

COMPARATIVE MARKET ANALYSIS

2014 Q3 2 bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives

NJ

Thursday, November 13,
2014

Prepared By:

ALEX BAO

WEICHERT REALTORS

273 GROVE ST

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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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www.alexbao.com

COMPARABLE REPORT



MLS # 140005052
Address 322 PARK AVE
Price \$405,000
Adj Price \$405,000

Address	322 PARK AVE	Days On Market	4
Unit Number	2	MoMaintFee	\$402
Sq Feet	665	Taxes	\$0
Ask Price	\$405,000		
Sold Price	\$405,000		
Closing Date	9/9/2014		

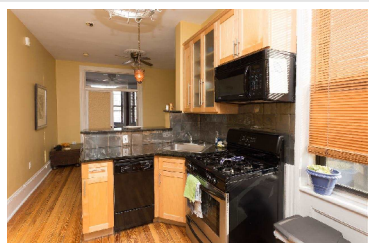
Ad Rmks: PERFECT LOCATION! Spring is here and the PATH and park are near! What is better than living on the perimeter of a beautiful park? Parkside Flats is just a short walk to and from the PATH. This 2 bedroom/1 bathroom home features hardwood floors throughout. Flooded with natural light and brand new LG, full size washer/dryer inside the unit. Taxes are estimated at 1.5% of the sale price.



MLS # 140000998
Address 533 MADISON ST
Price \$410,000
Adj Price \$410,000

Address	533 MADISON ST	Days On Market	122
Unit Number	3A	MoMaintFee	\$300
Sq Feet	782	Taxes	\$5,278
Ask Price	\$419,000		
Sold Price	\$410,000		
Closing Date	8/8/2014		

Ad Rmks: Location and Beauty. Lovely 2 bedroom condo 2 flights up on 3rd floor featuring 1 car attached deeded garage with storage. New garage door opener and tracks. Bathroom recently updated. Newer(3yr) electric heating/hot water unit. Hardwood floors throughout. Lots of natural light from large windows. Good closet space. Contemporary kitchen, track lighting and ceiling fans. Coin laundry room. Close to light rail, shopping, parks, schools, buses, markets, restaurants. This great opportunity is hard to find.



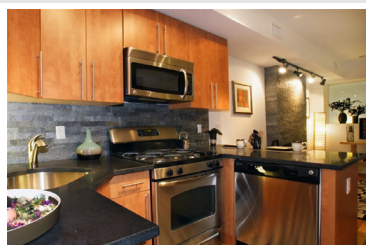
MLS # 140001641
Address 1106 PARK AVE
Price \$415,000
Adj Price \$415,000

Address	1106 PARK AVE	Days On Market	126
Unit Number	5L	MoMaintFee	\$400
Sq Feet	812	Taxes	\$6,957
Ask Price	\$425,000		
Sold Price	\$415,000		
Closing Date	8/21/2014		

Ad Rmks: Great Uptown 2 Br. kitchen features granite counters and ss appliances. One of the few communities in Hoboken that has a pool. Easy commute, bus or ferry located short distance away. parking available approx 4 block away.

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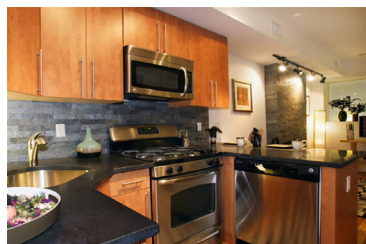
COMPARABLE REPORT



MLS # 140006374
Address 717 ADAMS ST
Price \$419,000
Adj Price \$419,000

Address	717 ADAMS ST	Days On Market	34
Unit Number	2L	MoMaintFee	\$323
Sq Feet	700	Taxes	\$5,220
Ask Price	\$429,000		
Sold Price	\$419,000		
Closing Date	8/15/2014		

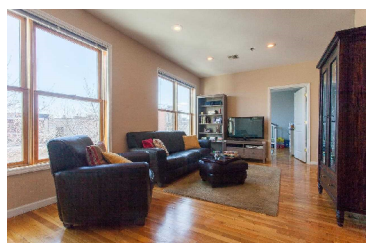
Ad Rmks: Light filled rooms and beautiful hardwood floors make this unit a "must see." 2nd bedroom opens up onto a 125 sq ft deck. Slate tile fireplace overlooking living room and kitchen. All GE appliances, granite counter tops. Boutique quality bathroom with glass sink. Private storage space and laundry facility available on premises.



MLS # 140003901
Address 717 ADAMS ST
Price \$419,000
Adj Price \$419,000

Address	717 ADAMS ST	Days On Market	48
Unit Number	3L	MoMaintFee	\$323
Sq Feet	700	Taxes	\$5,220
Ask Price	\$429,000		
Sold Price	\$419,000		
Closing Date	7/14/2014		

Ad Rmks: Light filled rooms and beautiful hardwood floors make this unit a "must see." 2nd bedroom opens up onto a 125 sq ft deck. Slate tile fireplace overlooking living room and kitchen. All GE appliances, granite counter tops. Boutique quality bathroom with glass sink. Private storage space and laundry facility available on premises.



MLS # 140002186
Address 323 JACKSON ST
Price \$421,000
Adj Price \$421,000

Address	323 JACKSON ST	Days On Market	22
Unit Number	502	MoMaintFee	\$308
Sq Feet	980	Taxes	\$5,277
Ask Price	\$429,000		
Sold Price	\$421,000		
Closing Date	7/2/2014		

Ad Rmks: A newer construction elevator building w/ new families & young professionals. This quiet, east facing home boasts partial NYC views, central air, hardwood, lots of light, breakfast bar, stainless appliances, recessed lighting, walk-in closets in both bdrms, laundry in unit and shared courtyard. Design the kitchen of your dreams! NEW countertops & backsplash of buyers choice or \$3000 credit. Near PATH, light rail and bus to NYC, easy street parking. Can be combined w/#501 for 1960 sqft.

