

METRO NJ REAL ESTATE MARKET REPORT

2H 2012

HOBOKEN AND DOWNTOWN JERSEY CITY





MARKET RECAP

The real estate market in Hoboken and Downtown Jersey City continued to rebound during the second half of 2012 with average selling prices, price/SF and sales volume all trending upwards. The combination of rising rental prices in the NYC metro area (15-20% increase within the past couple years) and record low interest rates (around 3.5% for a 30-year fixed mortgage) are shifting tenants into the market. The growth in amount of buyers combined with record low inventories has created a competitive market for all property types in both Hoboken and Downtown Jersey City. In the 2nd half of 2012, we saw a significant number of listings attract multiple offers, driving down the average days on the market and tightening up the average discount from asking price to less than 3% for condos and 4-5% for townhomes.

Just how low is our current inventory? At the start of 2013, there were only 116 condos on the market in Hoboken, down from a high of 556 condos on the market in mid-2009! In Downtown Jersey City, there were 83 condos on the market, down from a high of 384 in mid-2009. Considering it takes almost 2 years to deliver a significantly sized building in this area, we're hoping residential developers will take note of this situation and start planning some condominium developments immediately.

After Superstorm Sandy hit Hoboken and Jersey City on October 30th, the real estate market was brought to a near standstill for 2-3 weeks then got back on track finishing the year with only 4% less Hoboken condo contracts signed in Nov and Dec and 35% more contracts signed in Downtown Jersey city compared to the same period of 2011. Considering the robust demand for real estate within close proximity to Manhattan and ultra low inventory levels, we don't foresee a lasting impact in the overall market. With a near absence of new construction development and an expected continuation of record low interest rates, we expect to see property values continue to rise throughout 2013.

POSITIVE INDICATORS - HOBOKEN:

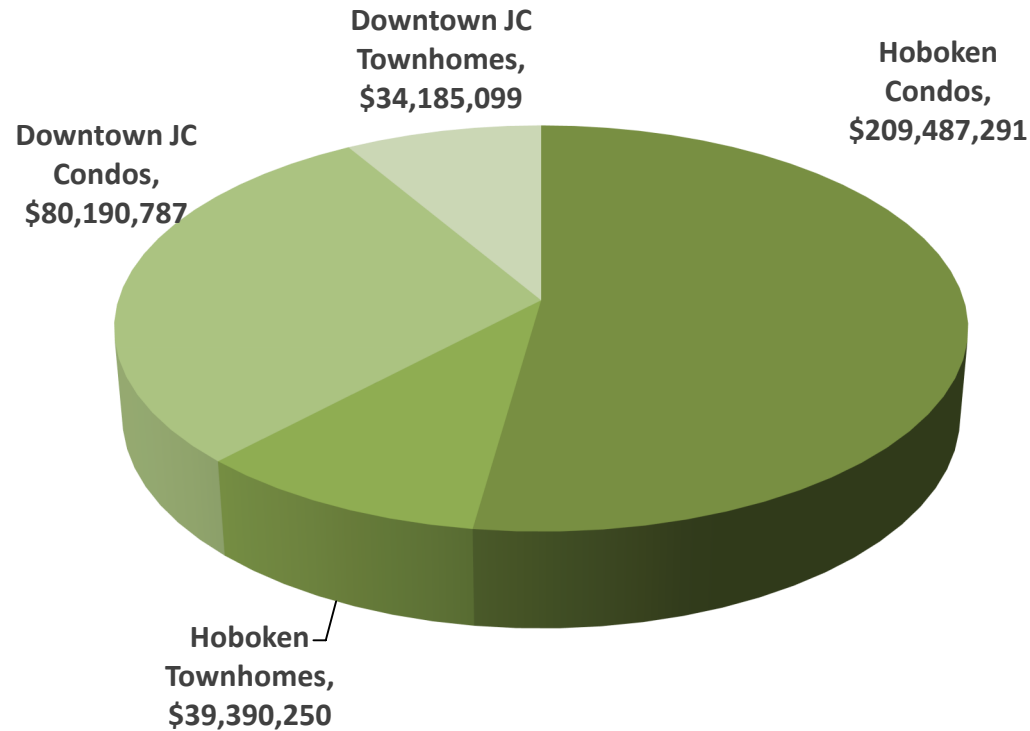
- ◆ Average Condo Sales Price: **UP 2.7% from 1H2012**
- ◆ Average Condo Price/SF: **UP 5.1% from 1H2012**
- ◆ Average Days on Market: **DOWN 22.0% from 2H2011**
- ◆ Condo Inventory: **DOWN 48.7% from 1H2012**
- ◆ Under Contract within Period: **UP 11.4% from 2H2011**
- ◆ Condo Sales Volume: **UP 24.1% from 2H2011**
- ◆ Avg Condo Discount from Last Asking: **DOWN 26% from 1H2012**
- ◆ Townhome Sales Volume: **UP 50.1% from 2H2011**

POSITIVE INDICATORS - DOWNTOWN JERSEY CITY:

- ◆ Average Condo Sales Price: **UP 11.1% from 2H2011**
- ◆ Number of Condo Closings: **UP 28.2% from 2H2011**
- ◆ Under Contract within Period: **UP 74% from 2H2011**
- ◆ Condo Sales Volume: **UP 45.5% from 2H2011**
- ◆ Condo Inventory: **DOWN 78.5% from 2H2011**
- ◆ Avg Condo Discount from Last Asking: **DOWN 29.9% from 2H2011**
- ◆ Townhome Sales Volume: **UP 120.6% from 2H2011**
- ◆ Townhome Average Sales Price: **UP 6.2% from 1H2012**



