

COMPARATIVE MARKET ANALYSIS

2014 Q2 2 bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives

NJ

Thursday, November 13,
2014

Prepared By:

ALEX BAO

WEICHERT REALTORS

273 GROVE ST

JERSEY CITY, NJ 07302

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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

273 Grove St. Jersey City, NJ 07302

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$635,000	\$375,000	\$540,838	\$559,500
SP:	\$635,000	\$370,000	\$545,848	\$557,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
622 PARK AVE	2	2	906	6/20/2014	12	\$375,000	\$370,000
129 CLINTON ST	2	1	624	6/2/2014	49	\$409,900	\$409,000
322 PARK AVE	2	1		6/12/2014	1	\$414,500	\$415,000
509 WILLOW AVE	2	1	850	5/20/2014	14	\$450,000	\$445,000
205 14TH ST	2	1	800	6/2/2014	6	\$424,500	\$445,000
316 HUDSON ST	2	1	840	5/7/2014	9	\$429,000	\$445,000
66 MONROE ST	2	2	900	5/9/2014	44	\$459,000	\$445,000
222 GRAND ST	2	1	745	6/2/2014	7	\$450,000	\$450,000
551 OBSERVER HIGHWAY	2	2	1025	6/4/2014	67	\$455,000	\$453,000
1110 PARK AVE	2	1	812	4/4/2014	5	\$449,900	\$455,000
509 WILLOW AVE	2	1	850	6/23/2014	5	\$460,000	\$470,000
409 4TH ST	2	1	829	6/6/2014	6	\$479,000	\$479,000
1110 CLINTON ST	2	2	958	6/19/2014	10	\$499,000	\$493,000
700 1ST ST	2	2	1019	6/23/2014	14	\$525,000	\$515,000
423 JEFFERSON ST	2	1	1113	4/24/2014	8	\$489,900	\$525,000
729 MADISON ST	2	2	1014	6/27/2014	0	\$539,000	\$539,000
700 1ST ST	2	2	1019	5/21/2014	13	\$540,000	\$540,000
812 BLOOMFIELD ST	2	1	780	4/21/2014	135	\$549,000	\$540,000
812 BLOOMFIELD ST	2	1	785	4/4/2014	139	\$549,000	\$542,000
611 WILLOW AVE	2	2	939	6/15/2014	6	\$530,000	\$545,000
1100 CLINTON ST	2	2	1050	6/9/2014	2	\$545,000	\$545,000
610 NEWARK ST	2	2	970	6/16/2014	31	\$550,000	\$545,000
84 BLOOMFIELD ST	2	1	841	4/25/2014	6	\$505,000	\$545,000
415 NEWARK ST	2	2	1100	4/21/2014	11	\$579,000	\$547,000
72 MONROE ST	2	2	1363	4/24/2014	25	\$565,000	\$555,000
729 MADISON ST	2	2	993	5/16/2014	8	\$559,000	\$559,000
415 NEWARK ST	2	2	1275	6/20/2014	62	\$525,000	\$565,000
416-418 GRAND ST	2	2	1012	5/30/2014	11	\$560,000	\$575,000
635 GARDEN ST	2	1	1245	4/25/2014	15	\$569,444	\$575,444
700 1ST ST	2	2	1207	5/5/2014	14	\$579,000	\$579,000
501 ADAMS ST	2	2	920	4/21/2014	5	\$569,000	\$579,000
700 1ST ST	2	2	1225	6/20/2014	50	\$585,000	\$585,000

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
501 ADAMS ST	2	2	920	4/10/2014	5	\$569,000	\$589,000
901 MADISON ST	2	1	1190	6/24/2014	1	\$585,000	\$590,000
259 12TH ST	2	2	1145	6/10/2014	9	\$595,000	\$590,000
614 MONROE ST	2	2	1006	6/24/2014	7	\$599,900	\$595,000
659 1ST ST	2	2	1292	5/30/2014	9	\$595,000	\$595,000
635 6TH ST	2	2	1207	4/30/2014	13	\$625,000	\$600,000
1034 CLINTON ST	2	2	1031	6/13/2014	5	\$599,000	\$605,000
729 MADISON ST	2	2	993	4/23/2014	8	\$569,000	\$605,000
415 NEWARK ST	2	2	1150	5/20/2014	6	\$599,000	\$605,000
415 NEWARK ST	2	2	1275	6/18/2014	0	\$615,000	\$615,000
800 JACKSON ST	2	2	1147	6/30/2014	0	\$615,000	\$615,000
415 NEWARK ST	2	2	1310	4/28/2014	5	\$600,000	\$625,000
151 2ND ST	2	2	1150	5/29/2014	15	\$599,000	\$629,000
415 NEWARK ST	2	2	1270	6/19/2014	7	\$630,000	\$630,000
915 MADISON ST	2	2	1055	5/27/2014	8	\$629,900	\$630,000
1200 GRAND ST	2	2	1020	4/30/2014	7	\$610,000	\$630,000
1015 GRAND ST	2	2	990	6/17/2014	6	\$605,000	\$635,000
1200 GRAND ST	2	2	1020	6/2/2014	5	\$635,000	\$635,000
Total Listings					Avg	Avg	Avg
50					18	\$540,838	\$545,848

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COMPARABLE REPORT



MLS # 140002991
Address 622 PARK AVE
Price \$370,000
Adj Price \$370,000

Address	622 PARK AVE	Days On Market	12
Unit Number	1C	MoMaintFee	\$442
Sq Feet	906	Taxes	\$6,728
Ask Price	\$375,000		
Sold Price	\$370,000		
Closing Date	6/20/2014		

Ad Rmks: Terrific 2 bed, 1.5 bath duplex with new kitchen & a fabulous Park Ave location. Your home has loads of charm, new renovations & an excellent layout. Upper level has bedroom, new eat-in kitchen w/beautiful cabinets, granite, SS appliances w/micro & DW, family room w/exposed brick & a lovely full bath. Lower level has living room, powder room, another large bedroom w/huge WIC, 2 more closets & an office/sitting room. Laundry, bike storage & common yard in building. Trendy Washington St w/NYC bus close by