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COMPARABLE REPORT



MLS # 140007916
Address 717 ADAMS ST
Price \$422,000
Adj Price \$422,000

Address	717 ADAMS ST	Days On Market	20
Unit Number	2R	MoMaintFee	\$323
Sq Feet	700	Taxes	\$5,220
Ask Price	\$429,000		
Sold Price	\$422,000		
Closing Date	8/27/2014		

Ad Rmks: Light filled rooms and beautiful hardwood floors make this unit a "must see." 2nd bedroom opens up onto a 125 sq ft deck. Slate tile fireplace overlooking living room and kitchen. All GE appliances, granite counter tops. Boutique quality bathroom with glass sink. Private storage space and laundry facility available on premises.



MLS # 140007571
Address 717 ADAMS ST
Price \$430,000
Adj Price \$430,000

Address	717 ADAMS ST	Days On Market	0
Unit Number	4R	MoMaintFee	\$323
Sq Feet	725	Taxes	\$5,263
Ask Price	\$439,000		
Sold Price	\$430,000		
Closing Date	9/12/2014		

Ad Rmks: Light filled rooms and beautiful hardwood floors make this unit a "must see." 2nd bedroom opens up onto a 125 sq ft deck. Slate tile fireplace overlooking living room and kitchen. All GE appliances, granite counter tops. Boutique quality bathroom with glass sink. Private storage space and laundry facility available on premises.



MLS # 140007913
Address 717 ADAMS ST
Price \$433,000
Adj Price \$433,000

Address	717 ADAMS ST	Days On Market	12
Unit Number	4L	MoMaintFee	\$323
Sq Feet	725	Taxes	\$5,263
Ask Price	\$439,000		
Sold Price	\$433,000		
Closing Date	8/27/2014		

Ad Rmks: Light filled rooms and beautiful hardwood floors make this unit a "must see." 2nd bedroom opens up onto a 125 sq ft deck. Slate tile fireplace overlooking living room and kitchen. All GE appliances, granite counter tops. Boutique quality bathroom with glass sink. Private storage space and laundry facility available on premises.

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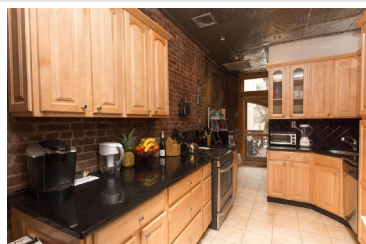
COMPARABLE REPORT



MLS # 140009804
Address 76 JACKSON ST
Price \$437,000
Adj Price \$437,000

Address	76 JACKSON ST	Days On Market	16
Unit Number	3R	MoMaintFee	\$335
Sq Feet	1000	Taxes	\$5,685
Ask Price	\$429,000		
Sold Price	\$437,000		
Closing Date	9/30/2014		

Ad Rmks: Welcome to 76 Jackson. Beautifully renovated SoHo style condo with Historic curbside appeal & tasteful modern living. Spacious and sunny windows in every room. High ceilings, white washed brick & gleaming walnut hardwood floors throughout. Stunning vertical solid wood beams. Stainless steel appliance package with Granite counter tops. Washer/Dryer in unit. Tankless hot water heater. Abundant closet space and ample in home storage. Common yard with BBQ. Easy walk to PATH & light rail. 1 deeded parking spot.



MLS # 140002959
Address 417 ADAMS ST
Price \$462,000
Adj Price \$462,000

Address	417 ADAMS ST	Days On Market	10
Unit Number	1L	MoMaintFee	\$365
Sq Feet	928	Taxes	\$6,616
Ask Price	\$465,000		
Sold Price	\$462,000		
Closing Date	7/2/2014		

Ad Rmks: WOW! Fantastic 2BR/1.5Bth awaits you. With over 11 ft ceilings, exposed brick, and private deck, this is truly a place to call home. Kitchen features granite counters, ss appliances, and custom cabinets. Other features include central air, hardwood floors, and washer/dryer in home.



MLS # 140009110
Address 933 WILLOW AVE
Price \$475,000
Adj Price \$475,000

Address	933 WILLOW AVE	Days On Market	6
Unit Number	4B/4L	MoMaintFee	\$316
Sq Feet	870	Taxes	\$5,953
Ask Price	\$480,000		
Sold Price	\$475,000		
Closing Date	9/15/2014		

Ad Rmks: Delightful 2 bed 1.5 bath just steps to Columbus Park awaits you. The exposed brick is accented by beautiful crown molding, & the separate dining area & abundance of storage throughout give this home the wow factor it deserves. Upgraded kit w/under cabinet lighting, 10 ft ceilings, recessed lights w/dimmers, stained glass transoms and a shared yard are a few more features. Garage pkg avail at 916 Garden lot for \$200 per month. Open hs 7/12 and 7/13 1-3pm. Pet friendly building. W/D's in basement incl.

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COMPARABLE REPORT



MLS # 140004941
Address 707 BLOOMFIELD ST
Price \$485,000
Adj Price \$485,000

Address	707 BLOOMFIELD ST	Days On Market	26
Unit Number	3	MoMaintFee	\$337
Sq Feet	754	Taxes	\$5,542
Ask Price	\$485,000		
Sold Price	\$485,000		
Closing Date	8/1/2014		

Ad Rmks: Located among the historic row houses of Bloomfield St this home offers historic character elegantly blended with modern finishes. This home features a large master bedroom with a bonus room that can serve as a nursery, office, or den. This home features original barge board flooring, a recently renovated kitchen and bath, ample in home, and basement storage, a washer/dryer, fireplace, and a recently completed 150+ sq ft deck that extends your living space and creates a great space for entertaining.



MLS # 140007693
Address 827 GARDEN ST
Price \$494,000
Adj Price \$494,000

Address	827 GARDEN ST	Days On Market	15
Unit Number	1	MoMaintFee	\$316
Sq Feet	1100	Taxes	\$6,012
Ask Price	\$479,000		
Sold Price	\$494,000		
Closing Date	8/26/2014		

Ad Rmks: This new construction, gut renovation, has it all! Private patio, laundry in the unit, amazing master bath with separate soaking tub and rainfall shower, granite stainless, central air, and high efficiency water heater. This unit will not last! Parking available for \$225 a month at municipal garage on 9th and Garden.