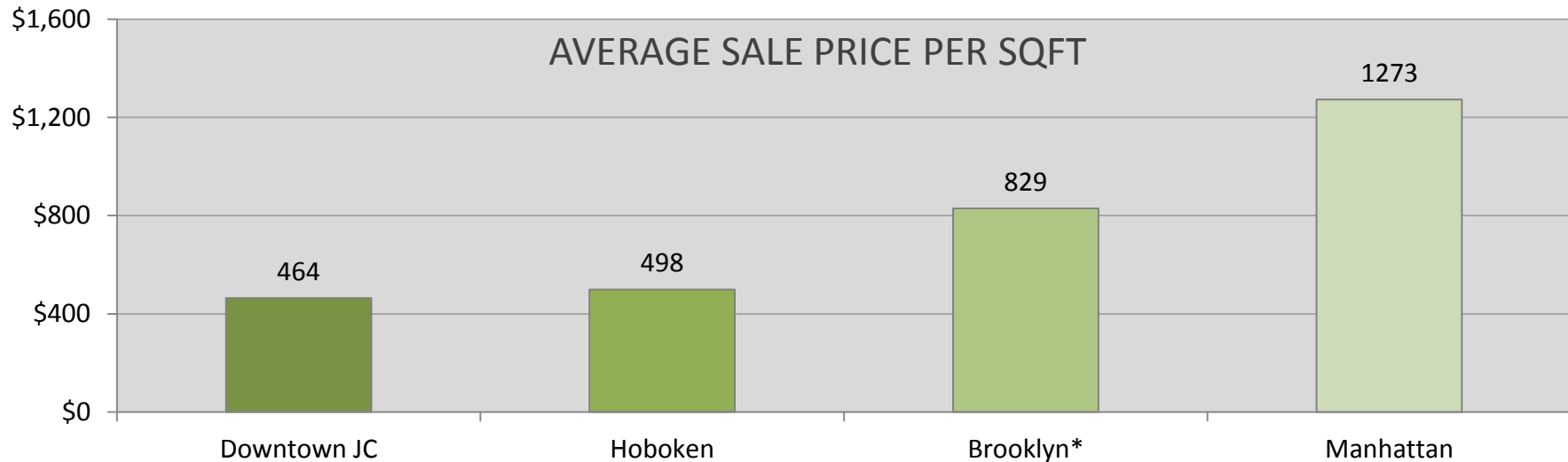
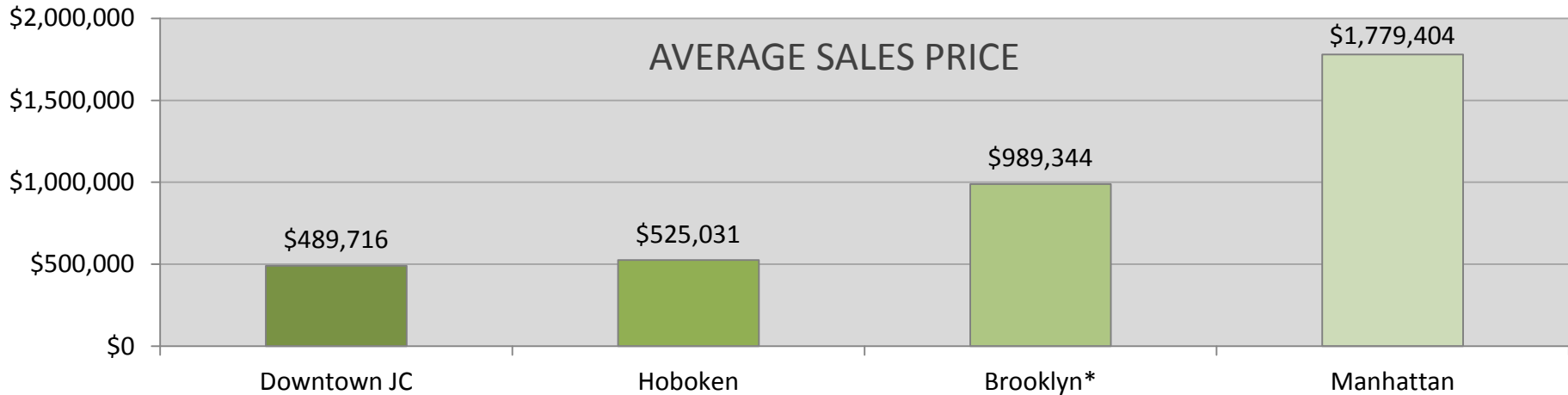
| TOTAL SALES VOLUME BY PROPERTY TYPE | | | | | |
|-------------------------------------|----------------------|----------------------|--------------|----------------------|--------------|
| Property Type | 2H2012 | 1H2012 | % Change | 2H2011 | % Change |
| Hoboken Condos | \$209,487,291 | \$176,952,147 | 18.4% | \$168,781,613 | 24.1% |
| Hoboken Townhomes | \$39,390,250 | \$32,751,650 | 20.3% | \$26,239,500 | 50.1% |
| Downtown JC Condos | \$118,021,671 | \$89,131,931 | 32.4% | \$81,097,750 | 45.5% |
| Downtown JC Townhomes | \$34,185,099 | \$23,791,150 | 43.7% | \$15,493,250 | 120.6% |
| Total Sales Volume | \$401,084,311 | \$322,626,878 | 24.3% | \$291,612,113 | 37.5% |





| 2nd Half 2012 | Downtown JC | Hoboken | Brooklyn* | Manhattan |
|----------------------|-------------|-----------|-----------|-------------|
| Average Sales Price | \$489,716 | \$525,031 | \$989,344 | \$1,779,404 |
| Average Price / SqFt | 464 | 498 | 829 | 1273 |

* Brooklyn Heights - Carroll Gardens - Cobble Hill - Columbia Street Waterfront - Dumbo - Red Hook



