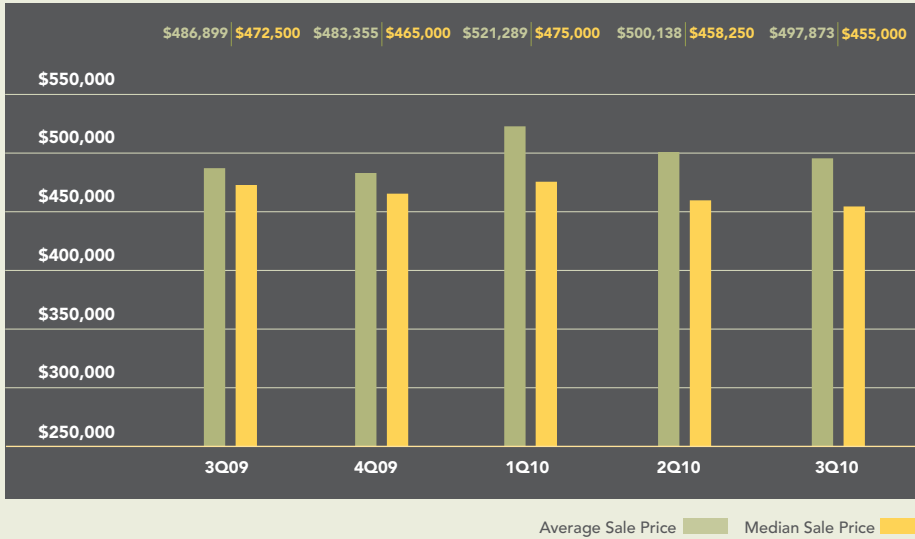


THIRD QUARTER 2010

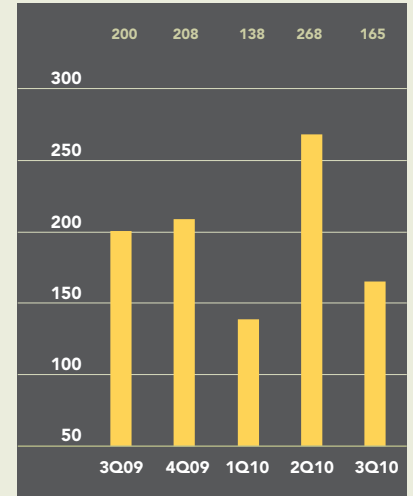


Hoboken's average apartment price of \$497,873 during the third quarter was 2% higher than a year ago. The number of sales fell 18%, from 200 a year ago to 165. Units spent 20% less time on the market than during 2009's third quarter, at an average of 82 days.