MLS # 140000379
Address 129 CLINTON ST
Price \$409,000
Adj Price \$409,000

Address	129 CLINTON ST	Days On Market	49
Unit Number	3	MoMaintFee	\$319
Sq Feet	624	Taxes	\$5,987
Ask Price	\$409,900		
Sold Price	\$409,000		
Closing Date	6/2/2014		

Ad Rmks: A Smart Move! You will live in style in this chic and updated true 2 BR just minutes to everything shopping, PATH bus at corner nightlife and more. Updated kitchen and bath with gleaming crisp subway tiles and stainless trim and glass doors. Open Kit/ living room with dining area and breakfast bar. EXCELLENT closet space. Stainless appliances recessed lighting and so much more. Low maint includes heat and HW. Designer just left apt. Wont last



MLS # 140005054
Address 322 PARK AVE
Price \$415,000
Adj Price \$415,000

Address	322 PARK AVE	Days On Market	1
Unit Number	3	MoMaintFee	\$402
Sq Feet		Taxes	\$0
Ask Price	\$414,500		
Sold Price	\$415,000		
Closing Date	6/12/2014		

Ad Rmks: PERFECT LOCATION! Spring is here and the PATH and park are near. What is better than living on the perimeter of a beautiful park? Parkside Flats is just a short walk to and from the PATH. This custom 2 bed/1 bath home features hardwood floors throughout. Brand new cabinetry, granite countertops and stainless steel appliances are added touches to this renovated unit. Flooded with light, gorgeous bathroom and brand new LG, full size washer/dryer inside the unit and central air to complete this package.

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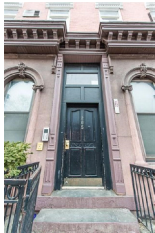
COMPARABLE REPORT



MLS # 140003675
Address 509 WILLOW AVE
Price \$445,000
Adj Price \$445,000

Address	509 WILLOW AVE	Days On Market	14
Unit Number	2	MoMaintFee	\$457
Sq Feet	850	Taxes	\$5,613
Ask Price	\$450,000		
Sold Price	\$445,000		
Closing Date	5/20/2014		

Ad Rmks: 2BD/1BA 850SF apartment in the heart of Hoboken. Conveniently located to everything Hoboken has to offer including restaurants, shops and easy access to the PATH, bus or ferry to NYC. Charming, open floor plan & comfortably accommodates a separate dining/living area that flows into the open, recently renovated kitchen featuring granite counter tops & SS appliances. The quiet bedrooms face the courtyard & laundry is located on the 1st floor of the bldg. in addition to a convenience store on the ground level.



MLS # 140002988
Address 205 14TH ST
Price \$445,000
Adj Price \$445,000

Address	205 14TH ST	Days On Market	6
Unit Number	4L	MoMaintFee	\$302
Sq Feet	800	Taxes	\$5,038
Ask Price	\$424,500		
Sold Price	\$445,000		
Closing Date	6/2/2014		

Ad Rmks: Uptown Hoboken Beauty! 2 Bedroom plus den. Home features soaring ceilings, exposed bricks, 3 decorative fireplaces w/mantles, skylights, hdwd, shutters, stained glass, and common yard. Heat & HW included in HOA. Parking garage across street. This neighborhood offers the best of urban living w/ fine eateries, boutique shopping, & casual pubs. Three blocks to parks & waterfront. Conveniently located near the bus, ferry & PATH to Manhattan.



MLS # 140002001
Address 316 HUDSON ST
Price \$445,000
Adj Price \$445,000

Address	316 HUDSON ST	Days On Market	9
Unit Number	4A/4F	MoMaintFee	\$317
Sq Feet	840	Taxes	\$6,045
Ask Price	\$429,000		
Sold Price	\$445,000		
Closing Date	5/7/2014		

Ad Rmks: Location, location, location!! Spacious 2 bedroom on 3rd and Hudson! Tons of natural light in this over-sized living room with bay window and large open eat-in-kitchen. Bedrooms on opposite ends. Laundry in unit, additional storage and bike rack in basement. Parking available for rent across the street!

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MLS # 140000706
Address 66 MONROE ST
Price \$445,000
Adj Price \$445,000

Address	66 MONROE ST	Days On Market	44
Unit Number	6	MoMaintFee	\$419
Sq Feet	900	Taxes	\$7,293
Ask Price	\$459,000		
Sold Price	\$445,000		
Closing Date	5/9/2014		

Ad Rmks: Fantastic 2 bedroom, 1.5 bath with loft, partial NYC views, terrace and garage parking! Exceptional open floor plan makes this home feel much larger than square footage. Master bedroom features spiral staircase to an additional loft, perfect for a home office or added storage space. Skylights, hardwood floors, ceiling fans and free laundry in building. Wonderful downtown location close to PATH and all NYC transportation.



MLS # 140004019
Address 222 GRAND ST
Price \$450,000
Adj Price \$450,000

Address	222 GRAND ST	Days On Market	7
Unit Number	1E	MoMaintFee	\$308
Sq Feet	745	Taxes	\$5,517
Ask Price	\$450,000		
Sold Price	\$450,000		
Closing Date	6/2/2014		

Ad Rmks: Welcome home to your newly renovated 2BR condo with 11ft lofted ceilings. Home features maple hardwood fl, oversized windows, exposed brick, crown molding, recessed lighting, high efficiency Kenmore wash/dry, ceiling fans & fireplace. Kit offers granite counters, travertine back splash, SS Kenmore appliances & custom cabinets. Bath includes granite counters, huge walk-in rain shower with soaking tub and heated floor tiles. Relax in the buildings beautiful courtyard with swimming pool. Prkg avail for rent.



