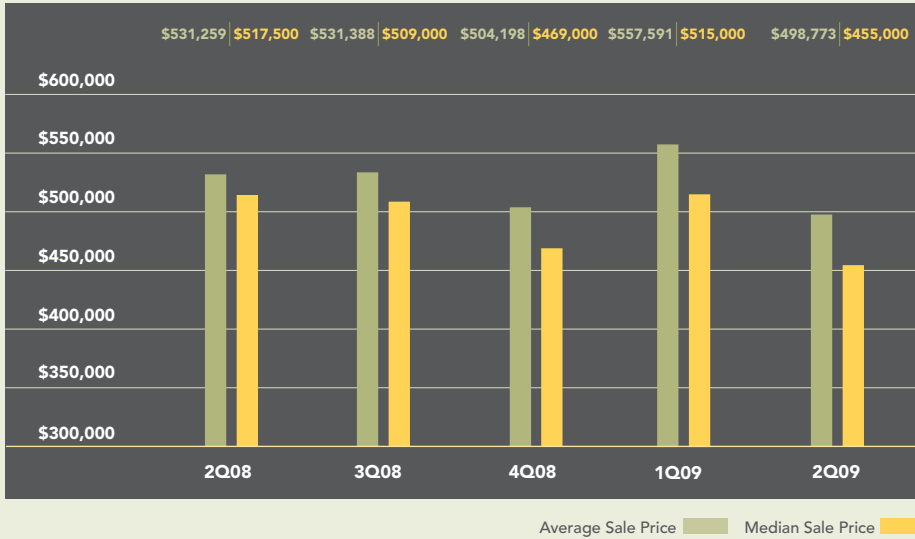


SECOND QUARTER 2009

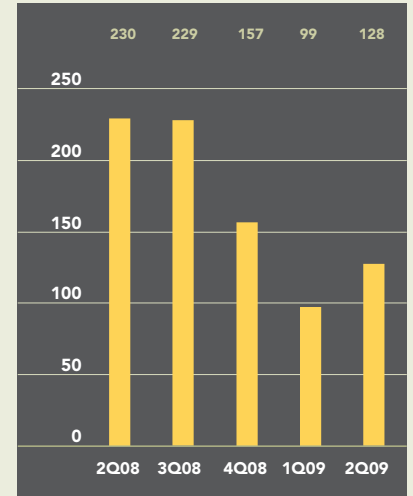


The average price paid for an apartment in Hoboken fell 6% from a year ago to \$498,773. A larger decrease was seen in the median price, which at \$455,000 was 12% lower than the same quarter in 2008. Activity in the market fell 44% over the past year, while apartments spent 19% longer on the market. On average, apartments sold for 95.2% of their asking price, down from 97.9% during the second quarter of 2008.

