

# COMPARATIVE MARKET ANALYSIS

2014 Q1 2 bedroom Luxury Condos Sold in Hoboken

***Prepared for:***

Perspectives

NJ

Thursday, November 13,  
2014

***Prepared By:***

**ALEX BAO**

WEICHERT REALTORS

273 GROVE ST

JERSEY CITY, NJ 07302

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## AGENT RESUME

Dear Perspective Buyers and Sellers,

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

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

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

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

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

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

Warm regards,

**Alex Bao**

Sales Associate

Weichert Realtos Jersey City Downtown Office

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# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$719,999	\$389,000	\$564,991	\$572,000
SP:	\$710,000	\$370,000	\$560,251	\$562,751

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
132 ADAMS ST	2	2	888	1/20/2014	33	\$400,000	\$370,000
118 WILLOW AVE	2	1	868	1/29/2014	4	\$389,000	\$400,000
635 GARDEN ST	2	1	1100	1/17/2014	41	\$449,000	\$430,000
1110 PARK AVE	2	1	812	1/28/2014	24	\$470,000	\$450,000
550 1ST ST	2	2	835	1/24/2014	55	\$449,900	\$450,000
1114 PARK AVE	2	1	780	3/28/2014	30	\$469,000	\$460,000
64 MONROE ST	2	1	916	2/28/2014	45	\$460,000	\$460,000
805 WILLOW AVE	2	1	735	1/31/2014	11	\$464,999	\$464,999
805 WILLOW AVE	2	1	735	3/18/2014	3	\$464,999	\$465,000
1112 PARK AVE	2	1	812	2/21/2014	16	\$449,900	\$465,000
551 OBSERVER HIGHWAY	2	2	1166	1/14/2014	159	\$499,000	\$480,000
827 WASHINGTON ST	2	1	930	3/6/2014	13	\$479,000	\$485,000
610 NEWARK ST	2	2	925	2/28/2014	21	\$489,000	\$489,000
828 WASHINGTON ST	2	1	1100	3/7/2014	38	\$524,000	\$530,275
636 5TH ST	2	2	1262	3/7/2014	23	\$539,000	\$540,000
113 MADISON ST	2	2	1310	1/16/2014	10	\$554,000	\$540,000
812 BLOOMFIELD ST	2	1	780	3/28/2014	114	\$549,000	\$541,000
812 BLOOMFIELD ST	2	1	785	2/7/2014	72	\$549,000	\$542,000
1013 PARK AVE	2	2	1106	3/20/2014	70	\$579,000	\$545,000
100 GARDEN ST	2	1	825	2/28/2014	80	\$557,500	\$545,000
700 1ST ST	2	2	1220	1/15/2014	9	\$549,000	\$549,000
77 RIVER ST	2	1	775	2/21/2014	8	\$559,000	\$550,000
700 1ST ST	2	2	1133	3/5/2014	4	\$554,000	\$560,000
700 1ST ST	2	2	1283	3/5/2014	15	\$565,000	\$560,000
928 WILLOW AVE	2	1	1150	1/10/2014	13	\$549,000	\$560,503
613 MONROE ST	2	2	1324	3/27/2014	27	\$575,000	\$565,000
68 PARK AVE	2	3	1362	1/23/2014	84	\$599,900	\$575,000
1108 HUDSON ST	2	2	890	3/19/2014	9	\$569,000	\$580,500
65 JEFFERSON ST	2	2	1325	2/10/2014	148	\$599,000	\$583,500
421 MADISON ST	2	2	1391	2/26/2014	57	\$599,000	\$585,000
132 MONROE ST	2	2	1085	3/3/2014	22	\$589,000	\$589,000
208 JACKSON ST	2	2	1260	2/21/2014	7	\$599,000	\$593,000

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
530 MADISON ST	2	2	1152	2/20/2014	12	\$595,000	\$598,777
1201 ADAMS ST	2	2	1020	1/21/2014	10	\$599,000	\$600,000
727 MONROE ST	2	2	1176	3/24/2014	77	\$600,000	\$600,000
624-626 MONROE ST	2	2	1163	3/18/2014	13	\$599,000	\$604,000
700 1ST ST	2	2	1268	3/4/2014	12	\$599,000	\$605,000
800 JACKSON ST	2	2	1147	3/17/2014	5	\$600,000	\$610,000
317 MONROE ST	2	2	1318	2/7/2014	63	\$599,900	\$610,000
507 MADISON ST	2	2	1289	3/31/2014	10	\$639,000	\$625,000
74 MONROE ST	2	2	1311	2/28/2014	30	\$629,000	\$629,000
609 OBSERVER HIGHWAY	2	2	1296	2/20/2014	19	\$639,000	\$630,000
72 GARDEN ST	2	2	1240	3/31/2014	112	\$659,000	\$635,000
609 OBSERVER HIGHWAY	2	2	1347	3/31/2014	7	\$659,000	\$645,000
1100 ADAMS ST	2	2	1338	2/7/2014	27	\$650,000	\$655,000
1200 GRAND ST	2	2	1290	1/28/2014	27	\$677,500	\$669,000
1100 ADAMS ST	2	2	1338	3/7/2014	12	\$685,000	\$685,000
915 MADISON ST	2	2	1114	2/24/2014	16	\$699,000	\$699,000
506 GARDEN ST	2	2	1167	2/27/2014	28	\$719,999	\$700,000
1200 GRAND ST	2	2	1275	3/14/2014	0	\$710,000	\$710,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>50</b>					<b>34</b>	<b>\$564,991</b>	<b>\$560,251</b>

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# COMPARABLE REPORT



MLS # 130013178  
Address 132 ADAMS ST  
Price \$370,000  
Adj Price \$370,000

Address	132 ADAMS ST	Days On Market	33
Unit Number	1	MoMaintFee	\$392
Sq Feet	888	Taxes	\$5,652
Ask Price	\$400,000		
Sold Price	\$370,000		
Closing Date	1/20/2014		

**Ad Rmks:** Great 2 bedroom 2 Bath condo located in Downtown Hoboken! Unit features gleaming hardwood floors throughout, open living floor plan with an open kitchen plus room for a real dining table and separate living area. Dishwasher and microwave included. Laundry right outside unit on first floor. Pets are accepted but have to meet condo regulations. Almost equal size bedrooms. Great location with just a short walk to PATH train or just 3 blocks to NYC bus. Close to lively Washington Street and local restaurants!



