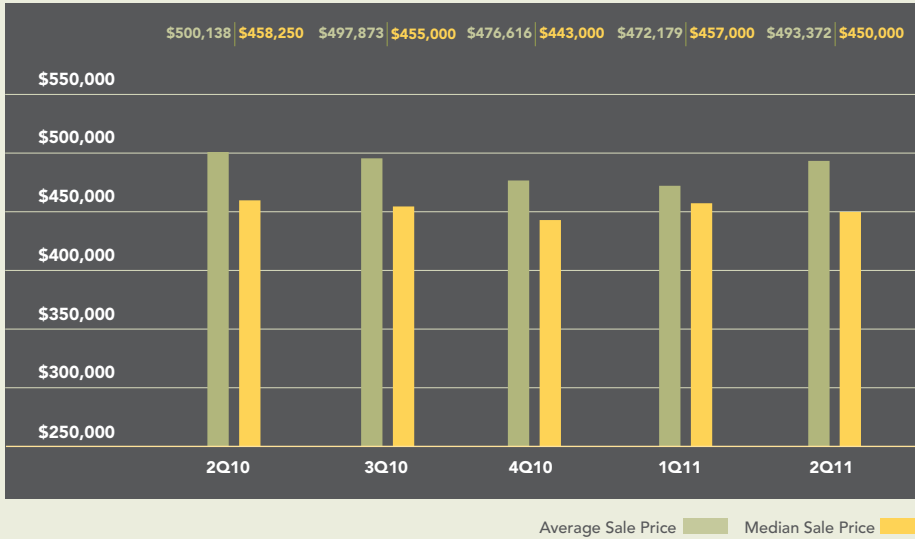


SECOND QUARTER 2011

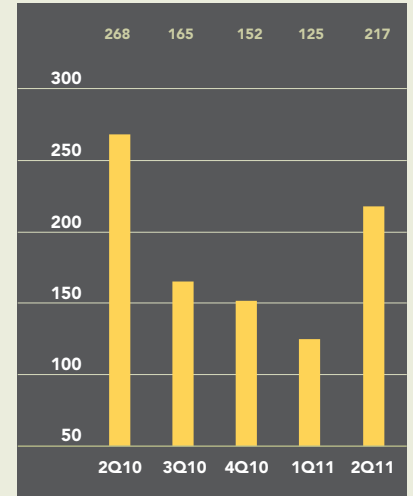


The average price for an apartment in Hoboken fell 1% from the second quarter of 2010, while the median price saw a decline of 2%. The number of sales decreased 19% over the past year to 217. Sellers received 96.7% of their asking price, virtually unchanged from the same quarter during 2010. The average number of days an apartment spent on the market remained the same as the previous year, at 73 days.

