

# COMPARATIVE MARKET ANALYSIS

2 Bedroom Condos Sold Q1 2015 Hoboken

***Prepared for:***

Perspective

NJ

Friday, July 03, 2015

***Prepared By:***

**ALEX BAO**

WEICHERT REALTORS

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## AGENT RESUME

Dear Perspective Buyers and Sellers,

Welcome to my quarterly sales report. I am specialized 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

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# CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,350,000	\$434,900	\$698,320	\$640,500
SP:	\$1,325,000	\$425,000	\$693,477	\$641,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
1110 CLINTON ST	2	2	750	3/11/2015	63	\$434,900	\$425,000
551 OBSERVER HIGHWAY	2	2	974	2/16/2015	83	\$435,000	\$436,000
252-256 1ST ST	2	1	757	1/26/2015	9	\$454,000	\$460,100
201 GARDEN ST	2	2	752	3/2/2015	21	\$465,000	\$465,000
130 ADAMS ST	2	1	931	3/27/2015	150	\$487,900	\$475,000
331 ADAMS ST	2	1	910	2/9/2015	12	\$475,000	\$489,000
403 ADAMS ST	2	1	947	3/2/2015	14	\$488,000	\$490,000
450 7TH ST	2	2	875	1/22/2015	22	\$529,900	\$520,000
420 JEFFERSON ST	2	1	847	3/20/2015	6	\$525,000	\$540,000
551 OBSERVER HIGHWAY	2	2	1166	1/7/2015	20	\$575,000	\$540,000
700 1ST ST	2	2	1225	1/22/2015	159	\$560,000	\$545,000
1331 GRAND ST	2	2	996	2/12/2015	4	\$563,000	\$545,000
700 1ST ST	2	2	1283	1/14/2015	27	\$555,000	\$550,000
613 MONROE ST	2	2	1325	3/30/2015	64	\$565,000	\$565,000
1115 WILLOW AVE	2	2	950	2/20/2015	8	\$539,000	\$569,000
415 NEWARK ST	2	2	1100	3/9/2015	25	\$599,000	\$575,000
380 NEWARK ST	2	2		1/14/2015	2	\$549,000	\$575,000
415 NEWARK ST	2	2	1100	1/15/2015	6	\$559,000	\$579,000
700 1ST ST	2	2		3/10/2015	8	\$569,900	\$590,000
102 JEFFERSON ST	2	1	1072	2/27/2015	13	\$589,000	\$591,000
515 MONROE ST	2	2	1382	1/16/2015	124	\$599,900	\$595,000
233 WILLOW AVE	2	2	1050	1/2/2015	184	\$609,000	\$595,000
700 1ST ST	2	2	1265	3/30/2015	9	\$599,000	\$595,000
456 9TH ST	2	2	1043	2/6/2015	5	\$585,000	\$599,000
700 1ST ST	2	2	1283	3/19/2015	21	\$600,000	\$600,000
1330 CLINTON ST	2	2	1029	3/2/2015	37	\$635,000	\$615,000
1108 HUDSON ST	2	2	900	2/10/2015	12	\$599,900	\$625,000
1325 ADAMS ST	2	2		3/3/2015	19	\$650,000	\$626,500
924 JEFFERSON ST	2	2	1040	3/14/2015	84	\$669,000	\$640,000
610 NEWARK ST	2	2	1280	1/15/2015	27	\$625,000	\$643,000
501-515 ADAMS ST	2	2	1023	3/31/2015	5	\$649,000	\$649,000
700 1ST ST	2	2	1227	1/22/2015	27	\$597,400	\$650,000

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

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## CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
610 NEWARK ST	2	2	1320	1/26/2015	10	\$646,000	\$657,000
1200 GRAND ST	2	2	1121	1/21/2015	43	\$699,000	\$683,000
700 1ST ST	2	2	1331	1/9/2015	12	\$675,000	\$685,000
800 JACKSON ST	2	2	1318	3/31/2015	34	\$699,000	\$685,000
224 HUDSON ST	2	2	1150	3/26/2015	7	\$685,000	\$710,000
109 JACKSON ST	2	2	1235	3/25/2015	8	\$690,000	\$715,000
1200 GRAND ST	2	2	1251	2/27/2015	85	\$749,900	\$715,000
402 9TH ST	2	2	1321	3/31/2015	64	\$749,000	\$749,000
1100 ADAMS ST	2	2	1385	1/5/2015	5	\$769,000	\$756,000
1500 WASHINGTON ST	2	2	1155	1/9/2015	133	\$785,000	\$765,000
1115-1117 GRAND ST	2	2	1130	3/29/2015	7	\$735,000	\$769,999
128 JACKSON ST	2	2	1228	1/7/2015	18	\$775,000	\$770,000
930 PARK AVE	2	2	1200	3/3/2015	15	\$749,000	\$775,000
223 PARK AVE	2	2	1291	2/23/2015	50	\$799,000	\$800,000
2 CONSTITUTION CT	2	2	1095	2/16/2015	20	\$825,000	\$820,000
2 CONSTITUTION CT	2	2	1095	3/2/2015	16	\$845,000	\$835,000
101 PARK AVE	2	2	1295	2/26/2015	6	\$849,000	\$886,100
1500 WASHINGTON ST	2	2	1185	1/30/2015	35	\$980,000	\$908,000
2 CONSTITUTION CT	2	2	1102	3/18/2015	172	\$949,000	\$920,000
1500 WASHINGTON ST	2	2	1280	2/20/2015	99	\$1,049,995	\$993,995
1025 MAXWELL LANE	2	2	1361	1/6/2015	159	\$1,050,000	\$995,000
1100 MAXWELL LANE	2	2	1208	3/16/2015	33	\$999,995	\$996,995
1450 WASHINGTON ST	2	2	1239	3/26/2015	28	\$1,099,000	\$1,080,000
1500 HUDSON ST	2	2	1310	2/26/2015	107	\$1,199,900	\$1,130,000
1500 GARDEN ST	2	2	1479	3/10/2015	106	\$1,165,000	\$1,140,000
1100 MAXWELL LANE	2	2	1388	3/25/2015	202	\$1,350,000	\$1,325,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>58</b>					<b>47</b>	<b>\$698,320</b>	<b>\$693,477</b>

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## COMPARABLE REPORT



Address	1110 CLINTON ST	Days On Market	63
Unit Number	9	MoMaintFee	\$334
Sq Feet	750	Taxes	\$5,052
Ask Price	\$434,900		
Sold Price	\$425,000		
Closing Date	3/11/2015		

MLS #	140015211
Address	1110 CLINTON ST
Price	\$425,000
Adj Price	\$425,000

**Ad Rmks:** Have it all, great location and parking too. There is no wasted space in this apartment. Two bedroom or use one as den with deeded parking that goes with the apartment. Storage space up on the shared rooftop deck with great NYC views and of course the gym. Lots of extras. You are near Columbus Park, the bus to the Path and to NYC and your car is parked in space #7. Ready for your finishing touches.



Address	551 OBSERVER HIGHWAY	Days On Market	83
Unit Number	5A	MoMaintFee	\$697
Sq Feet	974	Taxes	\$6,227
Ask Price	\$435,000		
Sold Price	\$436,000		
Closing Date	2/16/2015		

MLS #	140013015
Address	551 OBSERVER HIGHWAY
Price	\$436,000
Adj Price	\$436,000

**Ad Rmks:** Welcome to Skyline! Look no further. This 1 BR plus den (den has both windows and closets) is easily used as a 2 bedroom. Home features upgraded kitchen with granite counters, ss appliances, and custom cabinets. Hardwood floors have been upgraded in bedroom and living area. Commuter's dream! Located approx 10 Blocks from path or take private building shuttle. 1 Parking space included.



