

COMPARATIVE MARKET ANALYSIS

2014 Q4 2 Bedroom Luxury Condos Sold in Hoboken

Prepared for:

Perspectives

NJ

Tuesday, January 13, 2015

Prepared By:

ALEX BAO

WEICHERT REALTORS

273 GROVE ST

JERSEY CITY, NJ 07302

201.881.6897

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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) and Hoboken (Zip 07030) on a regular quarterly basis. You will find separate reports on 1br/1bath and 2bd/2bath condos. more shown <http://www.alexbao.com>

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

COMPARABLES show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- closing 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:	\$1,975,000	\$474,900	\$745,970	\$675,000
SP:	\$1,985,000	\$462,000	\$744,481	\$681,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
333 ADAMS ST	2	2	861	10/15/2014	27	\$479,900	\$462,000
1112 PARK AVE	2	1	812	10/8/2014	52	\$474,900	\$464,000
1110 CLINTON ST	2	2	865	11/3/2014	35	\$475,000	\$465,000
717 WILLOW AVE	2	1	800	10/31/2014	34	\$485,000	\$470,000
906 WASHINGTON ST	2	2	1112	12/12/2014	4	\$479,000	\$472,000
403 ADAMS ST	2	1	950	10/31/2014	10	\$484,500	\$472,500
329 WILLOW AVE	2	1	764	12/23/2014	10	\$479,000	\$479,000
551 OBSERVER HIGHWAY	2	2	1114	10/31/2014	112	\$499,999	\$480,000
1115 WILLOW AVE	2	2	1060	12/22/2014	137	\$494,000	\$494,000
201 GARDEN ST	2	1	812	12/8/2014	10	\$539,000	\$530,000
208 PARK AVE	2	1	753	11/20/2014	8	\$549,000	\$545,000
551 OBSERVER HIGHWAY	2	2	1166	10/7/2014	20	\$545,000	\$545,000
518-520 MONROE ST	2	2	1247	12/11/2014	135	\$560,000	\$545,000
700 1ST ST	2	2	1095	12/29/2014	21	\$555,000	\$549,000
700 1ST ST	2	2	1019	11/17/2014	27	\$550,000	\$555,000
415 NEWARK ST	2	2	1100	12/12/2014	8	\$559,000	\$565,000
700 1ST ST	2	2	1133	11/17/2014	47	\$565,000	\$565,000
132 MONROE ST	2	2	1037	11/3/2014	4	\$569,900	\$569,900
222 CLINTON ST	2	2	1000	11/16/2014	13	\$589,999	\$575,000
602 WILLOW AVE	2	2	1075	10/9/2014	13	\$575,000	\$581,000
611 MADISON ST	2	2	1080	10/17/2014	7	\$545,000	\$587,000
800 JACKSON ST	2	2	991	12/23/2014	24	\$589,000	\$589,000
729 MADISON ST	2	2	1000	10/17/2014	38	\$599,950	\$595,000
920 JEFFERSON ST	2	2	1128	11/21/2014	28	\$615,000	\$597,000
76 MADISON ST	2	2	1250	12/19/2014	9	\$599,999	\$605,000
920 JEFFERSON ST	2	2	1128	11/26/2014	16	\$605,000	\$605,000
308 GARDEN ST	2	1	963	11/7/2014	14	\$615,000	\$610,000
729 MADISON ST	2	2	1041	12/12/2014	46	\$625,000	\$620,000
721 MADISON ST	2	2	1360	11/17/2014	64	\$639,000	\$620,000
625 JEFFERSON ST	2	2	1030	12/15/2014	21	\$629,000	\$622,000
700 1ST ST	2	2	1331	12/15/2014	42	\$615,000	\$630,000
1100 ADAMS ST	2	2	1077	12/15/2014	11	\$629,000	\$635,000

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CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1320 BLOOMFIELD ST	2	2	915	11/7/2014	7	\$619,000	\$640,000
1200 GRAND ST	2	2	1033	12/30/2014	21	\$650,000	\$655,000
92 MADISON ST	2	2	1286	10/8/2014	27	\$654,900	\$655,000
635 6TH ST	2	2	1390	10/15/2014	0	\$639,000	\$656,000
228 BLOOMFIELD ST	2	2	1325	12/11/2014	21	\$675,000	\$657,000
1325 ADAMS ST	2	2	1135	11/3/2014	19	\$659,000	\$664,000
116 MADISON ST	2	2	1351	10/16/2014	102	\$675,000	\$670,000
92 MADISON ST	2	2	1133	10/31/2014	19	\$659,000	\$681,000
300 NEWARK ST	2	2	1500	12/29/2014	8	\$699,000	\$685,000
117 MADISON ST	2	2	1324	12/19/2014	3	\$649,000	\$691,000
1300 GRAND ST	2	2	1161	12/15/2014	6	\$700,000	\$700,000
727 MONROE ST	2	2	1308	10/7/2014	16	\$699,000	\$700,000
452 2ND ST	2	2	1342	10/24/2014	8	\$719,000	\$711,500
452 2ND ST	2	2	1342	10/8/2014	9	\$699,900	\$712,000
729 MADISON ST	2	2	1227	10/3/2014	14	\$750,000	\$712,500
1500 HUDSON ST	2	2	1155	11/20/2014	61	\$775,000	\$725,000
1100 ADAMS ST	2	2	1155	12/15/2014	38	\$719,000	\$730,000
1100 ADAMS ST	2	2	1240	11/24/2014	8	\$699,500	\$735,500
1100 ADAMS ST	2	2	1338	10/10/2014	25	\$739,000	\$739,000
1325 ADAMS ST	2	2	1283	12/30/2014	12	\$749,000	\$740,000
820 HUDSON ST	2	1	975	12/5/2014	32	\$749,000	\$749,000
215 MONROE ST	2	2	1400	11/14/2014	27	\$749,900	\$756,000
725 JEFFERSON ST	2	2	1572	11/24/2014	77	\$785,000	\$773,000
1331 GRAND ST	2	2	1273	12/2/2014	6	\$774,900	\$783,000
1500 WASHINGTON ST	2	2	1145	10/14/2014	8	\$839,900	\$840,000
1100 ADAMS ST	2	2	1406	12/30/2014	18	\$824,500	\$845,000
1500 WASHINGTON ST	2	2	1185	10/6/2014	77	\$865,000	\$850,000
101 PARK AVE	2	2	1219	10/31/2014	6	\$799,999	\$861,000
659 1ST ST	2	3	1412	12/22/2014	10	\$849,000	\$865,000
1450 WASHINGTON ST	2	2	1207	12/15/2014	41	\$899,999	\$872,500
501 9TH ST	2	2	1260	12/12/2014	12	\$849,000	\$875,000
2 CONSTITUTION CT	2	2	1102	12/12/2014	24	\$890,000	\$885,000

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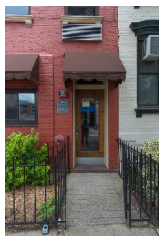
CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1404 GRAND ST	2	2	1414	11/10/2014	20	\$895,000	\$895,000
456 9TH ST	2	2	1700	12/17/2014	69	\$925,000	\$900,000
1500 HUDSON ST	2	2	1155	12/31/2014	2	\$915,000	\$907,500
1500 WASHINGTON ST	2	2	1155	11/13/2014	104	\$899,000	\$912,000
1404 GRAND ST	2	2	1414	11/10/2014	4	\$915,000	\$915,000
89-91 JEFFERSON ST	2	2	1406	12/1/2014	5	\$869,000	\$925,000
601 OBSERVER HIGHWAY	2	2	1607	12/12/2014	7	\$899,000	\$950,000
1100 MAXWELL LANE	2	2	1180	12/15/2014	21	\$999,000	\$967,500
1100 MAXWELL LANE	2	2	1342	12/22/2014	43	\$1,200,000	\$1,138,600
1500 GARDEN ST	2	2	1611	11/24/2014	5	\$1,199,000	\$1,197,000
1025 MAXWELL LANE	2	3	1317	12/4/2014	16	\$1,250,000	\$1,230,000
1125 MAXWELL LANE	2	3	1393	11/1/2014	4	\$1,375,000	\$1,350,000
1025 MAXWELL LANE	2	2	1518	10/24/2014	25	\$1,499,000	\$1,430,000
1125 MAXWELL LANE	2	3	1675	11/21/2014	9	\$1,599,000	\$1,599,000
350 7TH ST	2	3	2827	11/14/2014	28	\$1,975,000	\$1,985,000
Total Listings					Avg	Avg	Avg
79					27	\$745,970	\$744,481

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COMPARABLE REPORT



MLS # 140009846
Address 333 ADAMS ST
Price \$462,000
Adj Price \$462,000

Address	333 ADAMS ST	Days On Market	27
Unit Number	3	MoMaintFee	\$320
Sq Feet	861	Taxes	\$6,591
Ask Price	\$479,900		
Sold Price	\$462,000		
Closing Date	10/15/2014		

Ad Rmks: This beautiful home was gut renovated in 2008 with top quality finishes & has been impeccably maintained since that time. Main floor has living room w/ one bed, bath & kitchen. Take staircase down to 2nd bed & bath. Exposed brick, high ceilings & oak wood floors are some of the features. Kitchen w/ custom cabinets, granite & S/S appl with a tile backsplash. W/D in unit & baths w/ walk in showers. Just 2 flights up. Short walk to the PATH, restaurants and boutiques! Garage pkg available 1 block away.



