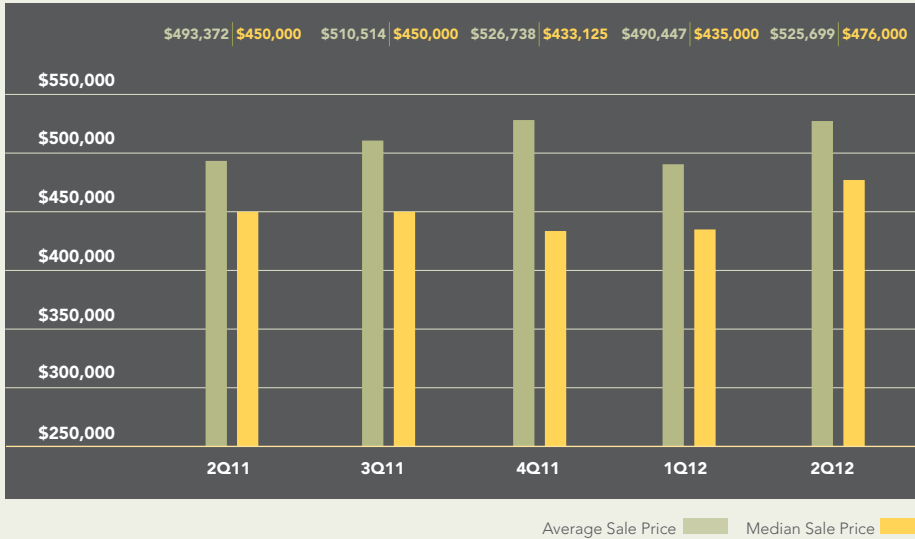


SECOND QUARTER 2012

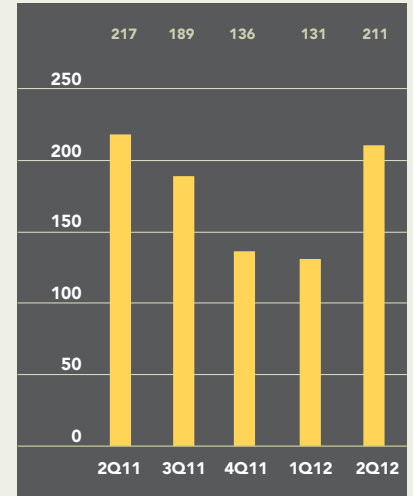


Apartments in Hoboken sold for an average of \$525,699 in the second quarter, 7% more than a year ago. The median price, which measures the middle of the market, rose 6% during this time to \$476,000. Apartments spent an average of 51 days on the market, 32% less time than a year ago. The number of sales dropped slightly, with 3% fewer transactions than during 2011's second quarter. On average, sellers received 97.9% of their asking price during the second quarter, up from 96.7% during the same period last year.

