



## COMPARATIVE MARKET ANALYSIS

2013 Q4 2 bedroom Luxury Condos Sold in Hoboken

***Prepared for:***

Perspectives

NJ

Thursday, November 13, 2014

***Prepared By:***

**ALEX BAO**

WEICHERT REALTORS  
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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:	\$630,000	\$385,000	\$534,571	\$530,000
SP:	\$642,000	\$379,000	\$526,868	\$524,357

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
533 MADISON ST	2	1	782	12/17/2013	20	\$385,000	\$379,000
84 MONROE ST	2	1	874	10/24/2013	27	\$400,000	\$390,000
329 WILLOW AVE	2	1	764	11/26/2013	28	\$424,900	\$423,000
133 PARK AVE	2	1	910	12/23/2013	37	\$459,999	\$430,000
1115 WILLOW AVE	2	1	775	11/7/2013	8	\$434,900	\$430,000
708 GARDEN ST	2	1	856	12/6/2013	20	\$429,000	\$440,000
953 BLOOMFIELD ST	2	1	902	12/6/2013	46	\$469,000	\$447,500
208 WILLOW AVE	2	2	910	12/31/2013	40	\$469,000	\$455,000
805 WILLOW AVE	2	1	735	10/7/2013	26	\$464,999	\$455,000
409 4TH ST	2	1	829	12/18/2013	51	\$489,000	\$475,000
700 1ST ST	2	2	1019	10/10/2013	13	\$465,000	\$476,000
551 OBSERVER HIGHWAY	2	2	1114	11/13/2013	0	\$490,000	\$480,000
1010 WILLOW AVE	2	1	1050	10/17/2013	32	\$499,000	\$493,000
703 PARK AVE	2	2	1190	11/15/2013	136	\$519,000	\$495,000
208 PARK AVE	2	1	840	11/12/2013	15	\$509,000	\$496,000
214 PARK AVE	2	2	930	11/25/2013	4	\$499,000	\$499,000
913-915 WILLOW AVE	2	1	1157	12/10/2013	17	\$510,000	\$500,000
1201 WILLOW AVE	2	2	860	12/17/2013	49	\$499,000	\$500,000
700 1ST ST	2	2	1201	10/9/2013	0	\$515,000	\$501,000
415 NEWARK ST	2	2	1200	11/8/2013	48	\$539,000	\$510,000
703 PARK AVE	2	2	1004	12/30/2013	0	\$525,000	\$512,000
456 9TH ST	2	1	1050	12/6/2013	11	\$525,000	\$515,000
1100 CLINTON ST	2	2	1050	10/21/2013	29	\$525,000	\$515,000
133 PARK AVE	2	1	887	12/23/2013	108	\$519,999	\$515,000
214 WILLOW AVE	2	1	950	12/12/2013	15	\$519,000	\$522,714
1115 WILLOW AVE	2	2	950	12/18/2013	4	\$515,000	\$526,000
1001 CLINTON ST	2	1	946	11/15/2013	23	\$535,000	\$530,000
300 NEWARK ST	2	2	1122	10/3/2013	78	\$548,686	\$540,000
215 ADAMS ST	2	2	1190	12/27/2013	115	\$550,000	\$540,000
700 1ST ST	2	2	1227	12/5/2013	32	\$550,000	\$550,000
113 MADISON ST	2	2	1310	12/20/2013	121	\$559,900	\$554,000
502 JEFFERSON ST	2	2	1320	11/18/2013	93	\$574,500	\$555,000

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CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
205 ADAMS ST	2	2	1390	10/8/2013	10	\$559,000	\$559,000
723 MADISON ST	2	2	1360	10/30/2013	101	\$589,000	\$560,000
119 MADISON ST	2	2	1310	11/4/2013	91	\$578,800	\$568,000
700 1ST ST	2	2	1265	11/8/2013	80	\$569,900	\$575,000
1100 ADAMS ST	2	2	1140	11/25/2013	109	\$609,000	\$585,000
135 GARDEN ST	2	1	1200	12/6/2013	21	\$599,000	\$586,000
108-112 JACKSON ST	2	2		12/17/2013	53	\$579,000	\$586,222
800 JACKSON ST	2	2	1166	12/16/2013	28	\$625,000	\$590,000
650 2ND ST	2	2	1316	12/4/2013	37	\$625,000	\$590,000
907 WILLOW AVE	2	2	1400	10/18/2013	4	\$609,000	\$595,000
624-626 MONROE ST	2	2	1163	11/4/2013	13	\$599,000	\$595,000
624-626 MONROE ST	2	2	1260	12/13/2013	17	\$599,000	\$599,000
704 CLINTON ST	2	2	1070	10/21/2013	7	\$599,000	\$599,000
1200 GRAND ST	2	2	1072	10/4/2013	9	\$600,000	\$605,000
102 PARK AVE	2	2	1225	10/28/2013	12	\$614,000	\$607,500
800 JACKSON ST	2	2	1147	12/17/2013	7	\$599,000	\$625,000
700 1ST ST	2	2	1268	11/4/2013	110	\$630,000	\$627,500
613 MADISON ST	2	2	1150	11/15/2013	6	\$629,000	\$642,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>50</b>					<b>39</b>	<b>\$534,571</b>	<b>\$526,868</b>

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## COMPARABLE REPORT



MLS # 130011622  
Address 533 MADISON ST  
Price \$379,000  
Adj Price \$379,000

Address	533 MADISON ST	Days On Market	20
Unit Number	3C	MoMaintFee	\$304
Sq Feet	782	Taxes	\$6,270
Ask Price	\$385,000		
Sold Price	\$379,000		
Closing Date	12/17/2013		

**Ad Rmks:** Starter 2 bedroom with deeded parking spot in private garage. Located on the top floor of a 2 story building, just 2 flights up. Nice layout facing north and west, providing great afternoon sunlight. Hardwood floors throughout. Great Hoboken location with restaurants and shopping within walking distance!