MLS # 140007335
Address 1112 PARK AVE
Price \$464,000
Adj Price \$464,000

Address	1112 PARK AVE	Days On Market	52
Unit Number	2L	MoMaintFee	\$400
Sq Feet	812	Taxes	\$5,858
Ask Price	\$474,900		
Sold Price	\$464,000		
Closing Date	10/8/2014		

Ad Rmks:



MLS # 140008434
Address 1110 CLINTON ST
Price \$465,000
Adj Price \$465,000

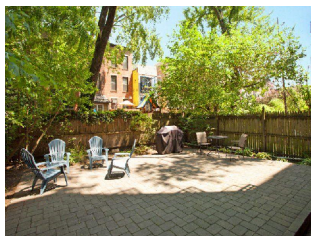
Address	1110 CLINTON ST	Days On Market	35
Unit Number	4	MoMaintFee	\$303
Sq Feet	865	Taxes	\$6,981
Ask Price	\$475,000		
Sold Price	\$465,000		
Closing Date	11/3/2014		

Ad Rmks: Uptown 2-Bedroom/1.5 Bath Duplex with Parking and Storage in the Propeller Works building. High ceilings, crown mouldings & hardwood floors. Updated kitchen w/Corian counter tops new stainless steel appliances including a LG french door bottom freezer refrigerator. Stacking washer/dryer in unit. Brand new windows & HVAC unit. Tons of light. Garage parking & secure storage cage. Exercise room. Building offers rooftop deck access with NYC views.

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COMPARABLE REPORT



MLS # 140008568
Address 717 WILLOW AVE
Price \$470,000
Adj Price \$470,000

Address	717 WILLOW AVE	Days On Market	34
Unit Number	1	MoMaintFee	\$426
Sq Feet	800	Taxes	\$5,757
Ask Price	\$485,000		
Sold Price	\$470,000		
Closing Date	10/31/2014		

Ad Rmks: Step into this meticulously renovated parlor level 2BR home with a sep dining/office area & direct access to a beautifully landscaped common yard. The only unit with direct access to the yard. Enjoy high-end finishes including: Glass Tile backsplash, Custom Maple Cabinetry, Limestone counters, SS Appliances, custom built-ins, custom Hunter Douglas blinds & plantation shutters, washer/dryer in unit, high ceilings & hardwood floors. Renovated bathroom offers Kohler fixtures & stone floor. NYC bus at corner!



MLS # 140013731
Address 906 WASHINGTON ST
Price \$472,000
Adj Price \$472,000

Address	906 WASHINGTON ST	Days On Market	4
Unit Number	2	MoMaintFee	\$380
Sq Feet	1112	Taxes	\$8,237
Ask Price	\$479,000		
Sold Price	\$472,000		
Closing Date	12/12/2014		

Ad Rmks: Ground floor Charming Victorian Brick, loft-like duplex "feels like a home", 2 bedrooms with 1.5 baths, overlooking quiet Bloomfield St courtyard. Chefs kitchen w/ mahogany and birch cabinets, stainless steel appliances, granite countertops, Bosch dishwasher, Wolf range, central a/c, exposed brick, 10.5 ceilings, beautiful crown and base molding, tons of storage. Convenient midtown location just steps to bus, wonderful restaurants and shopping. Common outdoor space perfect for quiet time and grilling.



MLS # 140011704
Address 403 ADAMS ST
Price \$472,500
Adj Price \$472,500

Address	403 ADAMS ST	Days On Market	10
Unit Number	2	MoMaintFee	\$486
Sq Feet	950	Taxes	\$5,709
Ask Price	\$484,500		
Sold Price	\$472,500		
Closing Date	10/31/2014		

Ad Rmks: Two years young, full gut renovation in the heart of Hoboken. This two bedroom home features hwd floors throughout, crown molding, exposed brick, custom California Closets including a walk-in, SS appliances, cherry wood cabinets, granite counters, designer tiled bathroom W/D in the unit and a bonus room that can be used as a dining room/den/office. This condo also has secure gated storage in the basement and is conveniently located to shopping, restaurants, transportation and rental parking one block away

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COMPARABLE REPORT



MLS # 140014641
Address 329 WILLOW AVE
Price \$479,000
Adj Price \$479,000

Address 329 WILLOW AVE Days On Market 10
Unit Number 2F MoMaintFee \$347
Sq Feet 764 Taxes \$5,610
Ask Price \$479,000
Sold Price \$479,000
Closing Date 12/23/2014

Ad Rmks: Welcome home to your beautiful condo in a prime downtown location. Across the street from Church Square Park, this condo boasts 2 bedrooms and 1 bathroom with hardwood floors throughout. This 2nd floor unit also features an updated kitchen, washer/dryer in unit and central A/C, all while being close to the Path! Bus to NYC stops 1/2 a block away and rental parking nearby!



MLS # 140006873
Address 551 OBSERVER HIGHWAY
Price \$480,000
Adj Price \$480,000

Address 551 OBSERVER HIGHWAY Days On Market 112
Unit Number 4C MoMaintFee \$767
Sq Feet 1114 Taxes \$5,767
Ask Price \$499,999
Sold Price \$480,000
Closing Date 10/31/2014

Ad Rmks: A great place to call home! Large 2 Bedroom 2 bath condominium at the Skyline building in downtown Hoboken. Home features upgraded kitchen with new counters, new stainless steel appliances, and custom cabinets. Tons of sunlight bathe the oversized living/dining area with extensive windows throughout. Washer/Dryer room on each floor. Full service elevator building with concierge services, Gym, community room, valet parking and free shuttle to PATH.



MLS # 140007996
Address 1115 WILLOW AVE
Price \$494,000
Adj Price \$494,000

Address 1115 WILLOW AVE Days On Market 137
Unit Number 503 MoMaintFee \$434
Sq Feet 1060 Taxes \$7,389
Ask Price \$494,000
Sold Price \$494,000
Closing Date 12/22/2014

Ad Rmks: Amazing and affordable Duplex Penthouse. A great starter home with some work to be done or a positive cash flow investment property in a quiet part of Uptown, Hoboken. Solid brick walls offer peace and privacy. HWF, Open Layout and much more make this an excellent choice. Property offers wonderful amenities, Olympic size pool, large gym and roof top terrace as well as lovely shared common area in courtyard all for a great maintenance charge

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COMPARABLE REPORT



MLS # 140013406
Address 201 GARDEN ST
Price \$530,000
Adj Price \$530,000

Address 201 GARDEN ST Days On Market 10
Unit Number 1 MoMaintFee \$494
Sq Feet 812 Taxes \$6,276
Ask Price \$539,000
Sold Price \$530,000
Closing Date 12/8/2014

Ad Rmks: Beautifully renovated 2 BR 1 bath home w/900 sqft of private patio space in a terrific downtown Garden St location. This unit features HWD flrs, gorgeous kit w/granite counters, breakfast bar & SS appls. Nicely laid out LR w/BR's on opposite ends. Large MBR w/2 designer closets. Stunning tiled full bath. Private patio w/pavers for your outdoor enjoyment. Steps to Path, shopping & transferable rental parking available.



MLS # 140013987
Address 208 PARK AVE
Price \$545,000
Adj Price \$545,000

Address 208 PARK AVE Days On Market 8
Unit Number 1R MoMaintFee \$303
Sq Feet 753 Taxes \$6,154
Ask Price \$549,000
Sold Price \$545,000
Closing Date 11/20/2014

Ad Rmks: Hoboken living at it's finest! Perfectly appointed 2 bedroom 1 bath home in an unbeatable downtown Park Avenue location. Beautifully renovated chef's kit featuring maple cabinets, granite counters, breakfast bar and complete stainless steel package. Living room with built in shelving. Master bedroom with exposed brick and large closet. Stunning renovated bath. Spacious guest bedroom with terrace and access to your private fenced backyard oasis. Gated storage unit in basement. A true beauty!



MLS # 140010508
Address 551 OBSERVER HIGHWAY
Price \$545,000
Adj Price \$545,000

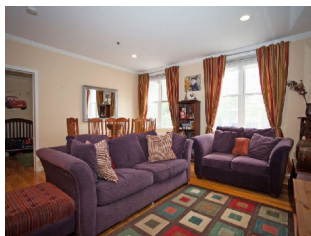
Address 551 OBSERVER HIGHWAY Days On Market 20
Unit Number 11E MoMaintFee \$803
Sq Feet 1166 Taxes \$7,502
Ask Price \$545,000
Sold Price \$545,000
Closing Date 10/7/2014

Ad Rmks: Welcome to the Skyline! This spacious, bright corner unit offers two bedrooms, two bathrooms and 1166 square feet of open living space, plus a large private terrace with downtown NYC views, hardwood floors, brand-new kitchen appliances, and a lot of closet space. This full service, recently updated building includes a concierge, elevator, gym, residents' lounge, laundry on each floor, valet parking and a free shuttle to the Hoboken PATH, NJ Transit Trains and Downtown Ferry Terminal. Must see!

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COMPARABLE REPORT



MLS # 140006959
Address 518-520 MONROE ST
Price \$545,000
Adj Price \$545,000

Address	518-520 MONROE ST	Days On Market	135
Unit Number	2B	MoMaintFee	\$340
Sq Feet	1247	Taxes	\$6,601
Ask Price	\$560,000		
Sold Price	\$545,000		
Closing Date	12/11/2014		

Ad Rmks: Youâ€™ll love the large open space when you enter this bright 2 Bedroom/ 2 Bath condo in Fields Manor. This home offers a terrific split layout and an open kitchen with granite counters and breakfast bar, hardwood floors and private terrace. The master bedroom is exceptionally large and features a large walk in closet and in-suite bath. The professionally managed building was constructed in 2002 by Hobokenâ€™s Fields Development. Deeded parking is included.