MLS # 140004277
Address 700 1ST ST
Price \$495,000
Adj Price \$495,000

Address	700 1ST ST	Days On Market	13
Unit Number	3T	MoMaintFee	\$402
Sq Feet	1019	Taxes	\$7,000
Ask Price	\$500,000		
Sold Price	\$495,000		
Closing Date	7/1/2014		

Ad Rmks: Beautifully appointed 2 bedrooms & 2 baths, chef's kitchen w/ granite counter tops & breakfast bar, stainless appliances, new washer/dryer in unit. Large master suite with his & hers closets and ensuite bath. Brazilian Cherry hardwood floors throughout and a large private balcony. Cable and Fios ready. Full service bldg. w/ 24 hr concierge and shuttle to the PATH. Garage parking, health club with pool and spa available on site.

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COMPARABLE REPORT



MLS # 140009115
Address 1110 CLINTON ST
Price \$499,000
Adj Price \$499,000

Address	1110 CLINTON ST	Days On Market	16
Unit Number	6	MoMaintFee	\$320
Sq Feet	942	Taxes	\$5,997
Ask Price	\$499,000		
Sold Price	\$499,000		
Closing Date	8/18/2014		

Ad Rmks: Fab 1 bedroom plus den with garage parking and private terrace in the Propeller Works. Located in flourishing northwest Hoboken, this bright and airy duplex features lofted ceilings, SS appliances, hardwood floors, central air, and W/D in unit. Elevator building with a giant, shared rooftop deck showcasing NYC views and exercise room. Close proximity to shopping, dining, Columbus Park and NYC bus right across the street. (Gas & Hot Water incl. in maintenance)



MLS # 140002610
Address 222 GRAND ST
Price \$510,000
Adj Price \$510,000

Address	222 GRAND ST	Days On Market	50
Unit Number	1J	MoMaintFee	\$359
Sq Feet	870	Taxes	\$6,669
Ask Price	\$499,900		
Sold Price	\$510,000		
Closing Date	7/2/2014		

Ad Rmks: Have a real pool party at your new home! Welcome to this 2BR Loft, boasting new, over-sized Gorell windows, custom doors w/ in-pane blinds, recessed lighting, & wood-burning fireplace. The BRAND-NEW KITCHEN features soft-close cabinets, granite counters and stainless steel appliances. Exotic Brazilian Amendoim hardwood floors throughout! Rare huge attic, Alfa closet systems, 2 new water heaters, double vanity, double head shower accessorized with glass tiles in master bath. Private patio opens to the pool.



MLS # 140008273
Address 1115 WILLOW AVE
Price \$528,000
Adj Price \$528,000

Address	1115 WILLOW AVE	Days On Market	19
Unit Number	313	MoMaintFee	\$363
Sq Feet	950	Taxes	\$7,724
Ask Price	\$539,000		
Sold Price	\$528,000		
Closing Date	9/15/2014		

Ad Rmks: Beautifully distributed floor plan with all rooms of ample size with a newly renovated kitchen & bathrooms. H/w floors, granite counters, breakfast bar, stainless steel appliances, cedar storage, extra office nook and lots of natural light. Elevator building with outdoor pool, gym, roof terrace w/NYC views and bike storage. Convenient uptown location with bus to NYC at your door. Close to retail, ferry, parks, schools and restaurants.

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COMPARABLE REPORT



MLS # 140004706
Address 551 OBSERVER
HIGHWAY
Price \$534,000
Adj Price \$534,000

Address 551 OBSERVER
HIGHWAY
Unit Number 7E
Sq Feet 1166
Ask Price \$539,000
Sold Price \$534,000
Closing Date 7/30/2014

Days On Market 57
MoMaintFee \$803
Taxes \$6,238

Ad Rmks: Now offering \$1500.00 Credit at Closing for Upgrades and floor. Spacious 2 bedroom, 2 Bath home with 200sq ft south facing terrace with NY view. Sunrise and Sunsets can with no neighbors on 3 sides. Large living room with true size dining room and two real bedrooms and 2 full baths. Master bedroom has a large en suite bath. The Skyline is one of the best price per square foot buildings in Hoboken. Updated Kitchen, Crown Molding and wood blinds make this a home you can move in right away.

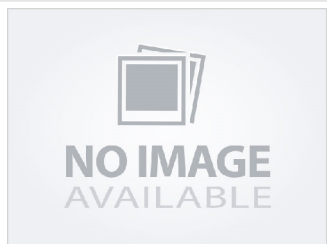


MLS # 140005832
Address 812 BLOOMFIELD ST
Price \$537,000
Adj Price \$537,000

Address 812 BLOOMFIELD ST
Unit Number 2
Sq Feet 735
Ask Price \$549,000
Sold Price \$537,000
Closing Date 7/11/2014

Days On Market 11
MoMaintFee \$307
Taxes

Ad Rmks: Smart & stylish 1 bed + den w private yard & gas FP on sought after Bloomfield St. This brand new condo has it all; gourmet kitchen w 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 suburban sized yard, extra-large bedroom, high ceilings, crown moldings, hardwood floors, CAC & laundry. Fabulous Moroccan inspired hallways with custom tile.



MLS # 140002977
Address 501 ADAMS ST
Price \$539,000
Adj Price \$539,000

Address 501 ADAMS ST
Unit Number 2D
Sq Feet 930
Ask Price \$539,000
Sold Price \$539,000
Closing Date 7/1/2014

Days On Market 34
MoMaintFee \$306
Taxes \$6,525

Ad Rmks:

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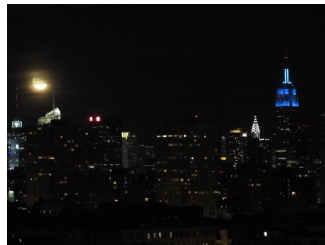
COMPARABLE REPORT



MLS # 140013276
Address 88 MONROE ST
Price \$550,000
Adj Price \$550,000

Address	88 MONROE ST	Days On Market	0
Unit Number	1	MoMaintFee	\$350
Sq Feet	1239	Taxes	\$8,408
Ask Price	\$550,000		
Sold Price	\$550,000		
Closing Date	9/30/2014		

Ad Rmks: 2 Bedroom, 2 baths, master suite with huge custom walk in closet. Features open layout with lots of sun exposure, hardwood floors throughout, granite counters, breakfast bar, garage with large storage area, w/d in unit. Beautiful common yard. Pet friendly. 2 blocks from light rail and a short distance to PATH.