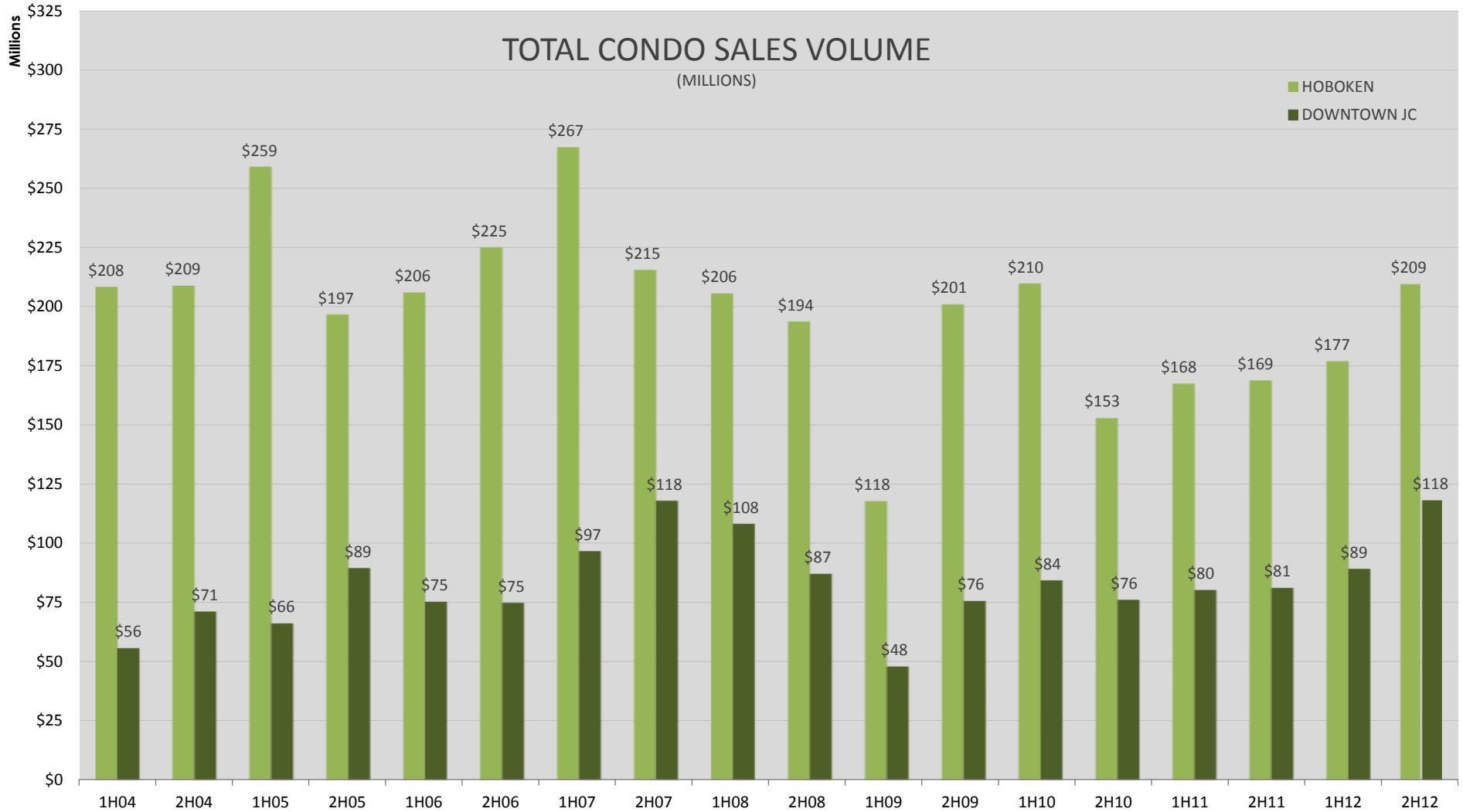


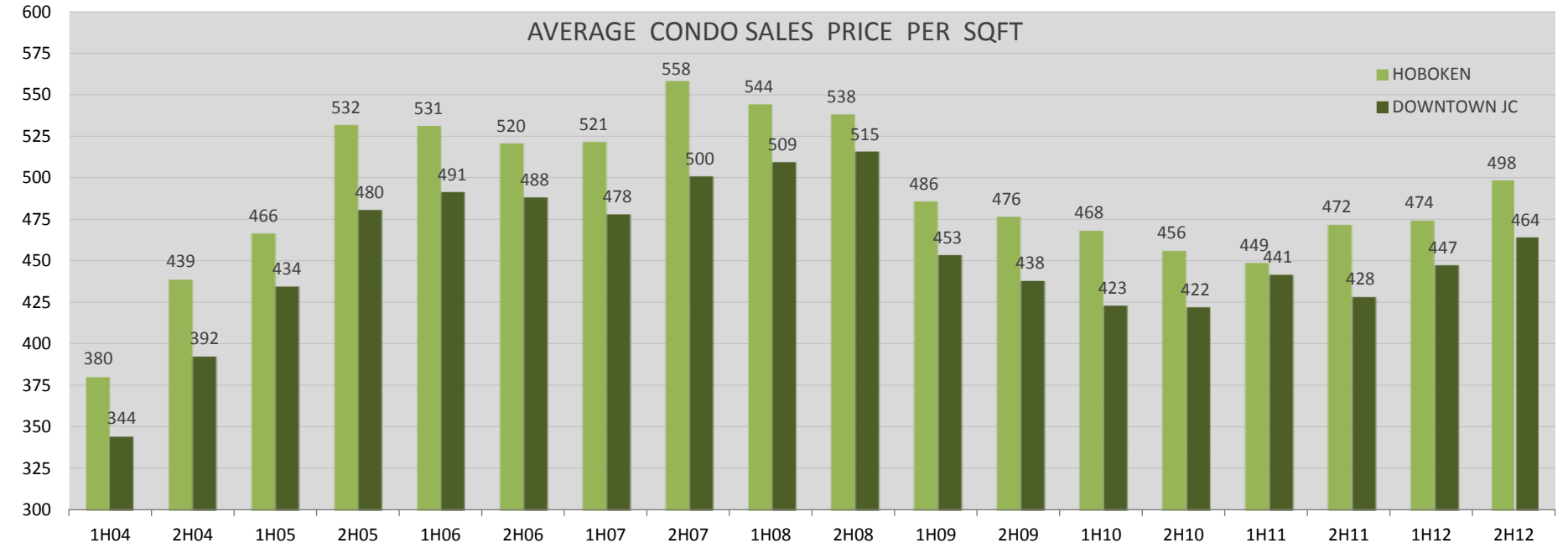
| HOBOKEN CONDO MARKET SUMMARY | | | | | |
|-------------------------------------|---------------|---------------|----------|---------------|----------|
| | 2H2012 | 1H2012 | % Change | 2H2011 | % Change |
| Average Sales Price | \$525,031 | \$511,422 | 2.7% | \$516,152 | 1.7% |
| Average Price / SqFt | 498 | 474 | 5.1% | 472 | 5.6% |
| Total Value of Condos Sold | \$209,487,291 | \$176,952,147 | 18.4% | \$168,781,613 | 24.1% |
| Average DOM of Sold Condos | 50.1 | 61.0 | -17.8% | 64.3 | -22.0% |
| Inventory (months) | 1.7 | 3.9 | -55.5% | 3.7 | -52.3% |
| On Market at Period End | 116 | 226 | -48.7% | 200 | -42.0% |
| Listed within Period | 313 | 577 | -45.8% | 465 | -32.7% |
| Under Contract within Period | 332 | 437 | -24.0% | 298 | 11.4% |
| Closed within Period | 399 | 346 | 15.3% | 328 | 21.6% |
| AVG % Discount from Original Asking | -3.2% | -4.3% | -26.0% | -4.8% | -34.5% |
| AVG % Discount from Last Asking | -2.1% | -2.8% | -27.8% | -3.1% | -34.7% |