MLS # 140013585
Address 700 1ST ST
Price \$549,000
Adj Price \$549,000

Address	700 1ST ST	Days On Market	21
Unit Number	1D	MoMaintFee	\$432
Sq Feet	1095	Taxes	\$6,455
Ask Price	\$555,000		
Sold Price	\$549,000		
Closing Date	12/29/2014		

Ad Rmks: 2 bed/2bath on courtyard level in the luxurious Sky Club. Features; 10FT ceilings, granite, s/s appliances, H/W floors and W/D in Unit and dining area. Master Bedroom w/ensuite bathroom and more. Relax outside in your own private 432 sq ft patio. Sky Club Amenities Include 24hr Doorman/Concierge service. 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. This is a great community for everyone!



MLS # 140012381
Address 700 1ST ST
Price \$555,000
Adj Price \$555,000

Address	700 1ST ST	Days On Market	27
Unit Number	13T	MoMaintFee	\$402
Sq Feet	1019	Taxes	\$6,774
Ask Price	\$550,000		
Sold Price	\$555,000		
Closing Date	11/17/2014		

Ad Rmks: Welcome home to this lovely and sunny (West facing) 2 bed/2 bath home featuring an ideal layout with bedrooms on opposite sides, hardwood floors, modern kitchen with granite countertops, updated master bath, new full size washer/dryer, balcony, 24hr Concierge, and a PATH shuttle. Lightrail stop is conveniently located behind the building and there is also on site garage parking and a 26,000 sq ft Health Club and Pool for an additional monthly fee.

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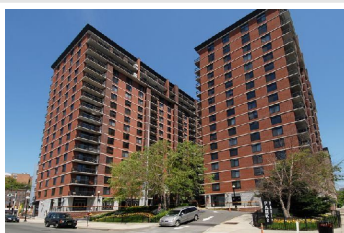
COMPARABLE REPORT



MLS # 140011843
Address 415 NEWARK ST
Price \$565,000
Adj Price \$565,000

Address	415 NEWARK ST	Days On Market	8
Unit Number	8C	MoMaintFee	\$439
Sq Feet	1100	Taxes	\$6,909
Ask Price	\$559,000		
Sold Price	\$565,000		
Closing Date	12/12/2014		

Ad Rmks: Only minutes from Hoboken Terminal and the PATH, this home offers all you could want. The bright, open layout features a northern exposure with view of Hoboken & Manhattan from every room and from your private terrace. This well maintained home shows like new with Corian countertops, stainless steel appliances, and hardwood floors throughout. With large closets throughout, including a large walk-in closet in the master suite, you will never be short of storage space. All this and deeded indoor parking.



MLS # 140010160
Address 700 1ST ST
Price \$565,000
Adj Price \$565,000

Address	700 1ST ST	Days On Market	47
Unit Number	6V	MoMaintFee	\$447
Sq Feet	1133	Taxes	\$6,669
Ask Price	\$565,000		
Sold Price	\$565,000		
Closing Date	11/17/2014		

Ad Rmks: Terrific 2 bed/2bath at the Sky Club. Unit features: kitchen with s/s appliances, granite counters, & breakfast area. Lg Master Bedroom w/ensuite bathroom. Open layout provides plenty of light. Ceiling fan and h/w floors throughout. Central Air/Heat, W/D in unit. Building offers: 24 Hour Concierge & private shuttles to/from the PATH. **Onsite 25,000 sq ft public gym, and parking for additional fee



MLS # 140012788
Address 132 MONROE ST
Price \$569,900
Adj Price \$569,900

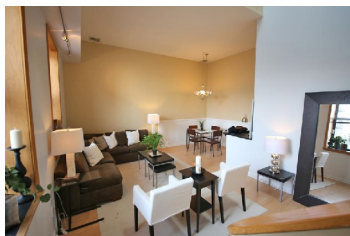
Address	132 MONROE ST	Days On Market	4
Unit Number	3B	MoMaintFee	\$390
Sq Feet	1037	Taxes	\$6,783
Ask Price	\$569,900		
Sold Price	\$569,900		
Closing Date	11/3/2014		

Ad Rmks: Welcome to your sun-drenched corner unit, lined with beautiful windows. Abundant sunshine fills the large master bedroom w/ en suite bath & double sinks. Kitchen features granite counters, stainless steel appliances & breakfast bar open to living room with large bay window. Other features include gleaming hardwood floors/ample closets/high ceilings/plantation shutters/full-sized laundry/central air. Few blocks to Light Rail & walking distance to PATH. Parking may be avail onsite \$150/month.

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COMPARABLE REPORT



MLS # 140012809
Address 222 CLINTON ST
Price \$575,000
Adj Price \$575,000

Address	222 CLINTON ST	Days On Market	13
Unit Number	23	MoMaintFee	\$348
Sq Feet	1000	Taxes	\$7,603
Ask Price	\$589,999		
Sold Price	\$575,000		
Closing Date	11/16/2014		

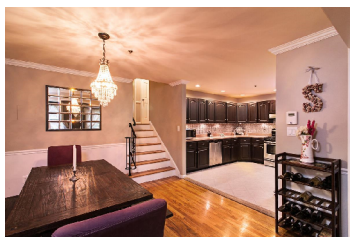
Ad Rmks: This truly and extremely rare special space reminiscent of the Pier Shipyard and Warehouse days of old Hoboken. Duplex Loft with over 40' ceilings features open light space and air. 1BR enclosed the other secluded and set back nestled under sunlight skylights and cathedral ceilings. Cavern-out cubic volume and special room for potential expansion!* secret private Attic off BR with Barn post beams and Wrought Iron rails, exposed brick. New stainless appliances and marble bath. Parking and CAC.



MLS # 140011552
Address 602 WILLOW AVE
Price \$581,000
Adj Price \$581,000

Address	602 WILLOW AVE	Days On Market	13
Unit Number	4	MoMaintFee	\$312
Sq Feet	1075	Taxes	\$6,113
Ask Price	\$575,000		
Sold Price	\$581,000		
Closing Date	10/9/2014		

Ad Rmks: Fabulously appointed 2B/2B 1075s/f condo in the heart of Hoboken. This beautifully renovated home boasts a designer kitchen w/granite counters, s/s appliances and tile back splash. Additional features include high ceilings, crown molding, exposed brick, W/D in unit, spacious bedrooms, modern bathrooms, custom closets, plantation shutters, hardwood floors throughout, recessed lighting, additional storage, common landscaped yard and so much more! Easy access to NJ Transit bus, PATH, shopping and dining!



MLS # 140011506
Address 611 MADISON ST
Price \$587,000
Adj Price \$587,000

Address	611 MADISON ST	Days On Market	7
Unit Number	B	MoMaintFee	\$329
Sq Feet	1080	Taxes	\$7,173
Ask Price	\$545,000		
Sold Price	\$587,000		
Closing Date	10/17/2014		

Ad Rmks: Well laid out 2 bedroom duplex located in midtown Hoboken. 1st floor offers a spacious living room, a formal dining area, & adjoining kitchen featuring granite counters & SS appliances. The 2nd floor offers 2 bedrooms (both fit queen beds), 1.5 bathrooms (both were recently renovated), & a washer/dryer. Condo offers hardwood floors throughout, on-site deeded parking, additional storage, & a small common yard/outdoor area. A 5 min walk to Washington St, the NYC bus, & many other local restaurants & shops.

Prepared by Alex Bao, Condos Sales Specialist, 201.881.6897

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COMPARABLE REPORT



MLS # 140012804
Address 800 JACKSON ST
Price \$589,000
Adj Price \$589,000

Address	800 JACKSON ST	Days On Market	24
Unit Number	504	MoMaintFee	\$427
Sq Feet	991	Taxes	\$6,226
Ask Price	\$589,000		
Sold Price	\$589,000		
Closing Date	12/23/2014		

Ad Rmks: East facing 2 bedroom 2-bath condo offering great light and views in steel & concrete building....master bedroom with en-suite bath - kitchen features granite counters, SS appliances - hardwood walnut flooring - Bosch washer/dryer - private terrace - deeded parking spot #4 - fitness and community rooms on 2nd floor - common rooftop deck - virtual doorman - just steps to 9th Street Light Rail



MLS # 140010524
Address 729 MADISON ST
Price \$595,000
Adj Price \$595,000

Address	729 MADISON ST	Days On Market	38
Unit Number	4D	MoMaintFee	\$352
Sq Feet	1000	Taxes	\$7,149
Ask Price	\$599,950		
Sold Price	\$595,000		
Closing Date	10/17/2014		

Ad Rmks: Beautifully sunlit two bedroom condo in elevator building with parking included! Huge windows, 13 foot high ceilings and skylights make this home feel more spacious & airy! Great open layout with bedrooms located on opposite ends of the home. Key features includes central air / heat, ss appliances, granite countertops, w/d, h/w floors throughout, ample closet space including coat closet, customized closets in bedrooms & two full size bathrooms. Gym in building.



MLS # 140010275
Address 920 JEFFERSON ST
Price \$597,000
Adj Price \$597,000

Address	920 JEFFERSON ST	Days On Market	28
Unit Number	606	MoMaintFee	\$300
Sq Feet	1128	Taxes	\$7,792
Ask Price	\$615,000		
Sold Price	\$597,000		
Closing Date	11/21/2014		

Ad Rmks: Welcome home to your spacious, penthouse unit. Wide open layout with a dining nook and breakfast bar. HUGE private balcony with amazing sunlight all day. Large master suite with views of NYC. Beautiful hardwood floors throughout. Central AC, granite counters, stainless steel appliances, and tons of closet space. Great elevator building in the perfect, quiet location, just a couple of blocks to the light rail and a few blocks to the bus to NYC. All of this plus deeded parking!

