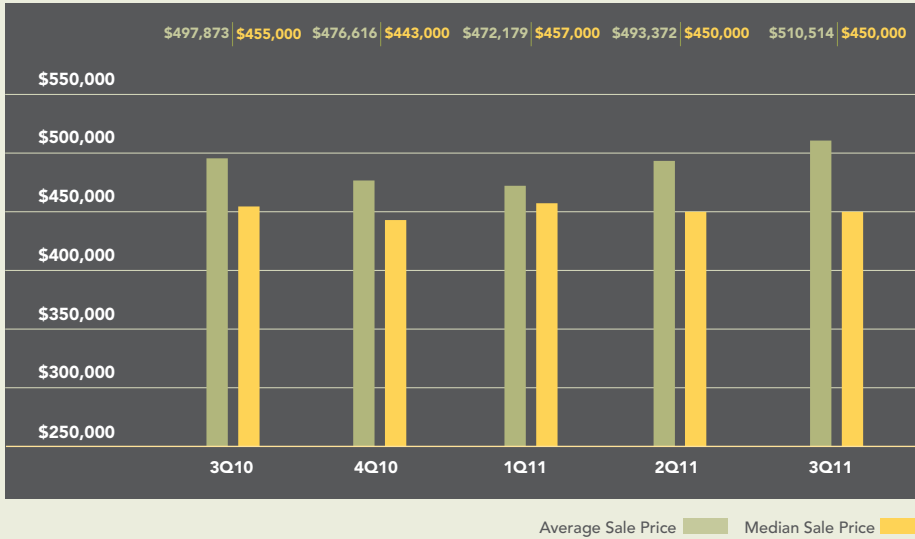


THIRD QUARTER 2011

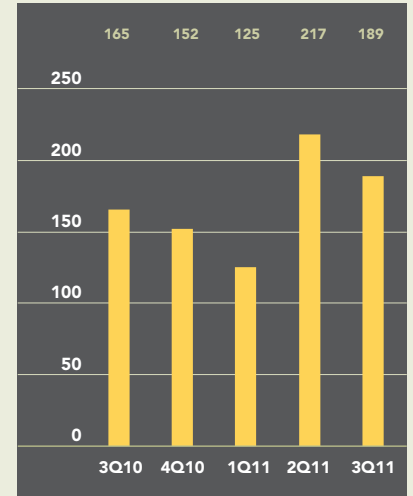


Apartments in Hoboken sold for an average of \$510,514 during the third quarter of 2011, an increase of 3% from the same quarter in 2010. The number of sales increased 15% over the past year, from 165 in 2010's third quarter to 189. Apartments spent 23% less time on the market than a year ago, at an average of 63 days.