Address	252-256 1ST ST	Days On Market	9
Unit Number	2	MoMaintFee	\$380
Sq Feet	757	Taxes	\$6,346
Ask Price	\$454,000		
Sold Price	\$460,100		
Closing Date	1/26/2015		

MLS #	140010558
Address	252-256 1ST ST
Price	\$460,100
Adj Price	\$460,100

**Ad Rmks:** CHIC RESIDENCE IN DOWNTOWN HOBOKEN. This 2 bedroom was gut renovated just a few years ago, but still displays the charm of a classic brownstone. The large kitchen featuring SS appliances, granite counters, & a pantry - even has room for a small table! One bedroom is larger than the other, but both fit queen beds. Both bedrooms have excellent closet space w/ additional storage above. Wash & Fold/Laundromat is next door. Steps to PATH, NYC Bus, & Washington St. Heat & HW inc. in the monthly maintenance fee.

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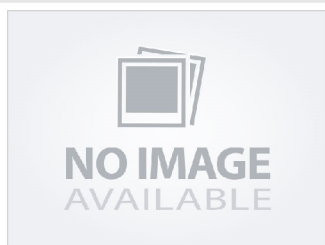
## COMPARABLE REPORT



Address	201 GARDEN ST	Days On Market	21
Unit Number	2	MoMaintFee	\$456
Sq Feet	752	Taxes	\$5,959
Ask Price	\$465,000		
Sold Price	\$465,000		
Closing Date	3/2/2015		

MLS # 150002792  
Address 201 GARDEN ST  
Price \$465,000  
Adj Price \$465,000

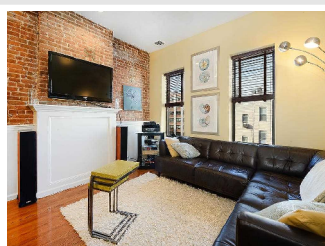
### Ad Rmks:



Address	130 ADAMS ST	Days On Market	150
Unit Number	1	MoMaintFee	\$334
Sq Feet	931	Taxes	\$6,405
Ask Price	\$487,900		
Sold Price	\$475,000		
Closing Date	3/27/2015		

MLS # 140012052  
Address 130 ADAMS ST  
Price \$475,000  
Adj Price \$475,000

### Ad Rmks:



Address	331 ADAMS ST	Days On Market	12
Unit Number	4	MoMaintFee	\$481
Sq Feet	910	Taxes	\$5,993
Ask Price	\$475,000		
Sold Price	\$489,000		
Closing Date	2/9/2015		

MLS # 150000006  
Address 331 ADAMS ST  
Price \$489,000  
Adj Price \$489,000

**Ad Rmks:** Fabulous location, style and open floor plan make this the perfect place to call home! This 2B/1B condo boasts high ceilings, hardwood floors, exposed brick, marble kitchen, custom wainscoting, basement storage, central air, and washer/dryer in building... Located just a few short blocks from Washington Street and PATH, you'll find easy access to stores, restaurants and easy transportation to NYC...

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## COMPARABLE REPORT



MLS # 150000130  
Address 403 ADAMS ST  
Price \$490,000  
Adj Price \$490,000

Address	403 ADAMS ST	Days On Market	14
Unit Number	4	MoMaintFee	\$486
Sq Feet	947	Taxes	\$5,709
Ask Price	\$488,000		
Sold Price	\$490,000		
Closing Date	3/2/2015		

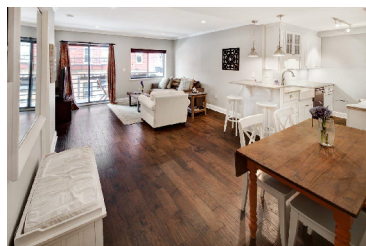
**Ad Rmks:** 3 year young, renovated, large 2BR, spacious-modern marble bath. Approx. 950sq.ft. of living. Kitchen features stainless steel appliance and granite package. H/W floors throughout. In-home W/D. Top floor unit (3 easy flights) offers extra privacy and high ceilings framed in custom crown molding. 2 spacious BRs with walk-in closets and custom room darkening blinds. Modern split floor plan designed for added convenience and privacy to accommodate shared living or young professional family.



MLS # 140014833  
Address 450 7TH ST  
Price \$520,000  
Adj Price \$520,000

Address	450 7TH ST	Days On Market	22
Unit Number	1E	MoMaintFee	\$354
Sq Feet	875	Taxes	\$6,600
Ask Price	\$529,900		
Sold Price	\$520,000		
Closing Date	1/22/2015		

**Ad Rmks:** An amazing value! 2 Bedroom, 2 bath unit at The Citadel with terrific open floor plan offers U-shaped kitchen with shaker cabinets, granite counters, tumbled marble back-splash, stainless steel appliances and unusually large SS kitchen sink, soaring ceilings, gleaming hardwood floors, inviting living and dining room for great entertaining, generously proportioned bedrooms, and on-site 1 car parking! A rare find in a great midtown location it is sure to please the most savvy buyer.



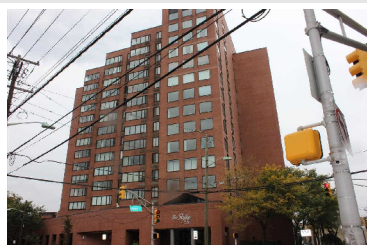
MLS # 150000996  
Address 420 JEFFERSON ST  
Price \$540,000  
Adj Price \$540,000

Address	420 JEFFERSON ST	Days On Market	6
Unit Number	2C	MoMaintFee	\$318
Sq Feet	847	Taxes	\$5,903
Ask Price	\$525,000		
Sold Price	\$540,000		
Closing Date	3/20/2015		

**Ad Rmks:** Welcome home to your spectacular move-in ready, recently updated 2 bed, 1 bath home at Club Hoboken. New kitchen boasts stainless steel appliances, beautiful white granite countertops & backsplash, plenty of cabinet space. Unit features large open living room concept w/ separate area for dining. New hickory HWF throughout, recessed lighting, customized closets, w/d & storage in garage. Enjoy your private balcony off the living room. Concrete & steel building has an elevator, exercise room.

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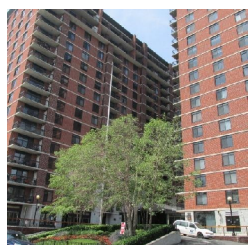
# COMPARABLE REPORT



MLS # 140013187  
Address 551 OBSERVER  
HIGHWAY  
Price \$540,000  
Adj Price \$540,000

Address	551 OBSERVER HIGHWAY	Days On Market	20
Unit Number	12D	MoMaintFee	\$800
Sq Feet	1166	Taxes	\$7,556
Ask Price	\$575,000		
Sold Price	\$540,000		
Closing Date	1/7/2015		

**Ad Rmks:** Enjoy the best views in the building from this 12th floor 2 bedroom 2 bath condo! This corner unit features expansive NYC views and tons of sunlight. Open kitchen has stainless steel appliances and long breakfast bar that opens on to the dining room and living room-great for entertaining. Enjoy more views from your extra large balcony. Building amenities are valet parking, gym, concierge and shuttle service to the PATH.



