



## Fourth Quarter 2018

Market Report | Hoboken/Downtown Jersey City



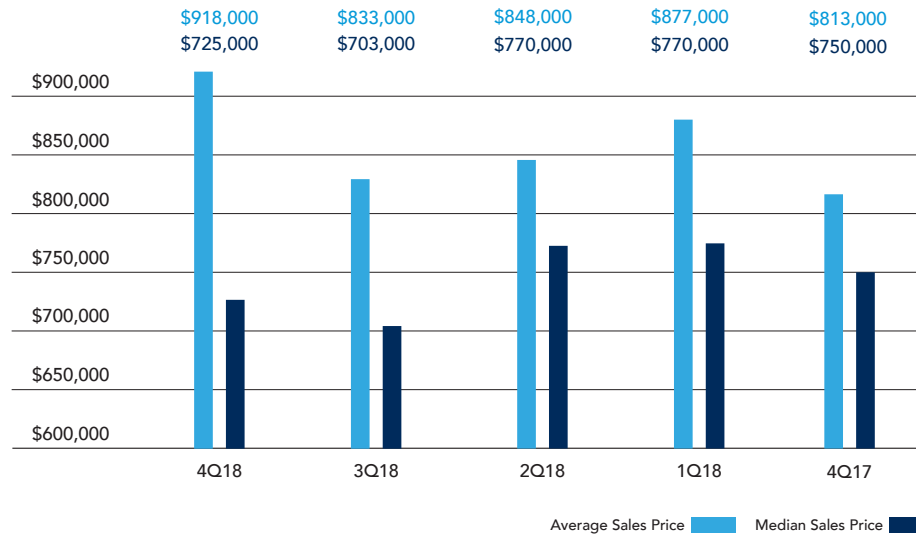
# Hoboken

## ALL APARTMENTS

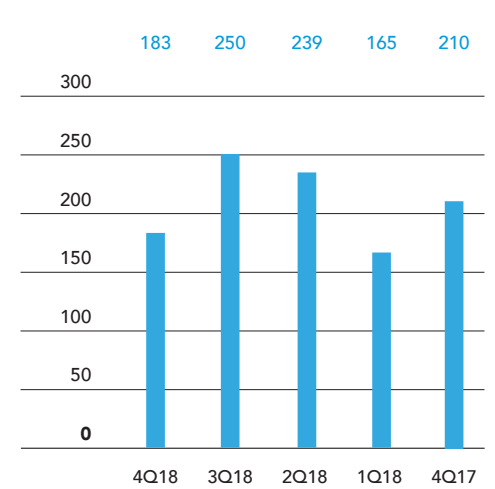
The average sale price of Hoboken apartments increased by 13% over the same quarter last year. The average price of \$918,000 was also 10% higher than prior quarter. The median sale price declined slightly ending at \$725,000.

The number of closed sales declined 13% from 210 sales in 2017 to 183 sales in the last quarter of 2018. This drop in the number of sales was largely due to constrained supply levels. Apartments spent an average of 37 days on market with sellers gaining an average of 99% of asking prices.