MLS # 130009585  
Address 84 MONROE ST  
Price \$390,000  
Adj Price \$390,000

Address	84 MONROE ST	Days On Market	27
Unit Number	4	MoMaintFee	\$335
Sq Feet	874	Taxes	\$5,652
Ask Price	\$400,000		
Sold Price	\$390,000		
Closing Date	10/24/2013		

**Ad Rmks:** Nice 2 bedroom / 1 bath with spacious open kitchen/living room/dining layout. Both bedroom are good sized. The apartment features hardwood floors throughout with abundant light from 2 skylights and three windows in living room. The kitchen features stainless steel appliances and lots of counter space.



Address	329 WILLOW AVE	Days On Market	28
Unit Number	3F	MoMaintFee	\$347
Sq Feet	764	Taxes	\$4,987
Ask Price	\$424,900		
Sold Price	\$423,000		
Closing Date	11/26/2013		

**Ad Rmks:** Spacious & bright 2B/1B condo boasts a fabulous Downtown Hoboken location! This home features an upgraded kitchen with s/s appliances and granite counter

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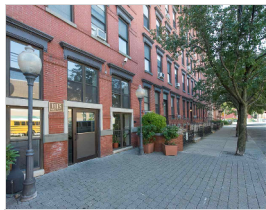
## COMPARABLE REPORT



MLS # 130011365  
Address 133 PARK AVE  
Price \$430,000  
Adj Price \$430,000

Address	133 PARK AVE	Days On Market	37
Unit Number	1	MoMaintFee	\$350
Sq Feet	910	Taxes	
Ask Price	\$459,999		
Sold Price	\$430,000		
Closing Date	12/23/2013		

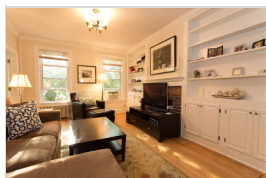
**Ad Rmks:** Newly renovated 2 bed 1 bath located on one of Hoboken's most desirable streets. Amenities include modern kitchen with granite counter tops, SS appliances, gracious floor plan, central air/heat ,and washer/dryer in unit. AMAZING PRIVATE BACKYARD / Easy access to NYC transportation and Hoboken restaurants.



MLS # 130011117  
Address 1115 WILLOW AVE  
Price \$430,000  
Adj Price \$430,000

Address	1115 WILLOW AVE	Days On Market	8
Unit Number	309	MoMaintFee	\$317
Sq Feet	775	Taxes	\$5,225
Ask Price	\$434,900		
Sold Price	\$430,000		
Closing Date	11/7/2013		

**Ad Rmks:** Well maintained 2 bedroom 1 bath home with open floor plan just minutes to NYC awaits you. Updated kitchen with stainless steel appliances, separate dining area and hardwood floors throughout. Elevator building with pool, courtyard, rooftop deck with NYC views, laundry room and full exercise room included in maintenance. Outstanding value.



MLS # 130011088  
Address 708 GARDEN ST  
Price \$440,000  
Adj Price \$440,000

Address	708 GARDEN ST	Days On Market	20
Unit Number	3	MoMaintFee	\$312
Sq Feet	856	Taxes	\$6,237
Ask Price	\$429,000		
Sold Price	\$440,000		
Closing Date	12/6/2013		

**Ad Rmks:** Simply stunning!!! Tastefully decorated and perfectly maintained 2 bedroom offers chic ceramic tile bath, natural oak kitchen cabinets with corked floors, granite counters and stainless steel appliances, hardwood floors with in-lays throughout, inviting living room with custom built-in storage unit, formal dining room w/ with wainscoting, crown moldings, all this with a wonderful midtown location...perfect address, perfect unit.

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## COMPARABLE REPORT



MLS # 130010539  
Address 953 BLOOMFIELD ST  
Price \$447,500  
Adj Price \$447,500

Address	953 BLOOMFIELD ST	Days On Market	46
Unit Number	4	MoMaintFee	\$300
Sq Feet	902	Taxes	\$7,785
Ask Price	\$469,000		
Sold Price	\$447,500		
Closing Date	12/6/2013		

**Ad Rmks:** Just one block to Washington Street! This home is gushing character and charm! Located on the top floor of a 3-story building this corner unit has windows galore. Original inlaid hardwood floors, crown molding, ceiling medallion, generous master bedroom easily fits king sized bed. Uptown Hoboken location. Skylight. Washer/Dryer in unit. Stainless steel appliances. Fisher and Paykel Refrigerator. Condo fee includes heat, water and hot water.



MLS # 130011665  
Address 208 WILLOW AVE  
Price \$455,000  
Adj Price \$455,000

Address	208 WILLOW AVE	Days On Market	40
Unit Number	403	MoMaintFee	\$307
Sq Feet	910	Taxes	\$6,412
Ask Price	\$469,000		
Sold Price	\$455,000		
Closing Date	12/31/2013		

**Ad Rmks:** Lofted and sunny 2 bedroom 1.5 bath condo with private patio, roof deck, and sky-lite living room! Roomy condo offers modern eat-in kitchen with upgraded SS appliances, living room with skylight windows & sliding glass doors to terrace overlooking gardens. Modern Zen-like Master Bath. Spiral staircase leads to loft bedroom/den, half bath & private roof deck. H/W floors, freshly painted, custom window treatments, ceiling fans, walk-in closets, storage, & most convenient location in downtown Hoboken!