MLS # 140008066  
Address 700 1ST ST  
Price \$545,000  
Adj Price \$545,000

Address	700 1ST ST	Days On Market	159
Unit Number	3A	MoMaintFee	\$484
Sq Feet	1225	Taxes	\$6,718
Ask Price	\$560,000		
Sold Price	\$545,000		
Closing Date	1/22/2015		

**Ad Rmks:** Fabulous 2 BD 2BTH w/neutral interior seeks motivated residents to personalize this wonderful space. Flooded w/light, corner unit offers open appeal, stunning fully loaded kitchen w/granite counters & breakfast bar. Master bedrm., with full bath & second bedrm., has charming French doors. Entertaining living & dining area w/ sliding glass door leading to balcony. Other Amenities: 24 Hour Concierge, Shuttle To Path, Garage Parking Add'l, On-site Health Club over 25,000sf & MUCH MORE!



MLS # 140011854  
Address 1331 GRAND ST  
Price \$545,000  
Adj Price \$545,000

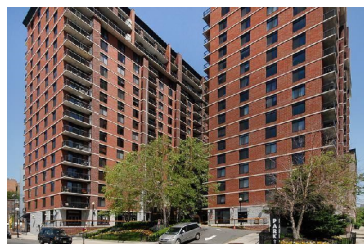
Address	1331 GRAND ST	Days On Market	4
Unit Number	511	MoMaintFee	\$307
Sq Feet	996	Taxes	\$6,290
Ask Price	\$563,000		
Sold Price	\$545,000		
Closing Date	2/12/2015		

**Ad Rmks:** Welcome home. This beautiful uptown 2 bedroom/2 bath condominium features gleaming hardwood floors, crown molding, central AC, ceiling fans and new HE washer/dryer in unit. The upgraded kitchen includes granite countertops, oak cabinets, microwave, dishwasher and plenty of natural light. Deeded parking space for one car and extra storage. Elevator building with exercise room and common courtyard for relaxing. Close to public transportation, parks, schools & restaurants. This gem wont last!

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## COMPARABLE REPORT



MLS # 140012903  
Address 700 1ST ST  
Price \$550,000  
Adj Price \$550,000

Address	700 1ST ST	Days On Market	27
Unit Number	2W	MoMaintFee	\$506
Sq Feet	1283	Taxes	\$9,092
Ask Price	\$555,000		
Sold Price	\$550,000		
Closing Date	1/14/2015		

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



MLS # 140015418  
Address 613 MONROE ST  
Price \$565,000  
Adj Price \$565,000

Address	613 MONROE ST	Days On Market	64
Unit Number	4	MoMaintFee	\$355
Sq Feet	1325	Taxes	\$7,144
Ask Price	\$565,000		
Sold Price	\$565,000		
Closing Date	3/30/2015		

**Ad Rmks:** Spacious 1324 sqft 2BR/2BTH. This home boasts an open floor plan w/updated kitchen that features GE Stainless Steel, Granite Countertops, Breakfast bar, Formal Dining Room, Recessed Lighting, Central AC/Heat, Spacious Walk in closet, Hardwood floors thru out, great natural light and NYC view! Laundry in home. Additional storage space in bldg plus common yard.



MLS # 150000365  
Address 1115 WILLOW AVE  
Price \$569,000  
Adj Price \$569,000

Address	1115 WILLOW AVE	Days On Market	8
Unit Number	213	MoMaintFee	\$355
Sq Feet	950	Taxes	\$6,740
Ask Price	\$539,000		
Sold Price	\$569,000		
Closing Date	2/20/2015		

**Ad Rmks:** Beautifully renovated 2br/2ba condo with great lay out, h/w floors, custom closets, stainless steel appliances, tiled backsplash, caesar stone counters, breakfast bar & gorgeous open kitchen with plenty of storage. Elevator building w/pool, gym, roof terrace w/NYC views & bike storage. Bus to NYC at your door, close to shops, parks, restaurants & ferry. Amazing unit, move right in!!

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## COMPARABLE REPORT



MLS # 140011036  
Address 415 NEWARK ST  
Price \$575,000  
Adj Price \$575,000

Address	415 NEWARK ST	Days On Market	25
Unit Number	11C	MoMaintFee	\$439
Sq Feet	1100	Taxes	\$6,698
Ask Price	\$599,000		
Sold Price	\$575,000		
Closing Date	3/9/2015		

**Ad Rmks:** Great downtown 1100 sqft 2 bed/2bath condo featuring: HWF throughout, modern kitchen with GE stainless steel appliances and corian countertops/breakfast bar. Open floorplan w/split bedroom layout and northern exposure. Master bedroom w/walk in closet and jacuzzi tub in master bath. Private balcony with partial NYC views! 1 deeded parking space included. Laundry on floor. Observer Plaza is a concrete and steel, elevator bldg. Short walk to the bus, Path and all great restaurants and shops in Hoboken!



MLS # 140015817  
Address 380 NEWARK ST  
Price \$575,000  
Adj Price \$575,000

Address	380 NEWARK ST	Days On Market	2
Unit Number	2C	MoMaintFee	\$304
Sq Feet		Taxes	
Ask Price	\$549,000		
Sold Price	\$575,000		
Closing Date	1/14/2015		

**Ad Rmks:** Spacious 2 Bedroom 2 full Bath Condo with open floor plan at the corner of Newark St and Grand St. is located 6 blocks from the path and across the street from the Newark St. Mini Mall (Dunkin Donuts, Pizza, Dry Cleaners, Nail Salon, ATM, Convenience store and more). It has a well appointed eat in kitchen, There are plenty of closets, Laundry in unit. It is the only unit in the building that has a private stairway and entrance. There is one indoor parking space that is deeded with unit.



MLS # 140014282  
Address 415 NEWARK ST  
Price \$579,000  
Adj Price \$579,000

Address	415 NEWARK ST	Days On Market	6
Unit Number	4C	MoMaintFee	\$451
Sq Feet	1100	Taxes	\$6,150
Ask Price	\$559,000		
Sold Price	\$579,000		
Closing Date	1/15/2015		

**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 and your own 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. Open House Saturday October 25th 12:00-4:00PM.

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## COMPARABLE REPORT



MLS # 150000681  
Address 700 1ST ST  
Price \$590,000  
Adj Price \$590,000

Address	700 1ST ST	Days On Market	8
Unit Number	13V	MoMaintFee	\$473
Sq Feet		Taxes	\$7,835
Ask Price	\$569,900		
Sold Price	\$590,000		
Closing Date	3/10/2015		

**Ad Rmks:** Well maintained 2 bedroom and 2 bath condo in the Sky Club. Modern Kitchen w/ SS appliances, granite counter tops and stand alone breakfast bar. Unit has its own washer/dryer. Each bedroom has closet and full bath. Unit has open southwest view and plenty of sunlight. Building boasts 24 hr doorman, gym with swimming pool, and parking garage. It is close to the path and light rail. If you don't want to walk a free shuttle service to the path is provided.