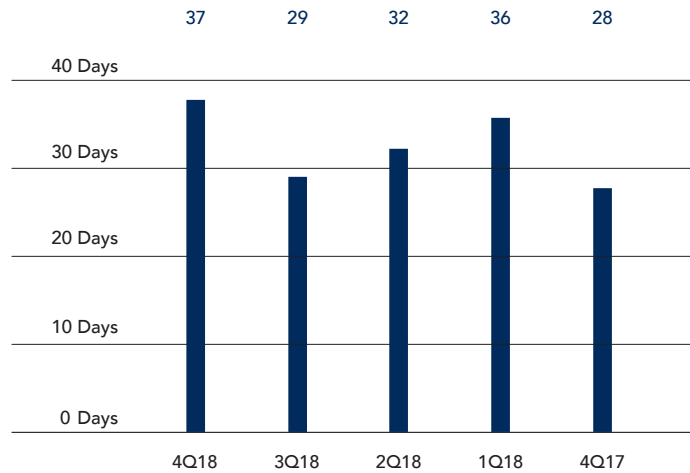
AVERAGE AND MEDIAN SALES PRICE



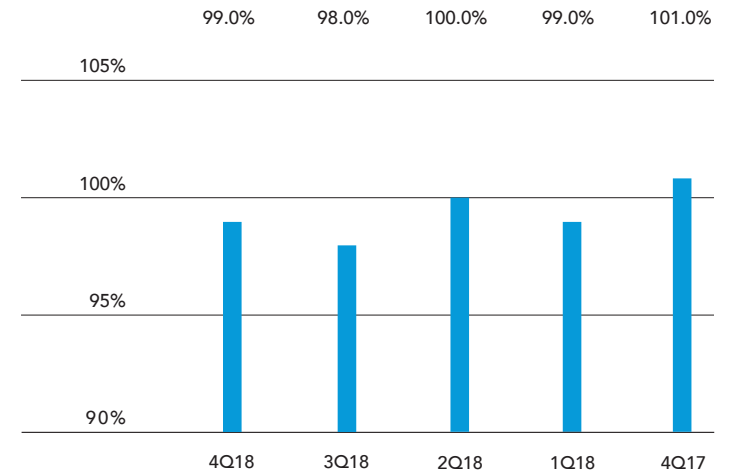
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



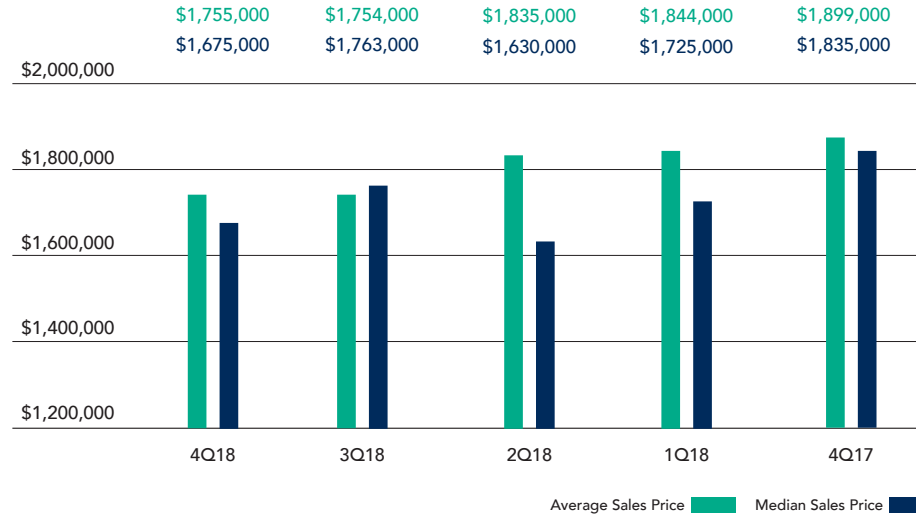
# Hoboken

## TOWNHOUSES (1-4 UNITS)

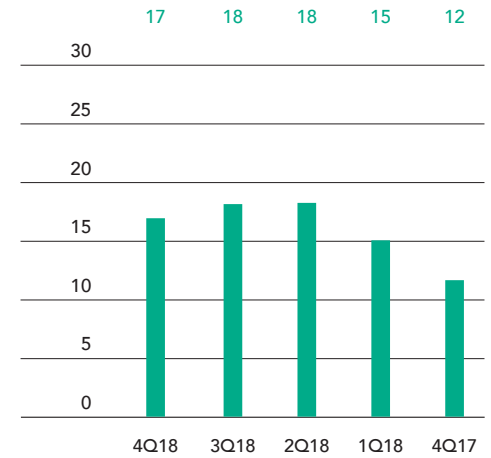
The average sale price of Hoboken townhouses was \$1,754,00 or 8% lower than the same period the prior year. The median sale price also declined ending at \$1,675,000 or 9% lower. The drop in these market measures was not due to softness in the market but rather the result of fewer transaction at the top price tier.

There were 17 closed sales this period compared with just 12 at the end of 2017. The average days on the market fell to 42 days and sellers received approximately 98% of asking price.