MLS # 130014685  
Address 118 WILLOW AVE  
Price \$400,000  
Adj Price \$400,000

Address	118 WILLOW AVE	Days On Market	4
Unit Number	1	MoMaintFee	\$466
Sq Feet	868	Taxes	\$6,813
Ask Price	\$389,000		
Sold Price	\$400,000		
Closing Date	1/29/2014		

**Ad Rmks:** Location, location, location!!! Spacious 2 bedroom condo features: large living/dining area, high ceilings, hardwood floors, washer/dryer in unit, 2 great sized bedrooms, private terrace, common backyard & more... Very convenient to public transportation.



MLS # 130011739  
Address 635 GARDEN ST  
Price \$430,000  
Adj Price \$430,000

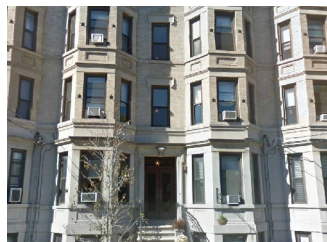
Address	635 GARDEN ST	Days On Market	41
Unit Number	5	MoMaintFee	\$319
Sq Feet	1100	Taxes	\$8,000
Ask Price	\$449,000		
Sold Price	\$430,000		
Closing Date	1/17/2014		

**Ad Rmks:** Incredibly spacious and bright 2 bedroom plus den on tree-lined Garden St. Leather walls and stained glass skylight welcome you to the building. Exposed brick, crown molding and hardwood floors keep the original feel through out the home. Large windows and a skylight in the kitchen keep this home sunny all day long and allow you to easily enjoy the NYC views. The large living / dining space open to the kitchen making this home great for entertaining. Centrally located, you'll have easy access to all Hoboken

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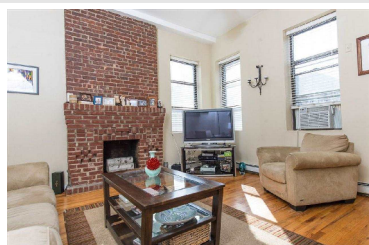
## COMPARABLE REPORT



MLS # 130014166  
Address 1110 PARK AVE  
Price \$450,000  
Adj Price \$450,000

Address	1110 PARK AVE	Days On Market	24
Unit Number	3L	MoMaintFee	\$400
Sq Feet	812	Taxes	
Ask Price	\$470,000		
Sold Price	\$450,000		
Closing Date	1/28/2014		

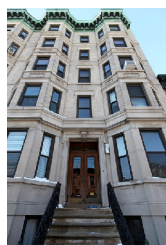
**Ad Rmks:** Beautiful 2 bdrm condo is sought-after Upper Park Condos. Uptown Hoboken is known for its old world charm, upscale boutiques, amazing restaurants & direct access by ferry to NYC. This condo features a flexible & open floor plan w/ din rm. Windows & gorgeous ceil fans in every rm. Washer & dryer in the unit! This condo is not in a flood zone & in fact maintained power during Hurricane Sandy. Condo Association is very strong & owners enjoy a full fitness center, heated outdoor pool, addit bsmnt storage & onsite package rm for deliveries.



MLS # 130012661  
Address 550 1ST ST  
Price \$450,000  
Adj Price \$450,000

Address	550 1ST ST	Days On Market	55
Unit Number	6	MoMaintFee	\$320
Sq Feet	835	Taxes	\$6,419
Ask Price	\$449,900		
Sold Price	\$450,000		
Closing Date	1/24/2014		

**Ad Rmks:** This beautiful 2 bedroom/2 full bath home feels much larger than as listed. It's a very well laid out, bright corner unit with new granite/maple kitchen, 11 foot ceilings, great closet space, pretty brick exposure, many windows and best of all, your own private deeded attached garage with tons of added storage. Close to train, bus, tons of shops and restaurants on First Street and more!



MLS # 140000157  
Address 1114 PARK AVE  
Price \$460,000  
Adj Price \$460,000

Address	1114 PARK AVE	Days On Market	30
Unit Number	1R	MoMaintFee	\$317
Sq Feet	780	Taxes	\$6,357
Ask Price	\$469,000		
Sold Price	\$460,000		
Closing Date	3/28/2014		

**Ad Rmks:** High ceilings and smart layout make this 2 bedroom feel huge. Open kitchen w/ dining room make it a home. Extra private storage facility in basement keeps the place clutter free. Washer dryer hook up in unit & full sets in basement along w/ bike storage. Patio, gym & pool included in maint- great fun for the summer along w/ heat & hot water. Windows on 3 sides, great location on quiet street. Lots of original details- curved ceiling, amazing fireplace, picture rods in living rm. Lots of potential!

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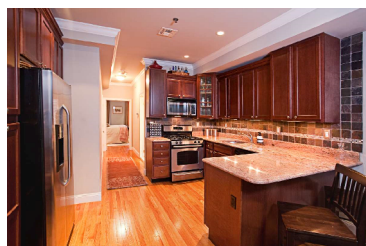
## COMPARABLE REPORT



MLS # 130014008  
Address 64 MONROE ST  
Price \$460,000  
Adj Price \$460,000

Address	64 MONROE ST	Days On Market	45
Unit Number	2	MoMaintFee	\$300
Sq Feet	916	Taxes	\$7,248
Ask Price	\$460,000		
Sold Price	\$460,000		
Closing Date	2/28/2014		

**Ad Rmks:** The Home features 10' ceilings, large windows, gorgeous original parquet flooring w/ inlay border throughout all 916 sq ft . 2 bedrooms each w/ exposed brick fireplaces & large closets. Bonus room off the master bedroom great for office or nursery. Completely renovated kitchen with SS appls, granite, backsplash, breakfast bar, over-cabinet lighting & xtra cabinet countertop. Updated bath. Washer and Dryer inside the unit. Low HOA includes Heat & HW. Storage in Basement. Perfect place to call Home.