MLS # 140002995
Address 551 OBSERVER HIGHWAY
Price \$553,500
Adj Price \$553,500

Address	551 OBSERVER HIGHWAY	Days On Market	65
Unit Number	10D	MoMaintFee	\$803
Sq Feet	1166	Taxes	\$6,477
Ask Price	\$569,000		
Sold Price	\$553,500		
Closing Date	7/21/2014		

Ad Rmks: Amazing upgraded 10th floor home with 200sqft private terrace with NYC views!! Too many details to mention! Beautiful kitchen with large island and beverage center that features granite counters, stainless steel appliances and more! Over-sized living room with DIRECT NYC views!! Tastefully renovated bath. Concrete building & private corner unit. Building amenities include doorman, parking, gym, community room, and shuttle to PATH. Fios, cablevision, DTV ready.



MLS # 140013280
Address 510 MONROE ST
Price \$560,000
Adj Price \$560,000

Address	510 MONROE ST	Days On Market	3
Unit Number	205	MoMaintFee	\$309
Sq Feet	1050	Taxes	\$6,573
Ask Price	\$560,000		
Sold Price	\$560,000		
Closing Date	7/2/2014		

Ad Rmks: Spacious 3 bedroom/2 Bath plus indoor deeded parking spot! Huge Unit with over 1000sqft offers gleaming hardwood floors throughout, and Central A/C. The kitchen features granite counters, and custom cabinets. Unlike most condos this layout offers space for a living room and dining area. Plus there is a den which is great for an office/baby's room. Washer/ Dryer in unit! Building features a landscaped common courtyard for entertaining and relaxing. 2 blocks from the Light Rail and one block from the HOP bus.

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COMPARABLE REPORT



MLS # 140006743
Address 700 1ST ST
Price \$560,000
Adj Price \$560,000

Address	700 1ST ST	Days On Market	13
Unit Number	3V	MoMaintFee	\$447
Sq Feet	1133	Taxes	\$7,360
Ask Price	\$555,000		
Sold Price	\$560,000		
Closing Date	7/9/2014		

Ad Rmks: Don't miss out on this pristine 2 bed/2bath at the Sky Club. Unit features:kitchen with s/s appliances, granite counters, & breakfast area. Lg Master Bedroom w/ensuite bathroom. Solar window treatments, helps lower electric bill. Open layout provides plenty of light. Custom closets and h/w floors throughout. Central Air/Heat, W/D in unit. 24 Hour Concierge & private shuttles to/from the PATH. **Onsite 25,000 sq ft public gym, and parking for additional fee



MLS # 140004096
Address 501 ADAMS ST
Price \$560,000
Adj Price \$560,000

Address	501 ADAMS ST	Days On Market	5
Unit Number	2E	MoMaintFee	\$355
Sq Feet	854	Taxes	\$6,189
Ask Price	\$545,000		
Sold Price	\$560,000		
Closing Date	7/17/2014		

Ad Rmks: Spacious 2 bed/2bath condo in a renovated & historic Gothic building! Interior features an open kitchen with granite counters, tile backs plash & SS appliances. Bedrooms at opposite ends with ample closet space. Bathrooms feature marble vanity tops & premium fixtures. High ceilings, oversize windows & H/W Flooring throughout. Building boasts majestic marble entrance and staircase, updated fitness center, laundry room, and beautiful courtyard. One Garage Parking Space included!



MLS # 140003751
Address 818 JEFFERSON ST
Price \$560,000
Adj Price \$560,000

Address	818 JEFFERSON ST	Days On Market	48
Unit Number	3A	MoMaintFee	\$430
Sq Feet	920	Taxes	\$6,185
Ask Price	\$555,000		
Sold Price	\$560,000		
Closing Date	7/15/2014		

Ad Rmks: Amazing sun filled corner 2 bed condo in a stylish elevator building with parking included! Enjoy your Empire State view, spacious dining & living room w/ exposed brick, updated kitchen w/ granite, breakfast bar, stainless appliances & glass backsplash, 2 large bedrooms both w/ generous California closets. 10ft ceilings, HWF, central air, 6 tall windows & sliding glass Juliette balcony & just 1 shared wall. Onsite large private storage, gym, laundry & common yard. Shoprite, Light Rail & NYC bus all close by

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COMPARABLE REPORT



MLS # 140008063
Address 736 GARDEN ST
Price \$569,000
Adj Price \$569,000

Address	736 GARDEN ST	Days On Market	14
Unit Number	#2	MoMaintFee	\$552
Sq Feet	1163	Taxes	\$8,876
Ask Price	\$579,000		
Sold Price	\$569,000		
Closing Date	8/21/2014		

Ad Rmks: THIS CHARMING BROWNSTONE STYLE CONDO IS LOCATED ON STOOP LEVEL OF A 4 UNIT BUILDING. 1163 SF OF LIVING SPACE INCLUDES TWO BEDROOMS PLUS DECK OFF SECOND BEDROOM. LARGE LIVING ROOM WITH LONG WINDOWS AND HIGH CEILINGS. BIG OPEN KITCHEN AND DINING AREA MAKE THIS A VERY LIVABLE HOME. CAC, HW FLOORS, HIGH CEILINGS, WITH LOTS OF CHARM.



MLS # 140004079
Address 213 14TH ST
Price \$570,000
Adj Price \$570,000

Address	213 14TH ST	Days On Market	52
Unit Number	1F	MoMaintFee	\$441
Sq Feet	1320	Taxes	\$7,820
Ask Price	\$599,000		
Sold Price	\$570,000		
Closing Date	7/21/2014		

Ad Rmks: Live in the heart of booming uptown Hoboken! Experience townhouse living in this splendid tri-level home. Enjoy the privacy of entering property main level through your own exclusive entrance. Good sized kitchen w/ plenty of cabinet & counter-top space, SS appliances & separate dining area. The living room features huge dramatic windows and soaring 18 ft ceilings providing tons of light. Gorgeously updated bathrooms. Plus extra storage / laundry room. Beautifully landscaped common backyard oasis.



