

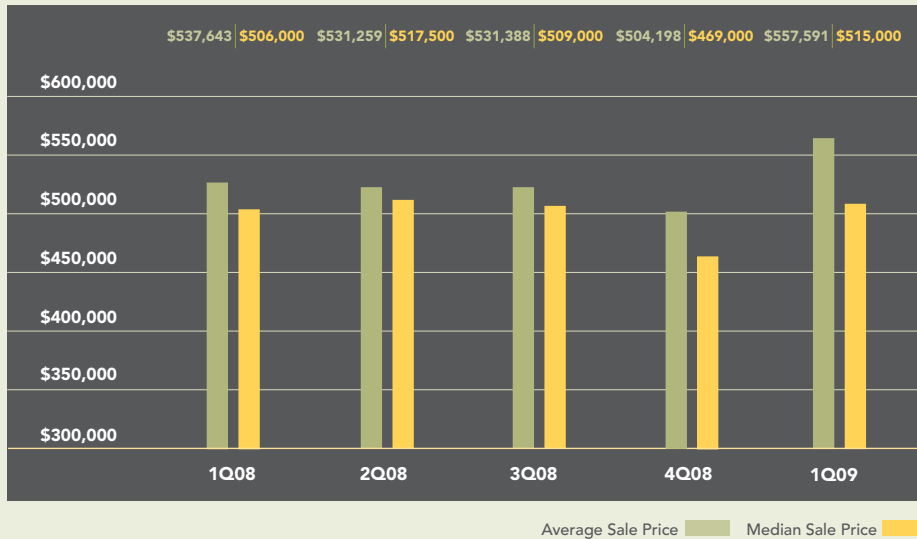
**HOBOKEN/JERSEY CITY**  
**QUARTERLY**  
**MARKET**  
**REPORT**

**FIRST QUARTER 2009**

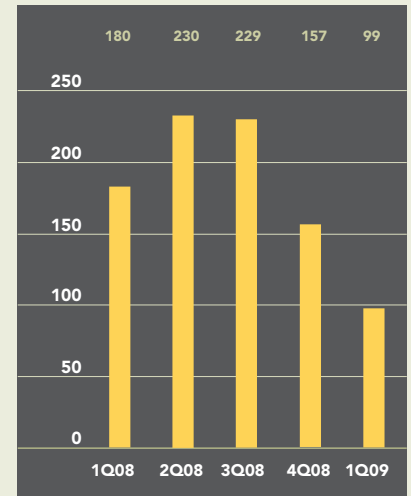


Although the average price for Hoboken apartments rose 4% over the past year to \$557,591, this was primarily due to an increase of 8% in the average size of the apartments sold. On a per square foot basis, the average price fell 7% over the past year, to \$503. The number of sales declined 45% from 2008's first quarter, while apartments spent 13% longer on the market. On average, sellers received 95.1% of their asking price during the first quarter, down from 97.2% a year ago.