MLS # 130014661  
Address 805 WILLOW AVE  
Price \$464,999  
Adj Price \$464,999

Address	805 WILLOW AVE	Days On Market	11
Unit Number	3L	MoMaintFee	\$345
Sq Feet	735	Taxes	\$6,954
Ask Price	\$464,999		
Sold Price	\$464,999		
Closing Date	1/31/2014		

**Ad Rmks:** OPEN HOUSE on 12/7 2-4pm. 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, & surround sound in all rooms w/ flat-screen tv. Bedrooms on opposite ends, both fit queen beds, & have upgraded Elfa closet systems. Marble bathroom w/ custom cabinets. Donâ€™t miss the 80sf of additional storage in the basement. 1 block to the NYC Bus or 10 min walk to PATH!



MLS # 140001138  
Address 805 WILLOW AVE  
Price \$465,000  
Adj Price \$465,000

Address	805 WILLOW AVE	Days On Market	3
Unit Number	4R	MoMaintFee	\$345
Sq Feet	735	Taxes	\$7,024
Ask Price	\$464,999		
Sold Price	\$465,000		
Closing Date	3/18/2014		

**Ad Rmks:** Welcome home to this beautiful midtown condo, close to everything! This 2 bed/1 bath unit features an open concept kitchen into living room with granite counters, SS appliances & breakfast bar. Unit features W/D, Central AC, alarm & multi room surround sound system with iPad docking station. Large beds on opposite ends that easily fit queen sized beds. Relax in your modern marble bathroom and don't forget to check out the 80 SQFT storage unit in the basement. Conveniently located 1 block from bus stop.

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## COMPARABLE REPORT



Address	1112 PARK AVE	Days On Market	16
Unit Number	4L	MoMaintFee	\$400
Sq Feet	812	Taxes	\$6,717
Ask Price	\$449,900		
Sold Price	\$465,000		
Closing Date	2/21/2014		

### Ad Rmks:

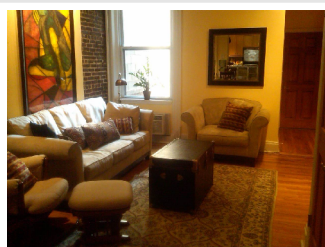
MLS # 130014999  
Address 1112 PARK AVE  
Price \$465,000  
Adj Price \$465,000



Address	551 OBSERVER HIGHWAY	Days On Market	159
Unit Number	6D	MoMaintFee	\$862
Sq Feet	1166	Taxes	\$7,476
Ask Price	\$499,000		
Sold Price	\$480,000		
Closing Date	1/14/2014		

**Ad Rmks:** WELCOME TO ONE OF HOBOKEN'S FIRST LUXURY CONDO BLDG. AWESOME 1166 SQ.FT. 2 BDR/2BATHS, W/PRIVATE BALCONY OVERLOOKING BREATHTAKING NYC VIEWS. SHUTTLE SERVICE TO PATH AND 1 PKG. SPOT INCLUDED. SUNNY AND BRIGHT W/ HDWD FLRS, OPEN LIVING/DINING AREA. NEWLY RENOVATED LOBBY, GYM, COMMUNITY RM. AVAILABLE FOR PARTIES AND EVENTS. DOORMAN, ELEVATOR BLDG. CLOSE TO LIGHT RAIL, BUS & PATH.

MLS # 130005964  
Address 551 OBSERVER  
HIGHWAY  
Price \$480,000  
Adj Price \$480,000



Address	827 WASHINGTON ST	Days On Market	13
Unit Number	4A	MoMaintFee	\$350
Sq Feet	930	Taxes	\$5,902
Ask Price	\$479,000		
Sold Price	\$485,000		
Closing Date	3/6/2014		

**Ad Rmks:** Spacious two bedroom in sought after building offers charm and modern upgrades. Exposed brick, marble counters, SS appliances and crown molding give you the charm you are looking for in a convenient location. Steps to the bus and a short walk to the ferry or path. Large bedrooms at opposite ends of unit and an abundance of closets complete the picture for your new home. Owner is a licensed real estate agent

MLS # 140000595  
Address 827 WASHINGTON ST  
Price \$485,000  
Adj Price \$485,000

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## COMPARABLE REPORT



MLS # 130015232  
Address 610 NEWARK ST  
Price \$489,000  
Adj Price \$489,000

Address	610 NEWARK ST	Days On Market	21
Unit Number	6E	MoMaintFee	\$423
Sq Feet	925	Taxes	\$6,142
Ask Price	\$489,000		
Sold Price	\$489,000		
Closing Date	2/28/2014		

**Ad Rmks:** Luxurious Hoboken Grande 2 bedroom/2 bath apartment awaits you! this quiet, rear-facing condo boasts hardwood floors throughout, 10 foot ceilings, great natural light, and your very own private 45 square foot terrace. Building features brand new, renovated contemporary style lobby. Amenities include shuttle to the PATH, fitness room with steam room, and common outdoor space. Conveniently located to the Holland Tunnel and NJ Turnpike!



MLS # 130013917  
Address 828 WASHINGTON ST  
Price \$530,275  
Adj Price \$530,275

Address	828 WASHINGTON ST	Days On Market	38
Unit Number	4	MoMaintFee	\$300
Sq Feet	1100	Taxes	\$7,029
Ask Price	\$524,000		
Sold Price	\$530,275		
Closing Date	3/7/2014		

**Ad Rmks:** 1100 sq. ft. 2 bedroom plus office, 1 bath condo with Victorian charm. Large living room with original pocket doors, kitchen features stainless steel appliances, granite counters & separate dining area. This unit has great light, an open floor plan, high ceilings with plaster medallions, built in book cases, good closet space. Washer/ dryer in basement, common yard. Maintenance includes heat & hot water.



MLS # 140000097  
Address 636 5TH ST  
Price \$540,000  
Adj Price \$540,000

Address	636 5TH ST	Days On Market	23
Unit Number	202	MoMaintFee	\$321
Sq Feet	1262	Taxes	\$6,861
Ask Price	\$539,000		
Sold Price	\$540,000		
Closing Date	3/7/2014		

**Ad Rmks:** Corner 2bd/2bth unit envelops you with light! Floor to ceiling windows include custom window treatments for added privacy. No expense was spared as pride of ownership is evident-top of line fixtures throughout inspire and compliment the modern yet warm feel of the condo. Features include 9ft Ceilings, Bamboo Floors, SS Appliances & Caesar Stone Counters as well as bdrms at opposite ends-perfect for guests/roommates. All this + Deeded Parking, Elevator, Fitness Ctr., & Common Yard. Steps to LR. A Must See!