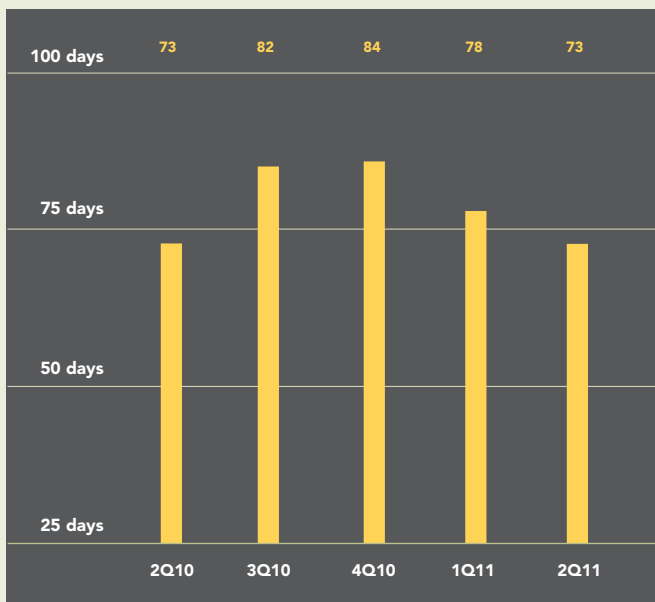
Average and Median Sale Price



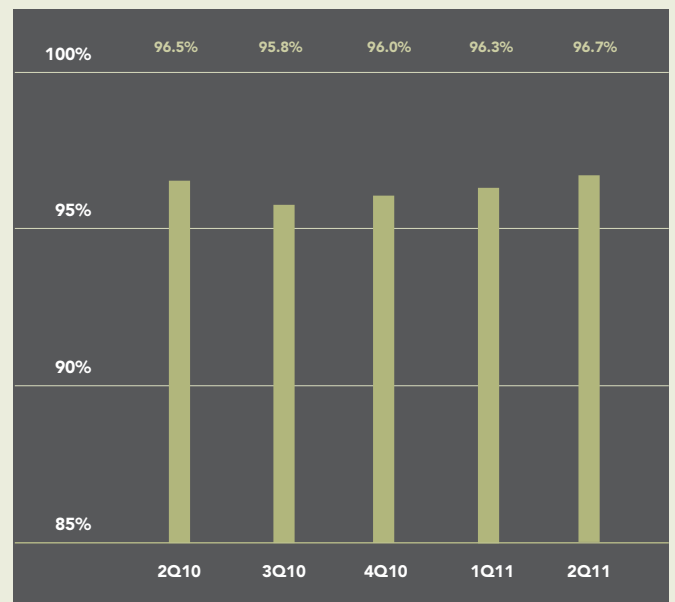
Number of Sales



Time on the Market



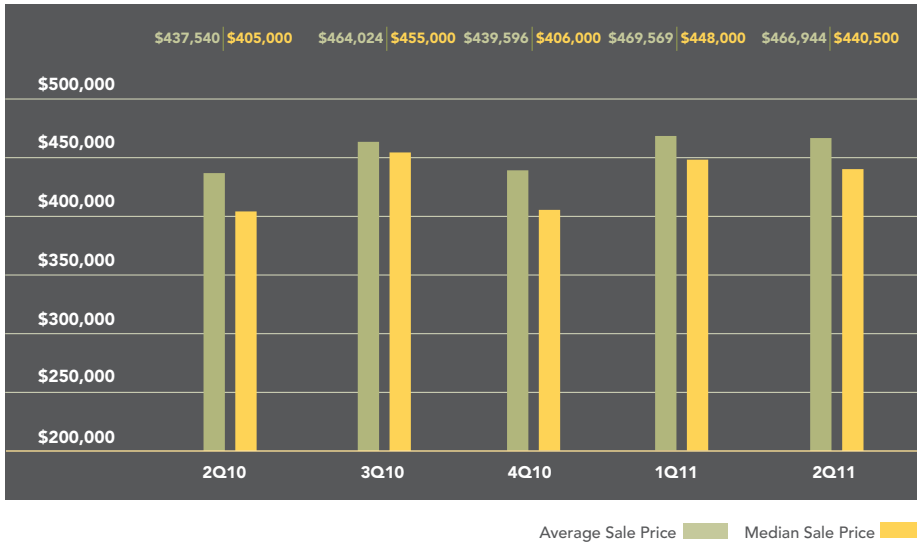
Asking Vs. Selling Price



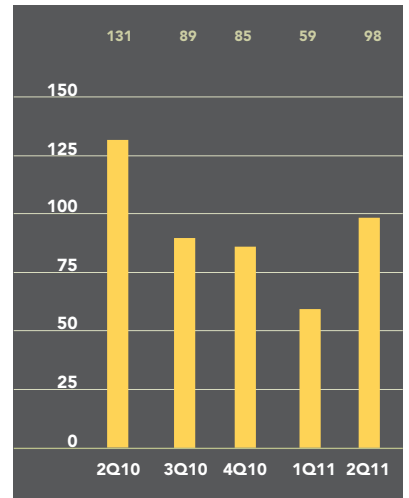
Downtown Jersey City: All Apartments

Apartments in Downtown Jersey City fetched an average of \$466,944 in the second quarter, 7% more than a year ago. The median price, which measures the middle of the market, of \$440,500 was 9% higher than the second quarter of 2010. The number of sales fell 25%, from 131 a year ago to 98.