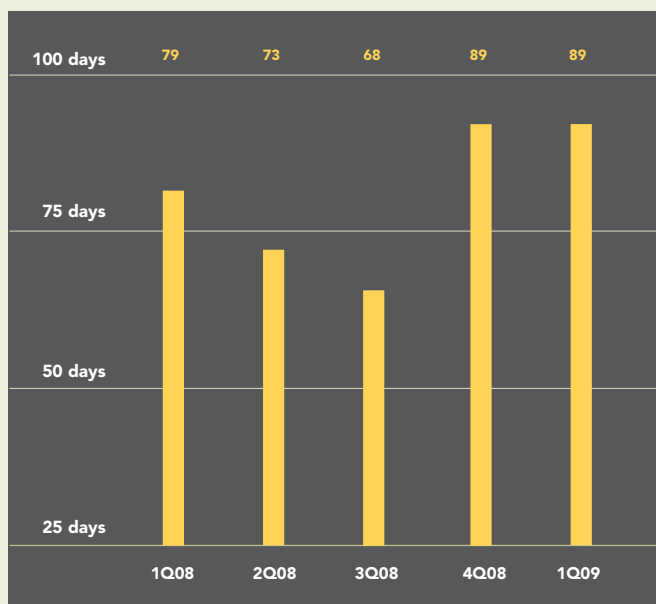
## Average and Median Sale Price



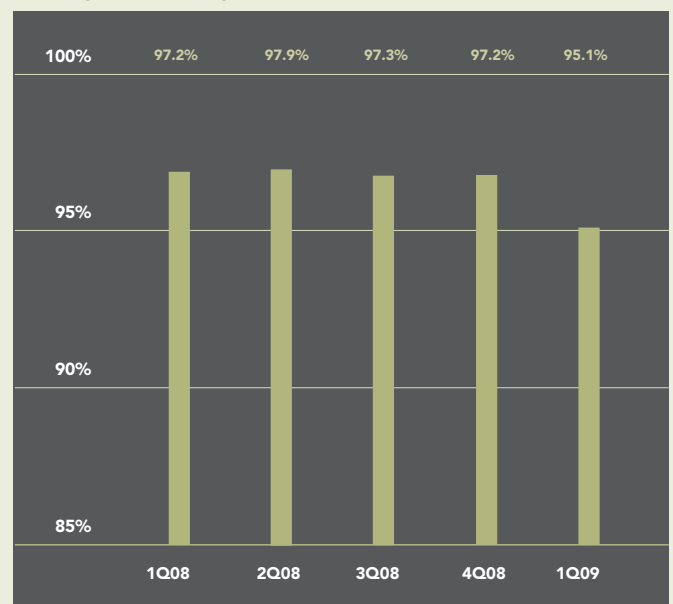
## Number of Sales



## Time on the Market

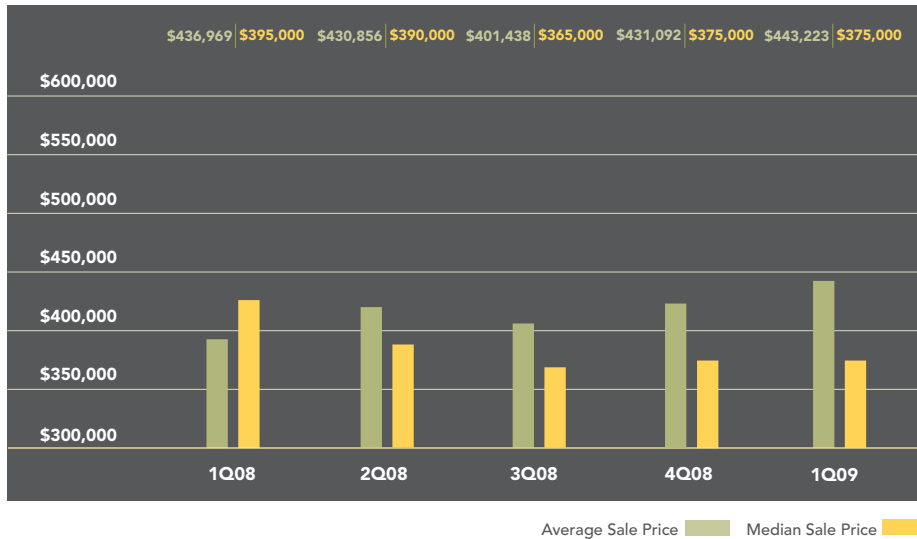


## Asking Vs. Selling Price

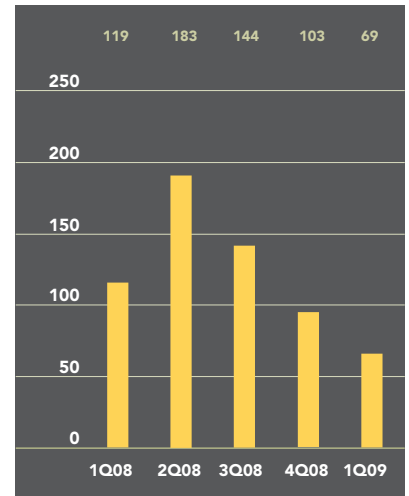


While the first quarter of 2009 saw an increase of 1% in the average price of apartments in Jersey City compared to the same time last year, the average price per square feet fell 9% due to a sharp increase in the size of apartments sold. Sales activity fell 42% from a year ago, and apartments spent an average of 97 days on the market, 24% longer than a year ago. On average, apartments sold for 95.1% of their asking price, down 2% from the first quarter of 2008.