MLS # 150000319  
Address 102 JEFFERSON ST  
Price \$591,000  
Adj Price \$591,000

Address	102 JEFFERSON ST	Days On Market	13
Unit Number	3	MoMaintFee	\$345
Sq Feet	1072	Taxes	\$7,334
Ask Price	\$589,000		
Sold Price	\$591,000		
Closing Date	2/27/2015		

**Ad Rmks:** New complete gut renovated 2 bedroom condo conveniently located in downtown Hoboken, short walk to Path train, bus & ferry. Large living area w/sep dining nook, 10 ft. ceilings. Modern kitchen w/ss appliances, granite counters, custom tile backsplash. Wide plank hardwood floors through out. Vast spa bath w/double sink & custom vanity. Master bed with large walk-in closet. Additional walk-in closet off kitchen. W/D in unit. Central ac/tankless water heater. Close to shopping, restaurants & transportation!



MLS # 140009648  
Address 515 MONROE ST  
Price \$595,000  
Adj Price \$595,000

Address	515 MONROE ST	Days On Market	124
Unit Number	5	MoMaintFee	\$472
Sq Feet	1382	Taxes	\$8,839
Ask Price	\$599,900		
Sold Price	\$595,000		
Closing Date	1/16/2015		

**Ad Rmks:** This bright & spacious Penthouse offers a wide Living Room with office/ den area. (Can easily be converted to a 3 Bedroom). Open kitchen with granite counters and breakfast bar - great for entertaining! Relax on your private terrace with NYC views. Home features inlaid hardwood floors throughout, central A/C, washer/ dryer in unit.

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## COMPARABLE REPORT



MLS # 140005160  
Address 233 WILLOW AVE  
Price \$595,000  
Adj Price \$595,000

Address	233 WILLOW AVE	Days On Market	184
Unit Number	401	MoMaintFee	\$415
Sq Feet	1050	Taxes	\$7,791
Ask Price	\$609,000		
Sold Price	\$595,000		
Closing Date	1/2/2015		

**Ad Rmks:** Welcome home to your newly renovated corner duplex penthouse. Enjoy an open layout with great light, a private balcony off of the living area & a private rooftop terrace off of the 2nd floor master suite. This home features a rarely available wood burning fireplace, terrific skylight windows, washer/ dryer in unit, hardwood floors & renovated kitchen with stainless steel appliances and granite counter tops. All of this located in a premier downtown Hoboken location in close proximity to the PATH. Prkg avail



MLS # 150000891  
Address 700 1ST ST  
Price \$595,000  
Adj Price \$595,000

Address	700 1ST ST	Days On Market	9
Unit Number	3E	MoMaintFee	\$499
Sq Feet	1265	Taxes	\$7,512
Ask Price	\$599,000		
Sold Price	\$595,000		
Closing Date	3/30/2015		

**Ad Rmks:** A sweet deal! Well maintained 1265 square foot 2 bedroom 2 bath home with private East facing terrace in a full service building that offers 24 hr doorman. Balanced layout with open living, dining and kitchen areas, perfect for entertaining. Modern kitchen with granite counter tops and breakfast bar. Large master bedroom with en suite bath and great closet space. Guest bedroom offers spacious quarters and is accessible to a large full bath. Garage parking (add'l fee). Shuttle to Path and steps to Light Rail



MLS # 140016257  
Address 456 9TH ST  
Price \$599,000  
Adj Price \$599,000

Address	456 9TH ST	Days On Market	5
Unit Number	8	MoMaintFee	\$393
Sq Feet	1043	Taxes	\$6,681
Ask Price	\$585,000		
Sold Price	\$599,000		
Closing Date	2/6/2015		

**Ad Rmks:** Gorgeous 2 BR, 1.5 BA Townhouse located in sought after Robert's Court! Open layout has 1043 sqft, hwd floors thru-out & C/A/C! Sun drenched living perfect for entertaining guests. Large master BR w/sky lights & tons of closet space & updated stunning full bath. Powder room in lower level. This home is one of the few that has W/D in unit in addition to W/D in community rm. 1 car prkg. Complex has lush courtyard w/ gazebo & exercise room. Close to all NYC transportation. You won't want to miss this one!

Prepared by Alex Bao, Condo Sales Specialist, 2018816897



## COMPARABLE REPORT



MLS # 140016702  
Address 700 1ST ST  
Price \$600,000  
Adj Price \$600,000

Address	700 1ST ST	Days On Market	21
Unit Number	6W	MoMaintFee	\$506
Sq Feet	1283	Taxes	\$7,741
Ask Price	\$600,000		
Sold Price	\$600,000		
Closing Date	3/19/2015		

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



MLS # 140016426  
Address 1330 CLINTON ST  
Price \$615,000  
Adj Price \$615,000

Address	1330 CLINTON ST	Days On Market	37
Unit Number	602	MoMaintFee	\$325
Sq Feet	1029	Taxes	\$6,508
Ask Price	\$635,000		
Sold Price	\$615,000		
Closing Date	3/2/2015		

**Ad Rmks:** Top floor, North facing, 2 bedroom, 2 bath located! Deeded parking spot included. Two units per floor. Features: elevator building, exercise room, security, central A/C, washer/dryer, dishwasher, custom blinds, hardwood floor thru-out, pantry & cabinets. Close to NYC transportation, restaurants, shopping, schools & much more!



MLS # 140015362  
Address 1108 HUDSON ST  
Price \$625,000  
Adj Price \$625,000

Address	1108 HUDSON ST	Days On Market	12
Unit Number	5A	MoMaintFee	\$302
Sq Feet	900	Taxes	\$7,478
Ask Price	\$599,900		
Sold Price	\$625,000		
Closing Date	2/10/2015		

**Ad Rmks:** Sought after Hudson Street! Stunning 2BR/2BA in elevator building with gorgeous granite & stainless steel kitchen, breakfast far and wonderful extra pantry with your own W/D. Inviting living room with bright bay window and working gas fireplace flanked by two custom bookcases. Entertain with ease in your separate dining area. French doors lead to beautiful bedrooms and baths. Enjoy central air/heat, pristine HW floors. Parking available for rent across street. Steps to NYC bus, ferry & Elysian Park.

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

## COMPARABLE REPORT



Address	1325 ADAMS ST	Days On Market	19
Unit Number	603	MoMaintFee	\$342
Sq Feet		Taxes	\$7,259
Ask Price	\$650,000		
Sold Price	\$626,500		
Closing Date	3/3/2015		

MLS #	150000190
Address	1325 ADAMS ST
Price	\$626,500
Adj Price	\$626,500

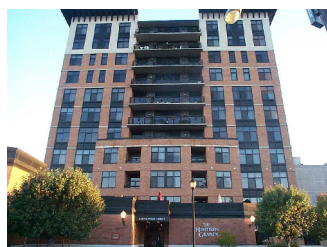
**Ad Rmks:** This 1085sf 2BR/2BA is located in an elevator building & boasts spacious living areas with 9' ceilings, and stunning bamboo floors throughout the unit. The kitchen is complete with stainless steel GE appliances, Ceaserstone counters and a subway tile backsplash. Close to all transportation. Keep your new year resolution with in building gym. Unit located on 6th floor of elevator building. Strong steel and concrete construction built in 2009! Must see!



Address	924 JEFFERSON ST	Days On Market	84
Unit Number	3A	MoMaintFee	\$386
Sq Feet	1040	Taxes	\$7,824
Ask Price	\$669,000		
Sold Price	\$640,000		
Closing Date	3/14/2015		

MLS #	140014254
Address	924 JEFFERSON ST
Price	\$640,000
Adj Price	\$640,000

**Ad Rmks:** Fantastic 2 bedroom/2 bathroom condo in a steel and concrete building. Flooded with natural light with floor to ceiling windows in the living room with sliding glass doors that open to your private terrace. Great open layout with a spacious living/dining area. Open kitchen with granite counters, SS appliances & breakfast bar. Large bedrooms on opposite ends, bamboo flooring throughout. All this and deeded parking!