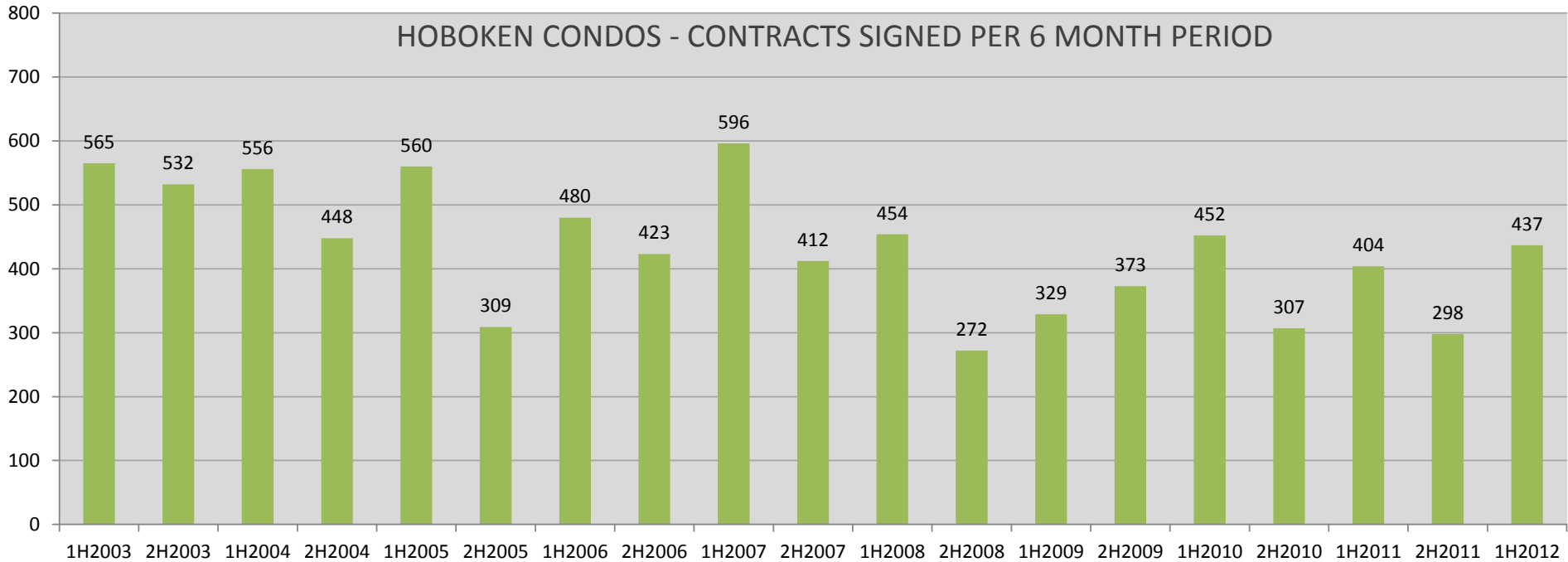
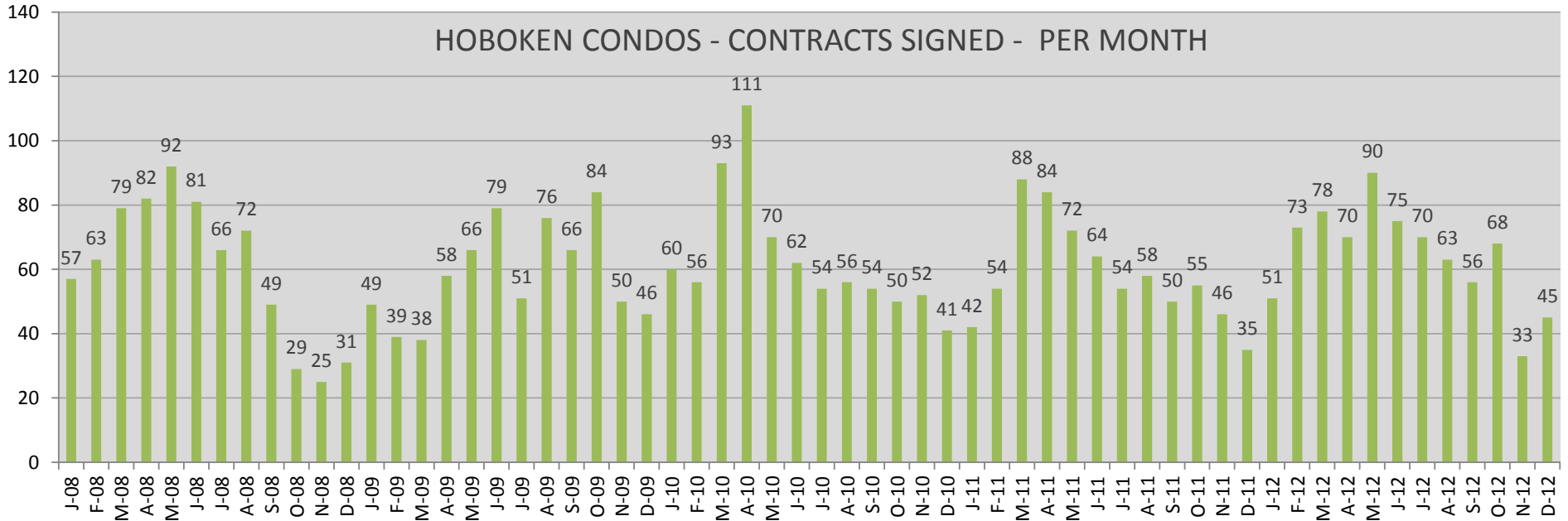


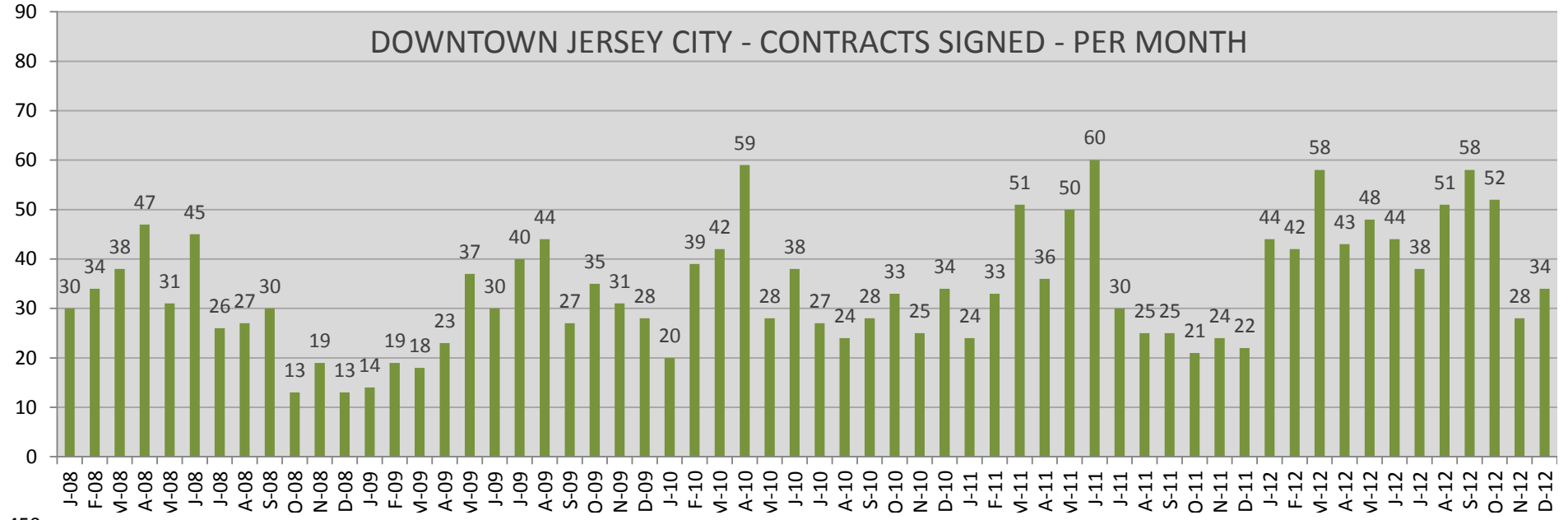
DOWNTOWN JERSEY CITY CONDO MARKET SUMMARY

