------------|--------------|----------------|---------|
| Address | 501 ADAMS ST | Days On Market | 0 |
| Unit Number | 2L | MoMaintFee | \$377 |
| Sq Feet | 1324 | Taxes | \$7,600 |
| Ask Price | \$549,000 | | |
| Sold Price | \$559,888 | | |
| Closing Date | 9/25/2013 | | |

Ad Rmks: Urban Chic. Over-sized (1324 SF) 2 BDRM 2 BTH loft in converted 1870's schoolhouse w/12 ft ceilings, HW flrs, huge windows, & plenty of room for living & dining room dÃ©cor. Fully renovated kitchen w/ Kitchen Aid & Bosch appliances and polished Kashmir granite counters. Mstr bdrm California Closet & en-suite Carrera marble bath. Bldg highlights include solid concrete pre-war construction, stunning marble staircase, elevator, charming courtyard, fully equipped gym, bike room. Monthly pkg in bldg for \$200.



MLS # 130004679
Address 915 MADISON ST
Price \$560,000
Adj Price \$560,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 915 MADISON ST | Days On Market | 32 |
| Unit Number | 5C | MoMaintFee | \$327 |
| Sq Feet | 1056 | Taxes | \$6,887 |
| Ask Price | \$569,000 | | |
| Sold Price | \$560,000 | | |
| Closing Date | 8/21/2013 | | |

Ad Rmks: Great 2BR 2 Bath home w/deed prkg & lrg common courtyard in elevator building. Open kit w SS appliances, 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 incl designer WIC & generous sized full bath. Other features include HWD flrs, ceiling fans, W/D in unit & deeded parking. Prof manages bldg & amenities such as gym, elevator & huge courtyard. Great loc, steps to parks, light rail.



MLS # 130006521
Address 704 CLINTON ST
Price \$561,000
Adj Price \$561,000

| | | | |
|--------------|----------------|----------------|---------|
| Address | 704 CLINTON ST | Days On Market | 7 |
| Unit Number | 3B | MoMaintFee | \$356 |
| Sq Feet | 1086 | Taxes | \$7,363 |
| Ask Price | \$529,000 | | |
| Sold Price | \$561,000 | | |
| Closing Date | 8/15/2013 | | |

Ad Rmks: THE PERFECT PACKAGE...with all the extras included! An "ideal" location. Located in the center of town this quiet rear facing home offers tons of natural light, spacious living, gorgeous hardwood floors, open kitchen with breakfast bar, washer/dryer and tons of recessed lighting. Beautiful custom built walk-in closet in master bedroom. Deeded garage parking. Conveniently located next shopping, NJ Transit practically at your

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COMPARABLE REPORT



MLS # 130005475
Address 415 NEWARK ST
Price \$563,900
Adj Price \$563,900

| | | | |
|--------------|---------------|----------------|---------|
| Address | 415 NEWARK ST | Days On Market | 96 |
| Unit Number | 4G | MoMaintFee | \$509 |
| Sq Feet | 1275 | Taxes | \$7,552 |
| Ask Price | \$563,900 | | |
| Sold Price | \$563,900 | | |
| Closing Date | 9/17/2013 | | |

Ad Rmks: If you Love Tremendous Living Spaces this is your home -boasting an exception Living room of Grand and Elegant proportions, windows, terrace and dining area. Imagine entertaining with Views of NYC, Sunsplashed Southern exposure and Rich Quality and vast space of Gray Granite Counters w Breakfast Bar with Counter galore. Pristine gleaming hardwood floors open 100 SF deck. Spectacular Bedroom for evening NYC views to enrich the drama. Phenomenal WIC. Very Unique and special, parking included!



MLS # 130007196
Address 1315 WASHINGTON ST
Price \$564,000
Adj Price \$564,000

| | | | |
|--------------|--------------------|----------------|---------|
| Address | 1315 WASHINGTON ST | Days On Market | 7 |
| Unit Number | 1A | MoMaintFee | \$346 |
| Sq Feet | 1073 | Taxes | \$7,790 |
| Ask Price | \$559,900 | | |
| Sold Price | \$564,000 | | |
| Closing Date | 8/29/2013 | | |

Ad Rmks: Spacious and bright duplex in great upper Washington St. location. Updated throughout with a timeless elegance. Upper level kitchen, half bath, dining and living room features high ceilings and access to semi-private yard for outdoor entertaining. Lower level features two bedrooms, 2 full baths and 2 walk-in closets. Surrounded by Hoboken's™ best restaurants and shopping, this home is convenient to Manhattan via NY Waterway Ferry and direct bus routes.