MLS # 130015055
Address 551 OBSERVER
HIGHWAY
Price \$453,000
Adj Price \$453,000

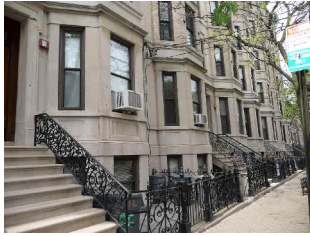
Address	551 OBSERVER HIGHWAY	Days On Market	67
Unit Number	3B	MoMaintFee	\$706
Sq Feet	1025	Taxes	\$6,880
Ask Price	\$455,000		
Sold Price	\$453,000		
Closing Date	6/4/2014		

Ad Rmks: Come view this beautifully renovated, large 1 bedroom that also has a spacious den! Den can easily be used as a second bedroom since it has a closet. Unit also features 2 full bathrooms and plenty of space to make your home. Elevator building has full service concierge with deeded valet parking as well as self parking. Wash/dry room on each floor, gym & community room on the top floor. Shuttle to the PATH to make the commute to NYC easy!

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COMPARABLE REPORT



MLS # 140001122
Address 1110 PARK AVE
Price \$455,000
Adj Price \$455,000

Address	1110 PARK AVE	Days On Market	5
Unit Number	3R	MoMaintFee	\$400
Sq Feet	812	Taxes	\$6,750
Ask Price	\$449,900		
Sold Price	\$455,000		
Closing Date	4/4/2014		

Ad Rmks: Sun-drenched 2-bedroom in an historic limestone building located on desirable uptown Park Avenue - Perfect balance of old meets new: mantel in l/r, tin bedroom ceiling, exposed brick, washer/dryer in unit - Bonus includes olympic size outdoor heated pool, full updated gym, allocated storage bin in basement, bicycle racks and on-site manager. Bldg wired for FIOS - professionally managed and financially sound and FHA approved.



MLS # 140005188
Address 509 WILLOW AVE
Price \$470,000
Adj Price \$470,000

Address	509 WILLOW AVE	Days On Market	5
Unit Number	3	MoMaintFee	\$342
Sq Feet	850	Taxes	\$6,909
Ask Price	\$460,000		
Sold Price	\$470,000		
Closing Date	6/23/2014		

Ad Rmks: Delightful 2 bedroom home next to Church Square Park and close to the PATH! This condo features 3 windows in the living room which provide for an abundance of natural light. Breakfast bar, dining area, S/S appl, high ceilings, closets by contemporary closet company and an open layout are a few more features. Tons of closet space in apt (closets up to ceiling) and add. storage included out back. Common courtyard. Public Open houses 4/26 and 4/27 1-3pm. Pkg just one block away for \$185 per month.



MLS # 140003253
Address 409 4TH ST
Price \$479,000
Adj Price \$479,000

Address	409 4TH ST	Days On Market	6
Unit Number	3	MoMaintFee	\$375
Sq Feet	829	Taxes	\$6,190
Ask Price	\$479,000		
Sold Price	\$479,000		
Closing Date	6/6/2014		

Ad Rmks: Rare & completely renovated 2BR in heart of Hoboken. Unobstructed views makes this double exposure condo bright & spacious. The upgraded open kitchen includes SS appliances & beautiful granite counters. The bright living room features lovely exposed brick. Your home also features hardwood floors throughout, recessed lighting, central A/C, & W/D in unit. Enjoy warm summer nights on your private, covered balcony. Master bedroom features a walk-in-closet & balcony access. Close proximity to NYC transportation.

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COMPARABLE REPORT



MLS # 140003608
Address 1110 CLINTON ST
Price \$493,000
Adj Price \$493,000

Address 1110 CLINTON ST Days On Market 10
Unit Number 25 MoMaintFee \$324
Sq Feet 958 Taxes \$8,468
Ask Price \$499,000
Sold Price \$493,000
Closing Date 6/19/2014

Ad Rmks: Welcome home to your Penthouse at the Propeller Works! Well-maintained 2 bed/1.5 bath condo on uptown Clinton Street. This property features 10' ceilings, hardwood floors, separate dining area, washer/dryer in unit & double balcony. This South-facing condo is flooded w/natural light all day. There is 1 covered parking space included, as well as a shared rooftop deck with NYC views. This property is an exceptional value, with close proximity to shopping, dining and parks and NYC bus across the street.



MLS # 140004621
Address 700 1ST ST
Price \$515,000
Adj Price \$515,000

Address 700 1ST ST Days On Market 14
Unit Number 6T MoMaintFee \$402
Sq Feet 1019 Taxes \$5,998
Ask Price \$525,000
Sold Price \$515,000
Closing Date 6/23/2014

Ad Rmks: Luxury 2 Bedroom 2 Bath Condo in the Sky Club. Large Master Bedroom Suite with 2 custom closets. Huge windows with open layout provide plenty of light. Granite kitchen counters and SS Appliances. Outdoor 78 square foot terrace off the living room. Central Air/Heat. Washer/Dryer in the apartment. 24 Hour Concierge & private shuttles to the PATH. Onsite 20,000 square foot gym and parking for additional fee. Strong homeowners assoc and mgmt company.



MLS # 140002974
Address 423 JEFFERSON ST
Price \$525,000
Adj Price \$525,000

Address 423 JEFFERSON ST Days On Market 8
Unit Number C1 MoMaintFee \$347
Sq Feet 1113 Taxes \$5,305
Ask Price \$489,900
Sold Price \$525,000
Closing Date 4/24/2014

Ad Rmks: Amazing Ground Floor/Corner Condo: 2Brs / 1Bth, Open Concept Floor Plan, Laundry in Unit, (New W/D Included), Storage Rm can be converted to addl. full bath, addl. 900 sq. ft. crawlspace storage. Rm Sizes: LR - 14x19, DR - 10x10, Kit - 10x10, BR - 10x14, BR - 15x16, Storage Rm - 4x7. Additional Rooms: Entry Foyer, Pantry, Coat Closet, Utility. Minutes walk to NYC bus, light rail, path, 4 large parks, shopping, etc. Lots of Natural Sunlight - Don't miss this great opportunity!

