

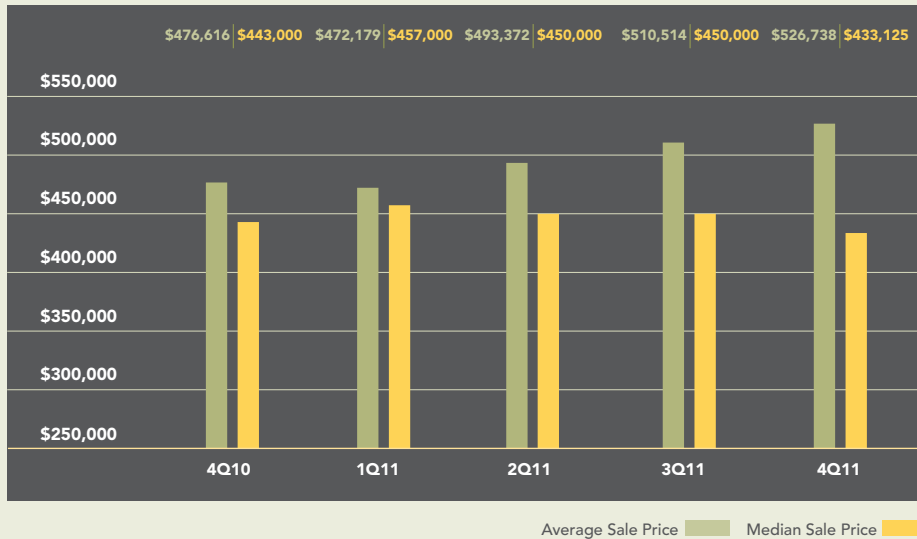
HOBOKEN/DOWNTOWN JERSEY CITY  
QUARTERLY  
MARKET  
REPORT

FOURTH QUARTER 2011

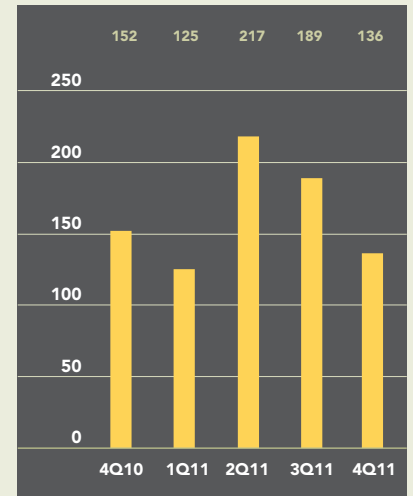


The average price of an apartment in Hoboken rose 11% from 2010's fourth quarter to \$526,738. Apartments spent 21% less time on the market than a year ago, at an average of 66 days. The number of sales fell 11%, from 152 a year ago to 136.

