

# HOBOKEN/DOWNTOWN JERSEY CITY OUARTERLY MARKET REPORT



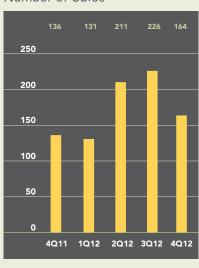


Despite extremely limited inventory, apartment sales rose 21% over the past year in Hoboken. While the average price was up slightly from 2011's fourth quarter, the median price rose 12% to \$485,000. Apartments sold quickly, spending an average of just 51 days on the market, 23% less time than a year ago. Sellers received 98.1% of their asking price, up from 96.8% in the fourth quarter of 2011.

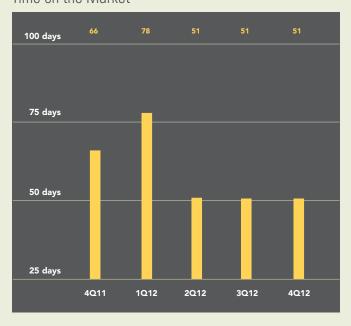
# Average and Median Sale Price



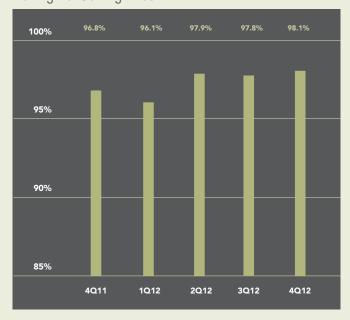
## Number of Sales



## Time on the Market

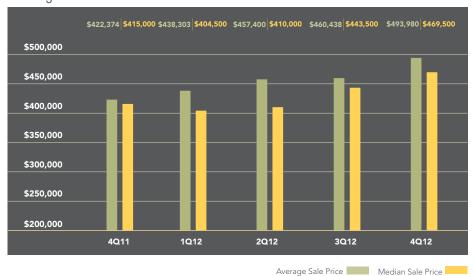


# Asking Vs. Selling Price

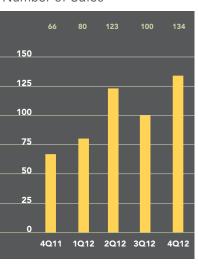


Apartment prices in Downtown Jersey City averaged \$493,980 in the fourth quarter, a 17% improvement from 2011's comparable period. The number of sales more than doubled from a year ago, with 134 closings. Units spent an average of 53 days on the market before they sold, which was 30% faster than a year ago.

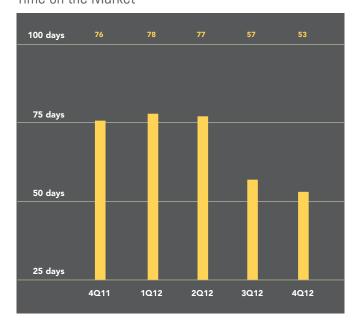
# Average and Median Sale Price



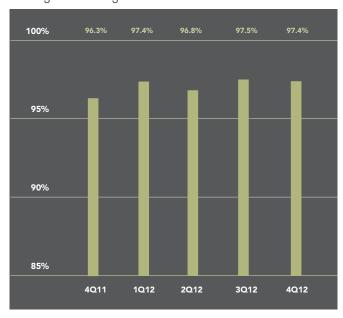
## Number of Sales



## Time on the Market



# Asking Vs. Selling Price





## Metro New Jersey

79 Hudson Street Hoboken, NJ 07030 201.478.6700

## Park Avenue

499 Park Avenue New York, NY 10022 212.734.0010

## West Side

408 Columbus Avenue New York, NY 10024 212.769.3000

## **Brooklyn Heights**

## Boerum Hill

495 Atlantic Avenue Brooklyn, NY 11217 718.613.2090

76 Seventh Avenue Brooklyn, NY 11217 718.399.2222

5626 Mosholu Avenue Riverdale, NY 10471 718.549.4116

Hudson Valley 526 Warren Street Hudson, NY 12534 518.828.0181

## **Commercial Sales**

671 Boston Post Road Darien, CT 06820 203.655.1418

2 Greenwich Office Park Greenwich, CT 06830 203.869.8100

1099 High Ridge Road Stamford, CT 06905 203.329.8801

## East Side

## **Upper Manhattan**

## Cobble Hill

East Hampton 3 North Main Street East Hampton, NY 11937 631.324.6100

**Development Marketing** 831 Broadway New York, NY 10003 212.253.9300

Global Services 770 Lexington Avenue New York, NY 10065 800.765.2692 x6521

183 Elm Street New Canaan, CT 06840 203.966.7800

Rowayton 140 Rowayton Avenue Rowayton, CT 06853 203.655.1418

379 Post Road East Westport, CT 06880 203.221.0666

21 River Road Wilton, CT 06897 203.762.8118

Data is sourced from the Hudson County MLS

Cover Property: Web# 3450027

Visit halstead.com for access to all of our reports, listings, neighborhood information and more.