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# COMPARABLE REPORT



MLS # 130013871  
Address 113 MADISON ST  
Price \$540,000  
Adj Price \$540,000

Address	113 MADISON ST	Days On Market	10
Unit Number	5W	MoMaintFee	\$324
Sq Feet	1310	Taxes	\$7,676
Ask Price	\$554,000		
Sold Price	\$540,000		
Closing Date	1/16/2014		

**Ad Rmks:** Stunning 2 bedroom/2 full bath now available. Home rests on the top floor in a quiet and peaceful building. Perfect for entertaining. Large private balcony, pre-wired surround sound, wine chiller, and common backyard. This large unit gets amazing light all afternoon. Shining hardwood floors. Excessive closet space with a walk in closet in the master. Jacuzzi whirlpool tub for additional relaxation. New: toilets, D/W, Boiler, AC system, and in unit W/D. All this and a large deeded garage parking space.



MLS # 130013261  
Address 812 BLOOMFIELD ST  
Price \$541,000  
Adj Price \$541,000

Address	812 BLOOMFIELD ST	Days On Market	114
Unit Number	5	MoMaintFee	\$324
Sq Feet	780	Taxes	
Ask Price	\$549,000		
Sold Price	\$541,000		
Closing Date	3/28/2014		

**Ad Rmks:** Smart & stylish 2 BDRM with private terrace & gas FP on sought after Bloomfield St. This brand new condo has it all; gourmet kitchen with SS appliances, contemporary oak cabinetry & hammered black granite counters, chic bath with glass mosaic tile backsplash, marble vanity & extra deep soaking tub, FP has elegant marble surround, full glass door leads to private terrace, extra-large bedroom, high ceilings, crown moldings, hardwood floors, CAC & laundry. Fabulous Moroccan inspired hallways with custom tile.



MLS # 130013262  
Address 812 BLOOMFIELD ST  
Price \$542,000  
Adj Price \$542,000

Address	812 BLOOMFIELD ST	Days On Market	72
Unit Number	6	MoMaintFee	\$326
Sq Feet	785	Taxes	
Ask Price	\$549,000		
Sold Price	\$542,000		
Closing Date	2/7/2014		

**Ad Rmks:** Smart & stylish 2 BDRM with private terrace & gas FP on sought after Bloomfield St. This brand new condo has it all; gourmet kitchen with SS appliances, contemporary oak cabinetry & hammered black granite counters, chic bath with glass mosaic tile backsplash, marble vanity & extra deep soaking tub, FP has elegant marble surround, full glass door leads to private terrace, extra-large bedroom with French doors separating the dressing room/office, high ceilings, crown moldings, hardwood floors, CAC & laundry.

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## COMPARABLE REPORT



MLS # 130014090  
Address 1013 PARK AVE  
Price \$545,000  
Adj Price \$545,000

Address	1013 PARK AVE	Days On Market	70
Unit Number	3L	MoMaintFee	\$387
Sq Feet	1106	Taxes	\$7,500
Ask Price	\$579,000		
Sold Price	\$545,000		
Closing Date	3/20/2014		

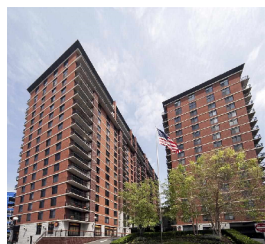
**Ad Rmks:** Unique two bedroom, two bath duplex with extra alcove for office or bedroom. Totally renovated kitchen with S/S appliances and granite counters. Home boasts exposed brick, spiral staircase, and 5 inch wide plank Brazilian HW floors throughout. Large kitchen, ample cabinetry, and custom designed closets galore. Both bathrooms recently remodeled. Washer/dryer in unit, high ceilings, internet access from every room, common outside yard and over sized private storage in building! Building unaffected by Sandy.



MLS # 130013370  
Address 100 GARDEN ST  
Price \$545,000  
Adj Price \$545,000

Address	100 GARDEN ST	Days On Market	80
Unit Number	3A	MoMaintFee	\$384
Sq Feet	825	Taxes	\$8,554
Ask Price	\$557,500		
Sold Price	\$545,000		
Closing Date	2/28/2014		

**Ad Rmks:** Modern 2 bed condo feat. a comfortable box layout w/ 2 equal sized bedrooms & handsome full bath on a prime Hoboken block & lot, w/ a coveted & rare in building deeded parking spot. Unit feat. beautiful natural light, eastern & southern exposures complemented by skylight in the living area warmed by southern exposed bay windows. Granite counters & breakfast bar, kitchen pantry closet, double sized closets in both bedrooms, handsome bath w/ granite vanity & stone backsplash, hwd floors, washer/dryer in unit



MLS # 130013834  
Address 700 1ST ST  
Price \$549,000  
Adj Price \$549,000

Address	700 1ST ST	Days On Market	9
Unit Number	10RS	MoMaintFee	\$451
Sq Feet	1220	Taxes	\$8,578
Ask Price	\$549,000		
Sold Price	\$549,000		
Closing Date	1/15/2014		

**Ad Rmks:** This spacious 1220 sq ft exterior facing 2 bedroom, 2 bath features features fully upgraded kitchen with stainless steel appliances, granite counter tops, recessed lighting, cherry hardwood floors throughout, custom closets, full sized washer/dryer in unit and an over-sized private terrace. Building amenities include 24hr doorman, on site rental pkg available, 26,000sf health club w/indoor pool & spa, dry cleaning and shuttle to path! Open House Sunday November 10th 1-3pm

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## COMPARABLE REPORT



MLS # 140000166  
Address 77 RIVER ST  
Price \$550,000  
Adj Price \$550,000

Address	77 RIVER ST	Days On Market	8
Unit Number	18	MoMaintFee	\$475
Sq Feet	775	Taxes	\$5,600
Ask Price	\$559,000		
Sold Price	\$550,000		
Closing Date	2/21/2014		

**Ad Rmks:** A beautiful, tasteful and well cared for 2BR/1BA apt on the 5th flr of a recently renovated 7 flr historic building w/elevator! 30 secs to PATH /12 min to 33rd St/NYC. Totally renovated w/Brick accent walls in LR & MB; MB w/walk-in closet; hardwood floors; custom ceramic tiled kitchen and bath; deep soaking tub; gorgeous hardwood cabinets; stainless steel appliances; Cablevision access; Washers/Dryers in basement. VIEWS of lower Manhattan, the Hudson! COVERED PARKING included! PETS okay!