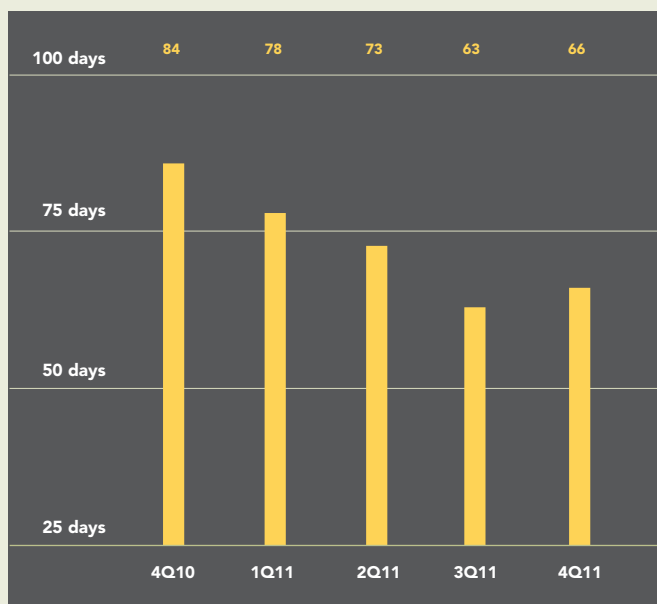
## Average and Median Sale Price



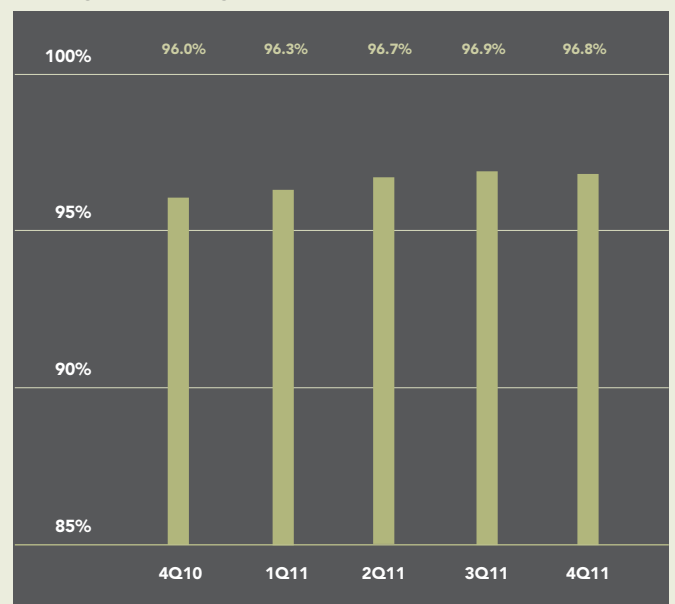
## Number of Sales



## Time on the Market



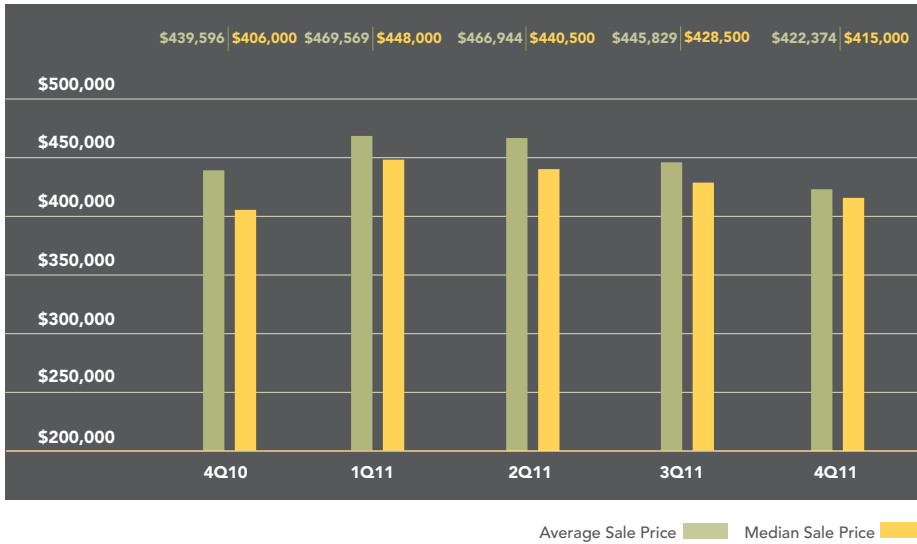
## Asking Vs. Selling Price



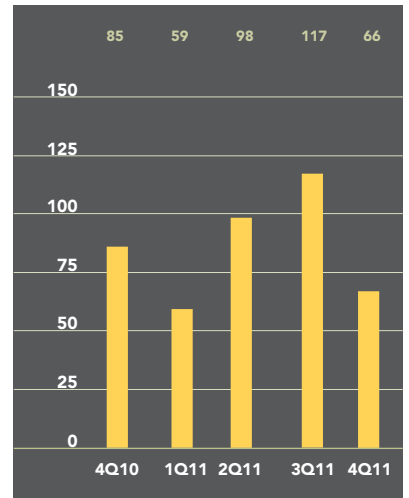
# Downtown Jersey City: All Apartments

Apartments in Downtown Jersey City sold for an average price of \$422,374 during the fourth quarter of 2011, 4% less than a year ago. The number of sales decreased 22% over the same period, while apartments spent 4% less time on the market compared to a year ago.

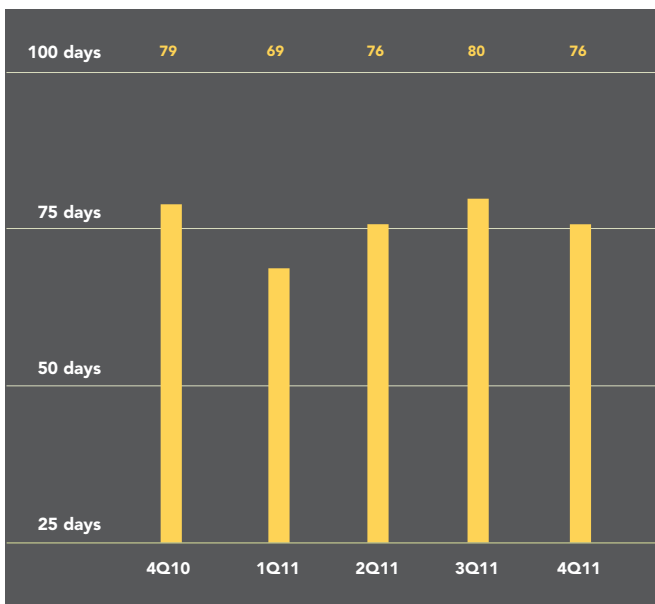
### Average and Median Sale Price



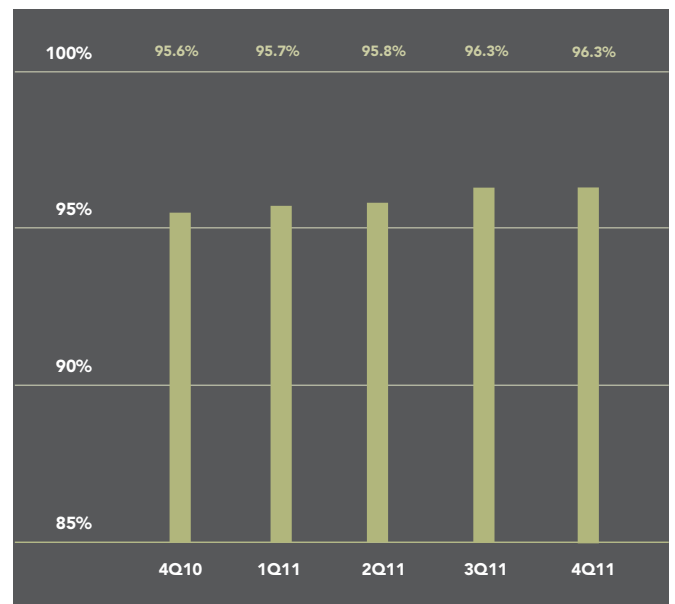
### Number of Sales



### Time on the Market



### Asking Vs. Selling Price



**Metro New Jersey**

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

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**Park Avenue Flagship**

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

**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

**Riverdale Mosholu**

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**East Hampton**

3 North Main Street  
East Hampton, NY 11937  
631.324.6100

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**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 Greenwich Office Park  
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

Cover Property: Web# 2217869

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