

# HALSTEAD PROPERTY®

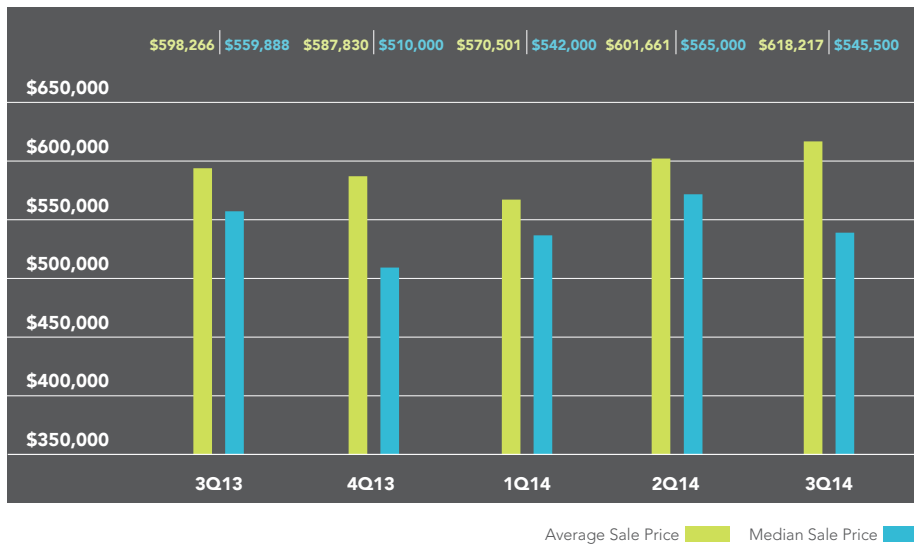
## THIRD QUARTER 2014 HOBOKEN/DOWNTOWN JERSEY CITY MARKET REPORT



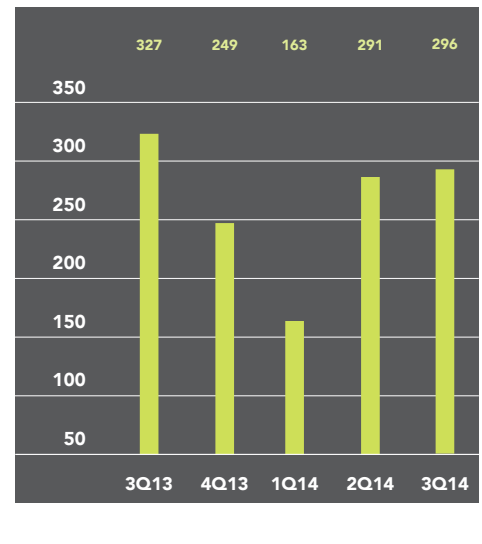
## HOBOKEN ALL APARTMENTS

The average price of a Hoboken apartment reached \$618,217 in the third quarter, 3% higher than a year ago. The median price, which measures the middle of the market, fell 3% over this time to \$545,500. The number of sales declined 9% from 2013's third quarter due to lower inventory, while apartments spent 6% less time on the market. Sellers were able to get 99.8% of their asking price, up from 99.1% a year ago.