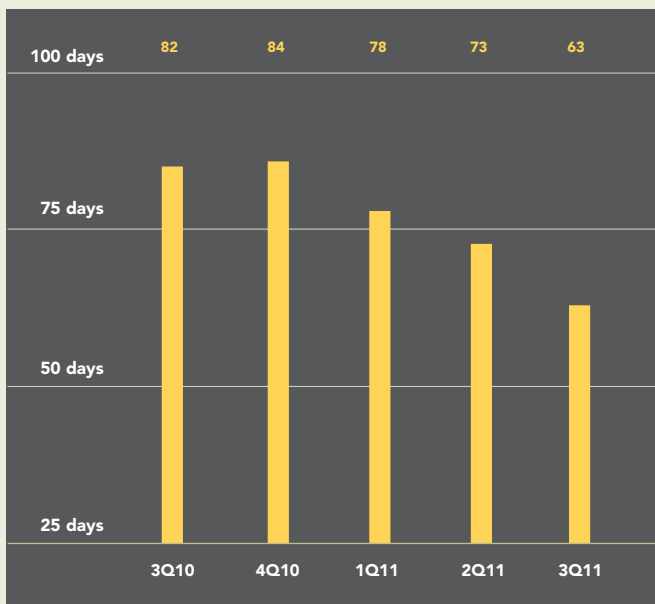
Average and Median Sale Price



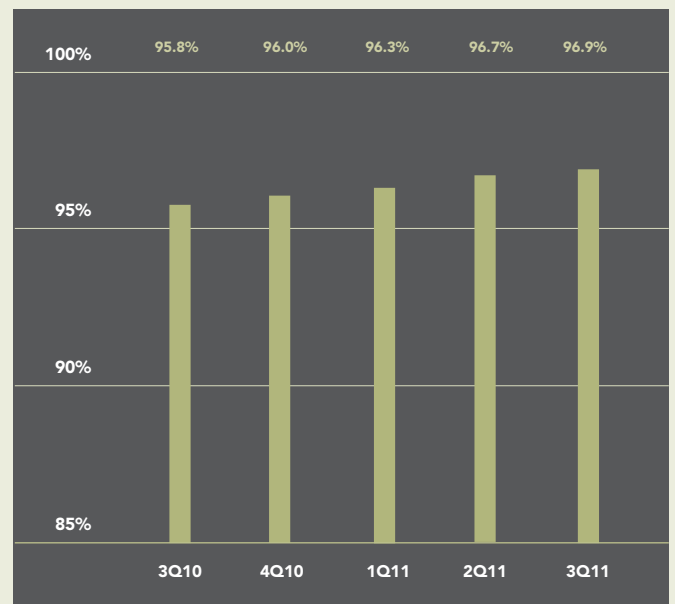
Number of Sales



Time on the Market



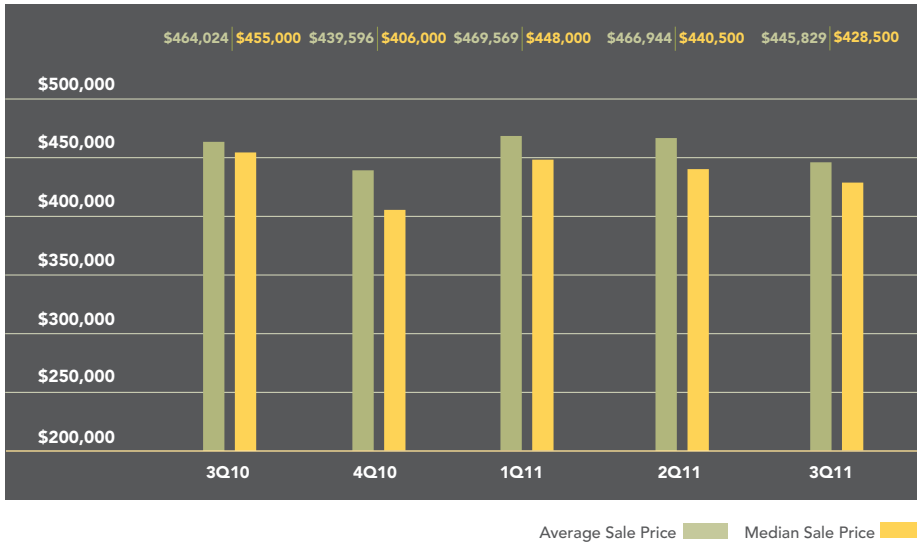
Asking Vs. Selling Price



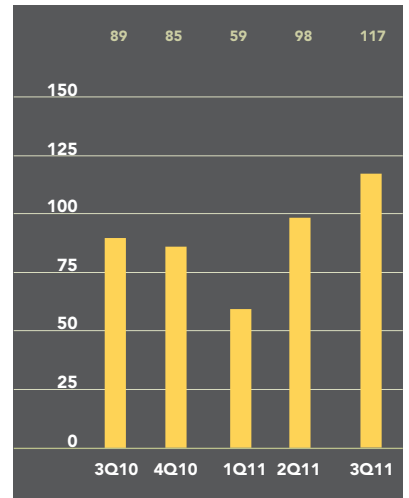
Downtown Jersey City: All Apartments

The average price paid for an apartment in Downtown Jersey City fell 4% from a year ago to \$445,829. A slightly larger decrease was seen in the median price, which fell 6% to \$428,500. Closings rose by 31% over the past year, while apartments spent 14% less time on the market. On average, apartments sold for 96.3% of their asking price, up from 95.0% during the third quarter of 2010.

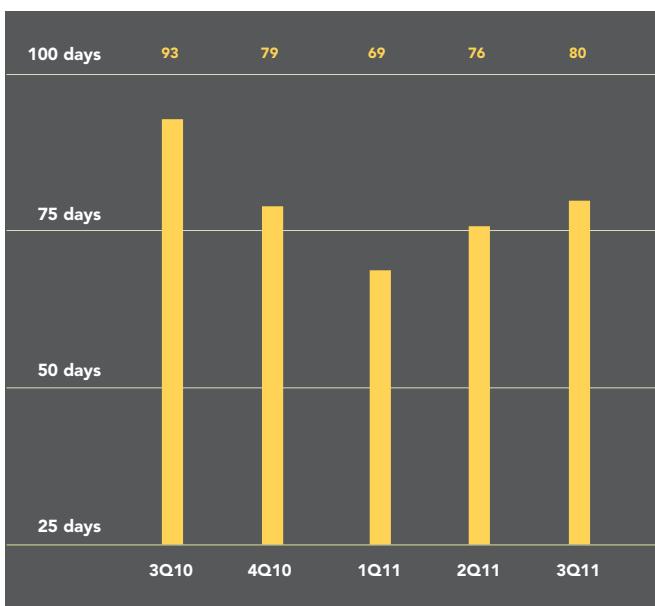
Average and Median Sale Price



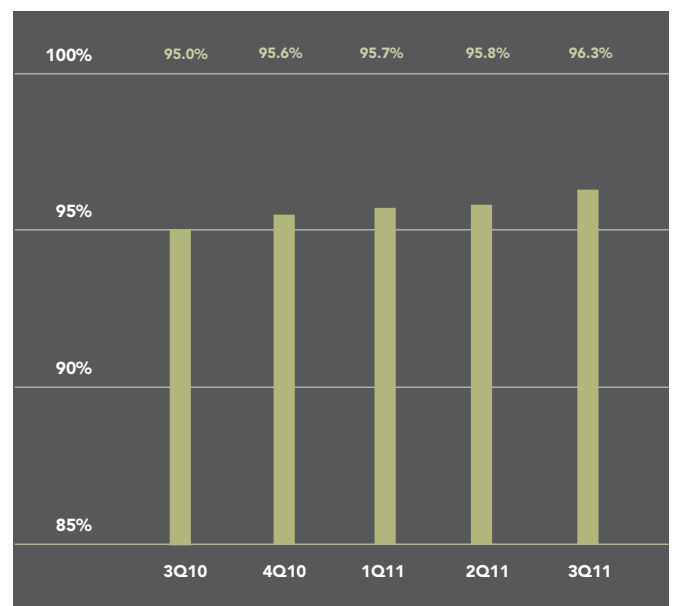
Number of Sales



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
212.253.9300

SoHo

451 West Broadway
New York, NY 10012
212.253.9300

Upper Manhattan

175 Lenox Avenue
New York, NY 10026
212.381.2570

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

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Hamptons

3 North Main Street
East Hampton, NY 11937
631.324.6100

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

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

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Greenwich

2 Sound View Drive
Greenwich, CT 06830
203.869.8100

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

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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