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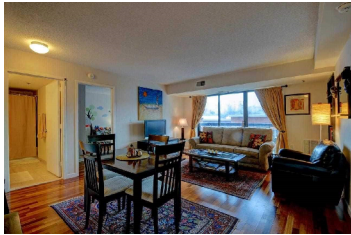
COMPARABLE REPORT



MLS # 140005184
Address 729 MADISON ST
Price \$539,000
Adj Price \$539,000

Address	729 MADISON ST	Days On Market	0
Unit Number	1B	MoMaintFee	\$304
Sq Feet	1014	Taxes	\$6,718
Ask Price	\$539,000		
Sold Price	\$539,000		
Closing Date	6/27/2014		

Ad Rmks: This beautifully detailed 2Br/2Ba condo greets you with high ceilings, oversized windows and double SE exposures. Crown & chair rail moldings along w/ sleek HWF give this unit a refined feel. Enjoy sitting at the quality granite breakfast bar off the kitchen w/ stainless steel appliances & plenty of cabinet space. Both bedrooms are spacious & bathrooms are elegantly finished. W/D, C/AC in the unit + a linen closet and a pantry. Indoor parking at 8th and Jefferson is paid for by the seller for one year.



MLS # 140003182
Address 700 1ST ST
Price \$540,000
Adj Price \$540,000

Address	700 1ST ST	Days On Market	13
Unit Number	8T	MoMaintFee	\$402
Sq Feet	1019	Taxes	\$5,997
Ask Price	\$540,000		
Sold Price	\$540,000		
Closing Date	5/21/2014		

Ad Rmks: Be swept off your feet by this impeccably laid out elegant and sunny 2BR/2B in the prestigious Sky Club. Smart layout makes it bigger than size. Unit boasts spacious BR-s, Brazilian cherry floors, ample storage (2 large closets in Master), stainless and granite kitchen, CAC, W/D, and a balcony to gaze at sunsets. Sky Club offers 24-h doorman, Shuttle to PATH, roof top pool & state of the art gym (fee). Located next to the 2nd st Light rail stop and walking distance to PATH. Indoor garage parking for rent



MLS # 130013259
Address 812 BLOOMFIELD ST
Price \$540,000
Adj Price \$540,000

Address	812 BLOOMFIELD ST	Days On Market	135
Unit Number	3	MoMaintFee	\$324
Sq Feet	780	Taxes	
Ask Price	\$549,000		
Sold Price	\$540,000		
Closing Date	4/21/2014		

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.

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COMPARABLE REPORT



MLS # 130013260
Address 812 BLOOMFIELD ST
Price \$542,000
Adj Price \$542,000

Address	812 BLOOMFIELD ST	Days On Market	139
Unit Number	4	MoMaintFee	\$326
Sq Feet	785	Taxes	
Ask Price	\$549,000		
Sold Price	\$542,000		
Closing Date	4/4/2014		

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.



MLS # 140004562
Address 611 WILLOW AVE
Price \$545,000
Adj Price \$545,000

Address	611 WILLOW AVE	Days On Market	6
Unit Number	1	MoMaintFee	\$391
Sq Feet	939	Taxes	\$6,232
Ask Price	\$530,000		
Sold Price	\$545,000		
Closing Date	6/15/2014		

Ad Rmks: Enjoy this incredible first floor condo! Both bedrooms are "en suites". Each bathroom has customized glass enclosures and wall hung "dual flush" toilets. Gourmet kitchen with granite counters, S/S appliances & under mount lighting. Dining Room has exposed brick wall. Customized crown and baseboard molding, surround sound & maple H/W floors. All closets are customized & full size W/D. Backyard has new cedar fence and custom planter boxes!



MLS # 140004439
Address 1100 CLINTON ST
Price \$545,000
Adj Price \$545,000

Address	1100 CLINTON ST	Days On Market	2
Unit Number	201	MoMaintFee	\$377
Sq Feet	1050	Taxes	\$6,500
Ask Price	\$545,000		
Sold Price	\$545,000		
Closing Date	6/9/2014		

Ad Rmks: Modern 2 Bed/ 2 Bath in a quiet, convenient uptown location. Located in a steel & concrete, elevator building, unit features large kitchen with SS appliances, overhead microwave, granite counters & breakfast bar. Sunlit living/dining area with large windows & ceiling fan. Two spacious bedrooms at opposite ends have good closet space. Two full baths with ceramic tiling. HdWd Floors; W/D in unit; central A/C. Great location- across from bus to NYC, close to Ferry & PATH.

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MLS # 140004194
Address 610 NEWARK ST
Price \$545,000
Adj Price \$545,000

Address	610 NEWARK ST	Days On Market	31
Unit Number	11B	MoMaintFee	\$444
Sq Feet	970	Taxes	\$6,304
Ask Price	\$550,000		
Sold Price	\$545,000		
Closing Date	6/16/2014		

Ad Rmks: Modern 2BR, 2BA penthouse suite with full length terrace (210 sq ft) featuring unobstructed panoramic city view from all rooms, hardwood floors, granite counter, stainless appliances, deeded garage parking, gym with steam & sauna, doorman, security and shuttle to PATH.