MLS # 130008365

Address	805 WILLOW AVE	Days On Market	26
Unit Number	3R	MoMaintFee	\$315
Sq Feet	735	Taxes	\$5,558
Ask Price	\$464,999		
Sold Price	\$455,000		
Closing Date	10/7/2013		

**Ad Rmks:** Great midtown location-close to everything! Welcome home to this condo featuring an open kitchen w/ custom cherry cabinets, granite counters, SS Appliances & a bfast bar. Unit features W/D, central AC, alarm system, and surround sound in every room. Bedrooms on opposite ends, both fit queen-size beds, & both have excellent closets. The flat-screen tv and surround sound speakers are included & don't miss the 80sf of

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## COMPARABLE REPORT



MLS # 130011823  
Address 409 4TH ST  
Price \$475,000  
Adj Price \$475,000

Address	409 4TH ST	Days On Market	51
Unit Number	4	MoMaintFee	\$375
Sq Feet	829	Taxes	\$5,890
Ask Price	\$489,000		
Sold Price	\$475,000		
Closing Date	12/18/2013		

**Ad Rmks:** Come home to this 2 bedroom, 1 full bath, 829 square foot top floor condo boasts a ton of natural light. The open kitchen comes with stainless steel appliances & granite counter tops which allows you to mingle with your dinner guests in comfort. There is a terrace off of the master bedroom that commands you to relax. Not to mention a huge walk in closet. Some other features are Central Air Conditioning, Hardwood floors throughout & Washer and Dryer.



MLS # 130008010  
Address 700 1ST ST  
Price \$476,000  
Adj Price \$476,000

Address	700 1ST ST	Days On Market	13
Unit Number	2T	MoMaintFee	\$376
Sq Feet	1019	Taxes	\$5,937
Ask Price	\$465,000		
Sold Price	\$476,000		
Closing Date	10/10/2013		

**Ad Rmks:** Luxury 2BR condo in a full-service, high-rise building. Spacious, separate BRS w/ great closet space. Chef's Kitchen w/ granite counters & stainless apps. Amenities: Brazilian Cherry HWF throughout, recessed lighting, custom window treatments, W/D in unit & CAC, wired for both cable/FIOS. Garage parking and fitness center w/ health club & pool are available at a discount to residents. On site restaurant, nail salon and dry cleaner. Free PATH Shuttle for residents.



MLS # 130013080

Address	551 OBSERVER HIGHWAY	Days On Market	0
Unit Number	7C	MoMaintFee	\$790
Sq Feet	1114	Taxes	\$6,606
Ask Price	\$490,000		
Sold Price	\$480,000		
Closing Date	11/13/2013		

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## COMPARABLE REPORT



MLS # 130008590  
Address 1010 WILLOW AVE  
Price \$493,000  
Adj Price \$493,000

Address	1010 WILLOW AVE	Days On Market	32
Unit Number	4	MoMaintFee	\$381
Sq Feet	1050	Taxes	\$7,210
Ask Price	\$499,000		
Sold Price	\$493,000		
Closing Date	10/17/2013		

**Ad Rmks:** Gorgeous, classic Hoboken home flooded with light from E&W exposures. High ceilings, exposed brick, pine floors, decorative doors, original mahogany shutters, and gas fireplace combine with renovated kitchen and updated appliances. Ample master bedroom + 2 other rooms that can be used as BRs, dining, and/or office/den. Central AC and washer & dryer in unit! Includes exclusive use of roof (possible deck?!). Great storage room in bsmt. Rental parking nearby. Bus to NYC Port Authority in 15 min! Live or invest.



MLS # 130006123  
Address 703 PARK AVE  
Price \$495,000  
Adj Price \$495,000

Address	703 PARK AVE	Days On Market	136
Unit Number	10	MoMaintFee	\$434
Sq Feet	1190	Taxes	\$7,363
Ask Price	\$519,000		
Sold Price	\$495,000		
Closing Date	11/15/2013		

**Ad Rmks:** Loft-like 1200 sq ft 2 bedroom plus loft/den with soaring 13 foot ceilings in midtown Park Avenue condo building. This sunny top floor aerie condo features a modern open living rm/ kitchen w granite counters & breakfast bar. Skylights thru out, HWFs, central air, washer/dryer in unit, walk-in closets. Large bay window in master, en suite bath; bonus lofty den. Seasonal Empire St bldg views. Gated storage in basement. Great central location (Sinatra called it home); near NYC transportation, dining, shopping.



MLS # 130009580  
Address 208 PARK AVE  
Price \$496,000  
Adj Price \$496,000

Address	208 PARK AVE	Days On Market	15
Unit Number	4L	MoMaintFee	\$335
Sq Feet	840	Taxes	\$6,602
Ask Price	\$509,000		
Sold Price	\$496,000		
Closing Date	11/12/2013		

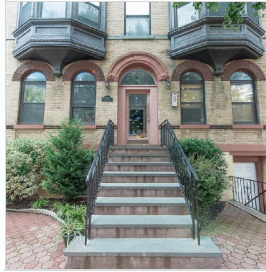
**Ad Rmks:** Prime Park Avenue location for this amazing 2 bedroom renovated home with high ceilings, skylights, and terrace. Step inside to find a completely reno kitchen w/granite tops & SS appliances, box living room layout w/exposed brick. BRs on opposite ends of the home provide complete privacy. Other features include updated bath w/granite, CAC and heat, HWD flrs and loft style exposed duct work. Terrific outdoor terrace perfect for grilling.