MLS # 140000909  
Address 700 1ST ST  
Price \$560,000  
Adj Price \$560,000

Address	700 1ST ST	Days On Market	4
Unit Number	8V	MoMaintFee	\$447
Sq Feet	1133	Taxes	\$7,835
Ask Price	\$554,000		
Sold Price	\$560,000		
Closing Date	3/5/2014		

**Ad Rmks:** 2 BR/2BA condo at the luxury Sky Club building. Unit features:ss appliances, granite counters and backsplash, d/w, w/d in unit & hw flrs thru-out. Bedrooms on opposite sides of living rm. Lots of closet space. Enjoy sunsets on your balcony! Building amenities:24 hours shuttle to/from PATH, onsite garage, parking available for extra fee & 25,00 sq ft health club w/ pool. Near lightrail, bus, parks, schools & daycare's.



MLS # 130014942  
Address 700 1ST ST  
Price \$560,000  
Adj Price \$560,000

Address	700 1ST ST	Days On Market	15
Unit Number	3W	MoMaintFee	\$474
Sq Feet	1283	Taxes	\$8,300
Ask Price	\$565,000		
Sold Price	\$560,000		
Closing Date	3/5/2014		

**Ad Rmks:** Beautiful 2br/2ba SW corner unit in the Sky Club. Unit features, large kitchen with lots of cabinet space, d/w, s/s appliances, breakfast bar and h/w floors. W/D conveniently in unit. Large master bedroom with ensuite bath. 2nd bedroom with walk-in closet. Ceiling fans in bedrooms. Enjoy your balcony with sunset views. Bldg offers:24 hr concierge, courtyard, elevator, free shuttle to/from PATH, steps to NYC buses, LightRail and more! Onsite 25,000 sq ft gym & garage parking offered for additional fee.

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## COMPARABLE REPORT



MLS # 130013742  
Address 928 WILLOW AVE  
Price \$560,503  
Adj Price \$560,503

Address	928 WILLOW AVE	Days On Market	13
Unit Number	2	MoMaintFee	\$350
Sq Feet	1150	Taxes	\$5,373
Ask Price	\$549,000		
Sold Price	\$560,503		
Closing Date	1/10/2014		

**Ad Rmks:** Spectacular 2B/1B duplex condo in the heart of Hoboken! This truly fabulous home features hardwood floors throughout, recessed lighting, high ceilings w/skylights, open kitchen w/granite counter tops, spacious living room w/exposed brick, dining room with functioning fireplace, tastefully renovated bathroom, equally spacious bedrooms and w/d in unit. Located centrally on 9th and Willow, you'll find easy access to shopping, dining, restaurants and NYC transportation at your doorstep! Open House 11/10 - 1-3p



MLS # 140000123  
Address 613 MONROE ST  
Price \$565,000  
Adj Price \$565,000

Address	613 MONROE ST	Days On Market	27
Unit Number	2	MoMaintFee	\$355
Sq Feet	1324	Taxes	\$6,400
Ask Price	\$575,000		
Sold Price	\$565,000		
Closing Date	3/27/2014		

**Ad Rmks:** Beautiful and spacious 4 windows wide 2 bedroom 2 bath with open layout great for entertaining. Modern kitchen features maple cabinetry, granite countertops and breakfast bar. Large en suite master bedroom, very spacious 2nd bedroom. Top of the line california closets throughout. Gleaming hardwood floors, tons of sunlight, ceiling fans and hunter douglas blinds included. Living room is 4 windows wide can be converted to a 3 bedroom. One deeded parking space completes this perfect home!



MLS # 130009878  
Address 68 PARK AVE  
Price \$575,000  
Adj Price \$575,000

Address	68 PARK AVE	Days On Market	84
Unit Number	1	MoMaintFee	\$453
Sq Feet	1362	Taxes	\$8,787
Ask Price	\$599,900		
Sold Price	\$575,000		
Closing Date	1/23/2014		

**Ad Rmks:** Incredible location - near PATH, Washington St, 1st St & parking lot across the street. 2 floor layout feels more like a home than an apartment. 1st floor is parlor level, (not basement) & the traditional staircase (not spiral) leads you to 2nd floor, both a rare find for a Hoboken duplex. This layout gives you options! Bed plus alcove & bath on each floor. Direct access to landscaped backyard. Features include exposed brick, built-in shelving & in unit washer/dryer. Great closet space & basement storage!

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# COMPARABLE REPORT



MLS # 140000558  
Address 1108 HUDSON ST  
Price \$580,500  
Adj Price \$580,500

Address	1108 HUDSON ST	Days On Market	9
Unit Number	2A	MoMaintFee	\$302
Sq Feet	890	Taxes	\$8,622
Ask Price	\$569,000		
Sold Price	\$580,500		
Closing Date	3/19/2014		

**Ad Rmks:** Great opportunity to live on Hudson Street! Fabulous 2 bedroom/2 bathroom in elevator building. Kitchen has been completely remodeled with stainless steel Bosch appliances, extra built-in cabinets, Corian counter & breakfast bar, & stainless steel backsplash. Other features include high hat lighting, new bathroom vanities, working gas fireplace central air, hardwood floors, extra storage & washer/dryer in unit. Parking available for rent across the street. Commuters' dream - just steps to NYC bus and ferry.