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COMPARABLE REPORT



MLS # 140013476
Address 76 MADISON ST
Price \$605,000
Adj Price \$605,000

Address	76 MADISON ST	Days On Market	9
Unit Number	1	MoMaintFee	\$302
Sq Feet	1250	Taxes	\$6,237
Ask Price	\$599,999		
Sold Price	\$605,000		
Closing Date	12/19/2014		

Ad Rmks: Back on the Market following extensive renovation to the hallways. This is an outstanding 2bd/2bth plus private garden. Huge open space, totally renovated featuring stainless steel appliances, huge open living space, fireplace (gas not working), great storage space, new HW floors, super sunny back garden for Summer living. Unit did not flood in Sandy . Walk to Hoboken Path and enjoy all Hoboken delights! *****OPPEN HOUSE TODAY 10/11 1PM TO 3PM *****



MLS # 140012827
Address 920 JEFFERSON ST
Price \$605,000
Adj Price \$605,000

Address	920 JEFFERSON ST	Days On Market	16
Unit Number	406	MoMaintFee	\$300
Sq Feet	1128	Taxes	\$7,943
Ask Price	\$605,000		
Sold Price	\$605,000		
Closing Date	11/26/2014		

Ad Rmks: Welcome to your new and spacious home. Wide, open layout w/ balcony and amazing sunlight the entire day. Grand and spacious master suite. Beautiful hardwood floors central A/C, Stainless Steel appliances, granite counter tops, tons of storage, amazing layout. Elevator building in quiet location, just a few blocks to NJ Light Rail and buses to NYC. Deeded parking is included with unit.



MLS # 140012187
Address 308 GARDEN ST
Price \$610,000
Adj Price \$610,000

Address	308 GARDEN ST	Days On Market	14
Unit Number	1R(4)	MoMaintFee	\$305
Sq Feet	963	Taxes	\$7,470
Ask Price	\$615,000		
Sold Price	\$610,000		
Closing Date	11/7/2014		

Ad Rmks: 963 SF parlor floor 2BD/1BA condo w/additional den thatâ€™s perfect for an office. Open chefâ€™s kitchen w/maple cabinets, granite counters, glass tile backsplash, breakfast bar & SS appl. Living room includes working gas FP w/custom mantle w/built-in TV mount above & surround sound wiring. Highlights: wide plank HWF, 9â€™ ceilings, custom closets, 2 ceiling fans, custom window treatments, recessed lighting, CAC & W/D. Located less than 10min from the PATH, 2blocks to Washington St & 1/2block to Church Square Park.

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COMPARABLE REPORT



MLS # 140011623
Address 729 MADISON ST
Price \$620,000
Adj Price \$620,000

Address	729 MADISON ST	Days On Market	46
Unit Number	3A	MoMaintFee	\$366
Sq Feet	1041	Taxes	\$5,940
Ask Price	\$625,000		
Sold Price	\$620,000		
Closing Date	12/12/2014		

Ad Rmks: DESIRED CORNER HOME FEATURING TWO BEDROOMS and TWO FULL BATHS. HIGH CEILINGS and LARGE WINDOWS GIVE THIS CONDO AN INDUSTRIAL FEEL. CORNER WINDOWS DRAW IN WESTERN EXPOSURE ALLOWING FOR NATURAL LIGHT TO FILL THE SPACE. KITCHEN FEATURES BREAKFAST BAR, ALL STAINLESS STEEL APPLIANCES, ORNATE GRANITE COUNTER TOPS & BEAUTIFUL WOOD CABINETRY. FEATURES: HARDWOOD FLOORS THROUGHOUT, WASHER/ DRYER IN UNIT. CENTRAL AC AND FORCED HOT AIR. ELEVATOR BUILDING. FITNESS ROOM. SECURED FRONT ENTRANCE & PARKING.



MLS # 140010114
Address 721 MADISON ST
Price \$620,000
Adj Price \$620,000

Address	721 MADISON ST	Days On Market	64
Unit Number	4S	MoMaintFee	\$347
Sq Feet	1360	Taxes	\$7,871
Ask Price	\$639,000		
Sold Price	\$620,000		
Closing Date	11/17/2014		

Ad Rmks: This immaculate, two bed, two bath home offers everything your average condo doesn't; an open concept floorplan with both a dedicated dining and living room, an eat-in kitchen with ample cabinet and counter space, and bedrooms removed from the living space for added privacy. All this plus an in-unit washer and dryer, gas fireplace, crown moulding throughout, garage parking, and common yard makes this a place you'll want to call your own.



MLS # 140013243
Address 625 JEFFERSON ST
Price \$622,000
Adj Price \$622,000

Address	625 JEFFERSON ST	Days On Market	21
Unit Number	501	MoMaintFee	\$309
Sq Feet	1030	Taxes	\$7,367
Ask Price	\$629,000		
Sold Price	\$622,000		
Closing Date	12/15/2014		

Ad Rmks: Come find your home in the heart of Hoboken! This amazing 2Br/2Ba top floor home in ELV building has all the details you desire. Your open KIT is upgraded w/SS appliances, tile backsplash, & granite counters. Spacious living room boasts beautiful bay windows, working fireplace, & crown molding. Includes recessed lighting, HWF throughout, W/D in unit, & Jacuzzi tub in Master BA. A huge landscaped common yard, extra storage in hallway, bike storage & PARKING is everything you need to call this your new home!

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COMPARABLE REPORT



MLS # 140005031
Address 700 1ST ST
Price \$630,000
Adj Price \$630,000

Address 700 1ST ST Days On Market 42
Unit Number 15 P MoMaintFee \$525
Sq Feet 1331 Taxes \$7,677
Ask Price \$615,000
Sold Price \$630,000
Closing Date 12/15/2014

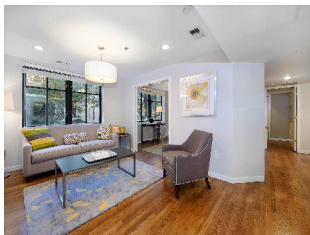
Ad Rmks: Beautiful 2 bedroom, 2 bath corner layout at the Sky Club with NYC views. North/East corner floor plan features 1331 sq.ft. of living space with wood floors throughout, large open living room/dining area, kitchen with granite counters & stainless steel appliances, & terrace with views of NYC. Large master bedroom suite with full bath & great closet space. C/A/C & W/D in unit. Enjoy amenities including 24 hr concierge & shuttle to PATH. Short-Sale, subject to bank approval. Owner has NJ real estate license.



MLS # 140013013
Address 1100 ADAMS ST
Price \$635,000
Adj Price \$635,000

Address 1100 ADAMS ST Days On Market 11
Unit Number 201 MoMaintFee \$463
Sq Feet 1077 Taxes \$7,720
Ask Price \$629,000
Sold Price \$635,000
Closing Date 12/15/2014

Ad Rmks: Welcome to the Upper Grand, a modern luxury steel & concrete elevator building Gorgeous two bedroom, two bath, with large private out door patio and deeded parking. High end kitchen with granite counters, SS appliances., HW floor, high ceilings, and fantastic split bedroom layout! W/D in unit, great gym and common courtyard. Tax abatement, great location, walk to school, day care, ferry, buses, shopping and parks. Fantastic space. A do not miss.



MLS # 140013956
Address 1320 BLOOMFIELD ST
Price \$640,000
Adj Price \$640,000

Address 1320 BLOOMFIELD ST Days On Market 7
Unit Number 3B MoMaintFee \$419
Sq Feet 915 Taxes \$6,435
Ask Price \$619,000
Sold Price \$640,000
Closing Date 11/7/2014

Ad Rmks: Rare to market! Picture perfect 2BD, 2BA w/ garage pkg & balcony @ the Gate, award winning elev bldg on prime corner of uptown Bloomfield St. Timeless kitch w/ classic white cabinetry, granite counters, SS appl & wine refrig. Separate dining rm w/ unique gray exp brick, pass through to kitchen & access to priv balcony. Master suite w/ large WIC w/ built-ins, refinished HDWD floors, in home WD & central heat/air. Across from NYC bus, gym & Farmer's Market. Blocks from ferry, dining & nightlife.

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COMPARABLE REPORT



MLS # 140013150
Address 1200 GRAND ST
Price \$655,000
Adj Price \$655,000

Address	1200 GRAND ST	Days On Market	21
Unit Number	408	MoMaintFee	\$358
Sq Feet	1033	Taxes	\$7,100
Ask Price	\$650,000		
Sold Price	\$655,000		
Closing Date	12/30/2014		

Ad Rmks: When only the best will do! A stunning 2 bedroom, 2 bath unit that offers all new windows to enjoy spectacular sunsets, refinished dark hardwood floors, high ceilings, 42" custom cabinets, quartz counters, SS appliances, stylish custom closets and decorator blinds with room darkening shades in guest room, chic baths, recessed lighting, in-unit laundry, deeded parking, and a host of Upper Grand amenities that make this the perfect residence.



MLS # 140010329
Address 92 MADISON ST
Price \$655,000
Adj Price \$655,000

Address	92 MADISON ST	Days On Market	27
Unit Number	5B	MoMaintFee	\$345
Sq Feet	1286	Taxes	\$9,082
Ask Price	\$654,900		
Sold Price	\$655,000		
Closing Date	10/8/2014		

Ad Rmks: ***OPEN HOUSES..8/23 1pm to 5 pm 8/24 10am to 2.30pm *** Step into your sprawling expansive PH unit and be wowed! Bathed in natural sunlight this 1286 sqft 2b/2b unit provides a sweeping floor plan, fantastic for entertaining or for over sized living. Featuring: HW floors throughout, over sized windows, custom designer shades, magnificently renovated master bath and lots of closet space plus full size wash/dry. Elevator building and private deeded garage complete the picture.