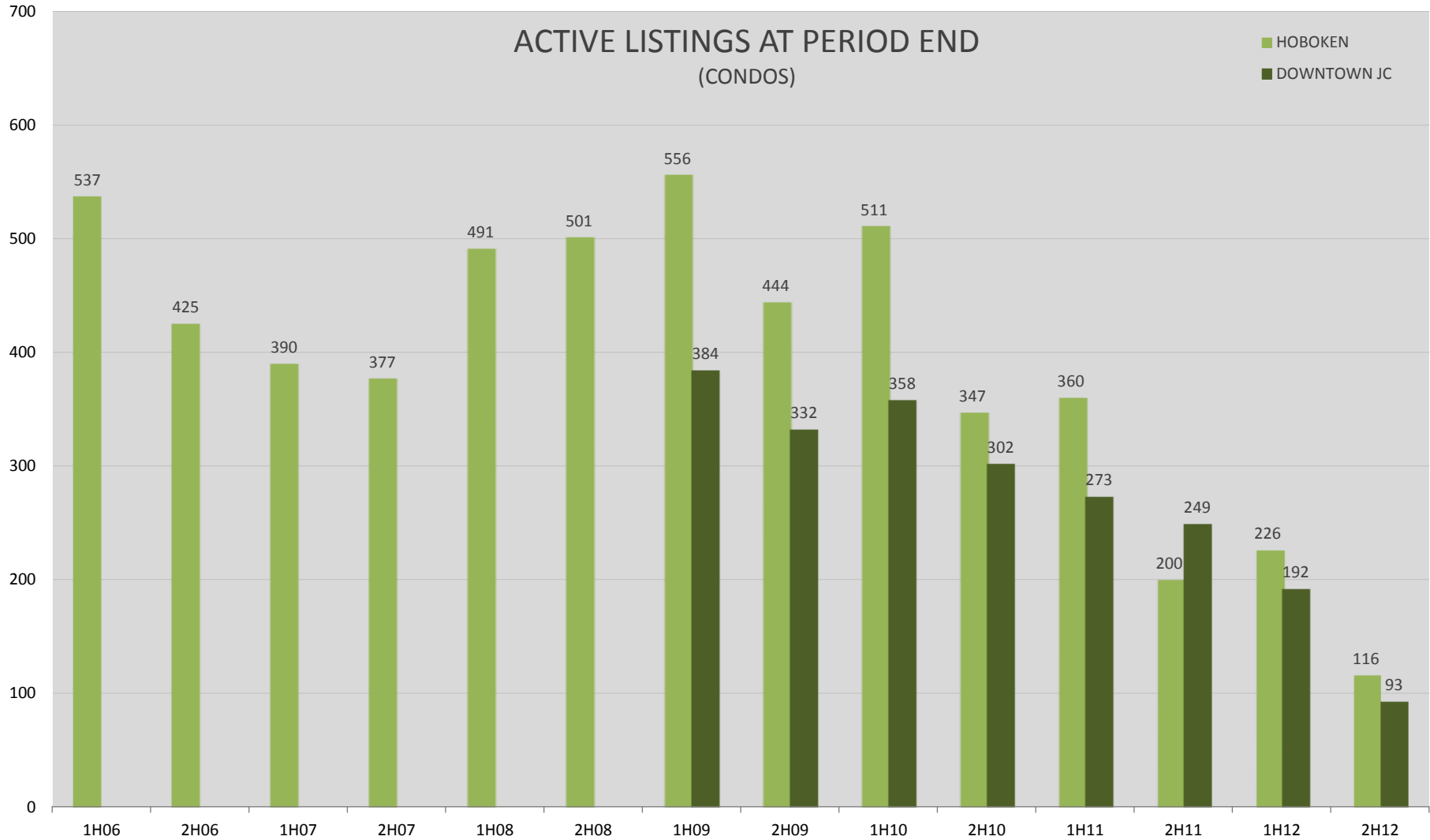
| | 2H2012 | 1H2012 | % Change | 2H2011 | % Change |
|-------------------------------------|---------------|--------------|----------|--------------|----------|
| Average Sales Price | \$489,716 | \$461,823 | 6.0% | \$440,749 | 11.1% |
| Average Price / SqFt | 464 | 447 | 3.7% | 428 | 8.3% |
| Total Value of Condos Sold | \$118,021,671 | \$89,131,931 | 32.4% | \$81,097,750 | 45.5% |
| Average DOM of Sold Condos | 53.5 | 77.3 | -30.8% | 77.5 | -31.0% |
| Inventory (months) | 2.1 | 4.1 | -48.2% | 10.0 | -78.5% |
| On Market at Period End | 93 | 192 | -51.6% | 249 | -62.7% |
| Listed within Period | 242 | 348 | -30.5% | 372 | -34.9% |
| Under Contract within Period | 261 | 279 | -6.5% | 150 | 74.0% |
| Closed within Period | 241 | 193 | 24.9% | 188 | 28.2% |
| AVG % Discount from Original Asking | -3.6% | -4.0% | -9.2% | -5.4% | -32.2% |
| AVG % Discount from Last Asking | -2.6% | -2.8% | -8.9% | -3.7% | -29.9% |