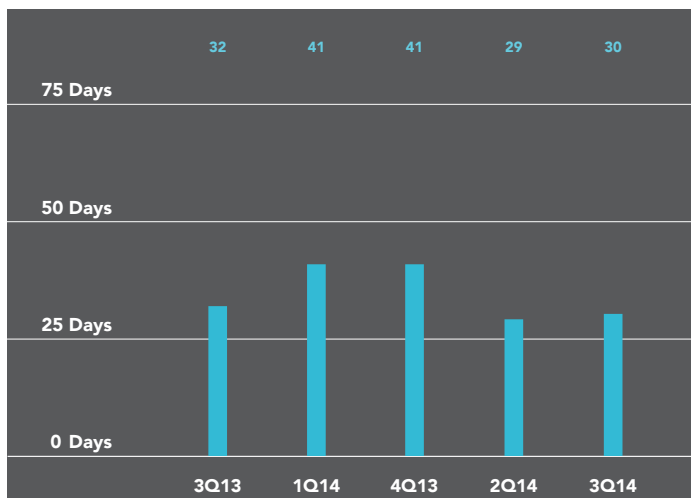
AVERAGE AND MEDIAN SALE PRICE



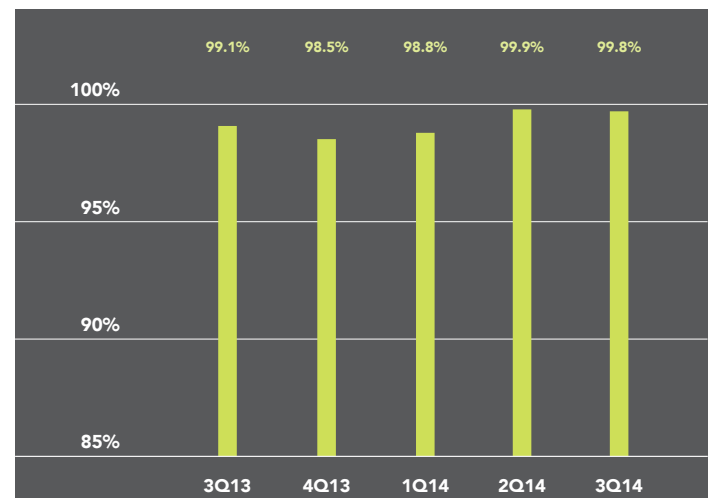
NUMBER OF SALES



TIME ON THE MARKET



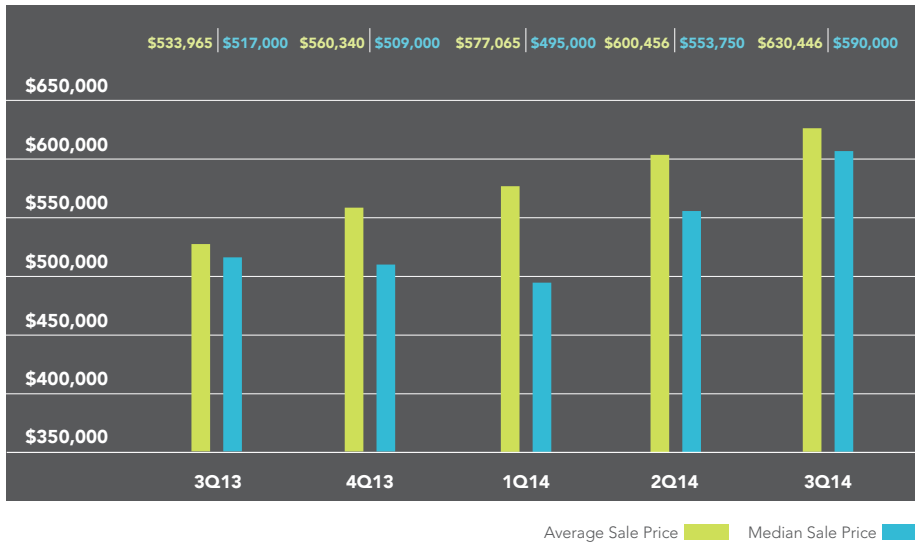
ASKING VS. SELLING PRICE



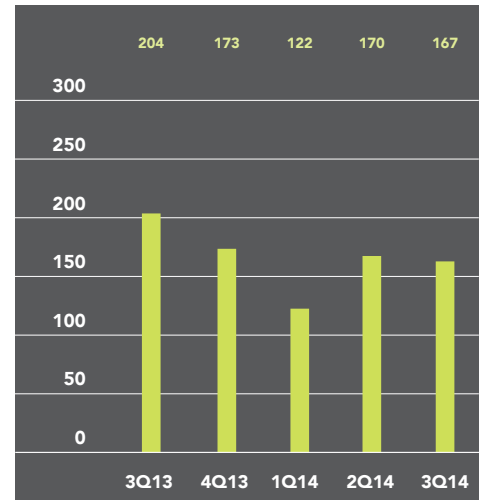
## DOWNTOWN JERSEY CITY ALL APARTMENTS

While the number of sales fell 18% over last year in Downtown Jersey City, this is a reflection of fewer apartments for sale, not any softness in the market. The average apartment price rose 18% during the past year to \$630,446, while the median price climbed 14% to \$590,000. Apartments sold during the third quarter spent an average of just 32 days on the market, 26% less time than in 2013's third quarter. On average, sellers received 99.5% of their asking price, an increase from 98.8% a year ago.