MLS # 130010813  
Address 65 JEFFERSON ST  
Price \$583,500  
Adj Price \$583,500

Address	65 JEFFERSON ST	Days On Market	148
Unit Number	5	MoMaintFee	\$300
Sq Feet	1325	Taxes	\$9,257
Ask Price	\$599,000		
Sold Price	\$583,500		
Closing Date	2/10/2014		

**Ad Rmks:** Welcome to this bright & airy 2 Bedroom / 2 Bathroom home with an open floor plan and huge living room with recessed lighting and gas fireplace. Fantastic unit features cherry cabinets, granite counters, hardwood floors, central AC, jetted tub in bathroom & washer/dryer in unit. Large tiled deck off BR and Master BR with Walk-In Closet & Master Bath. Currently being used as a 2BR but the original planned layout was a 3BR and can be easily converted to a 3BR. Close to shops, restaurants & transportation.



MLS # 130014048  
Address 421 MADISON ST  
Price \$585,000  
Adj Price \$585,000

Address	421 MADISON ST	Days On Market	57
Unit Number	2	MoMaintFee	\$354
Sq Feet	1391	Taxes	\$9,277
Ask Price	\$599,000		
Sold Price	\$585,000		
Closing Date	2/26/2014		

**Ad Rmks:** No more showings

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## COMPARABLE REPORT



MLS # 140000232  
Address 132 MONROE ST  
Price \$589,000  
Adj Price \$589,000

Address	132 MONROE ST	Days On Market	22
Unit Number	3A	MoMaintFee	\$350
Sq Feet	1085	Taxes	\$7,363
Ask Price	\$589,000		
Sold Price	\$589,000		
Closing Date	3/3/2014		

**Ad Rmks:** Bright and spacious, elevator building 2 br. 2 bth. lovely corner unit with 8 windows. Open kitchen with stainless steel appliances, granite countertops with wine cooler. Gleaming hardwood floors, hardwood floors under carpeting in bedroom, side by side washer/dryer, c/a/c, new video intercom. Large parking space included. Pre-wired surround sound system, close to trans. shopping & schools. A must see!



MLS # 130015004  
Address 208 JACKSON ST  
Price \$593,000  
Adj Price \$593,000

Address	208 JACKSON ST	Days On Market	7
Unit Number	3	MoMaintFee	\$369
Sq Feet	1260	Taxes	\$7,917
Ask Price	\$599,000		
Sold Price	\$593,000		
Closing Date	2/21/2014		

**Ad Rmks:** Welcome to this fabulous home w/ priv. keylock elev! Spacious LR w/French balconies & gas fireplace, lrg DR, fully loaded ktch w/ SS, kitchen aid package, granite cnters, porcelain backsplash & maple cabinetry. BRs have access to priv. patio. BAs ft. marble, new toilets, glass shower doors, rain tree showerheads & a Jacuzzi in master. Cali closet in priv. entrance, Elfa closet systems in BRs, HWF, CAC, W/D & 100 wine rack. Common Pool & Comm. Room w/new furn round out this home! Skyclub gym & lightrail 2 blcks away!



MLS # 130014895  
Address 530 MADISON ST  
Price \$598,777  
Adj Price \$598,777

Address	530 MADISON ST	Days On Market	12
Unit Number	6B	MoMaintFee	\$343
Sq Feet	1152	Taxes	\$8,800
Ask Price	\$595,000		
Sold Price	\$598,777		
Closing Date	2/20/2014		

**Ad Rmks:** Sun drenched top floor unit with views of New York City is ready for you to move in. This 1152 square foot two bedroom, two bath with master en suite is the complete package. Kitchen offers skylights, granite counter tops and oak cabinets. Master bath has a skylight as well and Corian sink top with a whirlpool tub. Generous sized bedrooms with good closet space. Elevator building also offers a common patio as well. Complete with parking!

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## COMPARABLE REPORT



MLS # 130013910  
Address 1201 ADAMS ST  
Price \$600,000  
Adj Price \$600,000

Address	1201 ADAMS ST	Days On Market	10
Unit Number	605	MoMaintFee	\$342
Sq Feet	1020	Taxes	\$8,033
Ask Price	\$599,000		
Sold Price	\$600,000		
Closing Date	1/21/2014		

**Ad Rmks:** This fabulous top floor 2BD/2BA features an open kitchen with skylight, large breakfast bar, SS appls, granite counters, & 42" cabinets. A sundrenched LR w/gas fireplace & recessed lighting leads to a private balcony! Walk-in closets in both Beds! Master Bath with dual sinks & linen closet! Plus 9.5ft ceilings, HW flrs, & recessed lighting. W/D in unit. Deeded garage parking. Steel & concrete construction. Large common courtyard, community room & gym. Short walk to NYC trans., restaurants & shops...



MLS # 130013634  
Address 727 MONROE ST  
Price \$600,000  
Adj Price \$600,000

Address	727 MONROE ST	Days On Market	77
Unit Number	502	MoMaintFee	\$387
Sq Feet	1176	Taxes	\$8,929
Ask Price	\$600,000		
Sold Price	\$600,000		
Closing Date	3/24/2014		

**Ad Rmks:** Absolutely stunning 2 bedroom 2 bath condo with 1 car parking! Expansive unit with over 1100 sqft features hardwood floors throughout, Central A/C, and Recessed lighting! Gourmet Chef's kitchen boasts stainless steel appliances, granite counter tops, custom cabinetry, and eat-in breakfast bar. Living room drenched in natural sunlight by skylights! Master bedroom provides Walk-in closet and ensuite bathroom. Elevator Building provides 24hr security, exercise room, and shops on premise. Must see!



MLS # 140000401  
Address 624-626 MONROE ST  
Price \$604,000  
Adj Price \$604,000

Address	624-626 MONROE ST	Days On Market	13
Unit Number	3A	MoMaintFee	\$330
Sq Feet	1163	Taxes	\$7,677
Ask Price	\$599,000		
Sold Price	\$604,000		
Closing Date	3/18/2014		

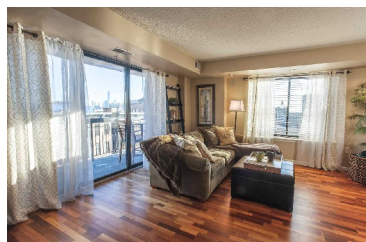
**Ad Rmks:** Spacious, bright and beautifully appointed 2 bedroom/2 bathroom condo in Hoboken. This spectacular home features natural maple kitchen with breakfast counter, granite tops and stainless appliances, inviting living and dining room, hardwood floors throughout, recessed lighting, master suite with walk-in closet and private bath and private terrace for outdoor enjoyment. Deeded garage parking, common yard and the NJ Transit light rail around the corner complete this fabulous condo.