MLS # 140008304
Address 1100 ADAMS ST
Price \$577,500
Adj Price \$577,500

Address	1100 ADAMS ST	Days On Market	42
Unit Number	601	MoMaintFee	\$462
Sq Feet	1070	Taxes	\$7,723
Ask Price	\$589,000		
Sold Price	\$577,500		
Closing Date	9/26/2014		

Ad Rmks: Welcome home to this amazingly bright 2BR/2BA Penthouse in the sought-after Upper Grand! Enjoy the amenities of a newer building; elevator, gym, security & your very own garage parking space (#52). This great home boasts high ceilings, HWF throughout, sun-flooding skylight, & spacious living room/dining room area. The master en suite includes a beautiful double-vanity sink. Your open KIT features granite counters, SS appliances & breakfast bar with lots of counter space. Plus W/D in unit. A true "Must see"!

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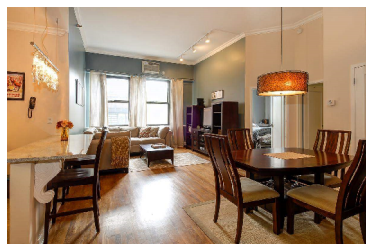
COMPARABLE REPORT



MLS # 140008339
Address 533 ADAMS ST
Price \$580,000
Adj Price \$580,000

Address	533 ADAMS ST	Days On Market	39
Unit Number	1	MoMaintFee	\$500
Sq Feet	1143	Taxes	\$6,500
Ask Price	\$599,000		
Sold Price	\$580,000		
Closing Date	9/29/2014		

Ad Rmks: Beautiful, sunny corner unit! Home has 2 spacious bedrooms & 2 full baths & deeded parking. Kitchen features high-end SS appliances, granite countertops, custom backsplash & plenty of cabinet space. Master bath boasts gorgeous tile, a soaking tub, huge walk-in shower & double vanity. Second bath is generous in size & has a linen closet. Home has CA, surround sound (ITouch/IPort), Hunter Douglas blinds, crown molding, recessed lighting & hrdwd floors. Parlor level, not ground floor or garden level.



MLS # 140008591
Address 501 ADAMS ST
Price \$589,000
Adj Price \$589,000

Address	501 ADAMS ST	Days On Market	3
Unit Number	3J	MoMaintFee	\$383
Sq Feet	953	Taxes	\$10,080
Ask Price	\$579,000		
Sold Price	\$589,000		
Closing Date	8/26/2014		

Ad Rmks: Corner condo w/953 SF, 2BD/2BA & parking at Adams Square. Open living space w/ soaring 12 ft ceilings. Newly renovated with golden oak hardwood floors, marble baths and a modern kitchen with walnut stained cabinets, white granite counters, KitchenAid Stainless Steel Refrigerator, Bosch gas range, dishwasher and microwave. Adams Square amenities: elevator, fitness center, bicycle storage, laundry room and common outdoor courtyard. Located just 2 blocks to the bus stop, 3 blocks from Church Square Park.



MLS # 140005312
Address 416 GRAND ST
Price \$589,900
Adj Price \$589,900

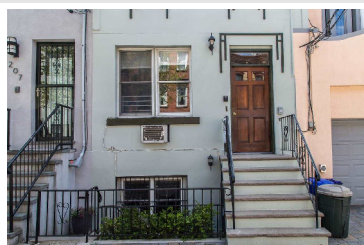
Address	416 GRAND ST	Days On Market	35
Unit Number	2B	MoMaintFee	\$364
Sq Feet	1065	Taxes	\$7,197
Ask Price	\$589,900		
Sold Price	\$589,900		
Closing Date	7/18/2014		

Ad Rmks: Sunny and Spacious 2 Bedroom 2 Bath condo with over-sized deck and deeded parking. Open layout allows lots of space for dining and a bonus den area. Upgraded bathrooms, stainless appliances, granite counters, hardwood floors in living area, carpet in bedrooms, Central heat and air, washer and dryer in unit, newer hot water heater and much more! This terrific mid-town condo will not last!

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

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COMPARABLE REPORT



MLS # 140005958
Address 209 8TH ST
Price \$595,000
Adj Price \$595,000

Address	209 8TH ST	Days On Market	56
Unit Number	1	MoMaintFee	\$435
Sq Feet	1222	Taxes	\$7,197
Ask Price	\$589,000		
Sold Price	\$595,000		
Closing Date	8/21/2014		

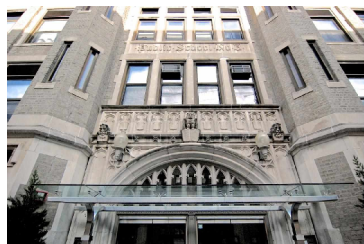
Ad Rmks: Unique 2 Bedroom, 1.5 Bath Duplex in the heart of everything. This charming home features a new kitchen and renovated baths, Radiant Floor Heat, Washer/Dryer in Unit, Lots of storage and a private outdoor patio for meals and more! Not your average "Vanilla Box" this 1222 sq ft unit feels like a real home. Parking available nearby for an additional monthly charge.



MLS # 140005212
Address 727 MONROE ST
Price \$595,000
Adj Price \$595,000

Address	727 MONROE ST	Days On Market	23
Unit Number	303	MoMaintFee	\$354
Sq Feet	1214	Taxes	\$9,058
Ask Price	\$599,900		
Sold Price	\$595,000		
Closing Date	8/29/2014		

Ad Rmks: Gorgeous 2BR/2BA at 'Pembroke Place.' This open floor plan condo features large granite SS kitchen w/oversize bkfst bar. Spacious LR&DR are ideal for entertaining & feature beautiful chair rail & crown molding. Large BRs on opposite ends have ample customized closets & roomy BAs w/linen closets. All of this plus gleaming HWFs, CAC, W/D, professionally managed elev bldg w/gym, landscaped common yard w/tables, bbqs & putting green! Close to Light Rail, buses, ShopRite, & more!