MLS # 140001834
Address 84 BLOOMFIELD ST
Price \$545,000
Adj Price \$545,000

Address	84 BLOOMFIELD ST	Days On Market	6
Unit Number	11	MoMaintFee	\$440
Sq Feet	841	Taxes	\$7,173
Ask Price	\$505,000		
Sold Price	\$545,000		
Closing Date	4/25/2014		

Ad Rmks: Enjoy a fabulous sun filled northeast corner exposure, parking, an excellent floor plan with dining area & your own huge private gated storage! Home is full of windows & includes a washer & dryer, windowed kitchen with gas oven, dishwasher & microwave, 2 good sized bedrooms with excellent closets, central air and a large full bath. Intimate elevator building with the best location is just a few short blocks to the PATH, the perfect home if you travel often to NYC & want to be close to trendy Washington St



MLS # 140001119
Address 415 NEWARK ST
Price \$547,000
Adj Price \$547,000

Address	415 NEWARK ST	Days On Market	11
Unit Number	9C	MoMaintFee	\$439
Sq Feet	1100	Taxes	\$6,909
Ask Price	\$579,000		
Sold Price	\$547,000		
Closing Date	4/21/2014		

Ad Rmks: Move right into this 1100 sqft 2 bed/2bath condo at Observer Plaza. Unit features: HWF throughout, modern kitchen with GE appliances and corian countertops, split bedroom layout- great for roommates or young families. Master bedroom w/walk in closet and jacuzzi tub in master bath. Private balcony with partial NYC views. 1 deeded parking space included. Observer Plaza is a concrete and steel, elevator bldg. Short walk to the bus, Path and all great restaurants and shops in downtown Hoboken!

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

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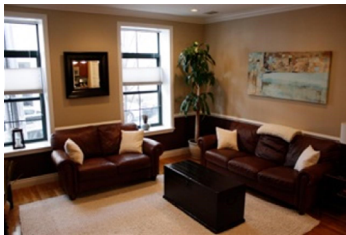
COMPARABLE REPORT



MLS # 140001629
Address 72 MONROE ST
Price \$555,000
Adj Price \$555,000

Address	72 MONROE ST	Days On Market	25
Unit Number	3	MoMaintFee	\$300
Sq Feet	1363	Taxes	\$8,000
Ask Price	\$565,000		
Sold Price	\$555,000		
Closing Date	4/24/2014		

Ad Rmks: Great Value! Super spacious 2 bedroom 2 bath condo featuring an extra large living area with separate dedicated dining space. Modern, open kitchen with all amenities & breakfast bar, hardwood floors, CAC, ceilings fans & WD in apartment. Close to the Light Rail and PATH. Easily convertible to 3 bedrooms. Taxes should be reduced 2K or more after new town assesment.



MLS # 140001994
Address 729 MADISON ST
Price \$559,000
Adj Price \$559,000

Address	729 MADISON ST	Days On Market	8
Unit Number	1C	MoMaintFee	\$352
Sq Feet	993	Taxes	\$8,876
Ask Price	\$559,000		
Sold Price	\$559,000		
Closing Date	5/16/2014		

Ad Rmks: Hi ceilings and over-sized windows greet you in this spacious open 2 bedroom 2 bath condo with all the modern touches you expect. Loaded with granite counter tops, stainless steel appliances, washer/dryer, central air, deeded parking spot #15 right next to building entrance. Ceiling fans, chair and crown moldings, and custom window blinds are nice touches. Building has elevator and gym. Taxes include tax on parking space of \$479. Projected taxes for 2014 for the condo are \$6300-\$6600. Welcome home!



MLS # 120001961
Address 415 NEWARK ST
Price \$565,000
Adj Price \$565,000

Address	415 NEWARK ST	Days On Market	62
Unit Number	6G	MoMaintFee	\$523
Sq Feet	1275	Taxes	\$8,242
Ask Price	\$525,000		
Sold Price	\$565,000		
Closing Date	6/20/2014		

Ad Rmks: Location, Location, Location! Fabulous 2 bed 2 bath unit has it all. SS appliances and granite counter tops in the Kitchen. Separate living and dining areas. Relax on your terrace with great SE views. 2 deeded garage parking spots (parking spaces #1 and #2). Also a commuter's dream with a short walk to the Hoboken path, ferry, train and bus station.

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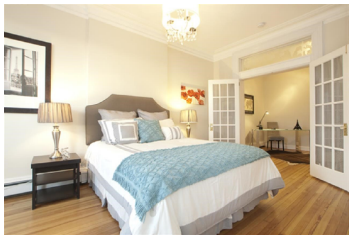
COMPARABLE REPORT



MLS # 140003081
Address 416-418 GRAND ST
Price \$575,000
Adj Price \$575,000

Address	416-418 GRAND ST	Days On Market	11
Unit Number	5A	MoMaintFee	\$343
Sq Feet	1012	Taxes	\$7,676
Ask Price	\$560,000		
Sold Price	\$575,000		
Closing Date	5/30/2014		

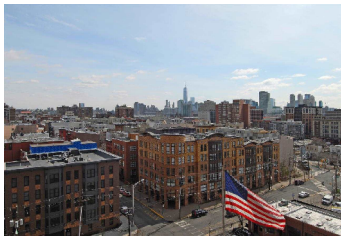
Ad Rmks: Welcome home to this sunny 2 bed 2 bath condo featuring a spacious layout, hardwood floors, modern baths, open kitchen with stainless steel appliances, granite counter tops and large breakfast bar, Washer/Dryer, Juliette balcony, and deeded parking! This well-maintained elevator is conveniently located near PATH and beautiful Church Square Park!



MLS # 140002948
Address 635 GARDEN ST
Price \$575,444
Adj Price \$575,444

Address	635 GARDEN ST	Days On Market	15
Unit Number	5	MoMaintFee	\$319
Sq Feet	1245	Taxes	\$8,157
Ask Price	\$569,444		
Sold Price	\$575,444		
Closing Date	4/25/2014		

Ad Rmks: Brand new renovated 1,245 sq ft 2 bed + den & dressing room. Chef's kitchen, shaker cabinets, marble counters, SS appliances, skylight & walk in pantry. Open design living/dining room with exposed brick & 10 ft ceilings. NYC views from living/dining/kitchen & sunset views from bay windows. Master bedroom suite with 2 extra rooms & french doors. In unit W/D. Hot water included in maint. fee. Tree lined street, classic building details, stained glass, basement storage. Close to Bus, PATH & supermarket.