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## COMPARABLE REPORT



MLS # 130010293  
Address 214 PARK AVE  
Price \$499,000  
Adj Price \$499,000

Address	214 PARK AVE	Days On Market	4
Unit Number	3R	MoMaintFee	\$326
Sq Feet	930	Taxes	\$5,937
Ask Price	\$499,000		
Sold Price	\$499,000		
Closing Date	11/25/2013		

**Ad Rmks:** Exceptional 2Bed/1.5Bath in classic Park Ave Brownstone. Featuring Central AC, an Open Kitchen with Breakfast Bar, Walk-in Closet & Bay Windows in Master Bed. Exposed Brick, Washer/Dryer in unit & designated Storage space in basement. Bedrooms are on opposite ends. Perfectly located on 2nd & Park just a short walk to PATH, Shopping, Dining, Church Square Park, and all that Hoboken has to offer.



MLS # 130012249  
Address 913-915 WILLOW AVE  
Price \$500,000  
Adj Price \$500,000

Address	913-915 WILLOW AVE	Days On Market	17
Unit Number	4A	MoMaintFee	\$306
Sq Feet	1157	Taxes	\$8,170
Ask Price	\$510,000		
Sold Price	\$500,000		
Closing Date	12/10/2013		

**Ad Rmks:** You have arrived! Uptown gem basked in the glow from ten windows on three sides (S/E/W) while granting a peaceful breeze throughout the day. Enjoy almost 1200 sqft of living space, top floor with amazing high ceilings and original espresso hardwood floors in living and dining rooms. Cook and dine in luxury with your stainless steel appliances, center-island, and tile back-splash. Don't forget the added comfort of your own washer & dryer in the unit, plus private basement storage. Easy commute to NYC.



MLS # 130011731

Address	1201 WILLOW AVE	Days On Market	49
Unit Number	4F	MoMaintFee	\$370
Sq Feet	860	Taxes	\$6,935
Ask Price	\$499,000		
Sold Price	\$500,000		
Closing Date	12/17/2013		

**Ad Rmks:** Bright and Sunny corner 2BR/2BA with deeded parking. This layout has no wasted space and room enough for large living room and dining table. Features: C/AC, HWD floors, W/D in home. You" be surprised by the space. All this in well kept elevator bldg.

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## COMPARABLE REPORT



MLS # 130011038  
Address 700 1ST ST  
Price \$501,000  
Adj Price \$501,000

Address	700 1ST ST	Days On Market	0
Unit Number	3N	MoMaintFee	\$424
Sq Feet	1201	Taxes	\$6,318
Ask Price	\$515,000		
Sold Price	\$501,000		
Closing Date	10/9/2013		

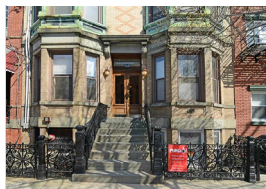
### Ad Rmks:



MLS # 130010502  
Address 415 NEWARK ST  
Price \$510,000  
Adj Price \$510,000

Address	415 NEWARK ST	Days On Market	48
Unit Number	6F	MoMaintFee	\$481
Sq Feet	1200	Taxes	\$7,885
Ask Price	\$539,000		
Sold Price	\$510,000		
Closing Date	11/8/2013		

**Ad Rmks:** Beautiful Southern facing 2B/2B 1200 sqft open layout features hardwood floors throughout, brand new GE stainless steel appliances (never been used), breakfast bar, private balcony with NYC views, ample closet space, washer/dryer room and 1 deeded garage parking space, all within an elevator building. Short distance to PATH, buses, shopping and restaurants.



MLS # 130012457  
Address 703 PARK AVE  
Price \$512,000  
Adj Price \$512,000

Address	703 PARK AVE	Days On Market	0
Unit Number	6	MoMaintFee	\$366
Sq Feet	1004	Taxes	\$6,408
Ask Price	\$525,000		
Sold Price	\$512,000		
Closing Date	12/30/2013		

**Ad Rmks:** Classic beauty and modern convenience on fabulous Park Avenue block- Former address of Frank Sinatra !This 2 bed 2 bath piece of Hoboken history features 1004 Sft of living space, open kitchen with stainless steel appliances, French door refrigerator, granite counters and breakfast bar. Living room features charming fireplace mantle, hardwood floors, central air, modern bathrooms and master bedroom with bay window and walk-in closet. In-home laundry and basement storage complete the package. Close to NYC bus

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## COMPARABLE REPORT



MLS # 130011393  
Address 456 9TH ST  
Price \$515,000  
Adj Price \$515,000

Address	456 9TH ST	Days On Market	11
Unit Number	15	MoMaintFee	\$443
Sq Feet	1050	Taxes	\$7,125
Ask Price	\$525,000		
Sold Price	\$515,000		
Closing Date	12/6/2013		

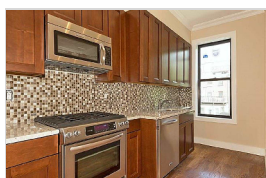
**Ad Rmks:** One of a kind, very spacious 2bedroom condo at Roberts Court. Large open floor plan feels larger than sqft. Very generous living area and bedrooms. Central air and hardwood floors throughout. The building features exercise room and beautifully landscaped common yard complete with gazebo and bricklaid walkways. The unit comes with one deeded parking space and additional storage unit in basement.