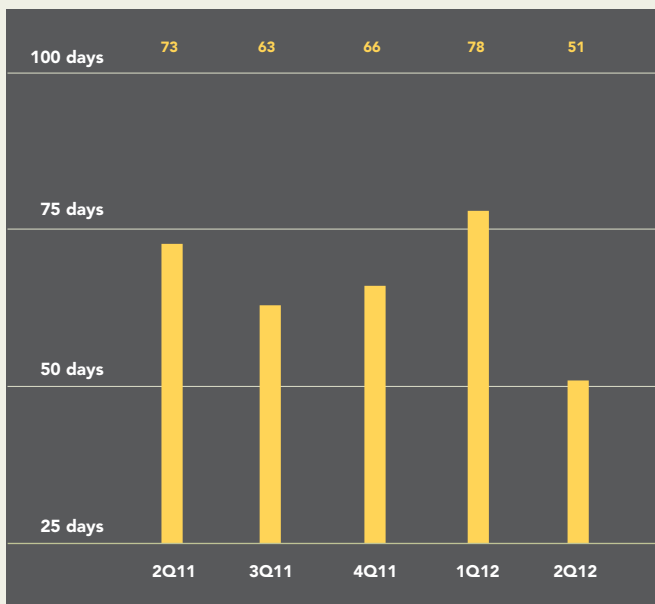
Average and Median Sale Price



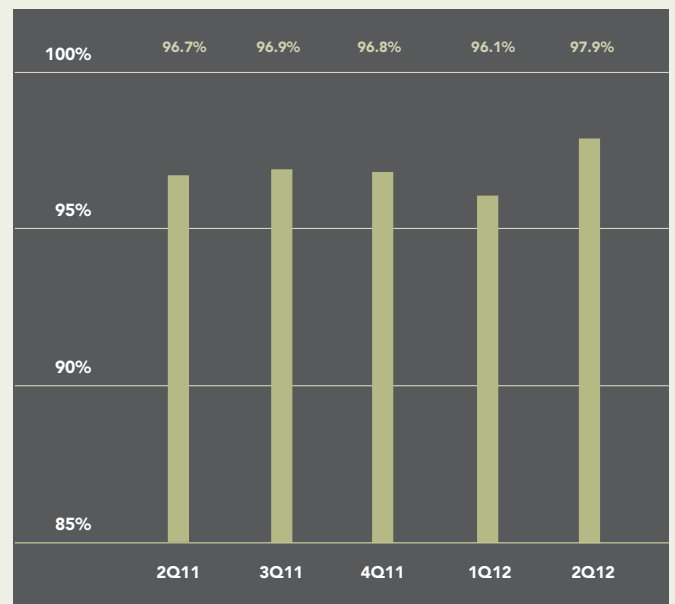
Number of Sales



Time on the Market



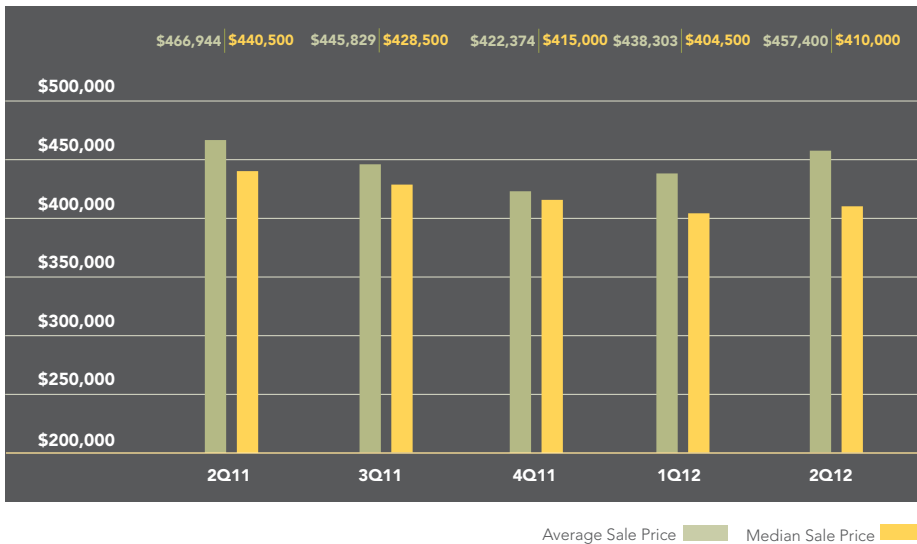
Asking Vs. Selling Price



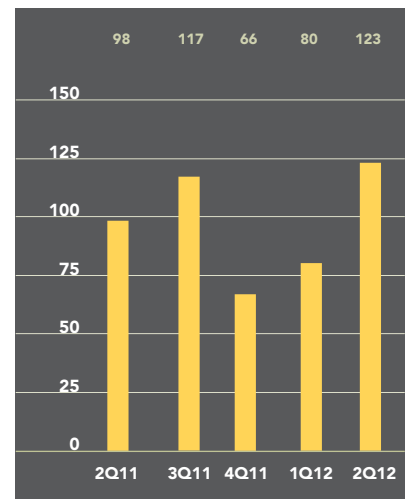
Downtown Jersey City: All Apartments

The average price paid for an apartment in Downtown Jersey City fell 2% from a year ago to \$457,400. A more significant decrease was seen in the median price, which at \$410,000 was 7% lower than the same quarter in 2011. The number of sales increased by 26% over the past year, while apartments on average sold for 96.8% of their asking price, up from 95.8% during the second quarter of 2011.

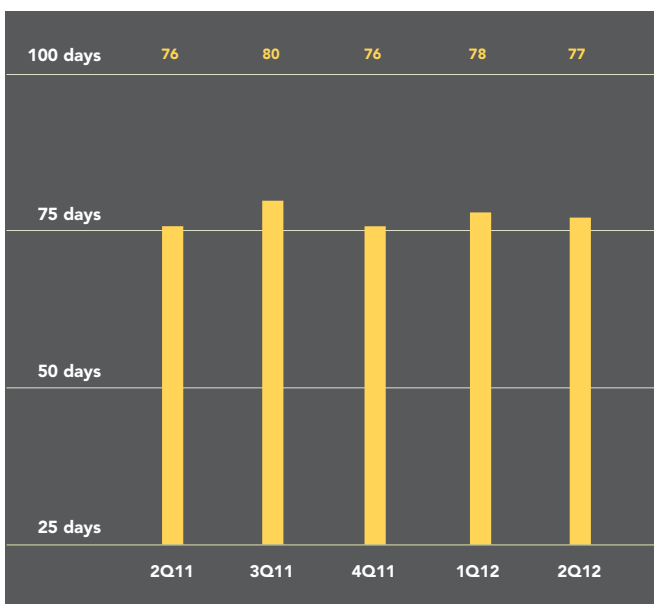
Average and Median Sale Price



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

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

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Park Slope

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Commercial Sales

770 Lexington Avenue
New York, NY 10065
212.381.3208

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Greenwich

2 Greenwich Office Park
Greenwich, CT 06830
203.869.8100

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

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

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

206 Court Street
Brooklyn, NY 11201
718.596.3333

East Hampton

3 North Main Street
East Hampton, NY 11937
631.324.6100

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

Global Services

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

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

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