Address	610 NEWARK ST	Days On Market	27
Unit Number	9A	MoMaintFee	\$575
Sq Feet	1280	Taxes	\$8,153
Ask Price	\$625,000		
Sold Price	\$643,000		
Closing Date	1/15/2015		

MLS #	140015448
Address	610 NEWARK ST
Price	\$643,000
Adj Price	\$643,000

**Ad Rmks:** SPACIOUS UPGRADED HOME WITH SOUTHEAST VIEWS OF NYC. HOME FEATURES DESIGNER KITCHEN WITH CUSTOM CABINETS, GRANITE BREAKFAST BAR, STAINLESS STEEL APPLIANCES, UPGRADED LIGHTING, CUSTOM BLINDS, CALIFORNIA CLOSET, HARDWOOD FLOORING, AND PLENTY OF NATURAL SUNLIGHT. BALCONY OFFERS PANORAMIC VIEWS OF NYC AND A COZY OUTDOOR SPACE. HOME COMES WITH INDOOR PARKING SPOT AND AMENITIES INCLUDE STEAM ROOM, SAUNA, FITNESS CENTER, OVERSIZE PATIO, AND DOORMAN. THIS HOME HAS IT ALL, LOCATION, SPACE, UPGRADES AND LAYOUT.

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

# COMPARABLE REPORT



MLS # 150001262  
Address 501-515 ADAMS ST  
Price \$649,000  
Adj Price \$649,000

Address	501-515 ADAMS ST	Days On Market	5
Unit Number	3K	MoMaintFee	\$347
Sq Feet	1023	Taxes	\$6,440
Ask Price	\$649,000		
Sold Price	\$649,000		
Closing Date	3/31/2015		

**Ad Rmks:** Unique 2bed/2bath in majestically renovated Gothic building! Features cook's kitchen - granite counters, tile back splash, SS appliances & dining counter. Full size dining area & large living room face landscaped courtyard. Master Bedroom with private bath. 2nd Bedroom with space to grow! High ceilings, Alpha storage closets, 3 overhead storage areas, H/W floors. Building boasts majestic marble entrance, fitness center, laundry room, beautiful courtyard & great location. One parking space included!



MLS # 140013548  
Address 700 1ST ST  
Price \$650,000  
Adj Price \$650,000

Address	700 1ST ST	Days On Market	27
Unit Number	15G	MoMaintFee	\$435
Sq Feet	1227	Taxes	\$8,461
Ask Price	\$597,400		
Sold Price	\$650,000		
Closing Date	1/22/2015		

**Ad Rmks:** Amazing panoramic NYC views from this 2 bedroom/2 bathroom unit. This home boasts custom wood blinds, gourmet kitchen, granite countertops, stainless steel appliances, cherry hardwood floors, washer/dryer in unit and balcony. Free shuttle to Hoboken path allows for easy commute to NYC. Onsite 2600 sqf health club with indoor pool, sauna and daycare available with membership fee. One block away from lightrail. Onsite parking available for a fee.



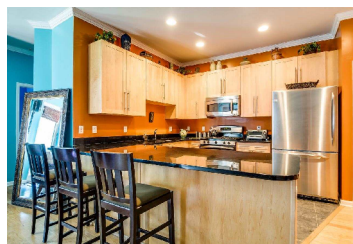
MLS # 140015887  
Address 610 NEWARK ST  
Price \$657,000  
Adj Price \$657,000

Address	610 NEWARK ST	Days On Market	10
Unit Number	7D	MoMaintFee	\$593
Sq Feet	1320	Taxes	\$8,260
Ask Price	\$646,000		
Sold Price	\$657,000		
Closing Date	1/26/2015		

**Ad Rmks:** 2 Bedroom, 2 Bath corner unit located in Hoboken Grande! Open layout, high ceilings, hdwd flrs, granite counters, breakfast bar, SS appls, oversized walk-in California closets, extra storage space & private balcony! Other amenities: elevator/doorman building, full fitness center (sauna/steam), close to NYC transportation, PATH, Light Rail, shopping, restaurants & so much more!

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

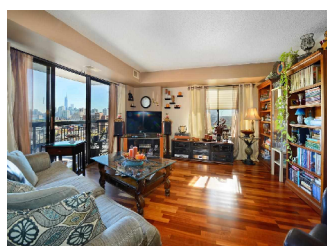
# COMPARABLE REPORT



MLS # 140013894  
Address 1200 GRAND ST  
Price \$683,000  
Adj Price \$683,000

Address	1200 GRAND ST	Days On Market	43
Unit Number	313	MoMaintFee	\$352
Sq Feet	1121	Taxes	\$6,900
Ask Price	\$699,000		
Sold Price	\$683,000		
Closing Date	1/21/2015		

**Ad Rmks:** Bright two bedroom and two bath corner condo with two terraces and garage parking space. Spacious condo overlooks the courtyard. It features an open living and dining area. The kitchen offers stainless steel appliances, granite countertops and oversized breakfast bar. Master bedroom has a California Closet and en-suite bathroom with dual sink vanity. Hardwood floors throughout. Washer/dryer in unit. Abundant closet space. Full service building - gym, courtyard and entertainment room.



MLS # 140014526  
Address 700 1ST ST  
Price \$685,000  
Adj Price \$685,000

Address	700 1ST ST	Days On Market	12
Unit Number	15J	MoMaintFee	\$525
Sq Feet	1331	Taxes	\$8,646
Ask Price	\$675,000		
Sold Price	\$685,000		
Closing Date	1/9/2015		

**Ad Rmks:** This spacious 1331s/f, 2B/2B corner unit at the Sky Club offers spectacular direct NYC views! Home features totally upgraded kitchen with stainless steel appliances, granite counter tops, recessed lighting throughout, wide plank hardwood floors, large closets, full sized washer/dryer in unit and an over-sized private terrace offering the most amazing views of New York City. Building amenities include 24hr doorman, on site pkg, 26,000sf health club w/indoor pool & spa, dry cleaning and shuttle to path!



MLS # 150000230  
Address 800 JACKSON ST  
Price \$685,000  
Adj Price \$685,000

Address	800 JACKSON ST	Days On Market	34
Unit Number	409	MoMaintFee	\$557
Sq Feet	1318	Taxes	\$9,700
Ask Price	\$699,000		
Sold Price	\$685,000		
Closing Date	3/31/2015		

**Ad Rmks:** Stunning South facing 2 BR 2 BA home with 1318 sq ft. living space, parking and terrace. This unit features open kitchen layout with stainless steel appliances and granite countertops/breakfast bar. Master bedroom contains dual closets and upgraded en suite bathroom. Gleaming hardwood walnut flooring throughout. This luxury steel and concrete building features a full gym, community room, roof deck with NYC views and a cyber doorman. Conveniently located next to the 9th St. Light Rail and Shop Rite.