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## COMPARABLE REPORT



MLS # 140000325  
Address 700 1ST ST  
Price \$605,000  
Adj Price \$605,000

Address	700 1ST ST	Days On Market	12
Unit Number	6H	MoMaintFee	\$500
Sq Feet	1268	Taxes	\$7,436
Ask Price	\$599,000		
Sold Price	\$605,000		
Closing Date	3/4/2014		

**Ad Rmks:** Coveted corner 2 Bed, 2 Bath, east facing home with NYC views! Open Chef's kitchen w/granite countertops, breakfast bar and s/s appliances, 2 spacious bedrooms w/ensuite baths. Private terrace, large living/dining room w/ Brazilian Cherry Hardwood Floors. Many upgrades throughout. Designer doors & pulls, recessed lighting, New carpets in bedrooms, linen closet added, new W/D. On-site parking, dry cleaning, health club, pool & spa for addl fee, 24 hr doorman, lightrail 1 blk away & Free shuttle to PATH.



MLS # 140001493  
Address 800 JACKSON ST  
Price \$610,000  
Adj Price \$610,000

Address	800 JACKSON ST	Days On Market	5
Unit Number	306	MoMaintFee	\$490
Sq Feet	1147	Taxes	\$8,564
Ask Price	\$600,000		
Sold Price	\$610,000		
Closing Date	3/17/2014		

**Ad Rmks:** With the light rail at your door this home is a commuter's dream. Featuring 9'6" ceilings, oversized windows, a terrace & an Eastern exposure this bright and airy home offers Walnut flrs, a kitchen with Cherry shaker cabinets, granite counters w/Italian Ceramic backsplash. The bath boasts Maple cabinetry w/marble vanity, limestone flrs & Italian porcelain wall tiles. Amenities incld a common roof deck, fitness center, community room, & cyberdoorman w/ package delivery room. 14 yrs remain on 20 yr abatement.



MLS # 130013125  
Address 317 MONROE ST  
Price \$610,000  
Adj Price \$610,000

Address	317 MONROE ST	Days On Market	63
Unit Number	4	MoMaintFee	\$300
Sq Feet	1318	Taxes	\$8,132
Ask Price	\$599,900		
Sold Price	\$610,000		
Closing Date	2/7/2014		

**Ad Rmks:** Large two bedroom two bath with lots of natural light shows pride of ownership. Granite and stainless in the kitchen with new back splash, custom fireplace/entertainment center with built ins and surround sound in living room ceiling, crown molding throughout, newly renovated second bath, new washer/dryer, WiFi thermostat, plenty of storage and partial Empire State views from bedrooms and balcony. Complete with parking, common yard and roof rights.

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## COMPARABLE REPORT



MLS # 140000656  
Address 507 MADISON ST  
Price \$625,000  
Adj Price \$625,000

Address	507 MADISON ST	Days On Market	10
Unit Number	4	MoMaintFee	\$350
Sq Feet	1289	Taxes	\$8,290
Ask Price	\$639,000		
Sold Price	\$625,000		
Closing Date	3/31/2014		

**Ad Rmks:** Beautifully appointed 2BD/2B in a boutique, elevator building with 200 sq ft terrace with Empire State building views! The modern kitchen has a large island with granite countertops, Jenn Air stainless steel appliances (including a wine fridge), custom tile backsplash, and under cabinet lighting. This home has hardwood floors throughout, recessed lighting, custom blinds, separate dining room, Central AC, W/D and a recently renovated master bath. Could easily convert to a 3 bedroom. Parking for rent.



MLS # 130014790  
Address 74 MONROE ST  
Price \$629,000  
Adj Price \$629,000

Address	74 MONROE ST	Days On Market	30
Unit Number	1	MoMaintFee	\$435
Sq Feet	1311	Taxes	\$8,012
Ask Price	\$629,000		
Sold Price	\$629,000		
Closing Date	2/28/2014		

**Ad Rmks:** Spacious 2 Bed/2Bath in desirable downtown location! Elevator building w/garage parking included. Vast living room with ample space for separate office area. Large kitchen featuring granite counters, GE Profile ss appliances, "42 wood cabinets & breakfast bar. Formal dining area. Oversized master suite w/his & hers custom built closets, sizeable master bath w/tumbled marble jacuzzi tub. Washer/Dryer in unit. Oakwood floors w/mahogany inlays and wood trim throughout. No detail left untouched, won't last!



MLS # 140000019  
Address 609 OBSERVER HIGHWAY  
Price \$630,000  
Adj Price \$630,000

Address	609 OBSERVER HIGHWAY	Days On Market	19
Unit Number	401	MoMaintFee	\$401
Sq Feet	1296	Taxes	\$7,336
Ask Price	\$639,000		
Sold Price	\$630,000		
Closing Date	2/20/2014		

**Ad Rmks:** This gorgeous 2bd 2bth residence is a MUST SEE! Located in the VESTA Hoboken, this 1296 sq ft home has amazing Carrera countertops, oak wood floors, European shower, Zuma tub, S/S KitchenAid appliances, separate W/D room. A beautiful stone beveled wall in the living room and a GORGEOUS glass blown bubble chandelier in the kitchen. Community room, private exercise room with a virtual doorman. Parking included and additional storage. New park will be across the street. Close to all transportation.