MLS # 140002921
Address 700 1ST ST
Price \$579,000
Adj Price \$579,000

Address	700 1ST ST	Days On Market	14
Unit Number	10K	MoMaintFee	\$476
Sq Feet	1207	Taxes	\$7,200
Ask Price	\$579,000		
Sold Price	\$579,000		
Closing Date	5/5/2014		

Ad Rmks: Outstanding 2bed/2ba w/gorgeous views of Downtown Manhattan. This unit features: updated kitchen w/ S/S appliances, granite counters, h/w floors, w/d and more. Master BR en suite w/ custom walk-in closet & natural stone bath. Lots of upgrades you won't find in other units at the sky club. Skyclub Amenities Include 24hr Doorman/Concierge Svc. Shuttles to/from path. On-site garage pkg and 26,000 Sq Ft Health Club for fee. Near light rail, buses, schools, daycares, parks and more.

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COMPARABLE REPORT



MLS # 140001838
Address 501 ADAMS ST
Price \$579,000
Adj Price \$579,000

Address	501 ADAMS ST	Days On Market	5
Unit Number	4E	MoMaintFee	\$381
Sq Feet	920	Taxes	\$5,997
Ask Price	\$569,000		
Sold Price	\$579,000		
Closing Date	4/21/2014		

Ad Rmks: Gorgeous 2 Bedroom 2 Bathroom Condo with deeded parking! Home features gleaming HWFLS and soaring ceilings! Gourmet Chef's kitchen boasts Bosch SS appliances, Carrera marble counter tops, and eat-in breakfast bar! Open layout floorplan, perfect for entertaining guests! Brand New double pane windows with solar ban glass(reduces street noise) Elevator building offers renovated fitness center, immaculate laundry room and parking! Close to all NYC transportation. Near all local parks, schools, and restaurants.



MLS # 140003493
Address 700 1ST ST
Price \$585,000
Adj Price \$585,000

Address	700 1ST ST	Days On Market	50
Unit Number	13A	MoMaintFee	\$453
Sq Feet	1225	Taxes	\$9,975
Ask Price	\$585,000		
Sold Price	\$585,000		
Closing Date	6/20/2014		

Ad Rmks: Beautiful 2bed/2ba SW corner unit w/DT NYC views. Unit features: Granite, S/S appliances ,H/W floors, W/D in Unit. Large master Bedroom w/ensuite bathroom. 2nd bedroom has walk in closet. Corner unit w/lots of sunshine and separate dinning area. Unit has balcony. Skyclub Amenities Include 24hr Doorman/Concierge Svc. Shuttle to/from path. On-site garage pkg and 26,000 Sq Ft Health Club for fee.Near light rail, buses, schools, daycares, parks and more.



MLS # 140001470
Address 501 ADAMS ST
Price \$589,000
Adj Price \$589,000

Address	501 ADAMS ST	Days On Market	5
Unit Number	4G	MoMaintFee	\$375
Sq Feet	920	Taxes	\$5,038
Ask Price	\$569,000		
Sold Price	\$589,000		
Closing Date	4/10/2014		

Ad Rmks: Don't miss this extraordinary condo offering two bedrooms, two full baths, 14 ft ceilings, Elfa closet systems, gorgeous fully equipped kitchen w/ granite counters and Bosch stainless steel appliances. New extra large energy efficient windows flood the space with natural light. Enjoy your own full size washer/ dryer, extra storage in unit & bldg and 1 deeded parking space. This sought after elevator building is complete with a fitness center, courtyard and parking garage. The building is wired for Fios.

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COMPARABLE REPORT



MLS # 140003928
Address 901 MADISON ST
Price \$590,000
Adj Price \$590,000

Address	901 MADISON ST	Days On Market	1
Unit Number	2g	MoMaintFee	\$303
Sq Feet	1190	Taxes	\$9,331
Ask Price	\$585,000		
Sold Price	\$590,000		
Closing Date	6/24/2014		

Ad Rmks: Corner two bedroom with tons of natural light! Condo features a spacious living room with plenty of room for dining table. Kitchen is complete with stainless steel appliances, granite countertops, and an island perfect for entertaining. Hardwood Floors throughout the unit. Upgraded bathroom and two large bedrooms. Tandem parking for two is deeded. Walking distance to Light Rail, Bus, great shopping and restaurants.



MLS # 140002481
Address 259 12TH ST
Price \$590,000
Adj Price \$590,000

Address	259 12TH ST	Days On Market	9
Unit Number	1B	MoMaintFee	\$418
Sq Feet	1145	Taxes	\$8,051
Ask Price	\$595,000		
Sold Price	\$590,000		
Closing Date	6/10/2014		

Ad Rmks: This incredible 2 Bedroom, 2 Bathroom duplex unit in the heart of uptown Hoboken boasts 10-foot ceilings, fully renovated kitchen and bathrooms, beautiful hardwood floors, custom-built closet spaces, and washer/dryer in unit. Step outside your front door to easily catch public transportation into NYC, then look forward to coming home to relax in your private backyard. Heat & H/W included in Maintenance Fee.



MLS # 140005642
Address 614 MONROE ST
Price \$595,000
Adj Price \$595,000

Address	614 MONROE ST	Days On Market	7
Unit Number	D	MoMaintFee	\$319
Sq Feet	1006	Taxes	\$5,864
Ask Price	\$599,900		
Sold Price	\$595,000		
Closing Date	6/24/2014		

Ad Rmks: Fabulous top floor 2010 new construction designed by award winning architects Minervini/Vandermark with sleek detail including granite counter tops, stainless steel appliances, chef's pot rack, and maple hwd floors. Inviting open kitchen/living/dining has high ceilings and fantastic light with a pair of sliders leading to a oversized private covered terrace perfect for entertaining. Wonderful 2BR/2BA layout features a private hallway, utility room w/ W/D, CAC, roof rights & backs up to proposed city park.