MLS # 130009581  
Address 1100 CLINTON ST  
Price \$515,000  
Adj Price \$515,000

Address	1100 CLINTON ST	Days On Market	29
Unit Number	401	MoMaintFee	\$344
Sq Feet	1050	Taxes	\$10,385
Ask Price	\$525,000		
Sold Price	\$515,000		
Closing Date	10/21/2013		

**Ad Rmks:** Sunlit corner unit with natural oak hardwood floors throughout, chic kitchen with granite counters, breakfast bar and S/S appliances adjoining a handsome living/dining room with lots of recessed lighting, beautiful master bedroom with tumbled marble bath, whirlpool and custom glass door shower, spacious 2nd bedroom with 3 windows, double closets, central A/C, covered parking, great uptown location- Terrific Residence



MLS # 130009479  
Address 133 PARK AVE  
Price \$515,000  
Adj Price \$515,000

Address	133 PARK AVE	Days On Market	108
Unit Number	3	MoMaintFee	\$343
Sq Feet	887	Taxes	
Ask Price	\$519,999		
Sold Price	\$515,000		
Closing Date	12/23/2013		

**Ad Rmks:** Newly renovated 2 bed 1 bath located on one of Hoboken's most desirable streets. Amenities include beautiful hardwood floors, modern kitchen with granite counter tops, SS appliances, gracious floor plan, central air/heat ,and washer/dryer in unit. Easy access to NYC transportation and Hoboken restaurants.

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

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## COMPARABLE REPORT



MLS # 130011669  
Address 214 WILLOW AVE  
Price \$522,714  
Adj Price \$522,714

Address	214 WILLOW AVE	Days On Market	15
Unit Number	2A	MoMaintFee	\$382
Sq Feet	950	Taxes	\$7,486
Ask Price	\$519,000		
Sold Price	\$522,714		
Closing Date	12/12/2013		

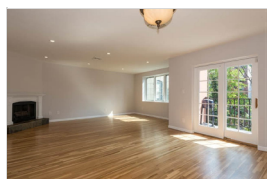
**Ad Rmks:** Great 2 bedroom 1 bath unit in elevator building close to the path. Brand new renovated kitchen, Large living room, 2 Good size bedrooms, Hardwood floors, C/A, plus a private terrace. Building features a common landscaped back yard, laundry plus private storage.



MLS # 130012637  
Address 1115 WILLOW AVE  
Price \$526,000  
Adj Price \$526,000

Address	1115 WILLOW AVE	Days On Market	4
Unit Number	210	MoMaintFee	\$379
Sq Feet	950	Taxes	\$6,270
Ask Price	\$515,000		
Sold Price	\$526,000		
Closing Date	12/18/2013		

**Ad Rmks:** Fantastic corner 2BR 2BA Willow Park condo with terrace in convenient uptown urban location. Spacious LR/DR with 9 feet ceilings opens to beautiful updated kitchen with granite counters and stainless steel appliances. Two renovated full baths. Quiet rear facing unit has lots of light with windows on 3 sides. Sliding doors open to private terrace overlooking yard and pool area. Terrific condo complex which has inground pool, fully equipped gym, elevator,



MLS # 130011367  
Address 1001 CLINTON ST  
Price \$530,000  
Adj Price \$530,000

Address	1001 CLINTON ST	Days On Market	23
Unit Number	3A	MoMaintFee	\$345
Sq Feet	946	Taxes	\$7,057
Ask Price	\$535,000		
Sold Price	\$530,000		
Closing Date	11/15/2013		

**Ad Rmks:** Look no further...you have arrived! Centrally located across from Columbus Park, this 2 bedroom corner apartment, in an elevator building, has everything you are looking for. This spacious unit includes a large living room, separate dining area, new bathroom, refinished hardwood floors, recessed lighting, custom kitchen cabinets, California Closets throughout, central A/C, gas fireplace, private balcony and deeded parking in covered gated garage with remote access.

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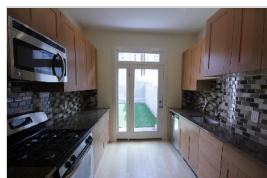
## COMPARABLE REPORT



MLS # 130008952  
Address 300 NEWARK ST  
Price \$540,000  
Adj Price \$540,000

Address	300 NEWARK ST	Days On Market	78
Unit Number	6F	MoMaintFee	\$355
Sq Feet	1122	Taxes	\$7,505
Ask Price	\$548,686		
Sold Price	\$540,000		
Closing Date	10/3/2013		

**Ad Rmks:** Imagine the ease of a 6 minute stroll to the PATH & back home to your Downtown Hoboken 2 bed, 2 bath condo. A location that respects your time & maximizes your city lifestyle! A spacious and bright floor plan centers your living experience and the must haves on your list get satisfied including lots of windows, HWF, Large dining & living room, kitchen with granite & new stainless appliances, a master bedroom with private bath and a walk-in closet, lots of closet space, 3 zone climate control and much more



MLS # 130008059  
Address 215 ADAMS ST  
Price \$540,000  
Adj Price \$540,000

Address	215 ADAMS ST	Days On Market	115
Unit Number	1R	MoMaintFee	\$320
Sq Feet	1190	Taxes	\$0
Ask Price	\$550,000		
Sold Price	\$540,000		
Closing Date	12/27/2013		

**Ad Rmks:** Gorgeous new construction gutted 2 bedroom duplex with private deeded yard. Sleek kitchen with glass backsplash, tons of counter space and new appliances and beautiful new glass door leading to the private 800 sq. foot customizable yard. (will sod) Modern bathrooms with subway tile and floating vanities. Hardwood floors, full staircase with a considerable den landing on the 2nd floor. Separate dining nook, huge walk-in closet and elegant trim.