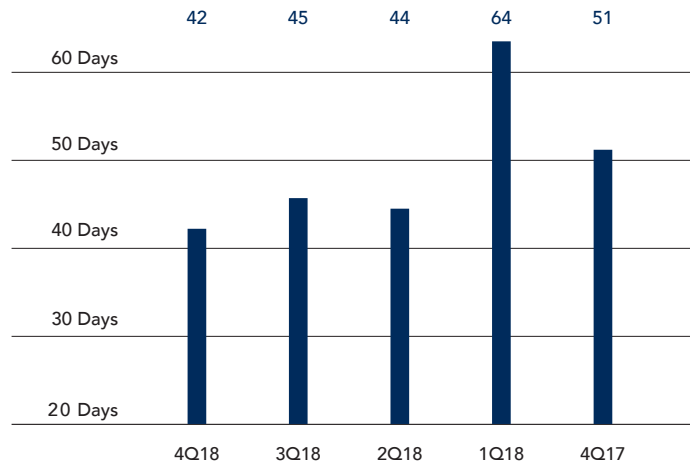
### AVERAGE AND MEDIAN SALES PRICE



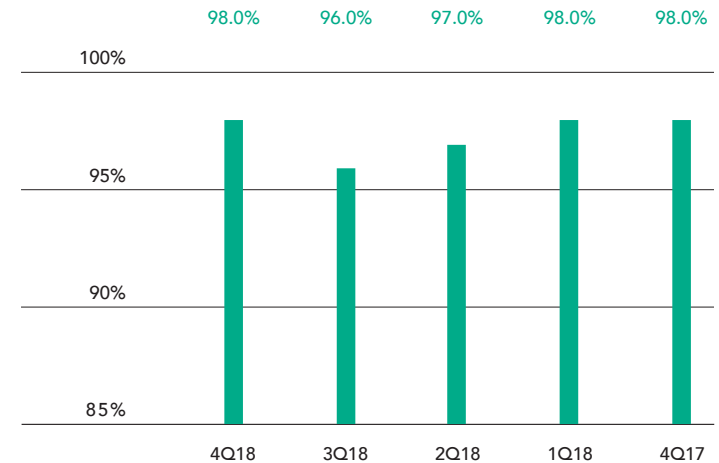
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



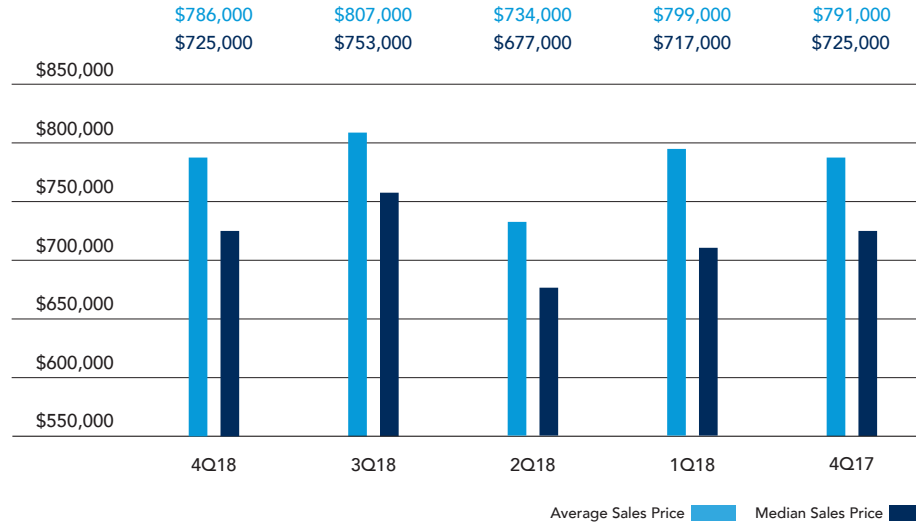
# Downtown Jersey City

## ALL APARTMENTS

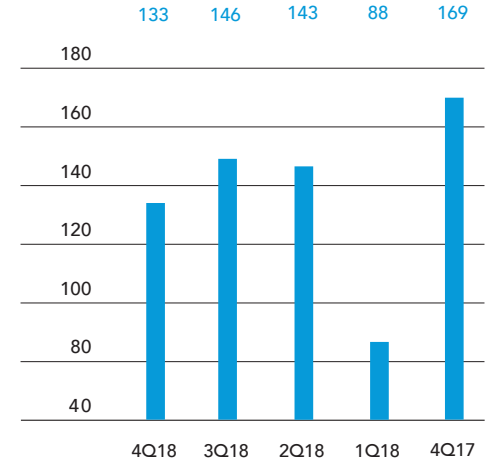
The average sale price of apartments in Downtown Jersey City had little change declining just 1% from the same period last year ending at \$786,000. The median price remained equal ending at \$725,000.

The number of closed sales fell 21% with just 133 closed transactions versus 169 during same period last year. The lower volume of sales was caused by low inventory rather than diminished demand. The apartments sold this quarter spent an average of 42 days on market while sellers received 98% of their asking price.

