

FOURTH QUARTER 2009

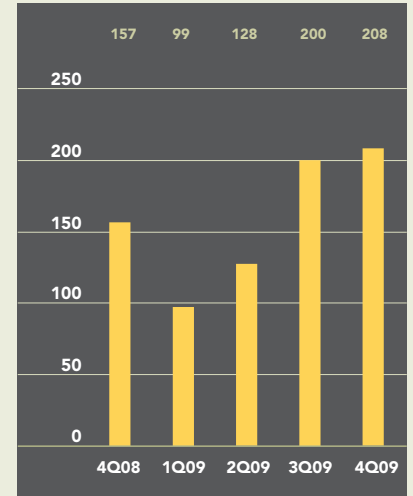


Hoboken apartments sold for an average price of \$483,355 during the fourth quarter, 4% less than a year ago. The median price, which measures the middle of the market, posted a smaller decline, falling just 1% from 2008's fourth quarter. Sales increased 32% from a year ago, as 208 apartments changed hands. Units spent 15% longer on the market than a year ago, taking an average of 102 days to sell.

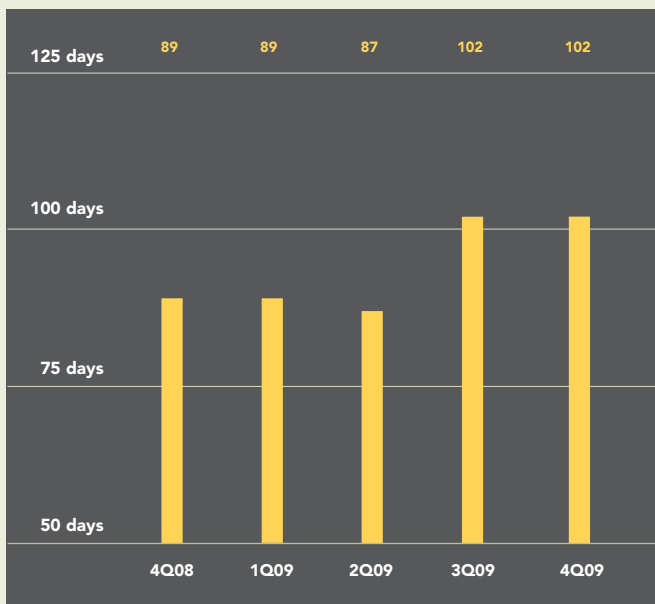
## Average and Median Sale Price



## Number of Sales



## Time on the Market

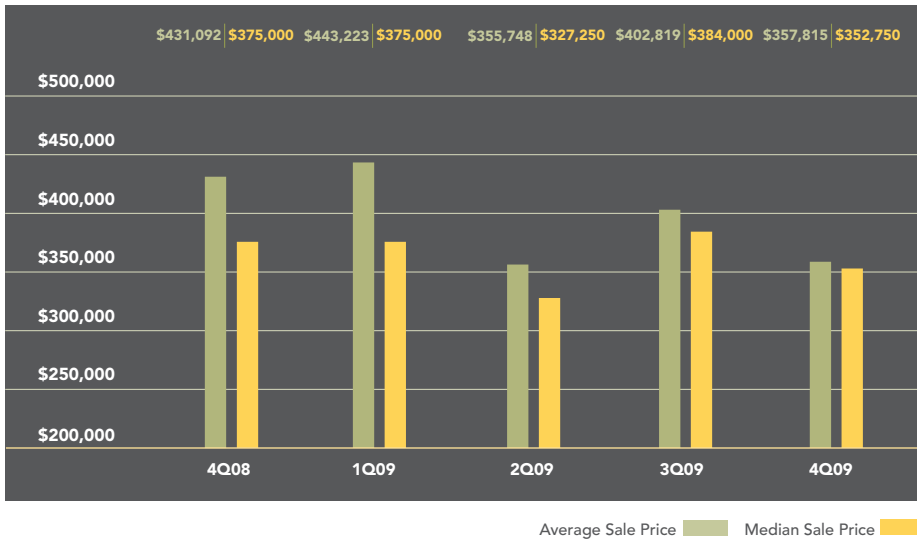


## Asking Vs. Selling Price

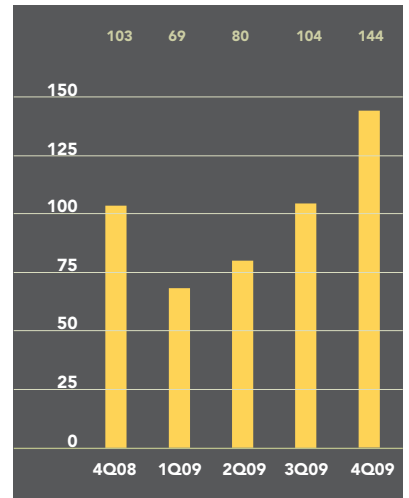


