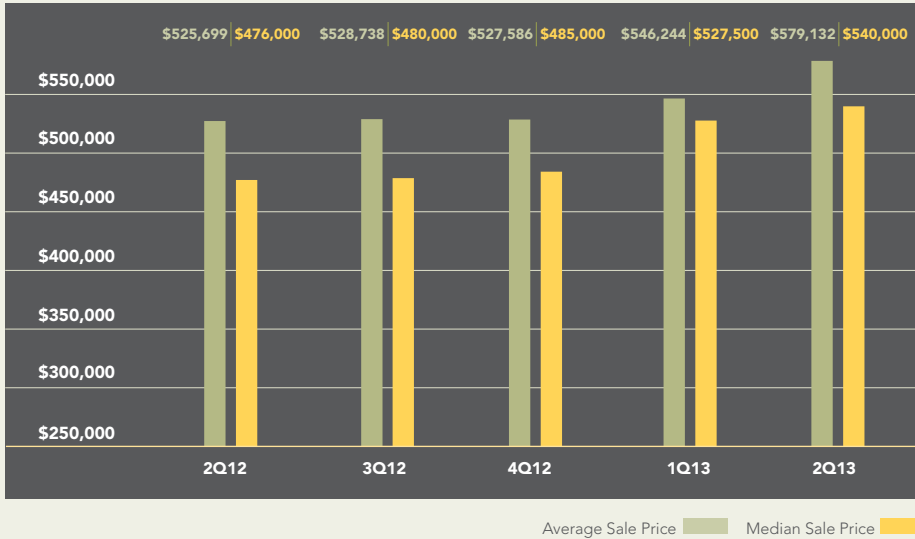


SECOND QUARTER 2013

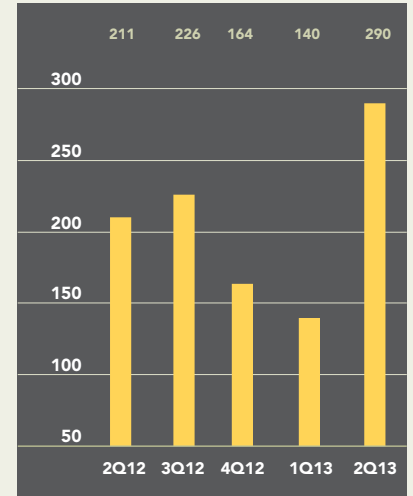


Apartments in Hoboken sold at an average price of \$579,132 during the second quarter of 2013, 10% more than a year ago. At \$540,000, the median price was 13% higher than last year's comparable period. The number of sales rose 37% over the past year to 290. Apartments spent an average of 28 days on the market, a sharp 45% decrease compared to the second quarter of 2012. Another indication of the strength of this market was that sellers received 99.5% of their asking price for units that closed in the second quarter.