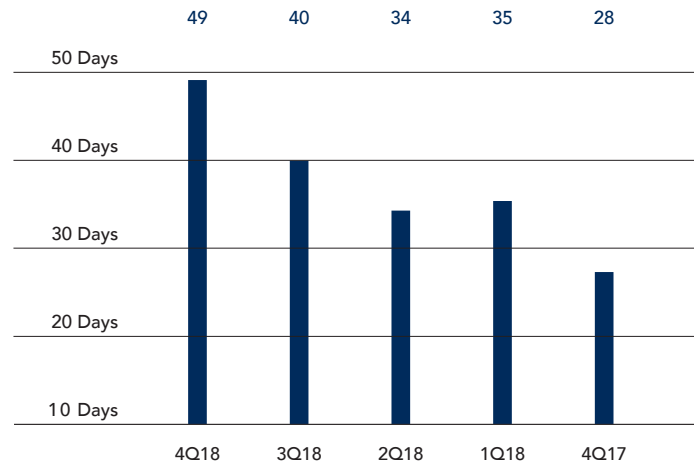
### AVERAGE AND MEDIAN SALES PRICE



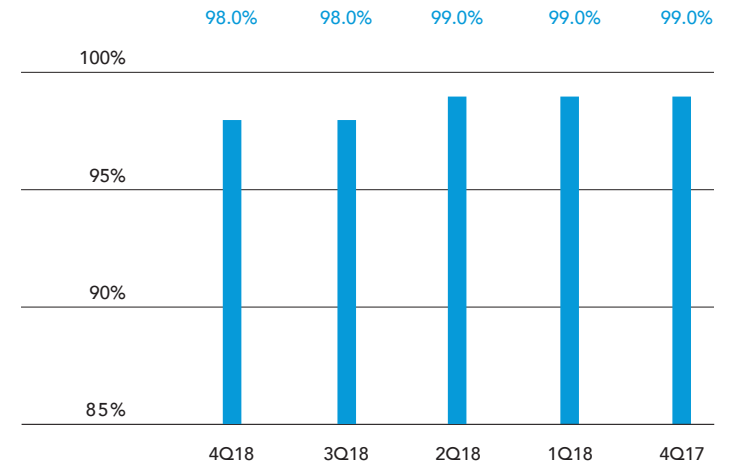
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



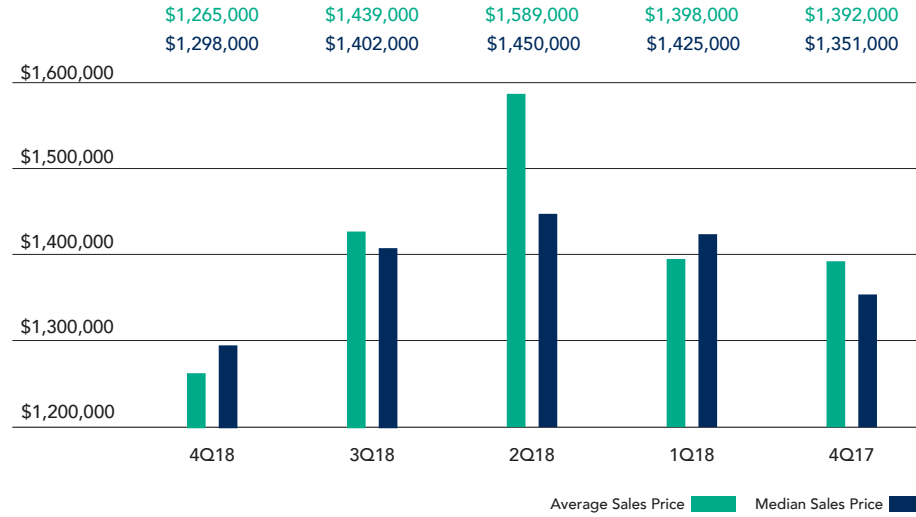
# Downtown Jersey City

## TOWNHOUSES (1-4 UNITS)

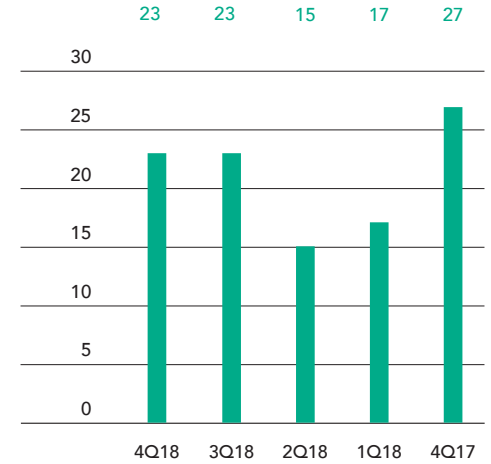
The average sale price of Downtown Jersey City townhouses declined 9% ending at \$1,265,000 versus \$1,392,000 from the same period last year. The median sale price was also lower ending at \$1,298,000 or 4% lower than prior year.

There were 23 closed sales or 15% fewer transactions this period with an average of 40 days on market and sellers receiving 97% of asking price.