MLS # 130011558  
Address 700 1ST ST  
Price \$550,000  
Adj Price \$550,000

Address	700 1ST ST	Days On Market	32
Unit Number	5G	MoMaintFee	\$453
Sq Feet	1227	Taxes	\$7,677
Ask Price	\$550,000		
Sold Price	\$550,000		
Closing Date	12/5/2013		

**Ad Rmks:** Live at Hoboken's full featured Sky Club complex with doorman concierge & shuttle to PATH! 26,000 sqft. fitness center spa pool & onsite parking is available for an additional fee. 1,227 sqft. of interior space in this 2 bed/2 bath plus 50 sqft. private terrace off living room through large sliding glass doors. Great natural light, as this is an exterior unit. Full granite kitchen, shaker style wood cabinetry & ss appliances. Hardwood floors

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## COMPARABLE REPORT



MLS # 130009047  
Address 113 MADISON ST  
Price \$554,000  
Adj Price \$554,000

Address	113 MADISON ST	Days On Market	121
Unit Number	4E	MoMaintFee	\$324
Sq Feet	1310	Taxes	\$7,932
Ask Price	\$559,900		
Sold Price	\$554,000		
Closing Date	12/20/2013		

**Ad Rmks:** Spacious & sunny 1310 sq. ft. 2 bedroom, 2 bath condo feature's X-large living/dining area with private terrace, modern fully equipped kitchen with 42" cherry cabinets, stainless steel appliances, glass tile backsplash & recessed lighting, master bedroom with walk-in-closet, en suite marble bath, 2nd full bath with whirlpool tub, CAC, w/d in unit, hardwood floors, large parking space, shared garden and much more. Convenient to public transportation & shopping. This is a crowd pleaser!!!!



MLS # 130009862  
Address 502 JEFFERSON ST  
Price \$555,000  
Adj Price \$555,000

Address	502 JEFFERSON ST	Days On Market	93
Unit Number	3	MoMaintFee	\$300
Sq Feet	1320	Taxes	\$8,300
Ask Price	\$574,500		
Sold Price	\$555,000		
Closing Date	11/18/2013		

**Ad Rmks:** Truly stunning and spacious 1320sf, 2 bed/2 bath condo w/ French doors opening into a large office/guest rm. Unit is drenched with natural light and offers an open layout, high ceilings, hardwood floors and recessed/track lighting. Both bedrooms feature large walk-in closets. Kitchen is equipped with GE appliances, granite countertops, and breakfast bar. Garage rental parking also available 1/2 block away. Centrally located near lightrail, all NYC transportation, grocery store, restaurants and parks.

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## COMPARABLE REPORT



MLS # 130007344  
Address 723 MADISON ST  
Price \$560,000  
Adj Price \$560,000

Address	723 MADISON ST	Days On Market	101
Unit Number	5N	MoMaintFee	\$360
Sq Feet	1360	Taxes	\$9,500
Ask Price	\$589,000		
Sold Price	\$560,000		
Closing Date	10/30/2013		

**Ad Rmks:** Like new, top floor 1360sf 2 bed 2 bath with private rooftop oasis and NYC views! Large open kitchen with stainless appliances, granite counters and cherry finish cabinets. Expansive living and dining area with gas fireplace. Master bedroom with marble bath and walk in closet. Both bedrooms with partial NYC views. Fresh paint and refinished floors. Ceiling fans in every room. Common yard, W/D and parking make this home complete. This is not an elevator building.



MLS # 130008061  
Address 119 MADISON ST  
Price \$568,000  
Adj Price \$568,000

Address	119 MADISON ST	Days On Market	91
Unit Number	2E	MoMaintFee	\$300
Sq Feet	1310	Taxes	\$11,756
Ask Price	\$578,800		
Sold Price	\$568,000		
Closing Date	11/4/2013		

**Ad Rmks:** Terrific sun filled home with over 1300sqft of open living space! Spacious 2 Bedroom / 2 Bath with private terrace overlooking courtyard. Kitchen with granite counters, GE profile appliances and washer/dryer. Recessed lighting in Living Room & light dimmers throughout. Master Bedroom with walk in closet & Master Bath with double vanity. Great closet space & hardwood floors throughout. Covered garage parking included. Large common yard - great for barbecuing and entertaining!



MLS # 130007024  
Address 700 1ST ST

Address	700 1ST ST	Days On Market	80
Unit Number	8E	MoMaintFee	\$467
Sq Feet	1265	Taxes	\$7,286
Ask Price	\$569,900		
Sold Price	\$575,000		
Closing Date	11/8/2013		

**Ad Rmks:** Coveted Corner 2 Bed, 2 Bath Unit with UNOBSTRUCTED NYC VIEWS!

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## COMPARABLE REPORT



MLS # 130008733  
Address 1100 ADAMS ST  
Price \$585,000  
Adj Price \$585,000

Address	1100 ADAMS ST	Days On Market	109
Unit Number	610	MoMaintFee	\$387
Sq Feet	1140	Taxes	\$7,965
Ask Price	\$609,000		
Sold Price	\$585,000		
Closing Date	11/25/2013		

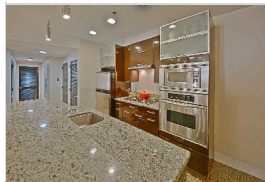
**Ad Rmks:** Absolutely lovely top floor home in the sought after Upper Grand Community. This home offers oversized windows, hardwood floors, soaring ceilings, marble mantel with fireplace, granite countertops, stainless steel appliances and skylight. This elevator, pet friendly building offers a serene landscaped common courtyard, gym and one SUV size parking space. Located close to NYC transportation, shops, parks and schools... it is a Must See!