MLS # 140005091
Address 501 ADAMS ST
Price \$595,000
Adj Price \$595,000

Address	501 ADAMS ST	Days On Market	2
Unit Number	3I	MoMaintFee	\$413
Sq Feet	950	Taxes	\$6,813
Ask Price	\$579,000		
Sold Price	\$595,000		
Closing Date	8/25/2014		

Ad Rmks: Urban chic loft style 2 bed/2 bath condo w/parking @ the coveted Adams Square ~ A converted 1870's school house w/stunning architectural design, marble lobby & landscaped garden. Condo features soaring 10 ft ceilings, chefs kitchen w/Bosch S/S appliances and marble counters. Gleaming HWFLS throughout along w/upgraded ELFA closet system, full size W/D in unit w/2 LRG storage spaces make this home ideal! Building feat. bike storage, add'l laundry rm, full gym & common courtyard. Close to parks, school & PATH!

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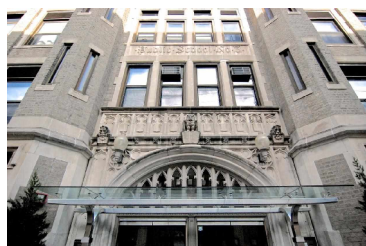
COMPARABLE REPORT



MLS # 140003368
Address 800 JACKSON ST
Price \$595,000
Adj Price \$595,000

Address	800 JACKSON ST	Days On Market	99
Unit Number	410	MoMaintFee	\$479
Sq Feet	1122	Taxes	\$8,610
Ask Price	\$600,000		
Sold Price	\$595,000		
Closing Date	7/1/2014		

Ad Rmks: Great 2BR/2BA w/ deed parking @ Metrostop. Home feat HW floors, sound proof windows in both bedrooms, granite countertops w/ Breakfast Bar, C/AC, W/D, lots of ELFA designed closet space. Bldg amen incl cyber 24/7 doorman, clubroom w/ lounge, pool table, fitness center. Clsoe to lightrail, supermarkets, and restaurants at your doorstep!



MLS # 140007452
Address 501 ADAMS ST
Price \$599,000
Adj Price \$599,000

Address	501 ADAMS ST	Days On Market	6
Unit Number	4B	MoMaintFee	\$415
Sq Feet	953	Taxes	\$7,821
Ask Price	\$599,000		
Sold Price	\$599,000		
Closing Date	8/6/2014		

Ad Rmks: Welcome to Adams Square ~ A converted 1870's school house w/stunning architectural design & marble lobby. A bright urban-chic loft style 2BR/2Bth awaits you featuring soaring 13.5 ft ceilings, chefs kitchen w/Bosch S/S appliances & marble counters. Gleaming HWFLS throughout w/upgraded closet system, 2 LRG storage spaces, covered parking and a central location make this home ideal! Building feat. bike storage, laundry rm, full gym & common landscaped courtyard. Close to parks, school & PATH.



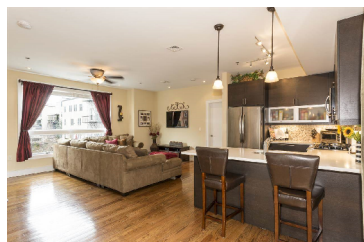
MLS # 140008529
Address 400 9TH ST
Price \$600,000
Adj Price \$600,000

Address	400 9TH ST	Days On Market	19
Unit Number	W4B	MoMaintFee	\$340
Sq Feet	1071	Taxes	\$7,600
Ask Price	\$589,000		
Sold Price	\$600,000		
Closing Date	8/29/2014		

Ad Rmks: Come find your home in this spacious 2Br/2Ba corner unit in the sought-after Columbus Building! Your building amenities include common courtyard, elevator, gym, intercom system, & close proximity to Columbus Park & NYC transportation. The upgraded kitchen boasts SS appliances; including DW & lots of cabinet space. It opens to your amazingly bright living room w/ wrap around windows. Enjoy gleaming hardwood floors throughout, C/AC, W/D in unit, custom window treatments, plus your garaged parking space #71!

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COMPARABLE REPORT



MLS # 140005528
Address 635 6TH ST
Price \$601,000
Adj Price \$601,000

Address	635 6TH ST	Days On Market	6
Unit Number	3A	MoMaintFee	\$304
Sq Feet	1207	Taxes	\$5,345
Ask Price	\$555,000		
Sold Price	\$601,000		
Closing Date	7/14/2014		

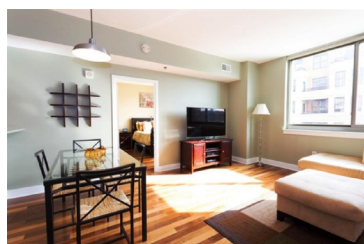
Ad Rmks: OPEN HOUSE SAT MAY 3rd&MAY 4th 12-3pm. Welcome home to Avaâ€™s Court. A 4 year young modern & elegant boutique residence at its best. Bright & Airy 2Br 2Bth w/private terrace. Covered deeded parking (SUV) spot.This home features designer kitchen w/custom wd cabinets, undermount lighting, stone counter top, generous bkfst bar, sleek SS GE appliances. Master Bdrm has custom WIC, En suite bath w/duel sink vanity, whirlpool tub plus separate shower. Guest bd has private entrance to bath.



MLS # 140006110
Address 300 NEWARK ST
Price \$605,000
Adj Price \$605,000

Address	300 NEWARK ST	Days On Market	11
Unit Number	7F	MoMaintFee	\$355
Sq Feet		Taxes	\$7,725
Ask Price	\$579,000		
Sold Price	\$605,000		
Closing Date	7/16/2014		

Ad Rmks: Very spacious 2bed/2bath condo in the desirable Jefferson Trust Building. Great open layout with lots of light. Large living/dining area, great for entertaining. Completely renovated bathrooms. Newly renovated kitchen with granite counter tops and SS appliances. Crown molding throughout. Exceptional closet space. Elevator building with storage and recently renovated exercise room. Easy walking distance to the PATH. Parking available across the street at municipal rates.