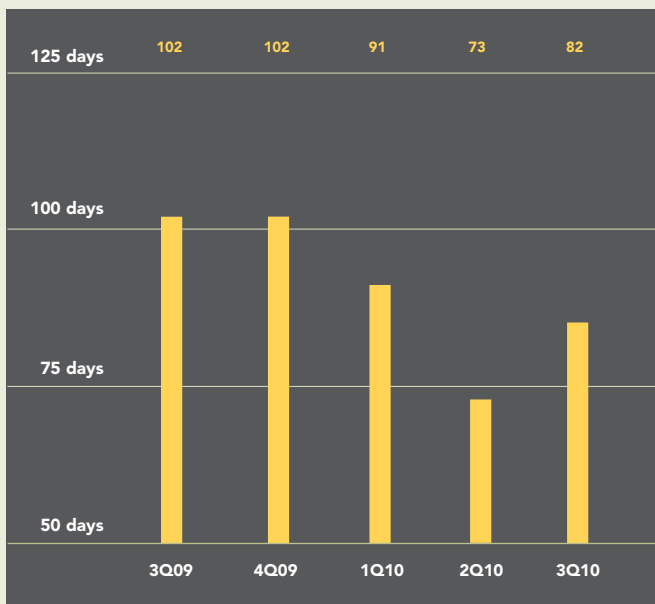
Average and Median Sale Price



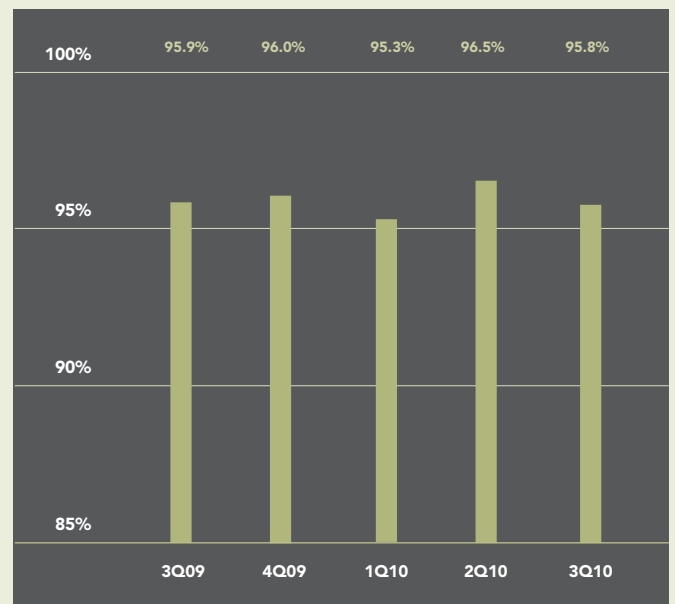
Number of Sales



Time on the Market



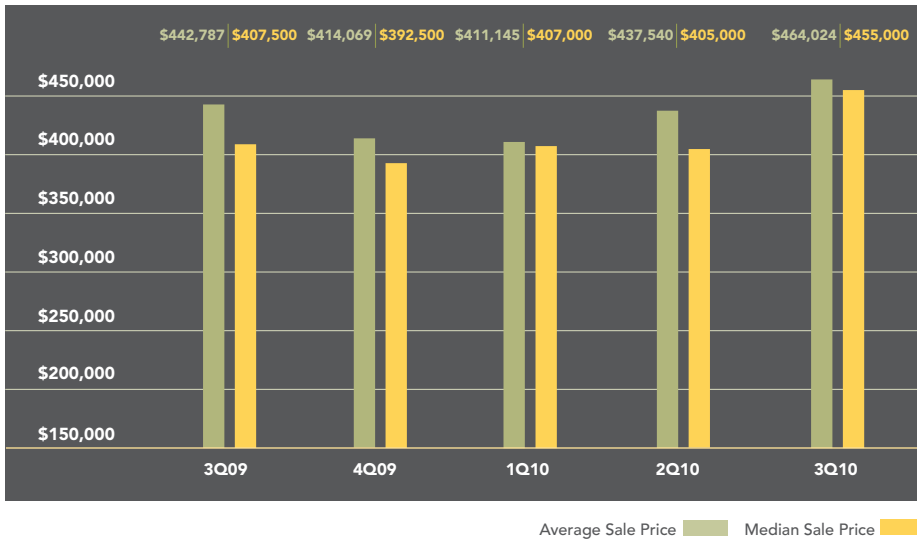
Asking Vs. Selling Price



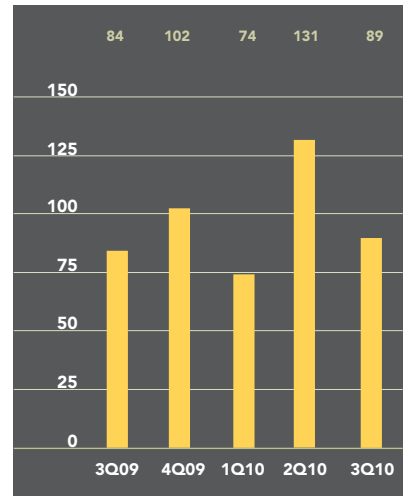
Downtown Jersey City: All Apartments

Sale prices for apartments in Downtown Jersey City averaged \$464,024 in the third quarter, 5% more than a year ago. The median price rose 12% during this time, reaching \$455,000. Closings rose 6% from the third quarter of 2009, while apartments took an average of 93 days to sell.