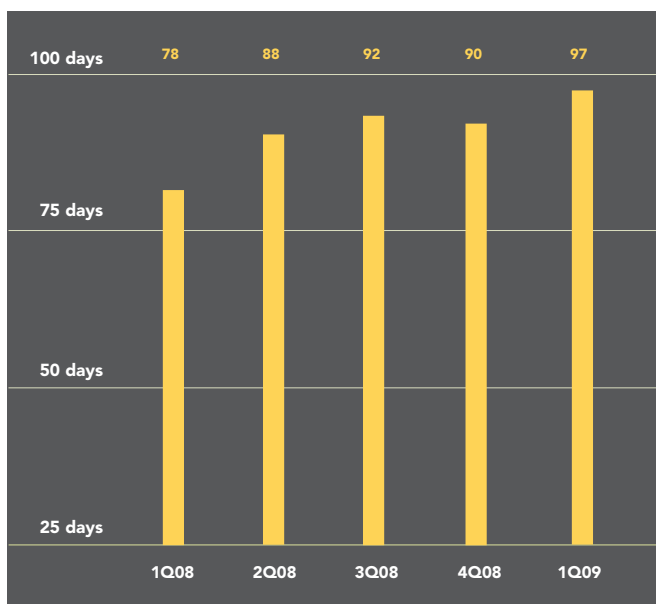
## Average and Median Sale Price



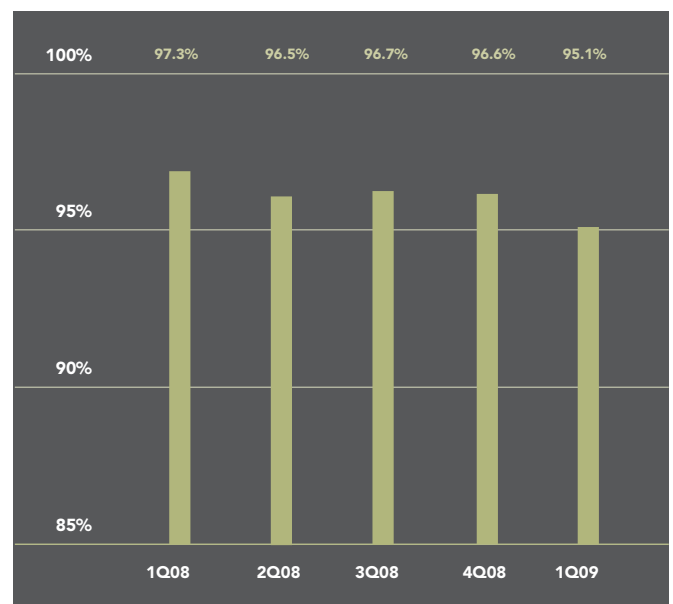
## Number of Sales



## Time on the Market



## Asking Vs. Selling Price



**Eastside**

1356 Third Avenue  
New York, NY 10075  
212.734.0010

**Westside**

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

**Village**

831 Broadway  
New York, NY 10003  
212.253.9300

**SoHo**

451 West Broadway  
New York, NY 10012  
212.475.4200

**Midtown**

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

**Harlem**

175 Lenox Avenue  
New York, NY 10026  
212.381.2570

**Brooklyn Heights**

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

**Boerum Hill Office**

495 Atlantic Avenue  
Brooklyn, NY 11217  
Phone: 718-613-2090

**Cobble Hill**

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**Metro New Jersey**

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**Development Marketing**

831 Broadway  
New York, NY 10003  
212.253.9300

**Global Services**

770 Lexington Avenue  
New York, NY 10065  
212.381.6521

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Data is sourced from the Hudson County MLS

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