MLS # 140010478
Address 635 6TH ST
Price \$656,000
Adj Price \$656,000

Address	635 6TH ST	Days On Market	0
Unit Number	4D	MoMaintFee	\$356
Sq Feet	1390	Taxes	\$7,844
Ask Price	\$639,000		
Sold Price	\$656,000		
Closing Date	10/15/2014		

Ad Rmks: OPEN HOUSE SAT/Sunday Aug 9th&10th 11am -1pm. Welcome home to Ava'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.

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COMPARABLE REPORT



MLS # 140009200
Address 228 BLOOMFIELD ST
Price \$657,000
Adj Price \$657,000

Address	228 BLOOMFIELD ST	Days On Market	21
Unit Number	5&10	MoMaintFee	\$325
Sq Feet	1325	Taxes	\$9,700
Ask Price	\$675,000		
Sold Price	\$657,000		
Closing Date	12/11/2014		

Ad Rmks: Stunning 2 bedroom/2 bath duplex in desirable downtown Hoboken! This spacious 1325 sqft condo is in a 4 window wide brick row house. Kitchen features 42" shaker style cabinets, glass tile backsplash, SS appls, granite counters & center island. Additional features include a huge living & dining area. Oak hardwood floors thru-out, 9' ceilings, washer/dryer in unit & shared backyard. Just 1 block to Washington St & close to PATH, ferry & bus! Close to all local schools, parks & restaurants. Must see!



MLS # 140010473
Address 1325 ADAMS ST
Price \$664,000
Adj Price \$664,000

Address	1325 ADAMS ST	Days On Market	19
Unit Number	505	MoMaintFee	\$365
Sq Feet	1135	Taxes	\$8,341
Ask Price	\$659,000		
Sold Price	\$664,000		
Closing Date	11/3/2014		

Ad Rmks: 2 year young new construction steel and concrete building. Home faces east w/ floor to ceilings windows in living room with a juliet balcony. Master BR w/ walk-in california closet. Master bath w/ double sink & separate stall shower & tub. 2nd BR is regular size w/ california closet. Kitchen is outfitted w/ lots of cabintets & caesarstone countertops s/s appliances.



MLS # 140010813
Address 116 MADISON ST
Price \$670,000
Adj Price \$670,000

Address	116 MADISON ST	Days On Market	102
Unit Number	2	MoMaintFee	\$445
Sq Feet	1351	Taxes	\$6,645
Ask Price	\$675,000		
Sold Price	\$670,000		
Closing Date	10/16/2014		

Ad Rmks: Look no further, here is the perfect Hob Condo. New bldg only 5 yrs young. It has it all. Boasting 1351 SF of living space. Spac. 2 bed/2 bath with Lg BRs with custom walk in closets. Chefs kitchen with caesarstone counters and brkfst bar. WD in unit. Oversized Priv. sun drenched terr. with w. exposure. Juliette Balc. in both BRs offering an abundance of light and effective cross breeze. Immaculately well kept unit feat HWF thru-out, High ceilings. 1 car deeded parking. Close to everything.

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COMPARABLE REPORT



MLS # 140012246
Address 92 MADISON ST
Price \$681,000
Adj Price \$681,000

Address	92 MADISON ST	Days On Market	19
Unit Number	2A	MoMaintFee	\$379
Sq Feet	1133	Taxes	\$8,233
Ask Price	\$659,000		
Sold Price	\$681,000		
Closing Date	10/31/2014		

Ad Rmks: Spacious condo with 2 bedroom, 2 bath, plus den in an elevator building. Open living space with lofty 9'2 ceilings, is filled with sunlight from the 14 windows surrounding the home. Upgraded kit with ss GE appliances, zodiac quartz kitchen counter tops, and Cesarstone bathroom counter tops and marble tiles. Master Bedroom has dual closets, & master bath with walk in shower. Full sized side-by-side washer/dryer in the unit. Parking garage space, 3rd from the lobby. 7 min to Wash St. and 10 min to the PATH.



MLS # 140012097
Address 300 NEWARK ST
Price \$685,000
Adj Price \$685,000

Address	300 NEWARK ST	Days On Market	8
Unit Number	6G	MoMaintFee	\$546
Sq Feet	1500	Taxes	\$11,562
Ask Price	\$699,000		
Sold Price	\$685,000		
Closing Date	12/29/2014		

Ad Rmks: SPACIOUS JEFFERSON TRUST 2 BEDROOM/ 2 BATH (1500 SQ FT) WITH 200 SQ FT TERRACE IN GREAT DOWNTOWN HOBOKEN. FEATURING OPEN FLOOR PLAN WITH SEPARATE DINING ROOM, GREAT CLOSET SPACE, LARGE BEDROOMS ON OPPOSITE ENDS HWD FLOORS, TRACK LIGHTING, ELEVATOR BUILDING WITH NEWLY RENOVATED EXERCISE ROOM. PARKING AVAIL ACROSS STREET @ MUNICIPAL RATES. CLOSE TO THE PATH.



MLS # 140015770
Address 117 MADISON ST
Price \$691,000
Adj Price \$691,000

Address	117 MADISON ST	Days On Market	3
Unit Number	2	MoMaintFee	\$375
Sq Feet	1324	Taxes	\$7,881
Ask Price	\$649,000		
Sold Price	\$691,000		
Closing Date	12/19/2014		

Ad Rmks: Huge 1324 sq. ft. 2 bed, 2 bath condo w/garage parking in downtown Hoboken. Hdwd floors; massive living & dining room area w/custom built-ins; kitchen w/wood cabinets, granite countertops, GE Profile Series Stainless Applncs & breakfast bar; ensuite MBR & bathroom; large guest/2nd bedroom; California closets; laundry in the unit; central heat & A/C; oversized windows w/custom window treatments. Taxes \$7881 (2014); Monthly maint. \$375.00. Move-in ready.

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COMPARABLE REPORT



MLS # 140012108
Address 1300 GRAND ST
Price \$700,000
Adj Price \$700,000

Address 1300 GRAND ST Days On Market 6
Unit Number 311 MoMaintFee \$307
Sq Feet 1161 Taxes \$5,665
Ask Price \$700,000
Sold Price \$700,000
Closing Date 12/15/2014

Ad Rmks: Upper Grand Luxury. Fantastic 2 Br corner home with open style kitchen overlooking large living and dining area. Chef's kitchen features granite counters, ss appliances and custom cabinets. Building features gym, community room and common courtyard. Located short distance to bus and ferry to NYC and restaurants makes this the perfect him. Deeded parking included.



MLS # 140009521
Address 727 MONROE ST
Price \$700,000
Adj Price \$700,000

Address 727 MONROE ST Days On Market 16
Unit Number 405 MoMaintFee \$416
Sq Feet 1308 Taxes \$9,341
Ask Price \$699,000
Sold Price \$700,000
Closing Date 10/7/2014

Ad Rmks: Pembroke Place brings you this much awaited northeast corner 2 bedrooms 2 baths w/ private terrace & 1 deeded parking space. Home features h/w floors, crown moldings, great room has 8 windows, granite counters w/ breakfast & LG appl, 2 WIC, Grohe fixtures & porcelain in both baths. Close-by NYC Bus Stop, 9th St. Light Rail, Fresh Market, Local Restaurants and many more.



MLS # 140011303
Address 452 2ND ST
Price \$711,500
Adj Price \$711,500

Address 452 2ND ST Days On Market 8
Unit Number 4 MoMaintFee \$351
Sq Feet 1342 Taxes \$8,026
Ask Price \$719,000
Sold Price \$711,500
Closing Date 10/24/2014

Ad Rmks: Beautiful spacious 2BR/2BA conveniently located in downtown Hoboken just a short walk to Bus, Path, Light Rail & Ferry. Home boasts desirable open layout with large living area and split bedrooms. Kitchen offers upgraded maple cabinetry with quartz countertops and S/S appliances. Master suite features walk in closet and private master bath with Jacuzzi tub. Home also features crown molding, oversized terrace, washer/dryer in unit, working gas fireplace, deeded indoor parking space, and 4x8 storage unit.

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COMPARABLE REPORT



MLS # 140009856
Address 452 2ND ST
Price \$712,000
Adj Price \$712,000

Address 452 2ND ST Days On Market 9
Unit Number 1 MoMaintFee \$350
Sq Feet 1342 Taxes \$8,122
Ask Price \$699,900
Sold Price \$712,000
Closing Date 10/8/2014

Ad Rmks: South-facing condo w/1342SF, 2BD/2BA & garage parking. Open floor plan, crown molding, working gas FP, central HVAC, W/D in-unit & oak HW floors. Renovated open kitchen w/ granite counters & GE Profile SS apps including a gas range. Sizeable master bdrm w/ 7'x6'4" WIC & generous master bath with walk-in shower & dual vanity w/ marble countertop. Private storage cage in garage included. Conveniently located near corner of 2nd & Adams, only 6 mins to Washington Street & 10 mins to the PATH.



MLS # 140009791
Address 729 MADISON ST
Price \$712,500
Adj Price \$712,500

Address 729 MADISON ST Days On Market 14
Unit Number 4H MoMaintFee \$422
Sq Feet 1227 Taxes \$8,541
Ask Price \$750,000
Sold Price \$712,500
Closing Date 10/3/2014

Ad Rmks: Open House Sunday 8/3 | 1-4. Show-stopping top-floor 1227 sq. ft. loft-style 2BR/2BA condo. Over 96K in recent renovations including: gourmet KIT w/ solid Maple cabinets w/ silver walnut finish, Thermador appliances, Quartzite counters, custom Porcelanosa tiles, custom solid wood doors with Shoji-style bedroom doors, eco-fireplace in LR, custom LED lighting, custom closets, moldings and ceiling fans. 12 foot ceilings, 3 skylights, no building neighbors & 1 of only 2 units in the building with indoor parking.