MLS # 140008961
Address 800 JACKSON ST
Price \$608,000
Adj Price \$608,000

Address	800 JACKSON ST	Days On Market	4
Unit Number	303	MoMaintFee	\$437
Sq Feet	1094	Taxes	\$8,176
Ask Price	\$599,000		
Sold Price	\$608,000		
Closing Date	9/25/2014		

Ad Rmks: East facing, Classic, chic and stylish unit provides a full spectrum of custom features. The professional chefâ€™s kitchen is a cooking enthusiastâ€™s dream with expansive granite counters for prepping, glass tile backsplash, upscale SS appliances and dramatic Espresso cabinetry.The elegant random-plank hardwood floors lend an edgy feel to the living areas and the bedrooms, while handsome imported tile highlights the bathrooms.The full service complex offers a massive roof deck,gym and tranquil inviting lobby.

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COMPARABLE REPORT



MLS # 140007560
Address 1330 CLINTON ST
Price \$615,000
Adj Price \$615,000

Address	1330 CLINTON ST	Days On Market	11
Unit Number	301	MoMaintFee	\$347
Sq Feet	1109	Taxes	\$6,333
Ask Price	\$600,000		
Sold Price	\$615,000		
Closing Date	8/18/2014		

Ad Rmks: Welcome home! This 2BR/2BA in the heart of uptown Hoboken offers a spacious open layout. Desirable floor plan w/bedrooms on opposite ends. Semi private entrance w/custom walk-in bedroom closet in both bedrooms, w/d in unit, HW flrs thru out, CA/C. Beautiful kitchen w/stainless steel appliances & granite countertops, chair rail, crown molding and recessed lighting. Deeded SUV size prkng, Elev. bldg features common patio & fitness, Cyprus Pointe condo bldg is steel & concrete construction. Move right in!



MLS # 140008569
Address 704 CLINTON ST
Price \$631,000
Adj Price \$631,000

Address	704 CLINTON ST	Days On Market	32
Unit Number	4B	MoMaintFee	\$356
Sq Feet	1086	Taxes	\$9,212
Ask Price	\$625,000		
Sold Price	\$631,000		
Closing Date	9/9/2014		

Ad Rmks: Bright 2 bedroom, 2 bathroom condo with deeded garage parking in a well-maintained elevator building. Kitchen equipped with stainless steel appliances and granite counter tops. Custom blinds & closets, hardwood floors, ceiling fans, central AC, surround sound, and washer/dryer in unit. Play, relax, or grill in the beautifully landscaped common courtyard. Close to everything: bus, grocery store, parks, restaurants & more.



MLS # 140004067
Address 800 JACKSON ST
Price \$639,000
Adj Price \$639,000

Address	800 JACKSON ST	Days On Market	7
Unit Number	506	MoMaintFee	\$489
Sq Feet	1147	Taxes	\$8,410
Ask Price	\$639,000		
Sold Price	\$639,000		
Closing Date	7/7/2014		

Ad Rmks: Built in 2008 w/20 year pilot tax program. Large well built luxury building located next to 9th street station of Hudson County Lightrail. California closets through out & walk in closets in master bedroom, master bath has 2 sinks, stainless appliances, granite, W/d in unit, deeded parking NYC views, Empire State Bldg. and Freedom Tower from living room. (2nd level), community room, gym and roof deck makes this a desirable location to live!

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COMPARABLE REPORT



MLS # 140006085
Address 700 1ST ST
Price \$641,000
Adj Price \$641,000

Address	700 1ST ST	Days On Market	10
Unit Number	9E	MoMaintFee	\$499
Sq Feet	1265	Taxes	\$7,360
Ask Price	\$625,000		
Sold Price	\$641,000		
Closing Date	7/21/2014		

Ad Rmks: Revel in the sweeping NYC views from this spacious and open 2 bed, 2 bath, corner unit with a private terrace in the Sky Club. Modern open kit with bkfst bar, SS appl, granite counters and sep dining area. King size Master Bed suite features customized contemp closets, upgraded full priv marble bath w/jacuzzi tub, rain water shower & brushed nickel fixtures. Guest bed has direct access to a separate full modern bath. Full service bldg incls doorman, shuttle to Path, gym, pool and on site prkg available.



MLS # 140006954
Address 501 9TH ST
Price \$645,000
Adj Price \$645,000

Address	501 9TH ST	Days On Market	6
Unit Number	514	MoMaintFee	\$311
Sq Feet	1033	Taxes	\$6,909
Ask Price	\$639,000		
Sold Price	\$645,000		
Closing Date	7/25/2014		

Ad Rmks: Prospect Hill presents this stunning 2BR/2BA condo in elevator building. Spacious & bright living & dining rooms. Open kitchen with cherry cabinets, granite counters, SS appliances, large soaking jacuzzi tub, hardwood floors, central a/c, custom window treatments with laundry & a walk in pantry. Beautifully landscaped common yard & gym. Perfect for entertaining!



MLS # 140006080
Address 1200 GRAND ST
Price \$649,000
Adj Price \$649,000

Address	1200 GRAND ST	Days On Market	32
Unit Number	317	MoMaintFee	\$356
Sq Feet	1028	Taxes	\$8,159
Ask Price	\$649,000		
Sold Price	\$649,000		
Closing Date	8/5/2014		

Ad Rmks: Beautiful 2 bed 2 bath in elev bldg. Open kitchen features an oversized breakfast bar, SS appl & granite counters. Sunny & spacious living room overlooks beautifully landscaped courtyard. Hdwd flrs throughout, C/A, 9.5' ceilings, W/D. Large Master bed with en suite bath, double vanity & full walk in shower. Generous size guest bed is on opposite end of apartment and boasts a soaking tub. Unit incl a deeded pkg spot. This sought after Upper Grand complex offers a private residence lounge and gym.

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COMPARABLE REPORT



MLS # 140002987
Address 904 JEFFERSON ST
Price \$665,000
Adj Price \$665,000

Address	904 JEFFERSON ST	Days On Market	7
Unit Number	2I	MoMaintFee	\$319
Sq Feet	1230	Taxes	\$8,875
Ask Price	\$675,000		
Sold Price	\$665,000		
Closing Date	7/11/2014		

Ad Rmks: Sunny, corner two bedroom, two bath condo with 7 windows in living room. Spacious living area has open kitchen with granite counters and stainless steel appliances. Large bedrooms with custom closets. Lovely landscaped common courtyard on the same floor, just steps from the condo. Elevator, gym and deeded garage parking (spot 21).