MLS # 130011763  
Address 135 GARDEN ST  
Price \$586,000  
Adj Price \$586,000

Address	135 GARDEN ST	Days On Market	21
Unit Number	7	MoMaintFee	\$355
Sq Feet	1200	Taxes	\$9,737
Ask Price	\$599,000		
Sold Price	\$586,000		
Closing Date	12/6/2013		

**Ad Rmks:** Urban Oasis on downtown Garden Street. Nestled in a courtyard, this very private 2 bedroom duplex has a private terrace & wood burning fireplace. Other fabulous features include a remodeled kitchen with granite counters & SS appliances, renovated bath with skylight, hardwood floors. CAC & laundry. Absolutely ideal location, close to PATH, ferry, bus, shopping and nightlife while on a quiet residential street.



MLS # 130011065  
Address 108-112 JACKSON ST  
Price \$586,222  
Adj Price \$586,222

Address	108-112 JACKSON ST	Days On Market	53
Unit Number	3D	MoMaintFee	\$305
Sq Feet		Taxes	\$7,362
Ask Price	\$579,000		
Sold Price	\$586,222		
Closing Date	12/17/2013		

**Ad Rmks:** STUNNING 2 BEDROOM 2 BATH CONDO. MASTER BATH HAS OVER-SIZED JETTED TUB. HIGH END CONTEMPORARY CONCRETE AND STRUCTURAL STEEL CONSTRUCTION, CHEF STYLE KITCHEN WITH BREAKFAST BAR FLOOR TO CEILING WINDOWS, GRANITE COUNTER TOPS AND FLOORS IN KITCHEN AND BATH FULL SIZED WASHER AND DRYER, CENTRAL AIR, GARAGE PARKING AND TERRACE LARGER THAN SOME NY APARTMENTS.

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## COMPARABLE REPORT



MLS # 130011991  
Address 800 JACKSON ST  
Price \$590,000  
Adj Price \$590,000

Address	800 JACKSON ST	Days On Market	28
Unit Number	407	MoMaintFee	\$475
Sq Feet	1166	Taxes	\$8,000
Ask Price	\$625,000		
Sold Price	\$590,000		
Closing Date	12/16/2013		

**Ad Rmks:** Gorgeous 2BR 2 Bath 1166 sq ft home w/deeded prkg. State of the art concrete bldg w/beautiful kit w/granite counters, over sized breakfast bar, custom cabs, slate tile back splash & SS appls. Sun drenched LR w/floor to ceiling windows. BR's on opposite ends w/MBR suite, double custom designer closet, MB with jacuzzi tub. Guest BR features chair rail molding and custom closet. Bosch W/D, CAC, recessed lgt & entry foyer w/coat closet. Amenity filled bldg w/gym, roof deck w/NYC views & resident lounge.



MLS # 130010974  
Address 650 2ND ST  
Price \$590,000  
Adj Price \$590,000

Address	650 2ND ST	Days On Market	37
Unit Number	2A	MoMaintFee	\$380
Sq Feet	1316	Taxes	\$9,001
Ask Price	\$625,000		
Sold Price	\$590,000		
Closing Date	12/4/2013		

**Ad Rmks:** Gorgeous 2 bedroom 2 bath condo with deeded parking and private yard! Corner unit features open floor plan, gleaming dark hardwood floors through-out, Washer/dryer and Central A/C! Gourmet chef's kitchen boasts stainless steel appliances, granite counter tops, and eat-in breakfast bar. Living room leads out to a deck which welcomes you to the massive and very private yard. Den in unit is perfect for home office or easily convertible to 3rd bedroom. Close to all NYC transportation.



MLS # 130011104  
Address 907 WILLOW AVE  
Price \$595,000  
Adj Price \$595,000

Address	907 WILLOW AVE	Days On Market	4
Unit Number	1	MoMaintFee	\$322
Sq Feet	1400	Taxes	\$6,973
Ask Price	\$609,000		
Sold Price	\$595,000		
Closing Date	10/18/2013		

**Ad Rmks:** Welcome to your 1400 Sq. ft. 2BR (+office/den) duplex, featuring a fabulously landscaped 500 sq. ft. back yard, paved with distinctive blue stone. This exceptional condo feels like home, boasting exposed brick, hardwood floors, high ceilings, formal dining room, kitchen w/ all amenities, 2 beautifully remodeled baths with marble finishes, and a brand new washer/dryer. Truly a unique space with flexible floor plan, at a

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## COMPARABLE REPORT



MLS # 130011099  
Address 624-626 MONROE ST  
Price \$595,000  
Adj Price \$595,000

Address	624-626 MONROE ST	Days On Market	13
Unit Number	2A	MoMaintFee	\$330
Sq Feet	1163	Taxes	\$7,790
Ask Price	\$599,000		
Sold Price	\$595,000		
Closing Date	11/4/2013		

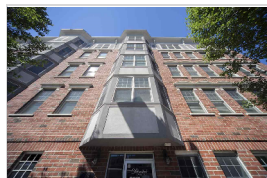
**Ad Rmks:** Beautifully appointed 2 BR 2 Bath home with deeded garage parking & private terrace. Spacious living & dining room makes this home complete. Kitchen with large granite breakfast bar & ss apls. The master suite provides a large WIC & full bath and the guest bedroom is generously sized. Other features include in home washer/dryer, CAC & heat, east facing windows, garage parking & a lovely covered private terrace. Centrally located near light rail, shops, NYC trans and parks.