MLS # 140009300
Address 1500 HUDSON ST
Price \$725,000
Adj Price \$725,000

Address 1500 HUDSON ST Days On Market 61
Unit Number 4M MoMaintFee \$672
Sq Feet 1155 Taxes \$8,396
Ask Price \$775,000
Sold Price \$725,000
Closing Date 11/20/2014

Ad Rmks: Hudson Tea one of Hobokens most sought after waterfront communities. Exquisite 2 Br with 13 ft ceilings, 10 ft picture windows and HW floors. Chef's kitchen features custom cabinets, ss appliances, and granite counters. Community features include 24hr concierge, 25,000 SqFt gym, childrens playroom and community room. Commuters dream! Ferry located couple blocks away or take private shuttle to path. 1 parking spot included.

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COMPARABLE REPORT



MLS # 140013659
Address 1100 ADAMS ST
Price \$730,000
Adj Price \$730,000

Address	1100 ADAMS ST	Days On Market	38
Unit Number	508	MoMaintFee	\$514
Sq Feet	1155	Taxes	\$8,200
Ask Price	\$719,000		
Sold Price	\$730,000		
Closing Date	12/15/2014		

Ad Rmks: Upgrades abound in this bright 2BR/2BA at the highly sought-after Upper Grand w/concrete & steel construction! One of the only units with southern exposure & a brick-walled balcony spanning 30ft! This amazing home's additions: recessed lighting, 42 inch cabinets, tile backsplash, crown molding, wainscoting, fully-renovated bathrooms, custom wall coverings & California Closets. Granite counters, SS appliances & in-unit W/D. Fitness center, common courtyard & 1 deeded garage space round out this showcase home



MLS # 140013012
Address 1100 ADAMS ST
Price \$735,500
Adj Price \$735,500

Address	1100 ADAMS ST	Days On Market	8
Unit Number	414	MoMaintFee	\$423
Sq Feet	1240	Taxes	\$5,852
Ask Price	\$699,500		
Sold Price	\$735,500		
Closing Date	11/24/2014		

Ad Rmks: Sprawling 2BD/2BA w/ garage pkg. at the Upper Grand - luxury steel & concrete, elev. building. With 1240 SF of living space & Juliet balcony overlooking common courtyard, this contemporary classic has it all; chef's kitchen feat. SS appl., granite counters & separate dining area, spacious master w/WIC & en suite bath, 9'+ ceilings, HDWD flrs, CAC & in home W/D. Upgrades incl speaker system, window treatments & ceiling fans throughout. Just moments from NYC bus, light rail & shopping! Tax abatement in place



MLS # 140009366
Address 1100 ADAMS ST
Price \$739,000
Adj Price \$739,000

Address	1100 ADAMS ST	Days On Market	25
Unit Number	315	MoMaintFee	\$463
Sq Feet	1338	Taxes	\$8,266
Ask Price	\$739,000		
Sold Price	\$739,000		
Closing Date	10/10/2014		

Ad Rmks: Don't miss this 1338 sq ft 2BR/2BA in the highly sought after Upper Grand! Concrete and Steel construction, this amazing condo features 9.5 ft ceilings with recessed lighting, upgraded 42 inch cabinets, lg granite counters, ss appliances, in unit W/D. Large master en suite includes a beautiful double vanity sink, lg walk in closet and custom wood blinds. Enjoy your large private terrace, fitness center and the common courtyard. Plus, 1 Deeded parking spot! A True Must See!

Prepared by Alex Bao, Condos Sales Specialist, 201.881.6897

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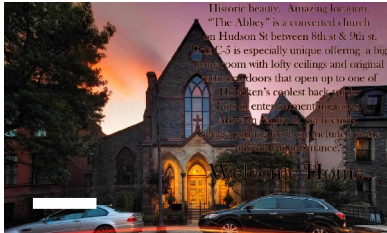
COMPARABLE REPORT



MLS # 140014459
Address 1325 ADAMS ST
Price \$740,000
Adj Price \$740,000

Address 1325 ADAMS ST Days On Market 12
Unit Number 601 MoMaintFee \$408
Sq Feet 1283 Taxes \$8,978
Ask Price \$749,000
Sold Price \$740,000
Closing Date 12/30/2014

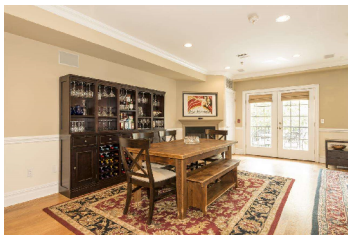
Ad Rmks: This 1283sf 2BR/2BA is located in an elevator building & boasts spacious living areas with 9' ceilings, a Juliette balcony and stunning bamboo floors throughout the unit. Open-concept provides an abundance of room for dining. The kitchen is complete with stainless steel GE appliances, Ceaserstone counters and a subway tile backsplash. There are 2 large bedrooms with an ensuite bathroom located within the master. Washer/dryer in unit, gym and garage w/ deeded parking space included! Substantial Upgrades!



MLS # 140012939
Address 820 HUDSON ST
Price \$749,000
Adj Price \$749,000

Address 820 HUDSON ST Days On Market 32
Unit Number C-5 MoMaintFee \$425
Sq Feet 975 Taxes \$9,308
Ask Price \$749,000
Sold Price \$749,000
Closing Date 12/5/2014

Ad Rmks: Unique condo space w/private yard. 975 sq ft indoor + 1100 sq ft private outdoor patio space = over 2000 sq ft on one level. Outdoor includes tv & multiple speakers, fire pit, heater, sunbrella, tables & chairs all negotiable... Smart phone controllable speakers in EVERY SINGLE ROOM, bathroom, kitchen, and even the patio. Wood floors, Kitchen ceramic tiled with granite and stainless steel. Tiled bathroom features a multi head shower/Steam rm/Sauna&Jacuzzi. Washer&Dryer & 1 Garage parking spot.



MLS # 140011753
Address 215 MONROE ST
Price \$756,000
Adj Price \$756,000

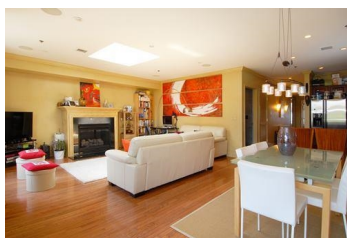
Address 215 MONROE ST Days On Market 27
Unit Number 3 MoMaintFee \$345
Sq Feet 1400 Taxes \$8,862
Ask Price \$749,900
Sold Price \$756,000
Closing Date 11/14/2014

Ad Rmks: At last, the quality construction you've been searching for w/no detail overlooked! Open layout, classic design, fireplace & integrated home theater system w/superior sound reduction insulation. Enjoy Carrara worktop island, full-size pantry & VIKING appliances in a chef's KIT. Tumbled marble BA w/Jacuzzi & Master ensuite w/standing spa shower. Custom built-in shelves, Hunter Douglas shutters/blinds, & W/D--a rare convenience. French doors open to large private slate Terrace & add light throughout the day.

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COMPARABLE REPORT



MLS # 140009082
Address 725 JEFFERSON ST
Price \$773,000
Adj Price \$773,000

Address	725 JEFFERSON ST	Days On Market	77
Unit Number	41	MoMaintFee	\$487
Sq Feet	1572	Taxes	\$9,836
Ask Price	\$785,000		
Sold Price	\$773,000		
Closing Date	11/24/2014		

Ad Rmks: Luxurious PH unit in the sought after Charles Court. E and W facing windows plus 2 oversized skylights bathe this almost 1600 sf home in light all day. Many, many custom comfort upgrades built in, and it could easily add a 3rd BR/guestroom and still have a huge bright great room! High ceilings, custom granite, HWF, Fpl, and built in sound, NYC view. Convenient x-large garage space right next to the door with room for storage, plus elevator and gym. An exceptional home in the heart of Hoboken, a must see!



MLS # 140012913
Address 1331 GRAND ST
Price \$783,000
Adj Price \$783,000

Address	1331 GRAND ST	Days On Market	6
Unit Number	206	MoMaintFee	\$383
Sq Feet	1273	Taxes	\$8,134
Ask Price	\$774,900		
Sold Price	\$783,000		
Closing Date	12/2/2014		

Ad Rmks: 1273 SF 2BD/2BA w/400 SF private patio & deeded garage parking at Cypress Point, a steel/concrete elevator bldg. Ample living/dining area w/ wall of glass doors leads to a uniquely large & private patio. Open kitchen features granite counters, GE SS appls and Cherry cabinetry. The master en-suite offers generous closet space including a walk-in w/custom closets. Highlights include C/AC, recessed lighting, in-unit W/D, custom closets, crown molding, ADT alarm system & built-in surround sound speaker wiring.



MLS # 140011046
Address 1500 WASHINGTON ST
Price \$840,000
Adj Price \$840,000

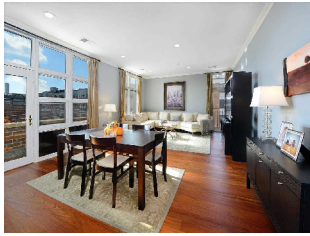
Address	1500 WASHINGTON ST	Days On Market	8
Unit Number	9Q	MoMaintFee	\$726
Sq Feet	1145	Taxes	\$11,969
Ask Price	\$839,900		
Sold Price	\$840,000		
Closing Date	10/14/2014		

Ad Rmks: Design Your Dream Home at Hudson Tea!!Gorgeous Corner Loft with Direct Midtown Views in Hoboken's Most Notable Historic Address. Dramatic 13' loft ceilings, original exposed concrete beams. Enjoy more than 36ft of windows in the main living area., 24hr Concierge, State-of-the-Art Fitness Center, Childrens' Playroom, Residence Lounge, Bike Storage, & 1 Garage Parking Space Included in Rent. Port Authority Bus, Ferry, Private Shuttle to PATH, Uptown Farmers Market, & more!