MLS # 130007004

| | | | |
|--------------|----------------|----------------|---------|
| Address | 915 MADISON ST | Days On Market | 0 |
| Unit Number | 4F | MoMaintFee | \$341 |
| Sq Feet | 1101 | Taxes | \$6,936 |
| Ask Price | \$579,000 | | |
| Sold Price | \$566,500 | | |
| Closing Date | 8/30/2013 | | |

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COMPARABLE REPORT



MLS # 130007648
Address 78 MONROE ST
Price \$568,000
Adj Price \$568,000

| | | | |
|--------------|--------------|----------------|---------|
| Address | 78 MONROE ST | Days On Market | 43 |
| Unit Number | 1 | MoMaintFee | \$355 |
| Sq Feet | 1122 | Taxes | \$6,773 |
| Ask Price | \$584,000 | | |
| Sold Price | \$568,000 | | |
| Closing Date | 9/29/2013 | | |

Ad Rmks: RARE 2 BR 2 BATH EMPHASIZING QUALITY WITH VALUE. EXTENSIVE SOUNDPROOFING IN FLOORS AND WALLS. SOLID WOOD CABINETS, GENUINE OAK FLOORING THROUGHOUT, STAINLESS STEEL APPLIANCES, GRANITE COUNTERS. TRAVERTINE MARBLE BATHROOMS W/ JACUZZI. 25 X 40 BACKYARD. Amenities Included Video Intercom, Terrace, Hardwood Floors, Jacuzzi, Security System ,Washer/Dryer. Yard is deeded exclusively to the first floor.



MLS # 130006980
Address 135 GARDEN ST
Price \$569,825
Adj Price \$569,825

| | | | |
|--------------|---------------|----------------|---------|
| Address | 135 GARDEN ST | Days On Market | 13 |
| Unit Number | 6 | MoMaintFee | \$301 |
| Sq Feet | 1050 | Taxes | \$8,730 |
| Ask Price | \$545,000 | | |
| Sold Price | \$569,825 | | |
| Closing Date | 8/21/2013 | | |

Ad Rmks: A unique Garden St. 1050sqft 2bed/1bath carriage house duplex w/ rare setting & unique qualities. European charm duplex at a superb Hoboken location feat. remodeled kit. & bath, central air, heating, hot water on demand, hrwd floors, wood burning fire place in living area. Private off street setting w/ semi-private outdoor space, secluded patio perfect for Al Fresca dining right outside unit. Protected play area for children in courtyard outside unit. Rare setting and unique style in the heart of Hoboken



| | | | |
|-------------|--------------|----------------|---------|
| Address | 81 MONROE ST | Days On Market | 53 |
| Unit Number | 3 | MoMaintFee | \$335 |
| Sq Feet | 1340 | Taxes | \$7,980 |

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COMPARABLE REPORT



| | | | |
|--------------|-----------------|----------------|---------|
| Address | 1034 CLINTON ST | Days On Market | 34 |
| Unit Number | 404 | MoMaintFee | \$414 |
| Sq Feet | 1281 | Taxes | \$8,312 |
| Ask Price | \$579,000 | | |
| Sold Price | \$570,000 | | |
| Closing Date | 7/12/2013 | | |

MLS # 130005121
Address 1034 CLINTON ST
Price \$570,000
Adj Price \$570,000

Ad Rmks: Top floor duplex condo in renovated factory boasts Loft style living at its finest. Tremendous wall of windows on both floors. Walk-in closets the size of small bedrooms. Park your car in the deeded parking space in the garage and take the elevator to the top floor, or walk thru the lush private courtyard, either way, one of the most unique buildings in Hoboken. Possibilities are endless.



| | | | |
|--------------|---------------|----------------|---------|
| Address | 812 GARDEN ST | Days On Market | 89 |
| Unit Number | 2 | MoMaintFee | \$360 |
| Sq Feet | 1100 | Taxes | \$7,268 |
| Ask Price | \$564,000 | | |
| Sold Price | \$570,000 | | |
| Closing Date | 7/26/2013 | | |

MLS # 130003250
Address 812 GARDEN ST
Price \$570,000
Adj Price \$570,000

Ad Rmks: Step into this amazing parlor level condo located on desirable upper Garden St. This charming & unique home features 12' ceilings, french doors, original crown, chair & portrait moldings, formal dining room, white country kitchen w/stone counters & convenient powder rm for guests. There are windows on 3 sides & Juliet balconies providing abundant natural light. The 2 BRS are of grand proportion on opposite ends w/ample closet space. This is a residence for those who appreciate timeless traditional elegance.

CONDO-COOP Summary Statistics

| | HIGH | LOW | AVERAGE | MEDIAN |
|-----|-----------|-----------|-----------|-----------|
| LP: | \$584,000 | \$299,000 | \$518,001 | \$530,000 |
| SP: | \$570,000 | \$290,000 | \$513,710 | \$536,000 |

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