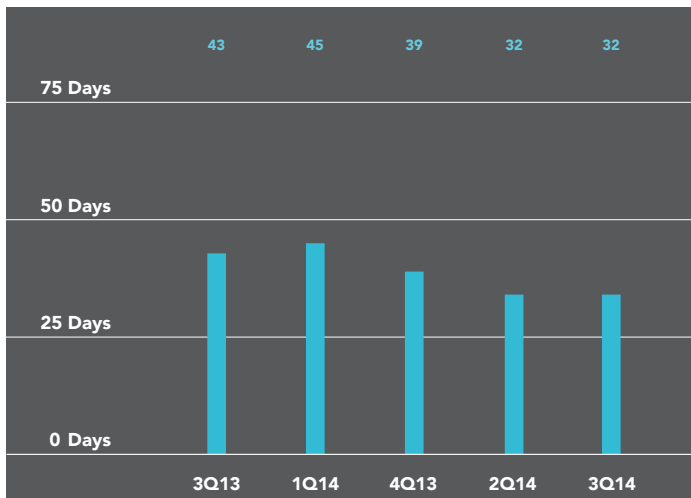
AVERAGE AND MEDIAN SALE PRICE



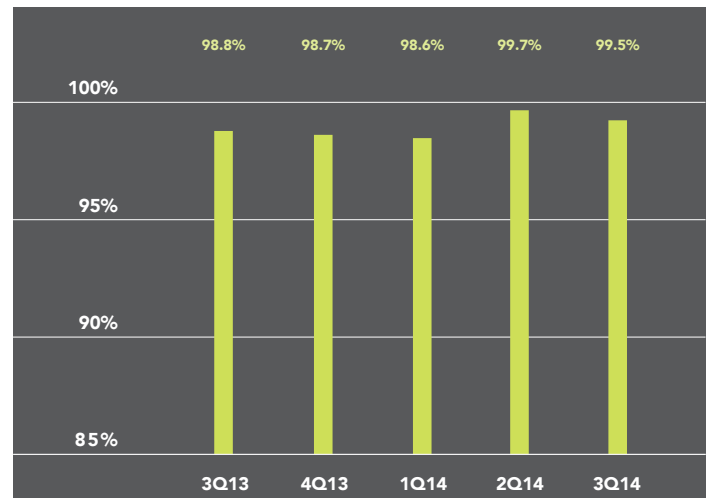
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



**Metro New Jersey**

200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

**Park Avenue**

499 Park Avenue  
New York, NY 10022  
212.734.0010

**SoHo**

451 West Broadway  
New York, NY 10012  
212.381.4200

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**Bedford Stuyvesant**

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

**Southampton**

31 Main Street  
Southampton, NY 11968  
631.283.2883

**East Hampton**

3 North Main Street  
East Hampton, NY 11937  
631.324.6100

**Darien**

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

**East Side**

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

**Harlem**

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212.381.2570

**Riverdale Mosholu**

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

**Cobble Hill**

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

**New Canaan**

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

**Greenwich**

56 Mason Street  
Greenwich, CT 06830  
203.869.8100

75 Holly Hill Lane

Greenwich, CT 06830  
203.869.8100

**West Side**

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

**Washington Heights**

819 West 187th Street  
New York, NY 10033  
212.928.3805

**Brooklyn Heights**

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

**Boerum Hill**

495 Atlantic Avenue  
Brooklyn, NY 11217  
718.613.2090

**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

**Westport**

379 Post Road East  
Westport, CT 06880  
203.221.0666

**Wilton**

21 River Road  
Wilton, CT 06897  
203.762.8118

**Village**

831 Broadway  
New York, NY 10003  
212.253.6500

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**Park Slope**

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

244 Fifth Avenue  
Brooklyn, NY 11215  
718.622.9300

**Development Marketing**

445 Park Avenue  
New York, NY 10022  
212.253.9300

**Rowayton**

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

**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.

Cover Property: Web# 11177270

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