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COMPARABLE REPORT



MLS # 140014102
Address 1100 ADAMS ST
Price \$845,000
Adj Price \$845,000

Address	1100 ADAMS ST	Days On Market	18
Unit Number	509	MoMaintFee	\$487
Sq Feet	1406	Taxes	\$9,600
Ask Price	\$824,500		
Sold Price	\$845,000		
Closing Date	12/30/2014		

Ad Rmks: Oversized 2BD, 2BA w/ garage parking & sprawling terrace in The Upper Grand; a luxury steel & concrete, elev building. This 1406SF home features chef's kitchen w/ SS appliances, granite counters & breakfast bar, large separate dining area & master suite w/ generous WIC & priv bath. Lofty 9'6" + ceilings, crown molding, & wide plank HDWD floors. CAC, custom window treatments & new Maytag W/D. Easily converted to a 3 bed w/ proper approvals. Gym, common courtyard, plus tax abatement make this one irresistible!



MLS # 140008263
Address 1500 WASHINGTON ST
Price \$850,000
Adj Price \$850,000

Address	1500 WASHINGTON ST	Days On Market	77
Unit Number	9F	MoMaintFee	\$689
Sq Feet	1185	Taxes	\$12,038
Ask Price	\$865,000		
Sold Price	\$850,000		
Closing Date	10/6/2014		

Ad Rmks: Exquisite NYC and Hudson River Views from every room. Welcome to the Hudson Tea. This doorman building has all the comforts you deserve. Kitchen features open concept with custom lighting. Other features include 13ft ceilings with 10ft picture windows and upgraded floors throughout. Community features 24 hr concierge, state of the art gym, residents' club and children's play area. A commuter's dream. Ferry around the corner or take the private shuttle to the path. Deeded garage parking spot included.



MLS # 140011588
Address 101 PARK AVE
Price \$861,000
Adj Price \$861,000

Address	101 PARK AVE	Days On Market	6
Unit Number	2C	MoMaintFee	\$361
Sq Feet	1219	Taxes	\$9,691
Ask Price	\$799,999		
Sold Price	\$861,000		
Closing Date	10/31/2014		

Ad Rmks: Just a few blocks to the PATH station, this strikingly bright 2-bedroom 2-bathroom corner home has modern style in a newer elevator building. This sunlight-filled unit features oak hardwood floors throughout, CAC, a laundry room in unit, a walk-in pantry, SS appliances, chair rail molding & custom window treatments. Master br is spacious w/ 3 closets & en suite bath w/ deep jetted tub, double sink vanity & linen closet. Bike room, dedicated storage unit & 1 car covered parking space included.

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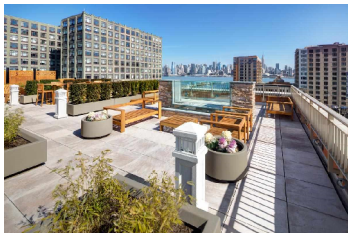
COMPARABLE REPORT



Address	659 1ST ST	Days On Market	10
Unit Number	212	MoMaintFee	\$394
Sq Feet	1412	Taxes	\$10,394
Ask Price	\$849,000		
Sold Price	\$865,000		
Closing Date	12/22/2014		

Ad Rmks:

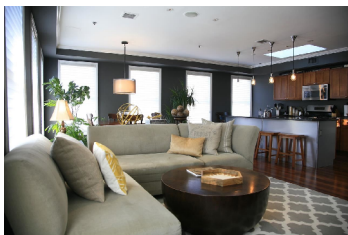
MLS #	140013866
Address	659 1ST ST
Price	\$865,000
Adj Price	\$865,000



Address	1450 WASHINGTON ST	Days On Market	41
Unit Number	311	MoMaintFee	\$711
Sq Feet	1207	Taxes	\$11,529
Ask Price	\$899,999		
Sold Price	\$872,500		
Closing Date	12/15/2014		

Ad Rmks: Spacious 2 bedroom, 2 bath with direct east exposure and a lot of sunlight. Fantastic open layout with beautiful hardwood floors throughout, ss appliances, quartz counter tops, en suite master bathroom, and plenty of closet space. Building offers 24 hr concierge, children's play room, gym, court yard, roof deck with fireplace and BBQ, and shuttle to/from PATH. Close to all shops and restaurants.

MLS #	140012551
Address	1450 WASHINGTON ST
Price	\$872,500
Adj Price	\$872,500



Address	501 9TH ST	Days On Market	12
Unit Number	611	MoMaintFee	\$390
Sq Feet	1260	Taxes	\$8,332
Ask Price	\$849,000		
Sold Price	\$875,000		
Closing Date	12/12/2014		

Ad Rmks: Bright and sunny top floor 2BR/2BA corner home w/ floor to ceiling windows and skylights, custom Hunter Douglas shades, private landscaped roof deck with NYC views and deeded garage parking in an elevator building. Kitchen with open floor plan, large island, granite counters, new Fisher & Paykel refrigerator. New water heater. Custom LED lighting on dimmers throughout. Upgraded Baths w/ Kohler fixtures and stone tile; jetted jacuzzi tub. Brazilian Cherry Hardwood floors, shared courtyard, gym, near park.

MLS #	140013156
Address	501 9TH ST
Price	\$875,000
Adj Price	\$875,000

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COMPARABLE REPORT



MLS # 140012299
Address 2 CONSTITUTION CT
Price \$885,000
Adj Price \$885,000

Address	2 CONSTITUTION CT	Days On Market	24
Unit Number	914	MoMaintFee	\$539
Sq Feet	1102	Taxes	\$9,687
Ask Price	\$890,000		
Sold Price	\$885,000		
Closing Date	12/12/2014		

Ad Rmks: Live in luxury on the Hoboken waterfront in a stunning, spacious (1102 sq ft), 2 br/2 ba unit w/private terrace with NYC views. Complete renovation, absolutely beautiful details throughout. Building offers 24/7 doorman, gym, courtyard on 4th fl w/childrens play area, pool (fee), on-site garage (fee), shops, right next to ferry, marina & waterfront promenade.



MLS # 140008086
Address 1404 GRAND ST
Price \$895,000
Adj Price \$895,000

Address	1404 GRAND ST	Days On Market	20
Unit Number	3A	MoMaintFee	\$316
Sq Feet	1414	Taxes	
Ask Price	\$895,000		
Sold Price	\$895,000		
Closing Date	11/10/2014		

Ad Rmks: Be the first to live in this stunning 2 BR/2 Bath Loft-style home at Marquee Lofts, a boutique 10 unit building located in Hoboken's hottest new neighborhood! Finishes include espresso cabinets, quartz counter tops, GE Cafe series stainless steel appliance package, wide-plank wood floors, exposed brick detail & gas fireplace hook-up. Concrete construction, Pella windows, elevator. Parking space included. Coveted uptown address close to transportation to NYC, restaurants & nightlife. Estimated move-in Sept.



MLS # 140009794
Address 456 9TH ST
Price \$900,000
Adj Price \$900,000

Address	456 9TH ST	Days On Market	69
Unit Number	13	MoMaintFee	\$427
Sq Feet	1700	Taxes	\$10,027
Ask Price	\$925,000		
Sold Price	\$900,000		
Closing Date	12/17/2014		

Ad Rmks: Gorgeous 2 Bedroom, 2 Bath Townhouse located in sought after Robert's Court! Expansive unit with 1700 sqft features hardwood floors throughout, Central A/C, and recessed lighting! Sun drenched living perfect for entertaining guests. Large master bedroom with bay windows and tons of closet space. Lower level with stunning full modern bath and Washer/Dryer. Private 1 car garage. Complex includes lush courtyard with gazebo and exercise room. Close to all NYC transportation. Must see!

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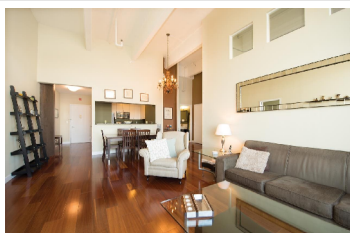
COMPARABLE REPORT



MLS # 140016756
Address 1500 HUDSON ST
Price \$907,500
Adj Price \$907,500

Address	1500 HUDSON ST	Days On Market	2
Unit Number	11M	MoMaintFee	\$672
Sq Feet	1155	Taxes	\$10,241
Ask Price	\$915,000		
Sold Price	\$907,500		
Closing Date	12/31/2014		

Ad Rmks: Impeccable 2 bedroom/2 bath at Hoboken's premier Hudson Tea. Spectacular NYC views.



MLS # 140007855
Address 1500 WASHINGTON ST
Price \$912,000
Adj Price \$912,000

Address	1500 WASHINGTON ST	Days On Market	104
Unit Number	3L	MoMaintFee	\$645
Sq Feet	1155	Taxes	\$11,035
Ask Price	\$899,000		
Sold Price	\$912,000		
Closing Date	11/13/2014		

Ad Rmks: Beautifully remodeled 2 bedroom/2 bathroom with NYC views throughout entire unit at Hudson Tea! Redesigned open layout creates an expanded floor plan with dining nook and plenty of space in the living room. Upgrades include Brazilian cherry wide plank floors, stainless steel appliances, granite counters, Hunter Douglas window treatments, 2 new heat pumps, ceiling fans, and light fixtures. Bathrooms upgraded with marble counters and new vanities. Parking available for rent.