Prepared by Alex Bao, Condo Sales Specialist, 2018816897



## COMPARABLE REPORT



Address	224 HUDSON ST	Days On Market	7
Unit Number	3B	MoMaintFee	\$497
Sq Feet	1150	Taxes	\$8,164
Ask Price	\$685,000		
Sold Price	\$710,000		
Closing Date	3/26/2015		

MLS # 140016451  
Address 224 HUDSON ST  
Price \$710,000  
Adj Price \$710,000

**Ad Rmks:** 2 Bed/2 Bath, 1,150 sq ft home in an elevator building on Hudson Street with garage parking across the street included in maintenance. Can't beat the location or the open, sunny, layout plus a ton of extras: elevator, central heat/air, W/D in home, Jacuzzi tub in master bath, already wired for fios. Open House Saturday & Sunday 12/21 from 1 to 4 pm.



Address	109 JACKSON ST	Days On Market	8
Unit Number	2B	MoMaintFee	\$337
Sq Feet	1235	Taxes	\$7,909
Ask Price	\$690,000		
Sold Price	\$715,000		
Closing Date	3/25/2015		

MLS # 150000808  
Address 109 JACKSON ST  
Price \$715,000  
Adj Price \$715,000

**Ad Rmks:** Perfectly laid out, light-filled home w/ expansive living/dining area and cook's kitchen boasting wood cabinetry, granite counters, stone tile backsplash, & s.s.appls. Spacious bedrooms each have WIC's. The Master has an additional double wide closet & spa-like bath w/ double vanity, glass shower, & separate tub. HWD floors, central HVAC, W/D, recessed lights, cool tech upgrades, abundant storage, one deeded parking spot. Elegant elevator bldg w/ fitness room & park-like common backyard. Welcome Home!



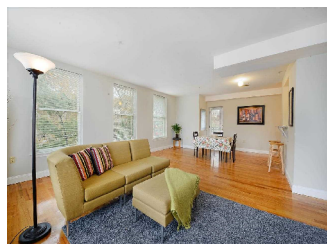
Address	1200 GRAND ST	Days On Market	85
Unit Number	420	MoMaintFee	\$437
Sq Feet	1251	Taxes	\$7,800
Ask Price	\$749,900		
Sold Price	\$715,000		
Closing Date	2/27/2015		

MLS # 140012596  
Address 1200 GRAND ST  
Price \$715,000  
Adj Price \$715,000

**Ad Rmks:** This lovely home offers a huge living room/dining area complete w/NYC views, hi ceilings & tons of light. Chef's kitchen w/42" cabinets, large breakfast bar, W/D, juliet balcony and pantry. Enter into your extra large master suite w/WIC, double sinks, stall shower & linen closet. Great size 2nd bedroom & over sized soaking tub in bath. This steel & concrete, pet friendly, elevator building is complete w/gym, community room & common courtyard. Close to NYC transportation, parks & schools, it's a MUST SEE!

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

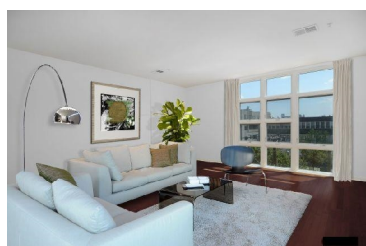
## COMPARABLE REPORT



MLS # 140015360  
Address 402 9TH ST  
Price \$749,000  
Adj Price \$749,000

Address	402 9TH ST	Days On Market	64
Unit Number	4A	MoMaintFee	\$412
Sq Feet	1321	Taxes	\$8,637
Ask Price	\$749,000		
Sold Price	\$749,000		
Closing Date	3/31/2015		

**Ad Rmks:** Spacious, bright and beautifully appointed 2 bedroom/2 bathroom condo in Hoboken. This spectacular home features modern kitchen with breakfast counter and granite countertops, inviting living and dining room, hardwood floors throughout, over-sized windows, central A/C, master suite with custom closet system, private bath, deeded parking and private terrace for outdoor enjoyment. Deeded garage parking, common courtyard and the NJ Transit light rail around the corner complete this fabulous condo.



MLS # 140015435  
Address 1100 ADAMS ST  
Price \$756,000  
Adj Price \$756,000

Address	1100 ADAMS ST	Days On Market	5
Unit Number	408	MoMaintFee	\$476
Sq Feet	1385	Taxes	\$9,523
Ask Price	\$769,000		
Sold Price	\$756,000		
Closing Date	1/5/2015		

**Ad Rmks:** Over-sized 2BR/2BA w/ garage parking at the Upper Grand - an elegant steel and concrete, elevator building. This 1385 sf home features lofty 9'+ ceilings, brand new hardwood floors throughout, chef's kitchen w/ island offering seating for 4, SS appliances, granite counters, separate dining area and spacious master bedroom with WIC and en suite bath. Floor to ceiling windows in the living room, CAC and in home w/d. Building amenities include gym & common courtyard. Tax abatement until 2026.



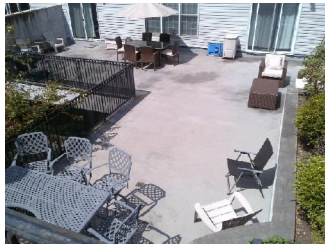
MLS # 140007457  
Address 1500 WASHINGTON ST  
Price \$765,000  
Adj Price \$765,000

Address	1500 WASHINGTON ST	Days On Market	133
Unit Number	5B	MoMaintFee	\$672
Sq Feet	1155	Taxes	\$10,032
Ask Price	\$785,000		
Sold Price	\$765,000		
Closing Date	1/9/2015		

**Ad Rmks:** Loft style living at its best. Hudson Tea, one of Hoboken's most desirable doorman bldgs. Kitchen features 42" cabinets, granite counters & ss appliances. Home features include hardwood floors 13ft ceilings and 10ft picture windows. Southern exposure will flood your home w natural light. Community features 24 hr concierge, 25,000 SqFt gym, community room and childrens playroom. Commuters dream. Ferry located around the corner or take the private shuttle to the PATH. OPEN HOUSE SAT 9/27 & SUN 9/28 1-3PM!!!

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

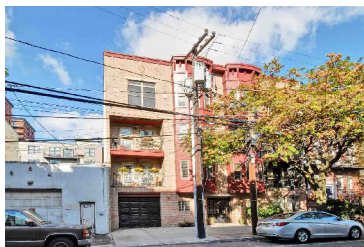
## COMPARABLE REPORT



MLS # 150000472  
Address 1115-1117 GRAND ST  
Price \$769,999  
Adj Price \$769,999

Address	1115-1117 GRAND ST	Days On Market	7
Unit Number	2B	MoMaintFee	\$378
Sq Feet	1130	Taxes	\$8,177
Ask Price	\$735,000		
Sold Price	\$769,999		
Closing Date	3/29/2015		

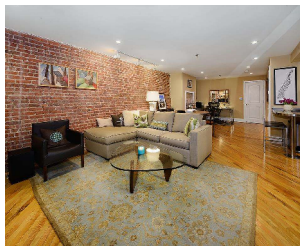
**Ad Rmks:** Offering all the conveniences of urban living & unparalleled 1200 sq ft private outdoor space, this modern, charming 2br, 2bath condo features parking, CAC, W/D, hwf throughout its 1130 square footage. Kitchen has SS appliances & custom pantry, a breakfast bar. Spacious master bedroom w/ custom walk-in closet & ensuite newly renovated bathroom. 2nd bedroom features a wall of built-ins & custom closet. Sliding glass doors lead to huge private terrace! Elevator building w/ gym & parking. Easy commute to NYC.