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MLS # 140003283
Address 659 1ST ST
Price \$595,000
Adj Price \$595,000

Address	659 1ST ST	Days On Market	9
Unit Number	201	MoMaintFee	\$315
Sq Feet	1292	Taxes	\$7,532
Ask Price	\$595,000		
Sold Price	\$595,000		
Closing Date	5/30/2014		

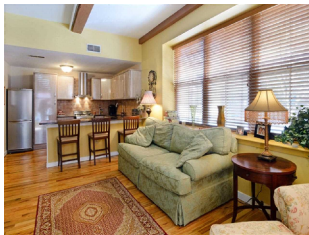
Ad Rmks: Beautiful, sunny corner home in Harrison Court. Spacious two bedroom floor plan that boasts stainless steel appliances, granite countertops, customized closets, Hunter Douglas blinds and room for formal dining. Steel and concrete building that features elevator, gym and common courtyard. Parking is conveniently available for rent right across the street.



MLS # 140002367
Address 635 6TH ST
Price \$600,000
Adj Price \$600,000

Address	635 6TH ST	Days On Market	13
Unit Number	2A	MoMaintFee	\$303
Sq Feet	1207	Taxes	\$5,407
Ask Price	\$625,000		
Sold Price	\$600,000		
Closing Date	4/30/2014		

Ad Rmks: Welcome To Ava's Court, Modern & Elegant Living At Its Best! Bright & Airy 2BR 2BTHS w/ Private Terrance, Covered Parking Spots (#7C SUV/TRUCK Spot) & 15. Home Features Designer Kit w/ Custom Wood Cabinets & Under-Mount Lighting, Stone Counter-Tops, Generous Breakfast Bar, SS GE Appliance Bundle. Master Bedroom has WIC, En Suite Bath w/ Dual Sink Vanity, Whirlpool Tub Plus Separate Shower. Guest Bedroom has Private Entrance to Guest Bath. Close to Light Rail, Local Restaurants, & Parks,



MLS # 140004644
Address 1034 CLINTON ST
Price \$605,000
Adj Price \$605,000

Address	1034 CLINTON ST	Days On Market	5
Unit Number	107	MoMaintFee	\$355
Sq Feet	1031	Taxes	\$6,670
Ask Price	\$599,000		
Sold Price	\$605,000		
Closing Date	6/13/2014		

Ad Rmks: Bright & beautiful 2 BDRM 2BATH with parking in Clinton Mills. Offering 10ft.+ ceilings & exposed beams this lofty condo has it all; southeastern exposure, an inviting entry foyer & the ideal floor plan. The chic European kitchen features Italian cabinetry, SS appliances, Miele DW, granite counters and breakfast bar. Renovated baths with marble vanities, great closet space & tons of natural light. A bucolic landscaped courtyard leads you in to the welcoming lobby adorned w/original artwork.

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COMPARABLE REPORT



MLS # 140002521
Address 729 MADISON ST
Price \$605,000
Adj Price \$605,000

Address	729 MADISON ST	Days On Market	8
Unit Number	3D	MoMaintFee	\$352
Sq Feet	993	Taxes	\$8,397
Ask Price	\$569,000		
Sold Price	\$605,000		
Closing Date	4/23/2014		

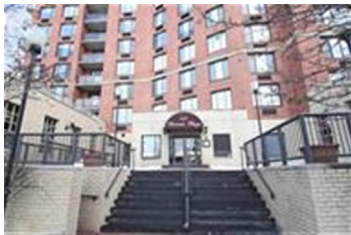
Ad Rmks: Midtown two bdrm with deeded parking!! Luxurious elevator building with central air. On suite w/d. Kitchen includes SS appliances, granite & 42 cabinets. 12 ft lofted ceilings, custom closet organizer. MBR has jacuzzi tub. Maintenance includes gym. Partial view on top of Freedom Tower from LR. Great Southern Exposure. New HWH (sept). Custom paint, crown molding & chair rail LR/ & BL MLDG BDR (2006).



MLS # 140001685
Address 415 NEWARK ST
Price \$605,000
Adj Price \$605,000

Address	415 NEWARK ST	Days On Market	6
Unit Number	12F	MoMaintFee	\$480
Sq Feet	1150	Taxes	\$7,628
Ask Price	\$599,000		
Sold Price	\$605,000		
Closing Date	5/20/2014		

Ad Rmks: Fabulous 12th floor 2 bed/2bath condo at Observer Plaza. This sunfilled unit features: HWF throughout, modern kitchen with stainless steel appliances, corian countertops and large breakfast bar. Nice boxy layout with southern exposure. Spacious master bedroom w/walk in closet and jacuzzi tub in master bath. Large private balcony with great downtown NYC views! 1 deeded parking space included. Concrete and steel, elevator bldg. Short walk to the bus, Path, great shops and restaurants! Must see!



MLS # 140003640
Address 415 NEWARK ST
Price \$615,000
Adj Price \$615,000

Address	415 NEWARK ST	Days On Market	0
Unit Number	3G	MoMaintFee	\$525
Sq Feet	1275	Taxes	\$7,628
Ask Price	\$615,000		
Sold Price	\$615,000		
Closing Date	6/18/2014		

Ad Rmks: Fantastic 2 bed 2 bath condo w/terrace in Hoboken!

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MLS # 140003463
Address 800 JACKSON ST
Price \$615,000
Adj Price \$615,000

Address	800 JACKSON ST	Days On Market	0
Unit Number	406	MoMaintFee	\$490
Sq Feet	1147	Taxes	\$7,287
Ask Price	\$615,000		
Sold Price	\$615,000		
Closing Date	6/30/2014		

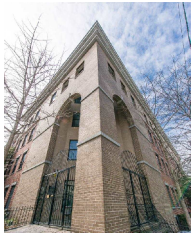
Ad Rmks: Great 2 Bedroom at Metrostop! Chef's kitchen features granite counters, ss appliances, and custom cabinets. Building is steel and concrete construction. Light rail is just outside of building making for easy commute. Parking included.