MLS # 140009156
Address 1404 GRAND ST
Price \$915,000
Adj Price \$915,000

Address	1404 GRAND ST	Days On Market	4
Unit Number	5A	MoMaintFee	\$316
Sq Feet	1414	Taxes	
Ask Price	\$915,000		
Sold Price	\$915,000		
Closing Date	11/10/2014		

Ad Rmks: Be the first to live in this stunning 2 BR/2 Bath Loft-style home at Marquee Lofts, a boutique 10 unit building located in Hoboken's hottest new neighborhood! Finishes include espresso cabinets, quartz counter tops, GE Cafe series stainless steel appliance package, wide-plank wood floors, exposed brick detail & gas fireplace hook-up. Concrete construction, Pella windows, elevator. Parking space included. Coveted uptown address close to transportation to NYC, restaurants & nightlife. Estimated move-in Sept.

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COMPARABLE REPORT



MLS # 140013354
Address 89-91 JEFFERSON ST
Price \$925,000
Adj Price \$925,000

Address	89-91 JEFFERSON ST	Days On Market	5
Unit Number	4B	MoMaintFee	\$322
Sq Feet	1406	Taxes	\$11,241
Ask Price	\$869,000		
Sold Price	\$925,000		
Closing Date	12/1/2014		

Ad Rmks: Sleek, chic & unique 2 bedroom lavished with outstanding features and accoutrements. Spectacular floor-to-ceiling west facing windows for abundant natural sunlight, wide-plank hardwood flooring, dramatic dark Euro-style custom kitchen with Quartz Master counters, upscale SS appliance package, King-sized Master Bedroom-en suite-with lavish designer bath-fixtures and faucets, double vanity, seamless glass shower, 2nd luxury bath, garage parking and elevator- A truly remarkable residence...



MLS # 140014030
Address 601 OBSERVER HIGHWAY
Price \$950,000
Adj Price \$950,000

Address	601 OBSERVER HIGHWAY	Days On Market	7
Unit Number	302	MoMaintFee	\$310
Sq Feet	1607	Taxes	\$10,712
Ask Price	\$899,000		
Sold Price	\$950,000		
Closing Date	12/12/2014		

Ad Rmks: One of a kind spacious and open layout in a steel and concrete elevator boutique building with large curved balcony off living/dining room with beautiful morning light. Gourmet kitchen with island and Viking stove, Sub Zero fridge and Miele dishwasher and spa showers in both bathrooms. Gorgeous dark hardwood floors and 9 ft. ceilings, expansive windows, custom closets, custom Hunter Douglas electric shades and draperies and deeded garage parking. Walking distance to the PATH. Simply stunning, a must see!!



MLS # 140012111
Address 1100 MAXWELL LANE
Price \$967,500
Adj Price \$967,500

Address	1100 MAXWELL LANE	Days On Market	21
Unit Number	521	MoMaintFee	\$704
Sq Feet	1180	Taxes	\$0
Ask Price	\$999,000		
Sold Price	\$967,500		
Closing Date	12/15/2014		

Ad Rmks: Never lived in 2 bedroom with parking facing Hudson St at the newest Maxwell Place building! Sunny split 2 bed layout with floor to ceiling bay window, Viking SS appliances, hardwood floors throughout, great closet space, open kitchen, and master bath has double vanity sink and walk in shower. Amenities include 2 pools, hot tub, 2 resident lounges, 2 playrooms, shuttle service to the PATH, 24 concierge, and 2 gyms. Hoboken's most sought after location!

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COMPARABLE REPORT



MLS # 140011187
Address 1100 MAXWELL LANE
Price \$1,138,600
Adj Price \$1,138,600

Address	1100 MAXWELL LANE	Days On Market	43
Unit Number	703	MoMaintFee	\$774
Sq Feet	1342	Taxes	\$14,250
Ask Price	\$1,200,000		
Sold Price	\$1,138,600		
Closing Date	12/22/2014		

Ad Rmks: Live the Royal life in the newest Maxwell bldg. 1342 Sqft 2 Br w southern exposure has all the comforts you deserve. Chefs kitchen features quartz stone counters, custom cabinets, bosch and viking ss appliances. Community features 24hr concierge, 2 gyms, 2 rooftop pools, community room w direct NYC views, landscaped rooftop gardens BBQ's, outdoor TV & fireplace. Commuters dream! Ferry located around the corner or take private shuttle to the PATH. Can be purchased w #701 to combine into over 2700SqFt palace



MLS # 140013067
Address 1500 GARDEN ST
Price \$1,197,000
Adj Price \$1,197,000

Address	1500 GARDEN ST	Days On Market	5
Unit Number	3C	MoMaintFee	\$991
Sq Feet	1611	Taxes	\$12,221
Ask Price	\$1,199,000		
Sold Price	\$1,197,000		
Closing Date	11/24/2014		

Ad Rmks: Spectacular east facing 1 bed & very large den (12.5 x 18)/2 bath loft at the coveted Harborside Lofts. Great open floor plan and 13+ ceilings. Gourmet kitchen feats. top of the line appliances including Viking, Bosh etc. Gorgeous espresso wide plank hardwood floors throughout, tons of storage included, over sized master walk-in. Enjoy 24hr concierge, 2 gyms, children's playroom, residence lounge, shuttle to path and future pool.



MLS # 140011885
Address 1025 MAXWELL LANE
Price \$1,230,000
Adj Price \$1,230,000

Address	1025 MAXWELL LANE	Days On Market	16
Unit Number	1110	MoMaintFee	\$780
Sq Feet	1317	Taxes	\$13,899
Ask Price	\$1,250,000		
Sold Price	\$1,230,000		
Closing Date	12/4/2014		

Ad Rmks: True 2BD w/1317SF, 2.5BA, balcony, garage parking & unobstructed Southern exp w/open views over lower Manhattan, Hudson River & Hoboken. 11th floor home has an open layout w/spacious kitchen, a large island w/granite counters, cherry cabinets. Master BD w/custom closets, en-suite master bath w/ separate shower & soaking tub, double vanity. Amenities: 24-hr concierge, 2 rooftop pools, 2 gyms, spin room, 2 playrooms, shuttle to PATH, rooftop gardens w/stunning NYC views, open air fireplace, outdoor TV & BBQs.

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COMPARABLE REPORT



MLS # 140012328
Address 1125 MAXWELL LANE
Price \$1,350,000
Adj Price \$1,350,000

Address	1125 MAXWELL LANE	Days On Market	4
Unit Number	703	MoMaintFee	\$851
Sq Feet	1393	Taxes	\$16,071
Ask Price	\$1,375,000		
Sold Price	\$1,350,000		
Closing Date	11/1/2014		

Ad Rmks: Live like Royalty in this exquisite 1393 SqFt 2Br in Maxwell w Manhattan, Hudson River & GW Bridge views. Chefs kitchen features custom cabinets, ss appliances & granite counters. Extra large master Br has over-sized walk-in closet w custom organizers. Community features 24 hr concierge, 2 gyms, landscaped rooftop gardens w BBQ, fireplace & outdoor TV, 2 community rooms, childrens playroom & pools. Commuters dream.. Ferry located around the corner or take private shuttle to the path. 1 deeded spot included



MLS # 140010221
Address 1025 MAXWELL LANE
Price \$1,430,000
Adj Price \$1,430,000

Address	1025 MAXWELL LANE	Days On Market	25
Unit Number	705	MoMaintFee	\$897
Sq Feet	1518	Taxes	\$14,024
Ask Price	\$1,499,000		
Sold Price	\$1,430,000		
Closing Date	10/24/2014		

Ad Rmks: Fantastic 2 bed, 2 bath plus den condo at the luxurious Maxwell Place. Sit on your private terrace overlooking breathtaking NYC views. Open concept kitchen, dining, and living area. Airy, light-filled space perfect for entertaining with hardwood floors. An impressive kitchen with granite counter tops, and stainless steel appliances. Master bedroom comes complete with a walk in closet, and a master bath with soaking tub, shower stall, and dual sinks. A bonus den with closet can be used as office or 3 bed.



MLS # 140012554
Address 1125 MAXWELL LANE
Price \$1,599,000
Adj Price \$1,599,000

Address	1125 MAXWELL LANE	Days On Market	9
Unit Number	1113	MoMaintFee	\$1,017
Sq Feet	1675	Taxes	\$17,791
Ask Price	\$1,599,000		
Sold Price	\$1,599,000		
Closing Date	11/21/2014		

Ad Rmks: 2BD + Den w/1675SF, 2.5BA, corner unit w/balcony, garage parking & wall of oversized windows with unobstructed views over Hoboken. 11th floor home has an open layout w/spacious kitchen featuring a large island w/granite counters, marble backsplash and Wolf Stove. MB w/custom closets, en-suite master bath w/separate shower & soaking tub, double vanity. Amenities: 24-hr concierge, 2 rooftop pools, 2 gyms, spin room, 2 kids playrooms, shuttle to PATH, rooftop gardens NYC views, open air fireplace, TV & BBQs.

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COMPARABLE REPORT



MLS # 140011795
 Address 350 7TH ST
 Price \$1,985,000
 Adj Price \$1,985,000

Address	350 7TH ST	Days On Market	28
Unit Number	5C	MoMaintFee	\$513
Sq Feet	2827	Taxes	\$18,632
Ask Price	\$1,975,000		
Sold Price	\$1,985,000		
Closing Date	11/14/2014		

Ad Rmks: Unique penthouse loft w. over 2800sf, 2 terraces, southeast NYC downtown views. Soaring 20ft ceilings, expansive living spaces ideal for entertaining. Stunning vintage wide plank floors, 2 WB fireplaces, 2 large BR, easily customized to 3/4 bedrooms. Custom gourmet kitchen w. Australian custom counters, cherry cabinets, wolf range, sub-zero refrigerator. Prof. designed walnut cabinetry, lighting, wine refrigerator. Upgraded audio, skylights, 2 on-site parking spaces. A rare find! Open House Sun. 9/7, 1-3pm.

CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,975,000	\$474,900	\$745,970	\$675,000
SP:	\$1,985,000	\$462,000	\$744,481	\$681,000

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