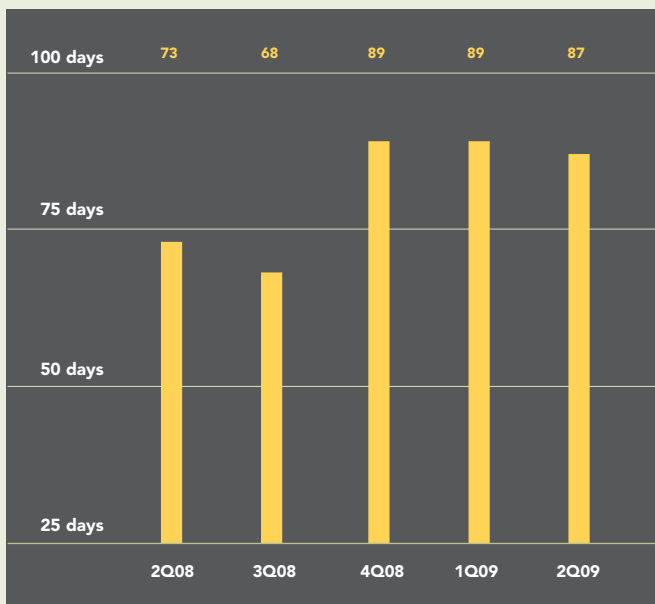
## Average and Median Sale Price



## Number of Sales



## Time on the Market

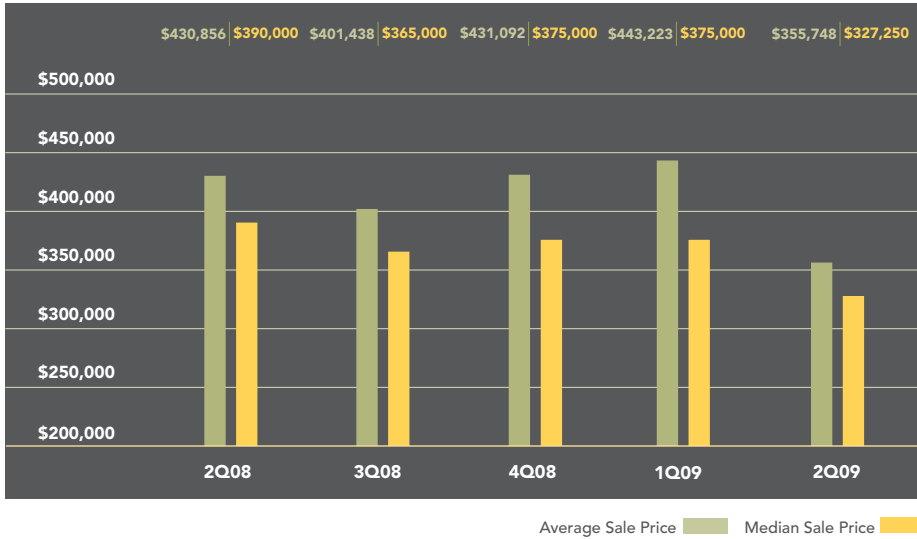


## Asking Vs. Selling Price

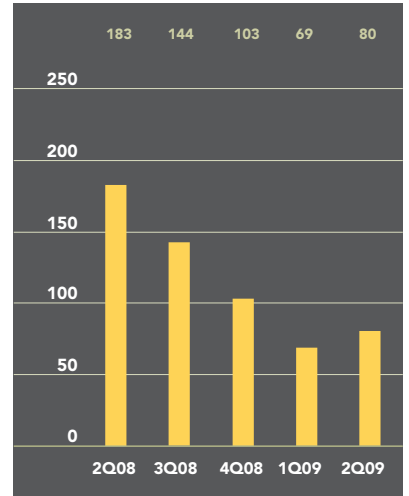


Apartments in Jersey City fetched an average of \$355,748 during the second quarter of 2009, 17% less than a year ago. The number of sales dropped 56% over the past year, and apartments spent an average of 93 days on the market, an increase of 6% compared to a year ago. On average, sellers received 94.4% of their asking price during the second quarter, a decrease from 96.5% during the same period last year.

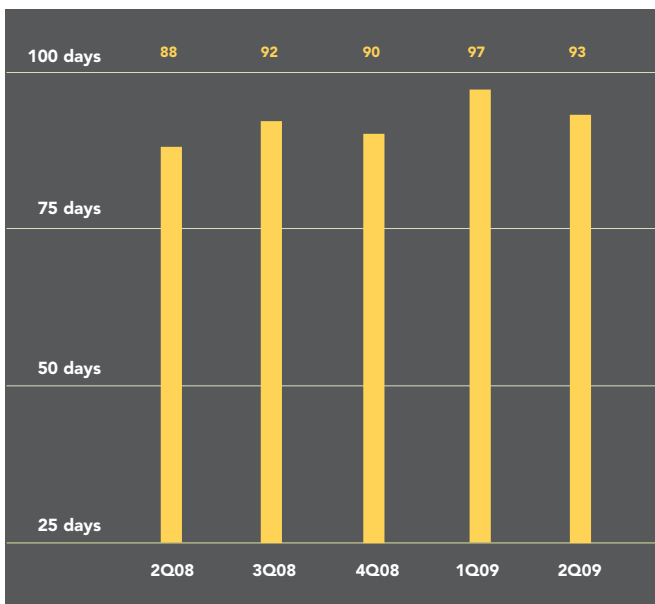
### Average and Median Sale Price



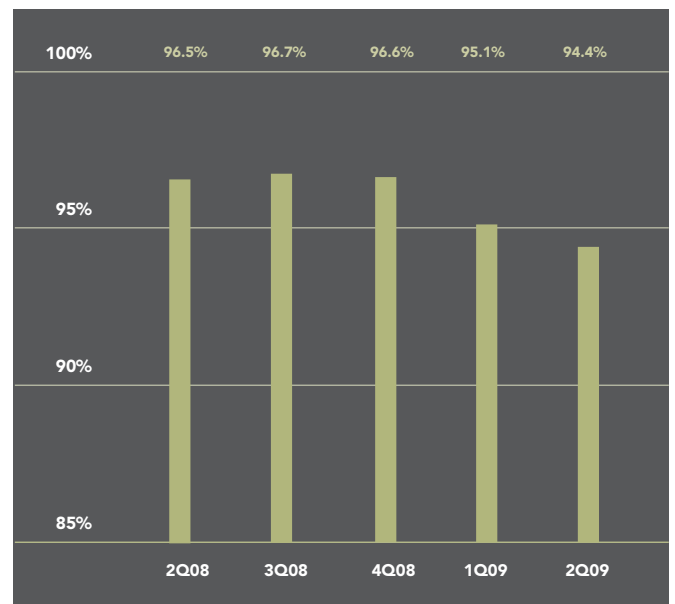
### Number of Sales



### 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

**Greenwich**

2 Sound View Drive  
Greenwich, CT  
203.869.8100

**Stamford**

1099 High Ridge Road  
Stamford, CT  
203.329.8801

**Darien**

671 Boston Post Road  
Darien, CT  
203.655.1418

**New Canaan**

183 Elm Street  
New Canaan, CT  
203.966.7800

**Westport**

616 Post Road East  
Westport, CT  
203.221.0666

**Wilton**

21 River Road  
Wilton, CT  
203.762.8118

**Rowayton**

140 Rowayton Avenue  
Rowayton, CT  
203.853.1418

**Metro New Jersey**

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**Development Marketing**

831 Broadway  
New York, NY 10003  
212.253.9300

**Investment Sales**

770 Lexington Ave  
New York, NY 10065  
212.381.3208

**Global Services**

770 Lexington Avenue  
New York, NY 10065  
212.381.6521

Prepared by Alan Tsang, Economist, Halstead Property, LLC  
Data is sourced from the Hudson County MLS

Visit [halstead.com](http://halstead.com) for access to all of our reports, listings, neighborhood information and more.