MLS # 140007137
Address 108-112 MONROE ST
Price \$670,000
Adj Price \$670,000

Address	108-112 MONROE ST	Days On Market	20
Unit Number	5B	MoMaintFee	\$391
Sq Feet	1172	Taxes	\$9,413
Ask Price	\$675,000		
Sold Price	\$670,000		
Closing Date	8/18/2014		

Ad Rmks: Don't miss out on the opportunity to own this spacious & bright 2B/2B top floor condo with parking! This amazing condo boasts an open floor plan, renovated kitchen w/granite counters and s/s appliances, hardwood floors throughout, high ceilings, skylight, central a/c, over-sized windows, Juliet balcony, washer/dryer in unit and lots of closet space! Located in Lower Hoboken, you'll find easy access to restaurants, shopping, nightlife, NJ Transit and PATH. Building features a gym and landscaped courtyard!

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$675,000	\$405,000	\$542,614	\$555,000
SP:	\$670,000	\$405,000	\$542,718	\$560,000

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$675,000	\$405,000	\$542,614	\$555,000
SP:	\$670,000	\$405,000	\$542,718	\$560,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
322 PARK AVE	2	1	665	9/9/2014	4	\$405,000	\$405,000
533 MADISON ST	2	1	782	8/8/2014	122	\$419,000	\$410,000
1106 PARK AVE	2	1	812	8/21/2014	126	\$425,000	\$415,000
717 ADAMS ST	2	1	700	8/15/2014	34	\$429,000	\$419,000
717 ADAMS ST	2	1	700	7/14/2014	48	\$429,000	\$419,000
323 JACKSON ST	2	2	980	7/2/2014	22	\$429,000	\$421,000
717 ADAMS ST	2	1	700	8/27/2014	20	\$429,000	\$422,000
717 ADAMS ST	2	1	725	9/12/2014	0	\$439,000	\$430,000
717 ADAMS ST	2	1	725	8/27/2014	12	\$439,000	\$433,000
76 JACKSON ST	2	1	1000	9/30/2014	16	\$429,000	\$437,000
417 ADAMS ST	2	2	928	7/2/2014	10	\$465,000	\$462,000
933 WILLOW AVE	2	2	870	9/15/2014	6	\$480,000	\$475,000
707 BLOOMFIELD ST	2	1	754	8/1/2014	26	\$485,000	\$485,000
827 GARDEN ST	2	2	1100	8/26/2014	15	\$479,000	\$494,000
700 1ST ST	2	2	1019	7/1/2014	13	\$500,000	\$495,000
1110 CLINTON ST	2	2	942	8/18/2014	16	\$499,000	\$499,000
222 GRAND ST	2	2	870	7/2/2014	50	\$499,900	\$510,000
1115 WILLOW AVE	2	2	950	9/15/2014	19	\$539,000	\$528,000
551 OBSERVER HIGHWAY	2	2	1166	7/30/2014	57	\$539,000	\$534,000
812 BLOOMFIELD ST	2	1	735	7/11/2014	11	\$549,000	\$537,000
501 ADAMS ST	2	2	930	7/1/2014	34	\$539,000	\$539,000
88 MONROE ST	2	2	1239	9/30/2014	0	\$550,000	\$550,000
551 OBSERVER HIGHWAY	2	2	1166	7/21/2014	65	\$569,000	\$553,500
510 MONROE ST	2	2	1050	7/2/2014	3	\$560,000	\$560,000
700 1ST ST	2	2	1133	7/9/2014	13	\$555,000	\$560,000
501 ADAMS ST	2	2	854	7/17/2014	5	\$545,000	\$560,000
818 JEFFERSON ST	2	1	920	7/15/2014	48	\$555,000	\$560,000
736 GARDEN ST	2	1	1163	8/21/2014	14	\$579,000	\$569,000
213 14TH ST	2	2	1320	7/21/2014	52	\$599,000	\$570,000
1100 ADAMS ST	2	2	1070	9/26/2014	42	\$589,000	\$577,500
533 ADAMS ST	2	2	1143	9/29/2014	39	\$599,000	\$580,000
501 ADAMS ST	2	2	953	8/26/2014	3	\$579,000	\$589,000

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
416 GRAND ST	2	2	1065	7/18/2014	35	\$589,900	\$589,900
209 8TH ST	2	2	1222	8/21/2014	56	\$589,000	\$595,000
727 MONROE ST	2	2	1214	8/29/2014	23	\$599,900	\$595,000
501 ADAMS ST	2	2	950	8/25/2014	2	\$579,000	\$595,000
800 JACKSON ST	2	2	1122	7/1/2014	99	\$600,000	\$595,000
501 ADAMS ST	2	2	953	8/6/2014	6	\$599,000	\$599,000
400 9TH ST	2	2	1071	8/29/2014	19	\$589,000	\$600,000
635 6TH ST	2	2	1207	7/14/2014	6	\$555,000	\$601,000
300 NEWARK ST	2	2		7/16/2014	11	\$579,000	\$605,000
800 JACKSON ST	2	2	1094	9/25/2014	4	\$599,000	\$608,000
1330 CLINTON ST	2	2	1109	8/18/2014	11	\$600,000	\$615,000
704 CLINTON ST	2	2	1086	9/9/2014	32	\$625,000	\$631,000
800 JACKSON ST	2	2	1147	7/7/2014	7	\$639,000	\$639,000
700 1ST ST	2	2	1265	7/21/2014	10	\$625,000	\$641,000
501 9TH ST	2	2	1033	7/25/2014	6	\$639,000	\$645,000
1200 GRAND ST	2	2	1028	8/5/2014	32	\$649,000	\$649,000
904 JEFFERSON ST	2	2	1230	7/11/2014	7	\$675,000	\$665,000
108-112 MONROE ST	2	2	1172	8/18/2014	20	\$675,000	\$670,000
Total Listings					Avg	Avg	Avg
50					26	\$542,614	\$542,718

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