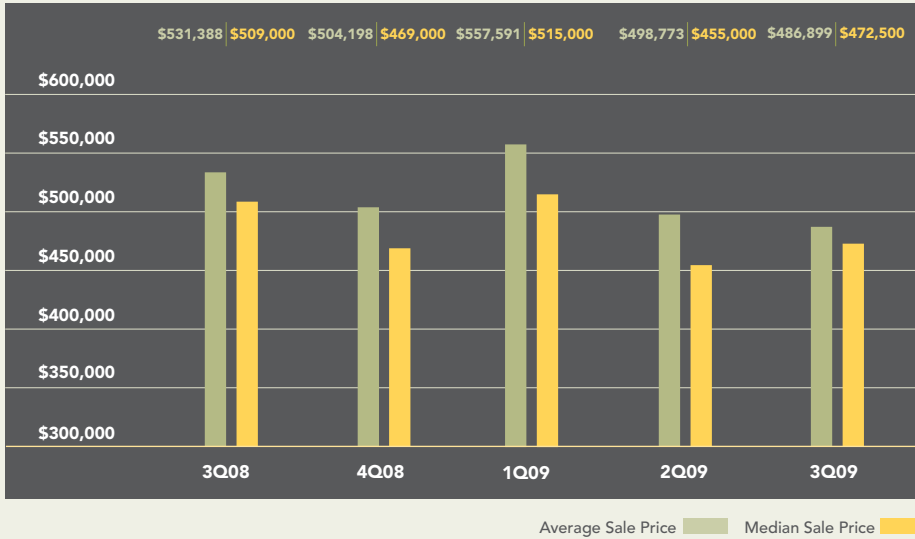


THIRD QUARTER 2009

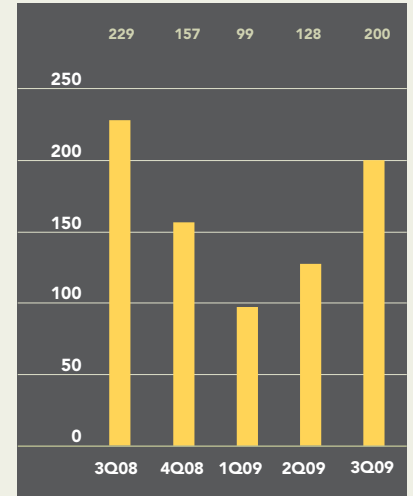


The average price for an apartment in Hoboken fell 8% over the past year, to \$486,899. The median price, which measures the middle of the market, declined 7% from 2008's third quarter to \$472,500. Apartments spent an average of 102 days on the market, an increase of 50% from a year ago. On average, sellers received 95.9% of their asking price, down from 97.3% during 2008's third quarter.