MLS # 140013804  
Address 128 JACKSON ST  
Price \$770,000  
Adj Price \$770,000

Address	128 JACKSON ST	Days On Market	18
Unit Number	2B	MoMaintFee	\$385
Sq Feet	1228	Taxes	\$8,820
Ask Price	\$775,000		
Sold Price	\$770,000		
Closing Date	1/7/2015		

**Ad Rmks:** All the outdoor space one could ask for. Spectacular large private backyard, hot tub & comfortable front balcony. Pristine 2bed/2bath home w/open layout. Modern kitchen w/granite counters, s/s appliances, breakfast bar & separate dining area & H/W floors throughout. Lg living room w/fireplace & office area. Deeded parking spot, near transportation, parks, restaurants & more.



MLS # 150000125  
Address 930 PARK AVE  
Price \$775,000  
Adj Price \$775,000

Address	930 PARK AVE	Days On Market	15
Unit Number	1	MoMaintFee	\$418
Sq Feet	1200	Taxes	\$9,383
Ask Price	\$749,000		
Sold Price	\$775,000		
Closing Date	3/3/2015		

**Ad Rmks:** Stunning 2 BD 2 BA w/ huge backyard bathed in afternoon light on prime uptown Park Ave block. Designed and built by HGTVs Brunelleschi Construction, this entertainer's dream offers the perfect blend of old world charm & modern design. Uber sleek kitchen features SS appliances, counters & breakfast bar. Master suite w/ double closets & indulgent bath w/ custom marble work. Exposed brick, HW floors, recessed lighting, CAC and laundry in home. All this close to parks, shops, dining and transportation into NYC.

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

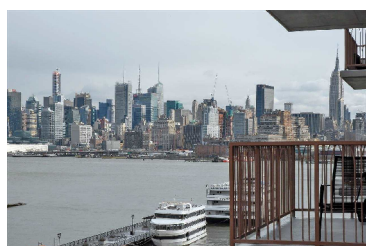
## COMPARABLE REPORT



MLS # 140014579  
Address 223 PARK AVE  
Price \$800,000  
Adj Price \$800,000

Address	223 PARK AVE	Days On Market	50
Unit Number	3	MoMaintFee	\$350
Sq Feet	1291	Taxes	\$8,768
Ask Price	\$799,000		
Sold Price	\$800,000		
Closing Date	2/23/2015		

**Ad Rmks:** Luxury & location define this completely renovated 2 BR 2 bath split level home. Open LR w/gas Fireplace surrounded beautifully by a tiled mantle. Chef's kitchen with S/S appliances, breakfast bar, pendant lighting & glass tile back splash. MBR suite w/limestone bath & California walk through closet. Loaded with amenities such as bamboo HWF's, smoked glass doors, CAC, surround sound, skylights, in home W/D and private terrace. Great location. Steps to Path, ferry, shops, restaurants and parks.



MLS # 140016209  
Address 2 CONSTITUTION CT  
Price \$820,000  
Adj Price \$820,000

Address	2 CONSTITUTION CT	Days On Market	20
Unit Number	912	MoMaintFee	\$543
Sq Feet	1095	Taxes	\$9,589
Ask Price	\$825,000		
Sold Price	\$820,000		
Closing Date	2/16/2015		

**Ad Rmks:** Luxury corner 2Br/2Bth unit flooded w natural light. Kit features granite counters, backsplash & SS appliances w breakfast bar open to living/dining area. Other upgrades include hardwood floors, popcorn ceiling removed, newer heatpumps, closet organizers, custom blinds. Community features 24 hr concierge, 4th floor roof deck & gym. Pool membership avail. Common areas newly renovated. Parking avail for rent in bldg. Commuters dream w ferry around the corner or bus to NYC.



MLS # 140016572  
Address 2 CONSTITUTION CT  
Price \$835,000  
Adj Price \$835,000

Address	2 CONSTITUTION CT	Days On Market	16
Unit Number	712	MoMaintFee	\$543
Sq Feet	1095	Taxes	\$9,434
Ask Price	\$845,000		
Sold Price	\$835,000		
Closing Date	3/2/2015		

**Ad Rmks:** Luxury living on the Hoboken waterfront! Live in a 2br/2 ba NW corner unit w/partial views of NYC & Hudson River. Windows in all rooms, lots of natural light. 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. Amazing location right on the waterfront!

Prepared by Alex Bao, Condo Sales Specialist, 2018816897



# COMPARABLE REPORT



MLS # 150000462  
Address 101 PARK AVE  
Price \$886,100  
Adj Price \$886,100

Address	101 PARK AVE	Days On Market	6
Unit Number	2A	MoMaintFee	\$383
Sq Feet	1295	Taxes	\$10,260
Ask Price	\$849,000		
Sold Price	\$886,100		
Closing Date	2/26/2015		

**Ad Rmks:** This spectacular 1295 sq ft home features an open floor plan w/ a modern kitchen; granite countertops, tile backsplash, breakfast counter & stainless steel appliances. Hardwood flooring throughout, foyer w/ closet, 9 & 11 foot ceilings & lots of natural light with 6 foot windows. Master bed has WIC w/ California Closets & en suite bath w/ glass enclosed shower. Second bedroom offers large closet. The unit has central heating & AC, in-unit washer/dryer w/storage, deeded covered parking spot. Close to PATH!



MLS # 140014721  
Address 1500 WASHINGTON ST  
Price \$908,000  
Adj Price \$908,000

Address	1500 WASHINGTON ST	Days On Market	35
Unit Number	11F	MoMaintFee	\$689
Sq Feet	1185	Taxes	\$11,893
Ask Price	\$980,000		
Sold Price	\$908,000		
Closing Date	1/30/2015		

**Ad Rmks:** Chic and Spacious 2BR 2Bath with parking and Stunning views of NYC at the Hudson Tea! With almost 1200 Sqft, this unit features lovely HW floors & updated kitchen and bathrooms. Unit boasts 2 equal sized BR's with a built in storage unit above master BR walk-in closet and 2nd BR. W/D in unit & parking included! This unit is located in Historic uptown full service building; professional gym, 24hr concierge, free PATH shuttle, resident's lounge and kids gym boree, close to shops and easy commute.



MLS # 140012195  
Address 2 CONSTITUTION CT  
Price \$920,000  
Adj Price \$920,000

Address	2 CONSTITUTION CT	Days On Market	172
Unit Number	414	MoMaintFee	\$539
Sq Feet	1102	Taxes	\$9,370
Ask Price	\$949,000		
Sold Price	\$920,000		
Closing Date	3/18/2015		

**Ad Rmks:** Luxury waterfront living. This recently renovated 2 bed/2 bath condo offers an open living room/dining room, great for entertaining. Most notable feature is a private, 500 sq ft patio with amazing NYC views! The kitchen features granite counter tops & SS appliances. Hardwood floors throughout. The master bedroom features a master bathroom & 2 large closets. Building offers 24 hour doorman, gym, courtyard, pool (fee). On-site parking for additional fee. Right next to ferry, waterfront, shops & restaurants

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

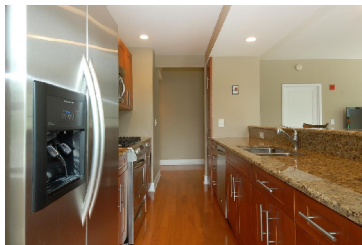
## COMPARABLE REPORT



Address	1500 WASHINGTON ST	Days On Market	99
Unit Number	3E	MoMaintFee	\$745
Sq Feet	1280	Taxes	
Ask Price	\$1,049,995		
Sold Price	\$993,995		
Closing Date	2/20/2015		

MLS # 140014412  
Address 1500 WASHINGTON ST  
Price \$993,995  
Adj Price \$993,995

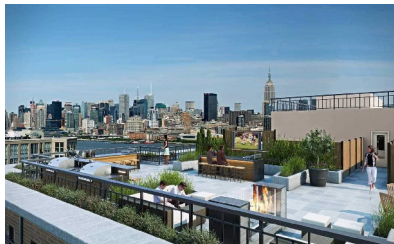
**Ad Rmks:** True loft living, with 13 ft ceilings. This large corner 2 bedroom boasts high ceilings and great sunlight, large picture windows with northwest exposure, with views of Hudson Cove and northern Manhattan. This home will be completely renovated with brand new appliances.