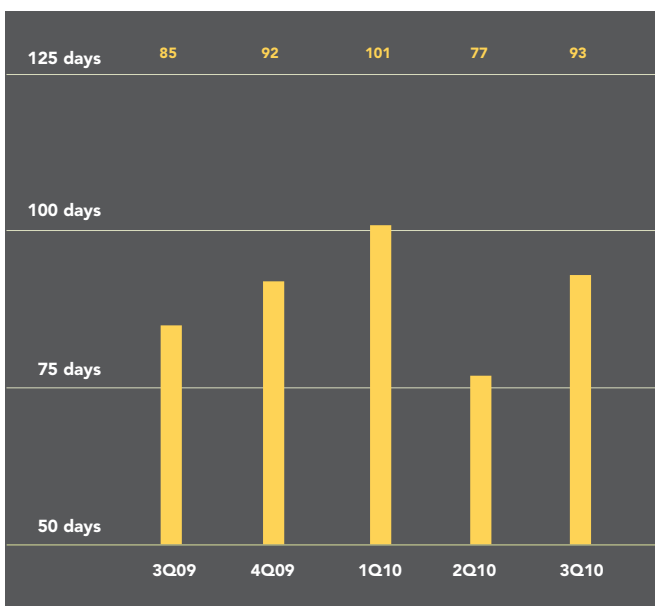
Average and Median Sale Price



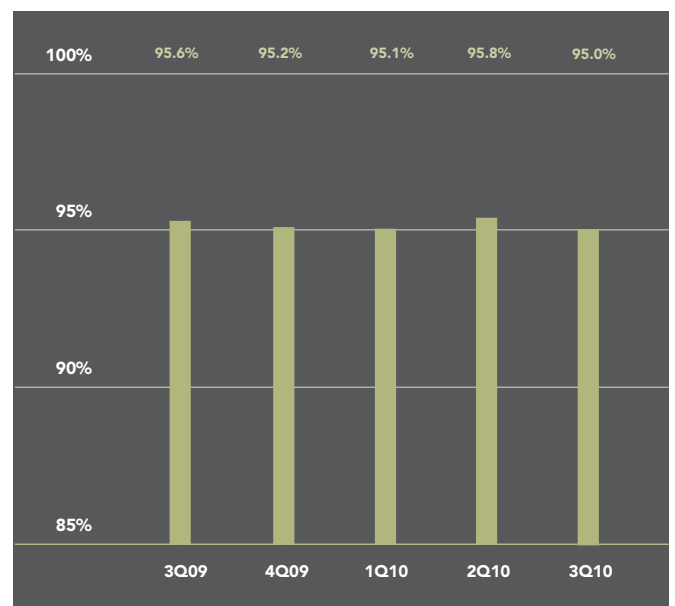
Number of Sales



Time on the Market



Asking Vs. Selling Price



Eastside

1356 Third Avenue
New York, NY 10075
212.734.0010

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Westside

408 Columbus Avenue
New York, NY 10024
212.769.3000

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Village

831 Broadway
New York, NY 10003
212.253.9300

Westport

379 Post Road East
Westport, CT 06680
203.221.0666

SoHo

451 West Broadway
New York, NY 10012
212.475.4200

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Midtown

770 Lexington Avenue
New York, NY 10065
212.317.7800

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.853.1418

Harlem

175 Lenox Avenue
New York, NY 10026
212.381.2570

Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Boerum Hill Office

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

Greenwich

2 Sound View Drive
Greenwich, CT 06830
203.869.8100

Investment Sales

770 Lexington Ave
New York, NY 10065
212.381.3208

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Global Services

770 Lexington Avenue
New York, NY 10065
212.381.6521

Prepared by Greg Heym, Chief Economist, Halstead Property, LLC
Data is sourced from the Hudson County MLS

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