Average and Median Sale Price



Number of Sales



Time on the Market

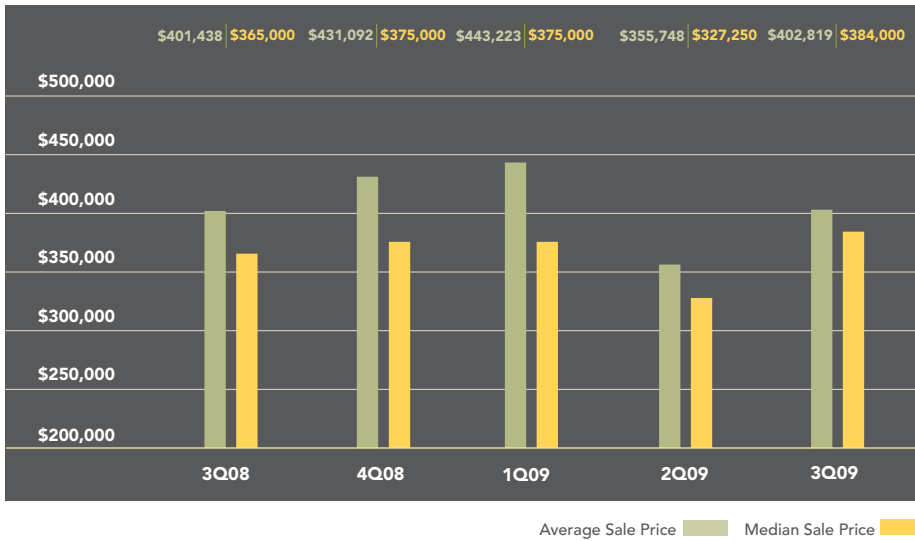


Asking Vs. Selling Price

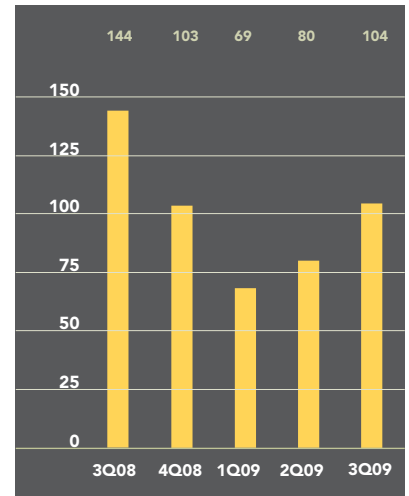


While sales of apartments in Jersey City decreased 28% over last year, the average price remained virtually unchanged at \$402,819. The median price of \$384,000 was an 8% improvement from the third quarter of 2008. Apartments also spent 4% less time on the market than a year ago, at an average of 88 days.

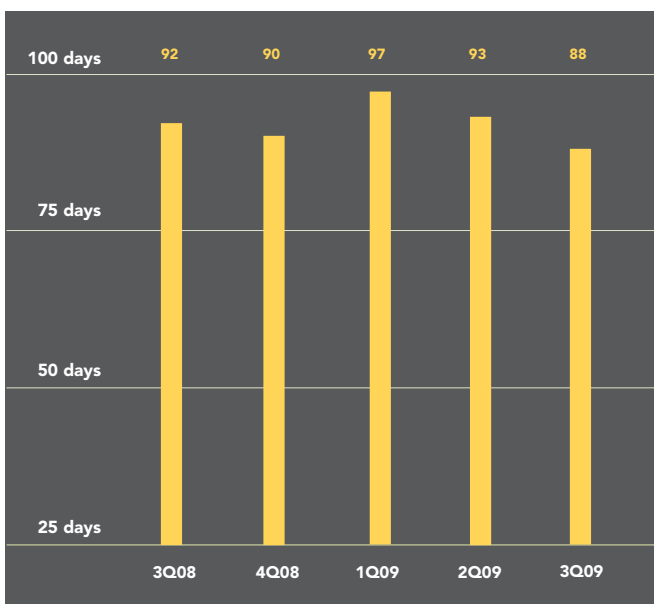
Average and Median Sale Price



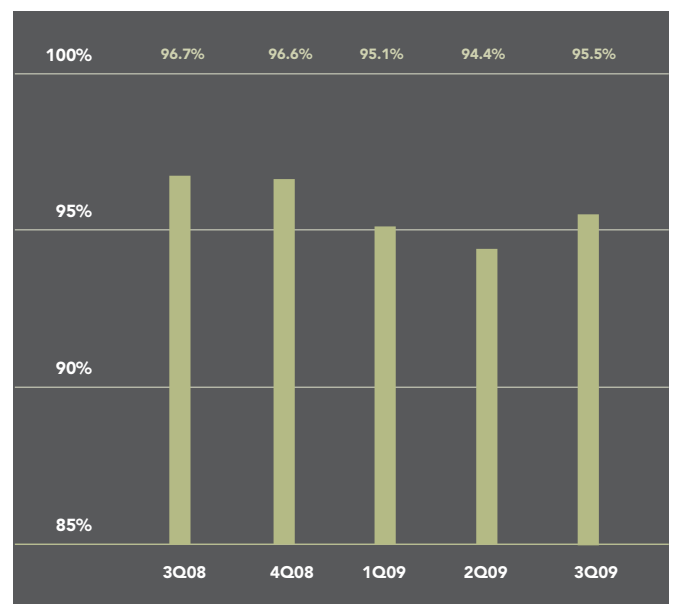
Number of Sales



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
718.613.2090

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Greenwich

2 Sound View Drive
Greenwich, CT 06830
203.869.8100

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

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 06680
203.221.0666

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
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

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