MLS # 140002370
Address 415 NEWARK ST
Price \$625,000
Adj Price \$625,000

Address	415 NEWARK ST	Days On Market	5
Unit Number	2B	MoMaintFee	\$571
Sq Feet	1310	Taxes	\$9,476
Ask Price	\$600,000		
Sold Price	\$625,000		
Closing Date	4/28/2014		

Ad Rmks: Bright spacious 1310sf 2 bed 2 bath home at Observer Plaza. Corner unit with NE exposure, tons of windows and a large terrace. Stainless steel appliances and Corian counters in the kitchen. Very clean and well kept. Concrete construction, elevator building. Parking included and very convenient, right outside of elevator.



MLS # 140002701
Address 151 2ND ST
Price \$629,000
Adj Price \$629,000

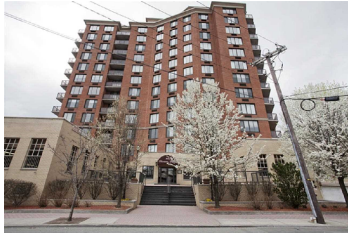
Address	151 2ND ST	Days On Market	15
Unit Number	3B	MoMaintFee	\$375
Sq Feet	1150	Taxes	\$7,101
Ask Price	\$599,000		
Sold Price	\$629,000		
Closing Date	5/29/2014		

Ad Rmks: Simply superb living in this well maintained and beautifully upgraded 2 bed plus den 2 bath duplex LOFT home in elevator bldg. The thoughtfully laid out floor plan has ideal separation w/ a bed and bath on each floor and an additional living space/office on the 2nd floor. Granite & S/S appliances, under cabinet lighting & Italian marble backsplash in kitchen + upgraded marble bathrooms. Balcony, skylight, W/D in home and great closet space. Pkg avail for additional fee at 2nd & Hudson lot.

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COMPARABLE REPORT



MLS # 140005250
Address 415 NEWARK ST
Price \$630,000
Adj Price \$630,000

Address	415 NEWARK ST	Days On Market	7
Unit Number	2A	MoMaintFee	\$524
Sq Feet	1270	Taxes	\$7,340
Ask Price	\$630,000		
Sold Price	\$630,000		
Closing Date	6/19/2014		

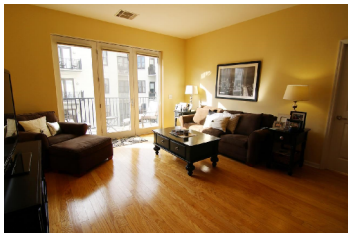
Ad Rmks: Spacious 2br/2ba (1270 sq. ft) with open lay-out at Observer Plaza, great downtown location! Corner unit surrounded by windows & large terrace offering partial views of NYC. Open kitchen & separate dining area, stainless steel appliances, granite counters, customized closets, large living room & amazing location close to shops, restaurants, parks, & Path train. 1 deeded parking space included.



MLS # 140003223
Address 915 MADISON ST
Price \$630,000
Adj Price \$630,000

Address	915 MADISON ST	Days On Market	8
Unit Number	5E	MoMaintFee	\$326
Sq Feet	1055	Taxes	\$7,691
Ask Price	\$629,900		
Sold Price	\$630,000		
Closing Date	5/27/2014		

Ad Rmks: Beautiful 2 bed 2 bath condo. Bay windows. Great light. Stainless steel, granite counter tops and custom backsplash. Beautiful hardwood floors, walk-in closet in the master bedroom suite. Large parking spot. Close to Lightrail and shopping. Gym in building and landscaped common courtyard. Beautiful Unit.



MLS # 140002355
Address 1200 GRAND ST
Price \$630,000
Adj Price \$630,000

Address	1200 GRAND ST	Days On Market	7
Unit Number	521	MoMaintFee	\$353
Sq Feet	1020	Taxes	\$6,608
Ask Price	\$610,000		
Sold Price	\$630,000		
Closing Date	4/30/2014		

Ad Rmks: Fabulous Upper Grand home - a stylish steel & concrete elevator building with gym & courtyard! Sunlight living area opens to private terrace. Large modern kitchen with spacious granite breakfast bar & stainless steel appliances. Master bedroom suite features large walk-in closet and en-suite bath w/double sinks! Spacious 2nd bedroom with walk-in closet. 1 garage parking included.

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COMPARABLE REPORT



MLS # 140004128
Address 1015 GRAND ST
Price \$635,000
Adj Price \$635,000

Address	1015 GRAND ST	Days On Market	6
Unit Number	5C	MoMaintFee	\$386
Sq Feet	990	Taxes	\$8,636
Ask Price	\$605,000		
Sold Price	\$635,000		
Closing Date	6/17/2014		

Ad Rmks: Dramatic duplex Penthouse in industrial condo building. Located on a charming uptown cobblestone street, this fab 2BR/2BA features a grand outdoor terrace with ambient lighting and sunset views (partial NYC views), 12' ceilings w/crown molding. Completely renovated home includes brand new chefs kitchen, new Italian marble in bath, walk in closet in bedroom, custom lighting & blinds, HW floors. New windows, doors, designer fans and built-in office. Sound proof walls, extra storage and garage parking.



MLS # 140002699
Address 1200 GRAND ST
Price \$635,000
Adj Price \$635,000

Address	1200 GRAND ST	Days On Market	5
Unit Number	627	MoMaintFee	\$352
Sq Feet	1020	Taxes	\$7,449
Ask Price	\$635,000		
Sold Price	\$635,000		
Closing Date	6/2/2014		

Ad Rmks: Luxury 2 BR/2 BA home at The Upper Grand. Top floor courtyard facing unit w 9.5' ceilings, HW floors, recess lighting, gas fireplace & sky light. Open living area w sunlit french door to inviting terrace. Chef's kitchen w custom cabinets, granite breakfast bar & SS appliances. Master suite w walk in closet & en suit bath w dual sink vanity. Elevator, steel & concrete building w fitness room, community room & common courtyard. Central air, in-home W/D & deeded garage parking complete this fabulous home.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$635,000	\$375,000	\$540,838	\$559,500
SP:	\$635,000	\$370,000	\$545,848	\$557,000

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