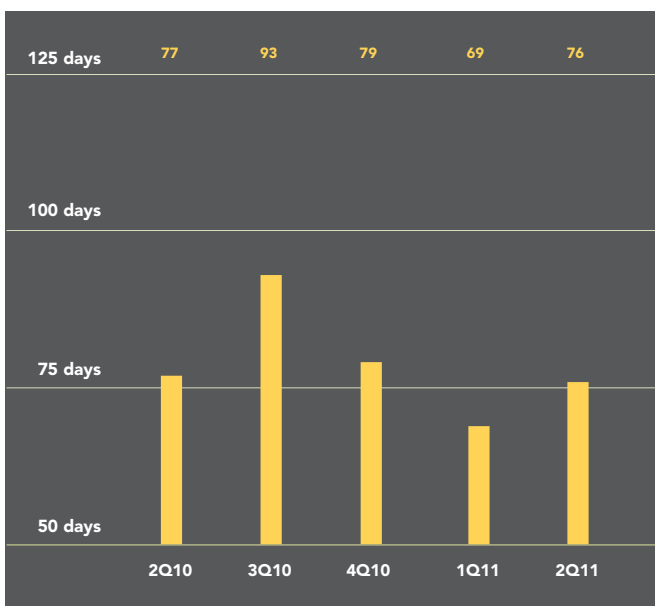
Average and Median Sale Price



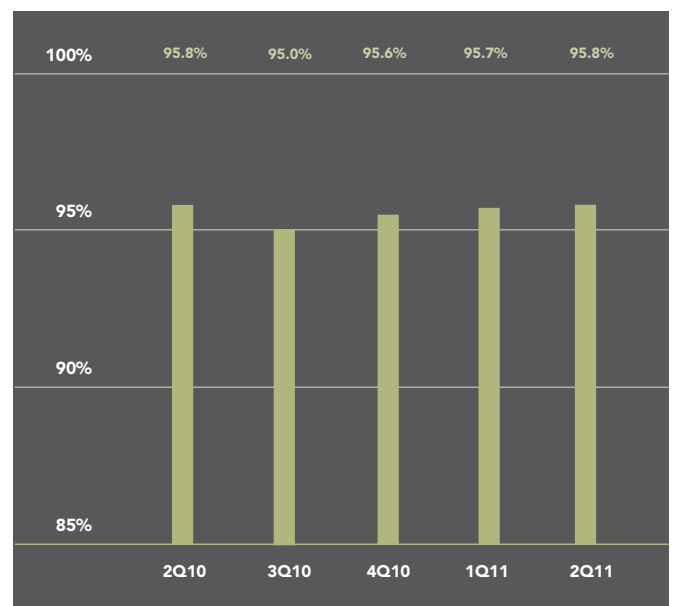
Number of Sales



Time on the Market



Asking Vs. Selling Price



Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Park Avenue Flagship

499 Park Avenue
New York, NY 10022
212.734.0010

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

SoHo

451 West Broadway
New York, NY 10012
212.253.9300

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Commercial Sales

770 Lexington Avenue
New York, NY 10065
212.381.3208

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

East Side

770 Lexington Avenue
New York, NY 10065
212.317.7800

Village

831 Broadway
New York, NY 10003
212.253.9300

Upper Manhattan

175 Lenox Avenue
New York, NY 10026
212.381.2570

Riverdale Mosholu

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

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
800.765.2692 x6521

Greenwich

2 Sound View Drive
Greenwich, CT 06830
203.869.8100

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

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

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