| HOBOKEN TOWNHOME SALES SUMMARY | | | | | |
|---------------------------------|---------------------|---------------------|--------------|---------------------|--------------|
| | 2H2012 | 1H2012 | % Change | 2H2011 | % Change |
| Average Sales Price | \$1,193,644 | \$1,129,367 | 5.7% | \$1,049,580 | 13.7% |
| 1 Family Average Sales Price | \$1,132,813 | \$1,253,775 | -9.6% | \$1,121,500 | 1.0% |
| 2 Family Average Sales Price | \$1,487,938 | \$755,725 | 96.9% | \$1,021,875 | 45.6% |
| 3 Family Average Sales Price | \$1,040,194 | \$930,650 | 11.8% | \$888,250 | 17.1% |
| Average % Discount From Asking | -4.0% | -3.4% | 19.0% | -4.3% | -5.4% |
| # Closed | 33 | 29 | 13.8% | 25 | 32.0% |
| Average Closed per Month | 5.5 | 4.8 | 13.8% | 4.2 | 32.0% |
| Average Days on Market | 44 | 78 | -44.1% | 82 | -46.9% |
| 1 Family Total Sales Volume | \$18,125,000 | \$25,075,500 | -27.7% | \$16,822,500 | 7.7% |
| 2 Family Total Sales Volume | \$11,903,500 | \$3,022,900 | 293.8% | \$4,087,500 | 191.2% |
| 3 Family Total Sales Volume | \$9,361,750 | \$4,653,250 | 101.2% | \$5,329,500 | 75.7% |
| Grand Total Sales Volume | \$39,390,250 | \$32,751,650 | 20.3% | \$26,239,500 | 50.1% |



SINGLE FAMILY HOBOKEN TOWNHOMES - CLOSED

| TYPE | ADDRESS | LOT SIZE | TOTAL BEDs | DAYS ON MARKET | CLOSING DATE | ASKING PRICE | SOLD PRICE | % FROM ASKING |
|--------------------|--------------------|-------------|------------|----------------|--------------|--------------------|---------------------|---------------|
| One Family | 40 WILLOW TERRACE | 12.42 x 50 | 3 | 32 | 12/10/2012 | \$550,000 | \$495,000 | -10.0% |
| One Family | 105 WILLOW TERRACE | 12.61 x 50 | 3 | 75 | 12/10/2012 | \$650,000 | \$600,000 | -7.7% |
| One Family | 211 7TH ST | 17 x 49 | 4 | 19 | 8/15/2012 | \$861,000 | \$861,000 | 0.0% |
| One Family | 161 12TH ST | 20 x 43 | 3 | 66 | 9/21/2012 | \$879,000 | \$885,000 | 0.7% |
| One Family | 715 PARK AVE | 15.7 x 100 | 3 | 16 | 7/31/2012 | \$995,000 | \$965,000 | -3.0% |
| One Family | 1225 PARK AVE | 15.89 x 100 | 3 | 178 | 8/22/2012 | \$1,050,000 | \$985,000 | -6.2% |
| One Family | 256 7TH ST | 17 x 60 | 3 | 14 | 8/30/2012 | \$1,199,000 | \$1,219,000 | 1.7% |
| One Family | 716 PARK AVE | 16.10 x 100 | 5 | 8 | 7/31/2012 | \$1,265,000 | \$1,250,000 | -1.2% |
| One Family | 264 10TH ST | 19 x 61 | 5 | 123 | 8/15/2012 | \$1,275,000 | \$1,229,000 | -3.6% |
| One Family | 1235 GARDEN ST | 16 x 100 | 3 | 34 | 7/3/2012 | \$1,299,000 | \$1,275,000 | -1.8% |
| One Family | 1303 GARDEN ST | 17 x 70 | 3 | 62 | 12/28/2012 | \$1,325,000 | \$1,100,000 | -17.0% |
| One Family | 1233 BLOOMFIELD ST | 15 x 75 | 4 | 36 | 9/28/2012 | \$1,349,000 | \$1,300,000 | -3.6% |
| One Family | 127 BLOOMFIELD ST | 20 x 70 | 5 | 45 | 8/15/2012 | \$1,370,000 | \$1,316,000 | -3.9% |
| One Family | 1111 BLOOMFIELD ST | 17.37 x 75 | 4 | 67 | 7/9/2012 | \$1,399,000 | \$1,350,000 | -3.5% |
| One Family | 1009 BLOOMFIELD ST | 15 x 75 | 3 | 5 | 11/19/2012 | \$1,399,000 | \$1,400,000 | 0.1% |
| One Family | 1242 GARDEN ST | 15.21 x 100 | 2 | 7 | 8/30/2012 | \$1,895,000 | \$1,895,000 | 0.0% |
| AVERAGE | | | 3.5 | 49 | | \$1,172,500 | \$1,132,813 | -3.7% |
| TOTAL VALUE | | | | | | | \$18,125,000 | |



TWO FAMILY HOBOKEN TOWNHOMES - CLOSED

| TYPE | ADDRESS | LOT SIZE | TOTAL BEDs | DAYS ON MARKET | CLOSING DATE | ASKING PRICE | SOLD PRICE | % FROM ASKING |
|--------------------|--------------------------|----------------|------------|----------------|--------------|--------------------|---------------------|---------------|
| 2 Family | 113 BLOOMFIELD ST | 18.75 x 50 | 3 | 21 | 10/4/2012 | \$1,039,000 | \$999,000 | -3.8% |
| 2 Family | 92 GRAND ST | 25 x 82 | 7 | 0 | 12/19/2012 | \$1,025,000 | \$1,024,500 | 0.0% |
| 2 Family | 930 BLOOMFIELD ST | 17.25 x 100 | 6 | 30 | 7/12/2012 | \$1,179,000 | \$1,100,000 | -6.7% |
| 2 Family | 210 11TH ST | 16.14 x 75 IRR | 5 | 89 | 8/29/2012 | \$1,325,000 | \$1,355,000 | 2.3% |
| 2 Family | 1231 BLOOMFIELD ST | 15 x 75 | 4 | 28 | 12/6/2012 | \$1,599,000 | \$1,525,000 | -4.6% |
| 2 Family | 839 GARDEN ST | 15.25 x 100 | 5 | 23 | 10/26/2012 | \$1,595,000 | \$1,650,000 | 3.4% |
| 2 Family | 632 BLOOMFIELD ST | 16 x 95 | 4 | 1 | 7/6/2012 | \$1,750,000 | \$1,750,000 | 0.0% |
| 2 Family | 926 CASTLE POINT TERRACE | 45 x 95 | 12 | 38 | 9/12/2012 | \$2,750,000 | \$2,500,000 | -9.1% |
| AVERAGE | | | 5.8 | 29 | | \$1,532,750 | \$1,487,938 | -2.3% |
| TOTAL VALUE | | | | | | | \$11,903,500 | |