Address	1025 MAXWELL LANE	Days On Market	159
Unit Number	214	MoMaintFee	\$806
Sq Feet	1361	Taxes	\$10,415
Ask Price	\$1,050,000		
Sold Price	\$995,000		
Closing Date	1/6/2015		

MLS # 140007938  
Address 1025 MAXWELL LANE  
Price \$995,000  
Adj Price \$995,000

**Ad Rmks:** Maxwell Place Luxury. Fantastic 2 Bedroom with Southwest exposure this corner home is flooded with natural light. Chefs kitchen features granite counters, SS appliances & custom cabinets. Relax on your private balcony. Community features 24 hr concierge, 2 pools, 2 gyms. Community room with direct NYC views. Roof top gardens with BBQ's, TV and fireplace. Ferry located around the corner or private shuttle to the path. Parking included! OPEN HOUSE THIS SAT & SUN 11/1 & 11/2 1-3PM!!



Address	1100 MAXWELL LANE	Days On Market	33
Unit Number	229	MoMaintFee	\$696
Sq Feet	1208	Taxes	
Ask Price	\$999,995		
Sold Price	\$996,995		
Closing Date	3/16/2015		

MLS # 140016675  
Address 1100 MAXWELL LANE  
Price \$996,995  
Adj Price \$996,995

**Ad Rmks:** 1100 MAXWELL PLACE offers an astonishing array of world-class amenities, Rooftop pool&hot tub, Private Residents Lounge, 24hr concierge, Beautifully Landscaped Rooftop Gardens,Sundecks&Courtyards featuring Open Air Fireplace & BBQ's, Fitness Center & Yoga room ,Children's playroom,Shuttle service to PATH, PLUS 1 Deeded Parking space!

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

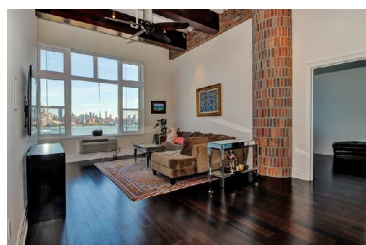
## COMPARABLE REPORT



MLS # 140016747  
Address 1450 WASHINGTON ST  
Price \$1,080,000  
Adj Price \$1,080,000

Address	1450 WASHINGTON ST	Days On Market	28
Unit Number	504	MoMaintFee	\$729
Sq Feet	1239	Taxes	\$11,529
Ask Price	\$1,099,000		
Sold Price	\$1,080,000		
Closing Date	3/26/2015		

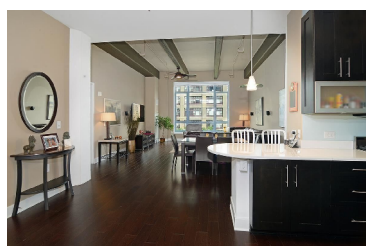
**Ad Rmks:** NOW PRICED TO SELL! LUXURY LIVING @TOLL BROTHERS! Beautiful & very rare 2 bd, 2 ba, CORNER HOME that can be a 3bed, w/large BALCONY, WATER VIEWS & a 450sf PRIVATE ROOFTOP TERRACE & NYC views! A contemporary design w/high end appliances & finishes. Open plan living, private beds/baths, washer/dryer, custom closets & window treatments. Surrounded by oversized windows overlooking Hoboken Cove & the Hudson River. Amenities: 24hr Concierge, Gym, Shuttle, Playroom, Courtyard, Rooftop w/BBQs & fire pit!



MLS # 140012531  
Address 1500 HUDSON ST  
Price \$1,130,000  
Adj Price \$1,130,000

Address	1500 HUDSON ST	Days On Market	107
Unit Number	6I	MoMaintFee	\$822
Sq Feet	1310	Taxes	\$14,167
Ask Price	\$1,199,900		
Sold Price	\$1,130,000		
Closing Date	2/26/2015		

**Ad Rmks:** Bright & spacious fully renovated loft condo at the Hudson Tea with direct NYC views from every room. Open floor plan features high ceilings with Dark Mahogany Bamboo ceiling beams, Cali Bamboo Floors, custom exposed brick, large living/dining area & a custom renovated open kitchen with breakfast bar, granite counters & stainless steel appliances including Viking refrigerator. Master bedroom suite has large walk-in-closet & renovated full bath with tumbled marble & storage. 1 car garage parking included.



MLS # 150000200  
Address 1500 GARDEN ST  
Price \$1,140,000  
Adj Price \$1,140,000

Address	1500 GARDEN ST	Days On Market	106
Unit Number	4E	MoMaintFee	\$855
Sq Feet	1479	Taxes	\$13,362
Ask Price	\$1,165,000		
Sold Price	\$1,140,000		
Closing Date	3/10/2015		

**Ad Rmks:** Opportunity awaits at Hoboken's most sought after address... the coveted Harborside lofts. Enjoy luxury living in this pristine, over-sized 1BR w/ large enclosable den(12.15X21.5) feat. soaring 13' ceilings, open Chef's kitchen w/ Viking/Bosch appliances. The massive picture windows are finished with custom Hunter Douglas window treatments. Building amenities include a common rooftop terrace, 24hr concierge, 2 fitness centers, residents' lounge, children's playroom, private shuttle to PATH & 1 garage parking

Prepared by Alex Bao, Condo Sales Specialist, 2018816897

# COMPARABLE REPORT



Address	1100 MAXWELL LANE	Days On Market	202
Unit Number	701	MoMaintFee	\$825
Sq Feet	1388	Taxes	\$17,085
Ask Price	\$1,350,000		
Sold Price	\$1,325,000		
Closing Date	3/25/2015		

MLS # 140011174

Address 1100 MAXWELL LANE

Price \$1,325,000

Adj Price \$1,325,000

**Ad Rmks:** 1100 Maxwell, the newest bldg in Hoboken's most sought after waterfront community. Live the Royal life in this 1388 SqFt 2 Br corner home w Southeast exposure. Your home will be flooded w natural light plus you will enjoy views of the Hudson River. Chef's kitchen features quartz stone counters, custom cabinets, viking & Bosch SS appliances. Community room features 24hr concierge, 2 pools, 2 gyms, community room w NYC view. Parking included.

## CONDO-COOP Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
<b>LP:</b>	\$1,350,000	\$434,900	\$698,320	\$640,500
<b>SP:</b>	\$1,325,000	\$425,000	\$693,477	\$641,500

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