The median price for Jersey City apartments fell 6% from the fourth quarter of 2008, to \$352,750. The average price posted a sharper decrease, as there was less activity at the high end of the market than a year ago. Sales rose 40% over the past year, from 103 to 144. Apartments sold 4% faster than a year ago, at an average of 86 days.

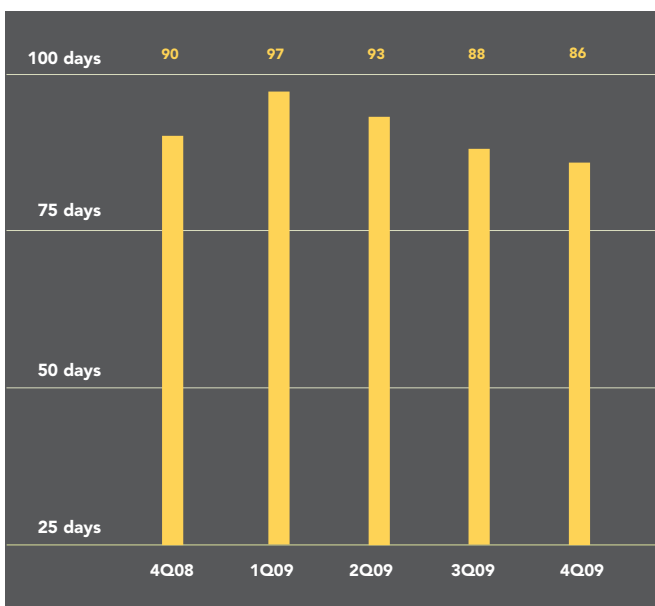
### Average and Median Sale Price



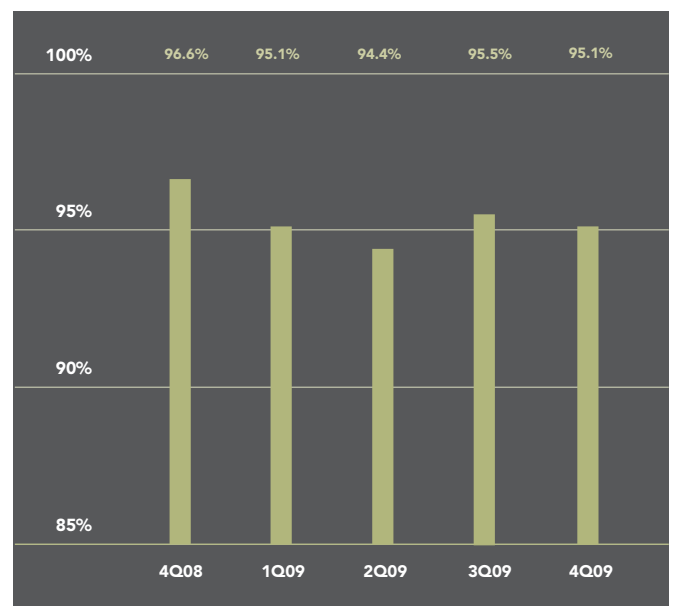
### Number of Sales



### Time on the Market



### Asking Vs. Selling Price





**Eastside**

1356 Third Avenue  
New York, NY 10075  
212.734.0010

**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 Alan Tsang, Economist, Halstead Property, LLC  
Data is sourced from the Hudson County MLS

Cover Property: Web#1780735

Visit [halstead.com](http://halstead.com) for access to all of our reports, listings, neighborhood information and more.