THREE FAMILY HOBOKEN TOWNHOMES - CLOSED

| TYPE | ADDRESS | LOT SIZE | TOTAL BEDs | DAYS ON MARKET | CLOSING DATE | ASKING PRICE | SOLD PRICE | % FROM ASKING |
|----------|-------------------|----------------|------------|----------------|--------------|--------------------|--------------------|---------------|
| 3 Family | 121 MONROE ST | 25 x 100 | 5 | 18 | 12/14/2012 | \$750,000 | \$745,750 | -0.6% |
| 3 Family | 907 PARK AVE | 13.52 x 100 | 5 | 0 | 9/19/2012 | \$860,000 | \$860,000 | 0.0% |
| 3 Family | 166 6TH ST | 19 x 53 | 4 | 49 | 12/6/2012 | \$979,000 | \$875,000 | -10.6% |
| 3 Family | 1234 PARK AVE | 20.2 x 82 | 6 | 116 | 12/28/2012 | \$1,050,000 | \$875,000 | -16.7% |
| 3 Family | 211 GARDEN ST | 16.75 x 100 | 4 | 38 | 9/24/2012 | \$925,000 | \$900,000 | -2.7% |
| 3 Family | 520 BLOOMFIELD ST | 20 x 100 | 5 | 54 | 12/6/2012 | \$1,150,000 | \$990,000 | -13.9% |
| 3 Family | 220 WILLOW AVE | 25 x 100 | 6 | 27 | 11/7/2012 | \$1,150,000 | \$1,087,000 | -5.5% |
| 3 Family | 162 5TH ST | 19 x 75 | 7 | 91 | 8/16/2012 | \$1,089,000 | \$1,089,000 | 0.0% |
| 3 Family | 926 HUDSON ST | 21.25 x 110 | 4 | 34 | 11/30/2012 | \$2,050,000 | \$1,940,000 | -5.4% |
| | | AVERAGE | 5.1 | 47 | | \$1,111,444 | \$1,040,194 | -6.1% |
| | | | | | | TOTAL VALUE | \$9,361,750 | |



DOWNTOWN JERSEY CITY TOWNHOME SALES SUMMARY

| | 2H2012 | 1H2012 | % Change | 2H2011 | % Change |
|---------------------------------------|--------------|--------------|----------|--------------|----------|
| Average Sales Price | \$743,154 | \$699,740 | 6.2% | \$737,774 | 0.7% |
| 1 Family Average Sales Price | \$639,156 | \$616,708 | 3.6% | \$652,850 | -2.1% |
| 2 Family Average Sales Price | \$801,778 | \$747,063 | 7.3% | \$852,250 | -5.9% |
| 3 Family Average Sales Price | \$793,883 | \$742,590 | 6.9% | \$715,583 | 10.9% |
| Average % Discount From Asking | -5.3% | -5.1% | 3.4% | -6.4% | -17.5% |
| # Closed | 46 | 34 | 35.3% | 21 | 119.0% |
| Average Closed per Month | 7.7 | 5.7 | 34.5% | 3.5 | 119.0% |
| Average Days on Market | 64 | 76 | -16.3% | 73 | -12.5% |
| 1 Family Total Sales Volume | \$10,226,500 | \$7,400,500 | 38.2% | \$6,528,500 | 56.6% |
| 2 Family Total Sales Volume | \$14,431,999 | \$8,964,750 | 61.0% | \$6,818,000 | 111.7% |
| 3 Family Total Sales Volume | \$9,526,600 | \$7,425,900 | 28.3% | \$2,146,750 | 343.8% |
| Grand Total Sales Volume | \$34,185,099 | \$23,791,150 | 43.7% | \$15,493,250 | 120.6% |



SINGLE FAMILY DOWNTOWN JERSEY CITY TOWNHOMES - CLOSED

| TYPE | ADDRESS | LOT SIZE | TOTAL BEDs | DAYS ON MARKET | CLOSING DATE | ASKING PRICE | SOLD PRICE | % FROM ASK-ING |
|--------------------|---------------------|------------|------------|----------------|--------------|------------------|---------------------|----------------|
| One Family | 309 4TH ST | 12.5 x 95 | 0 | 9 | 9/21/2012 | \$199,999 | \$135,000 | -32.5% |
| One Family | 309.5 4TH ST | 12.5 x 95 | 0 | 9 | 9/21/2012 | \$199,999 | \$158,500 | -20.7% |
| One Family | 331 7TH ST | 12.5 x 50 | 2 | 20 | 12/21/2012 | \$450,000 | \$435,000 | -3.3% |
| One Family | 84 COLGATE ST | 20 x 80 | 3 | 100 | 8/14/2012 | \$519,000 | \$480,000 | -7.5% |
| One Family | 56 ERIE ST | 19.7 x 20 | 2 | 57 | 8/24/2012 | \$529,000 | \$520,000 | -1.7% |
| One Family | 319 7TH ST | 16.33 x 50 | 4 | 221 | 10/23/2012 | \$535,000 | \$505,000 | -5.6% |
| One Family | 510 1/2 MONMOUTH ST | 12.5 x 50 | 3 | 47 | 8/3/2012 | \$585,000 | \$545,000 | -6.8% |
| One Family | 232.5 4TH ST | 15 x 50 | 3 | 22 | 8/31/2012 | \$625,000 | \$625,000 | 0.0% |
| One Family | 360 5TH ST | 15 x 95 | 3 | 36 | 9/25/2012 | \$649,000 | \$620,000 | -4.5% |
| One Family | 297 9TH ST | 20 x 100 | 3 | 17 | 7/20/2012 | \$659,900 | \$660,000 | 0.0% |
| One Family | 228 1/2 3RD ST | 16.67 x 75 | 3 | 114 | 7/11/2012 | \$749,000 | \$749,000 | 0.0% |
| One Family | 236 1/2 7TH ST | 13.5 x 100 | 4 | 13 | 9/6/2012 | \$749,000 | \$790,000 | 5.5% |
| One Family | 304 8TH ST | 16.67 x 50 | 3 | 54 | 12/13/2012 | \$849,000 | \$835,000 | -1.6% |
| One Family | 6 WEST HAMILTON PL | 16.67 x 60 | 5 | 167 | 11/21/2012 | \$1,050,000 | \$999,000 | -4.9% |
| One Family | 165 YORK ST | 21 x 100 | 3 | 58 | 8/14/2012 | \$1,099,000 | \$995,000 | -9.5% |
| One Family | 52 MERCER ST | 25 x 100 | 5 | 33 | 7/25/2012 | \$1,200,000 | \$1,175,000 | -2.1% |
| AVERAGE | | | 2.9 | 61 | | \$665,494 | \$639,156 | -6.0% |
| TOTAL VALUE | | | | | | | \$10,226,500 | |