MLS # 130012716  
Address 624-626 MONROE ST  
Price \$599,000  
Adj Price \$599,000

Address	624-626 MONROE ST	Days On Market	17
Unit Number	5B	MoMaintFee	\$357
Sq Feet	1260	Taxes	\$9,947
Ask Price	\$599,000		
Sold Price	\$599,000		
Closing Date	12/13/2013		

**Ad Rmks:** Spacious, beautifully appointed and impeccably maintained 2 bedroom condo - elevator building - featuring natural maple kitchen with island, granite counters and stainless appliances, inviting living and dining room for grand entertaining, recessed lighting, hardwood floor throughout, incredible roof top terrace w/NYC views for outdoor enjoyment, garage parking, custom window treatments and more! Don't miss out!



MLS # 130011029  
Address 704 CLINTON ST  
Price \$599,000  
Adj Price \$599,000

Address	704 CLINTON ST	Days On Market	7
Unit Number	2A	MoMaintFee	\$352
Sq Feet	1070	Taxes	\$8,488
Ask Price	\$599,000		
Sold Price	\$599,000		
Closing Date	10/21/2013		

**Ad Rmks:** Come BBQ and relax on your 400s/f private terrace! This fabulous home features a gourmet kitchen with granite counters and modern appliances opening up into a spacious living room with sliders leading to your private terrace. Master bedroom suite is complete with full bath and custom walk-in closet. Home amenities include hardwood floors throughout, washer/dryer in unit, recessed lighting and a deeded parking space. Located on 7th and Clinton, you'll find easy access to shopping, dining and NYC transit.

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## COMPARABLE REPORT



MLS # 130009873  
Address 1200 GRAND ST  
Price \$605,000  
Adj Price \$605,000

Address	1200 GRAND ST	Days On Market	9
Unit Number	426	MoMaintFee	\$362
Sq Feet	1072	Taxes	\$6,511
Ask Price	\$600,000		
Sold Price	\$605,000		
Closing Date	10/4/2013		

**Ad Rmks:** Upper Grand Luxury! 1072 sqft 2 Br with the comfort you deserve. Large master bedroom easily fits king size bed. walk in closet in both bedrooms. Chef's kitchen features 42" custom cabinets, granite counters, and ss appliances. Other features include hardwood floors and 9.5 ft ceilings. Building has gym and community room. Deeded parking included.



MLS # 130010744  
Address 102 PARK AVE  
Price \$607,500  
Adj Price \$607,500

Address	102 PARK AVE	Days On Market	12
Unit Number	2	MoMaintFee	\$300
Sq Feet	1225	Taxes	\$7,125
Ask Price	\$614,000		
Sold Price	\$607,500		
Closing Date	10/28/2013		

**Ad Rmks:** Don't miss this beautiful 2 bed/2bath condo with private terrace, just steps to the Path in downtown Hoboken! This fantastic 1225 sqft home features a modern kitchen with stainless steel appliances, granite countertops, maple cabinets and a stylish slate backsplash. Bright and spacious living & dining room with separate office area and large balcony! HWF, C/AC & W/D in unit. recessed lighting throughout and ceiling fans in every room. Garage parking available 1 block away. Awesome location!! Must see!



MLS # 130012895  
Address 800 JACKSON ST

Address	800 JACKSON ST	Days On Market	7
Unit Number	706	MoMaintFee	\$520
Sq Feet	1147	Taxes	\$8,105
Ask Price	\$599,000		
Sold Price	\$625,000		
Closing Date	12/17/2013		

**Ad Rmks:** Welcome to Hoboken's premier luxury residence by Metro Homes! Exhilarating

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## COMPARABLE REPORT



MLS # 130014595  
Address 700 1ST ST  
Price \$627,500  
Adj Price \$627,500

Address	700 1ST ST	Days On Market	110
Unit Number	14E	MoMaintFee	\$404
Sq Feet	1268	Taxes	\$7,737
Ask Price	\$630,000		
Sold Price	\$627,500		
Closing Date	11/4/2013		

### Ad Rmks:



MLS # 130011708  
Address 613 MADISON ST  
Price \$642,000  
Adj Price \$642,000

Address	613 MADISON ST	Days On Market	6
Unit Number	3-C	MoMaintFee	\$345
Sq Feet	1150	Taxes	\$7,916
Ask Price	\$629,000		
Sold Price	\$642,000		
Closing Date	11/15/2013		

**Ad Rmks:** Warm and inviting brick front tri-plex, 3rd floor unit with large roof top deck and sweeping views of NYC. Two bedrooms as well as third floor bonus room (16x9). Deeded garage parking spot with storage plus second parking spot behind garage. Unit boasts closets galore, gleaming hardwood, fresh paint, crown moldings and washer / dryer. Meticulously Kept !!!

### CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$630,000	\$385,000	\$534,571	\$530,000
SP:	\$642,000	\$379,000	\$526,868	\$524,357

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