Average and Median Sale Price

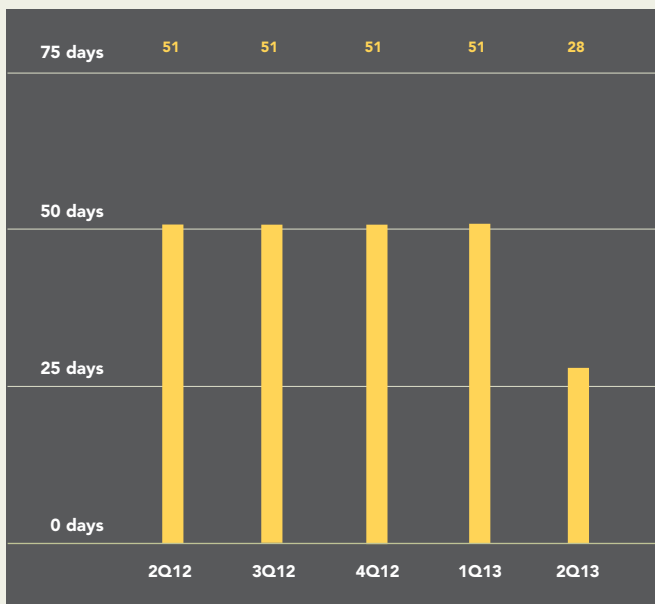


Number of Sales

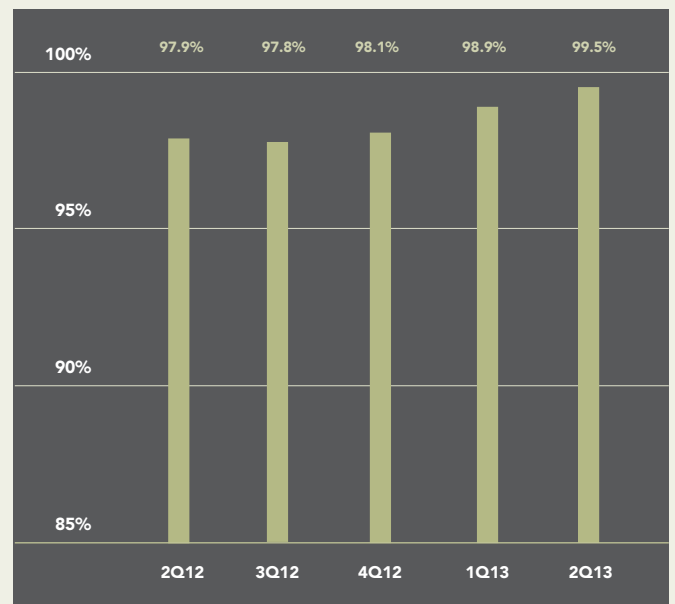


100 days

Time on the Market

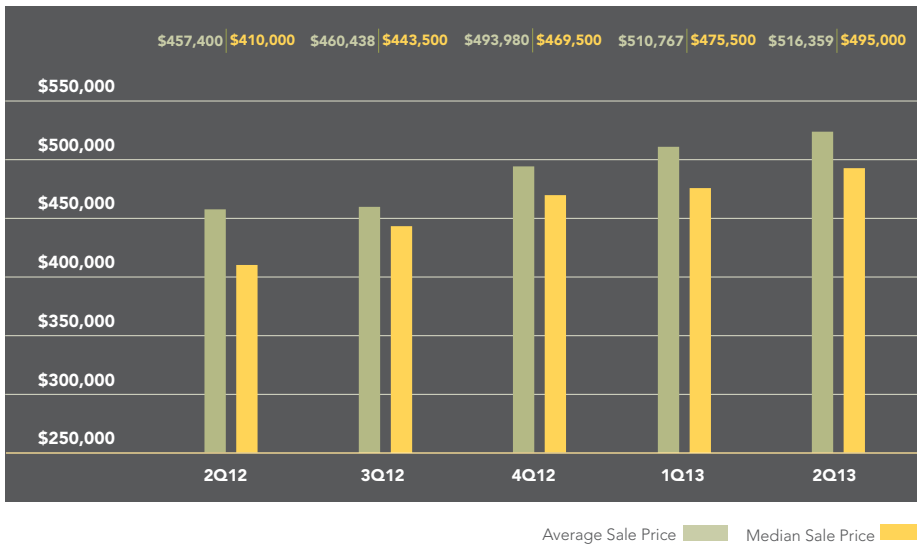


Asking Vs. Selling Price

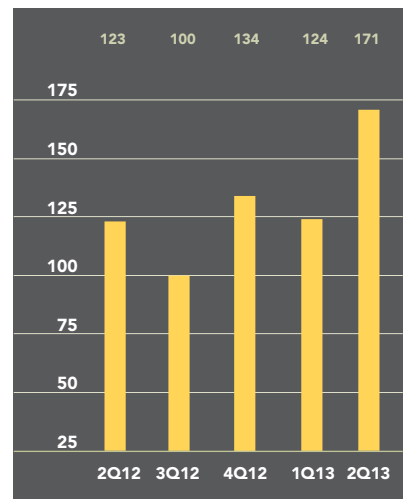


The average price paid for an apartment in Downtown Jersey City rose 13% from 2012's second quarter to \$516,359. A larger increase was seen in the median price, which at \$495,000 was 21% higher than a year ago. Activity in this market jumped 39% over the past year, while apartments spent 51% less time on the market. On average, apartments sold for 98.8% of their asking price, up from 96.8% during the same quarter of 2012.

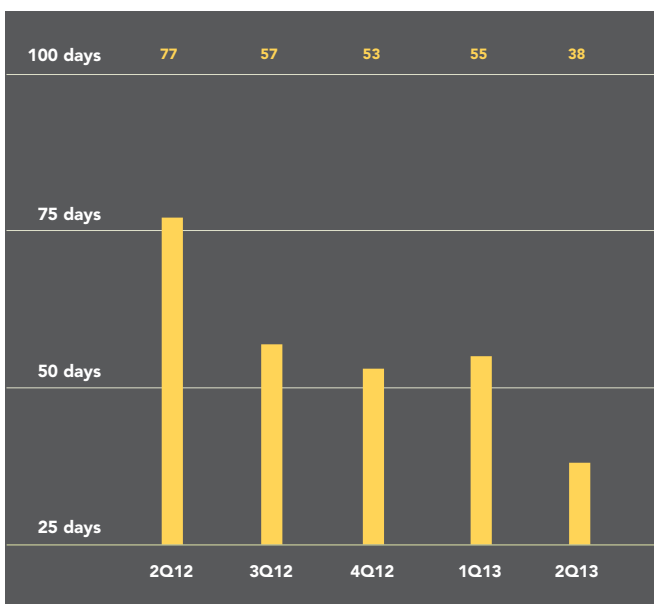
Average and Median Sale Price



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

East Side
770 Lexington Avenue
New York, NY 10065
212.317.7800

West Side
408 Columbus Avenue
New York, NY 10024
212.769.3000

Village
831 Broadway
New York, NY 10003
212.253.6500

SoHo
451 West Broadway
New York, NY 10012
212.381.4200

Harlem
175 Lenox Avenue
New York, NY 10026
212.381.2570

Washington Heights
819 West 187th Street
New York, NY 10033
212.928.3805

Hudson Valley
526 Warren Street
Hudson, NY 12534
518.828.0181

Riverdale
3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Riverdale Mosholu
5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Brooklyn Heights
150 Montague Street
Brooklyn, NY 11201
718.613.2000

Park Slope
76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

East Hampton
3 North Main Street
East Hampton, NY 11937
631.324.6100

Cobble Hill
162 Court Street
Brooklyn, NY 11201
718.613.2020

Boerum Hill
495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

244 Fifth Avenue
Brooklyn, NY 11215
718.622.9300

Southampton
31 Main Street
Southampton, NY 11968
631.283.2883

Commercial Sales
770 Lexington Avenue
New York, NY 10065
212.381.3208

Global Services
770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

Development Marketing
831 Broadway
New York, NY 10003
212.253.9300

Darien
671 Boston Post Road
Darien, CT 06820
203.655.1418

New Canaan
183 Elm Street
New Canaan, CT 06840
203.966.7800

Westport
379 Post Road East
Westport, CT 06880
203.221.0666

Rowayton
140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Greenwich
2 Greenwich Office Park
Greenwich, CT 06831
203.869.8100

Wilton
21 River Road
Wilton, CT 06897
203.762.8118

Stamford
1099 High Ridge Road
Stamford, CT 06905
203.329.8801

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

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