TWO FAMILY DOWNTOWN JERSEY CITY TOWNHOMES - CLOSED

| TYPE | ADDRESS | LOT SIZE | TOTAL BEDs | DAYS ON MARKET | CLOSING DATE | ASKING PRICE | SOLD PRICE | % FROM ASK-ING |
|--------------------|----------------------|------------|------------|----------------|--------------|------------------|---------------------|----------------|
| 2 Family | 286 5TH ST | 16.33 x 95 | 4 | 1 | 8/2/2012 | \$359,000 | \$350,000 | -2.5% |
| 2 Family | 385 1ST ST | 30.50 x 70 | 9 | 10 | 7/2/2012 | \$375,000 | \$300,000 | -20.0% |
| 2 Family | 346 5TH ST | 16.67 x 95 | 3 | 94 | 7/11/2012 | \$419,000 | \$400,000 | -4.5% |
| 2 Family | 236 1ST ST | 19.67 x 56 | 5 | 16 | 8/16/2012 | \$549,900 | \$530,000 | -3.6% |
| 2 Family | 346 4TH ST | 25 x 95 | 6 | 22 | 8/17/2012 | \$649,000 | \$615,000 | -5.2% |
| 2 Family | 139 BRIGHT ST | 19 x 53 | 3 | 106 | 7/31/2012 | \$689,000 | \$640,000 | -7.1% |
| 2 Family | 329 1/2 8TH ST | 12.5 x 50 | 3 | 14 | 10/12/2012 | \$739,000 | \$725,000 | -1.9% |
| 2 Family | 336 5TH ST | 25 x 50 | 3 | 12 | 11/28/2012 | \$750,000 | \$700,000 | -6.7% |
| 2 Family | 268 4TH ST | 20 x 100 | 5 | 47 | 8/13/2012 | \$790,000 | \$650,000 | -17.7% |
| 2 Family | 558.5 JERSEY AVE | 16.67 x 61 | 3 | 1 | 12/20/2012 | \$795,000 | \$740,000 | -6.9% |
| 2 Family | 336 YORK ST | 16.67 x 66 | 4 | 38 | 12/6/2012 | \$915,000 | \$924,500 | 1.0% |
| 2 Family | 273 8TH ST | 15 x 60 | 5 | 13 | 8/30/2012 | \$989,000 | \$967,500 | -2.2% |
| 2 Family | 586 JERSEY AVE | 25 x 100 | 5 | 21 | 8/27/2012 | \$999,000 | \$999,999 | 0.1% |
| 2 Family | 6 HAMPTON CT TERRACE | 15 x 70 | 5 | 150 | 9/14/2012 | \$1,050,000 | \$985,000 | -6.2% |
| 2 Family | 165 YORK ST | 21 x 100 | 3 | 71 | 8/14/2012 | \$1,099,000 | \$995,000 | -9.5% |
| 2 Family | 143 MERCER ST | 20 x 65 | 4 | 7 | 11/29/2012 | \$1,200,000 | \$1,100,000 | -8.3% |
| 2 Family | 100 GRAND ST | 18 x 100 | 6 | 382 | 9/13/2012 | \$1,375,000 | \$1,310,000 | -4.7% |
| 2 Family | 210 WASHINGTON ST | 25.6 x 100 | 11 | 44 | 8/29/2012 | \$1,580,000 | \$1,500,000 | -5.1% |
| AVERAGE | | | 4.8 | 58 | | \$851,217 | \$801,778 | -6.2% |
| TOTAL VALUE | | | | | | | \$14,431,999 | |



| THREE FAMILY DOWNTOWN JERSEY CITY TOWNHOMES - CLOSED | | | | | | | | |
|--|-------------------|-------------|------------|----------------|--------------|--------------------|--------------------|----------------|
| TYPE | ADDRESS | LOT SIZE | TOTAL BEDs | DAYS ON MARKET | CLOSING DATE | ASKING PRICE | SOLD PRICE | % FROM ASK-ING |
| 3 Family | 199 BAY ST | 25 x 100 | 6 | 22 | 7/30/2012 | \$550,000 | \$509,000 | -7.5% |
| 3 Family | 412 2ND ST | 20 x 80 | 6 | 0 | 9/6/2012 | \$575,000 | \$550,000 | -4.3% |
| 3 Family | 166 GRAND ST | 21 x 100 | 8 | 416 | 8/27/2012 | \$575,000 | \$565,000 | -1.7% |
| 3 Family | 265 3RD ST | 25 x 100 | 4 | 133 | 8/13/2012 | \$649,000 | \$612,500 | -5.6% |
| 3 Family | 348 1/2 5TH ST | 16.67 x 95 | 6 | 0 | 10/15/2012 | \$670,000 | \$660,000 | -1.5% |
| 3 Family | 240 2ND ST | 25 x 100 | 7 | 0 | 12/17/2012 | \$737,500 | \$737,500 | 0.0% |
| 3 Family | 340 7TH ST | 25 x 100 | 6 | 105 | 7/12/2012 | \$750,000 | \$732,600 | -2.3% |
| 3 Family | 360 6TH ST | 25 x 100 | 5 | 62 | 12/17/2012 | \$825,000 | \$815,000 | -1.2% |
| 3 Family | 215 8TH ST | 18.16 x 100 | 4 | 5 | 8/31/2012 | \$829,000 | \$805,000 | -2.9% |
| 3 Family | 244 1ST ST | 20 x 50 | 3 | 10 | 9/18/2012 | \$855,000 | \$850,000 | -0.6% |
| 3 Family | 236 MONTGOMERY ST | 20 x 100 | 5 | 15 | 7/19/2012 | \$899,000 | \$890,000 | -1.0% |
| 3 Family | 254 MONTGOMERY ST | 40 x 100 | 9 | 131 | 10/19/2012 | \$1,950,000 | \$1,800,000 | -7.7% |
| AVERAGE | | | 5.8 | 75 | | \$822,042 | \$793,883 | -3.0% |
| | | | | | | TOTAL VALUE | \$9,526,600 | |

METRO NJ REAL ESTATE MARKET REPORT

PREPARED BY: HUDSON REALTY GROUP AT HALSTEAD PROPERTY NJ LLC



Matt Brown, EVP
201.805.7403
mbrown@halstead.com

Peter Cossio, EVP
917.855.5817
pcossio@halstead.com

Lindsey Brown
201.320.9716
lbrown@halstead.com

Clare Cossio
201.478.6711
ccossio@halstead.com

©2013 by Hudson Realty Group at Halstead Property New Jersey LLC. All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead Property's prior consent. This data includes all condos that were listed in within the Hudson County MLS, MLS records do not include some new construction developments. While information is believed true, no guaranty is made of accuracy.

METRO NJ OFFICE: 79 Hudson Street, Hoboken NJ, 201.478.6700

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