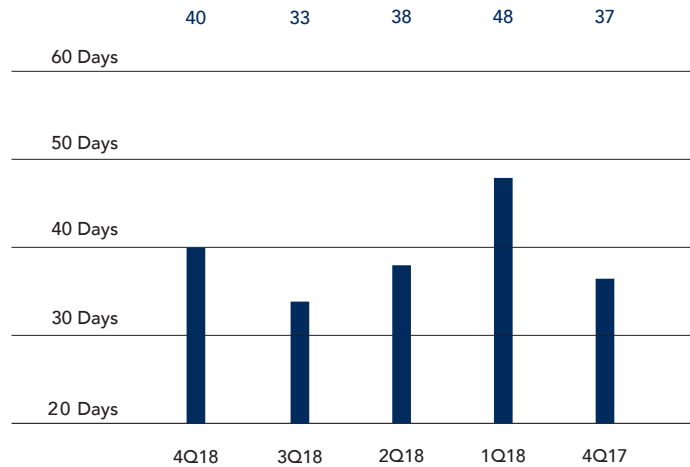
### AVERAGE AND MEDIAN SALES PRICE



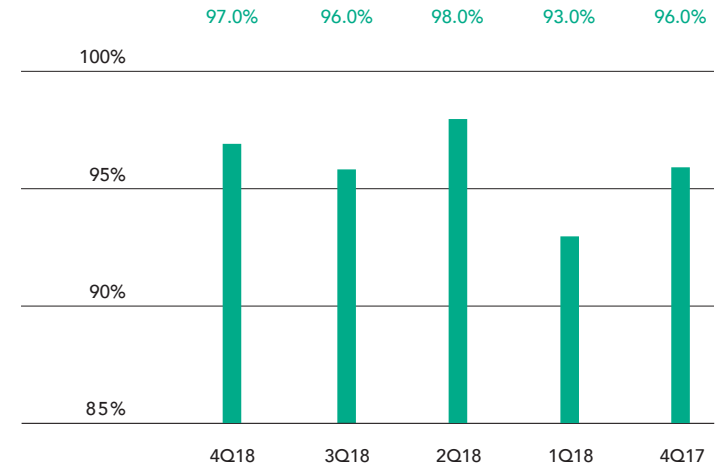
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



# HALSTEAD

REAL ESTATE

## OFFICES

### MANHATTAN 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  
212.381.6500

### SOHO

451 West Broadway  
New York, NY 10012  
212.381.4200

### HARLEM

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212.381.2570

### WASHINGTON HEIGHTS

819 West 187th Street  
New York, NY 10033  
212.381.2452

### BRONX RIVERDALE JOHNSON

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

### RIVERDALE MOSHOLU

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

### BROOKLYN BROOKLYN HEIGHTS

122 Montague Street  
Brooklyn, NY 11201  
718.613.2000

### NORTH SLOPE

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

### PARK SLOPE

160 7th Avenue  
Brooklyn, NY 11215  
718.878.1960

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### BEDFORD STUYVESANT

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

### BEDFORD STUYVESANT

1191 Bedford Avenue  
Brooklyn, NY 11216  
N/A

### SOUTH SLOPE

1214 8th Avenue  
Brooklyn, NY 11215  
718.878.1888

### FORT GREENE

725 Fulton Street  
Brooklyn, NY 1127  
718.613.2800

### HUDSON VALLEY HUDSON

526 Warren Street  
Hudson, NY 12534  
518.828.0181

### CONNECTICUT DARIEN

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

### NEW CANAAN - ELM STREET

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

### NEW CANAAN - SOUTH AVENUE

6 South Avenue  
New Canaan, CT 06840  
203.966.7772

### ROWAYTON

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

### GREENWICH

125 Mason Street  
Greenwich, CT 06830  
203.869.8100

### 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

### QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### NEW JERSEY HOBOKEN

200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

### MONTCLAIR

635 Valley Road,  
Montclair, NJ 07030  
973.744.6033

### HAMPTONS EAST HAMPTON

2 Newtown Lane  
East Hampton, NY 11937  
631.324.6100

### SOUTHAMPTON

31 Main Street  
Southampton, NY 11968  
631.283.2883

### CORPORATE COMMERCIAL SALES

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

### DEVELOPMENT MARKETING

445 Park Avenue  
New York, NY 10022  
212.521.5703

### GLOBAL SERVICES

770 Lexington Avenue  
New York, NY 10065  
212.381.6521

### MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor  
New York, NY, 10065  
212.508.7272

Halstead Property, LLC.

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