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## COMPARABLE REPORT



MLS # 130013426  
Address 72 GARDEN ST  
Price \$635,000  
Adj Price \$635,000

Address	72 GARDEN ST	Days On Market	112
Unit Number	1R	MoMaintFee	\$400
Sq Feet	1240	Taxes	\$5,500
Ask Price	\$659,000		
Sold Price	\$635,000		
Closing Date	3/31/2014		

**Ad Rmks:** Brand new renovation . 2 bedroom 2 bath duplex with a private backyard . Amazing downtown location , very close to path train and buses . hardwood floors , central heat and air , granite counters, stainless appliances , Bamboo floors on second floor , custom wine bar , buyer will get a credit to finish backyard to their taste . vacant and easy to show



MLS # 140000336  
Address 609 OBSERVER HIGHWAY  
Price \$645,000  
Adj Price \$645,000

Address	609 OBSERVER HIGHWAY	Days On Market	7
Unit Number	203	MoMaintFee	\$404
Sq Feet	1347	Taxes	\$7,168
Ask Price	\$659,000		
Sold Price	\$645,000		
Closing Date	3/31/2014		

**Ad Rmks:** A rare Hoboken find. Boutique building perfectly located. This spacious 2 BR / 2 BA condo boasts, 9+ foot ceilings, open kitchen/floor plan , carrara marble counters, oak wood floors, Zuma soaking tub , , stainless steel appliances, central A/C, w/d, extra wide parking space and storage. Walk to the PATH, buses and light rail, easy commute in and out of Hoboken to NJ Turnpike AND directly across from Hoboken's newly acquired Southwest Park. Quiet four year old steel and concrete bldg w/Elevator and gym.



MLS # 130013295  
Address 1100 ADAMS ST  
Price \$655,000  
Adj Price \$655,000

Address	1100 ADAMS ST	Days On Market	27
Unit Number	215	MoMaintFee	\$463
Sq Feet	1338	Taxes	\$8,569
Ask Price	\$650,000		
Sold Price	\$655,000		
Closing Date	2/7/2014		

**Ad Rmks:** Gorgeous 2 bedroom 2 bath condo with deeded parking! Expansive unit with over 1300sqft features gleaming hardwood floors throughout, Central A/C, and private terrace. Extra large kitchen boasts stainless steel appliances, granite counter tops, and eat-in breakfast bar! Washer/Dryer and abundant amount of storage located in home. Elevator building amenities include garage parking, exercise room, and common courtyard. Close to all NYC transportation. Near all local parks, schools, and restaurants. Must see!

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## COMPARABLE REPORT



MLS # 130015003  
Address 1200 GRAND ST  
Price \$669,000  
Adj Price \$669,000

Address	1200 GRAND ST	Days On Market	27
Unit Number	402	MoMaintFee	\$433
Sq Feet	1290	Taxes	\$9,538
Ask Price	\$677,500		
Sold Price	\$669,000		
Closing Date	1/28/2014		

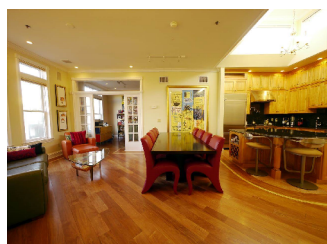
**Ad Rmks:** Welcome home to this generous, unique 1290sqft corner unit featuring bay windows with southwest exposure, allowing sunlight to flood the wide open living and dining room combo. The luxurious elements include chefs kitchen with french doors to juliet balcony, GE profile ss appliances, massive center island w/sink and breakfast bar w/seating for 4. Master bedroom includes dreamy walk in closet, en suite bath, dual sinks and stand-up shower. Home features CAC, w/d and deeded parking.



MLS # 130014897  
Address 1100 ADAMS ST  
Price \$685,000  
Adj Price \$685,000

Address	1100 ADAMS ST	Days On Market	12
Unit Number	512	MoMaintFee	\$464
Sq Feet	1338	Taxes	\$7,800
Ask Price	\$685,000		
Sold Price	\$685,000		
Closing Date	3/7/2014		

**Ad Rmks:** The Upper Grand. Contemporary 2BR/2BA condo with large private terrace, garage parking and dream kitchen. This over-sized home features lofty ceilings, an open kitchen w/ island offering seating for 4, SS appliances, granite counters & built-in pantry, spacious master BR with custom WIC & private bath. Additional features inc; CAC, recessed lighting, upgraded W/D, custom closets & shades, steel & concrete elevator building, gym & common courtyard right outside . Tax abatement (approx 13 years left)



MLS # 140000221  
Address 915 MADISON ST  
Price \$699,000  
Adj Price \$699,000

Address	915 MADISON ST	Days On Market	16
Unit Number	6B	MoMaintFee	\$345
Sq Feet	1114	Taxes	\$8,953
Ask Price	\$699,000		
Sold Price	\$699,000		
Closing Date	2/24/2014		

**Ad Rmks:** Amazing custom penthouse developers unit available for the 1st time in 7 years! Chef's kitchen with double stacked cabinets, wine fridge, GE Monogram appliances , wine fridge, pot filler, granite counters and large island! Mahogany fls with cherry inlay throughout, crown molding throughout, skylights in kitchen and master bedroom, gas fireplace in livingroom, marble baths w/Jacuzzi tub and rainshower, too many details to mention! Top floor of modern elevator building with exercise room and parking!

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## COMPARABLE REPORT



Address	506 GARDEN ST	Days On Market	28
Unit Number	2	MoMaintFee	\$466
Sq Feet	1167	Taxes	
Ask Price	\$719,999		
Sold Price	\$700,000		
Closing Date	2/27/2014		

MLS #	130014890
Address	506 GARDEN ST
Price	\$700,000
Adj Price	\$700,000

**Ad Rmks:** Perfection Plus! Finally the home you have waited for. Custom built from the ground up on Hoboken's most revered block repeat with front set back garden. This unit is built with exquisite taste style and design including wide espresso hardwood floors, Gourmet Kitchen with cantilever breakfast bar Gleaming Calcutta Gold marble counters, SubZero, Viking Vented range with emphasis on large open rooms.



Address	1200 GRAND ST	Days On Market	0
Unit Number	531	MoMaintFee	\$441
Sq Feet	1275	Taxes	\$8,700
Ask Price	\$710,000		
Sold Price	\$710,000		
Closing Date	3/14/2014		

MLS #	140003155
Address	1200 GRAND ST
Price	\$710,000
Adj Price	\$710,000

**Ad Rmks:** Welcome home to this corner condo with SE Exposure and lots of windows allowing for a flooding of natural light! This top floor home features chef's kitchen with 42" custom cabinets, granite counters, and ss appliances. Other features include hardwood floors and walk in closets. master Br easily fits king size bed. Large living/dining area allowing for dining table. indoor deeded parking included.

### CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$719,999	\$389,000	\$564,991	\$572,000
SP:	\$710,000	\$370,000	\$560,251	\$562,751

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