

HOBOKEN REAL ESTATE MARKET REPORT

Q4 2009

CONDOMINIUMS



501 Adams St, Hoboken, NJ: \$549,000

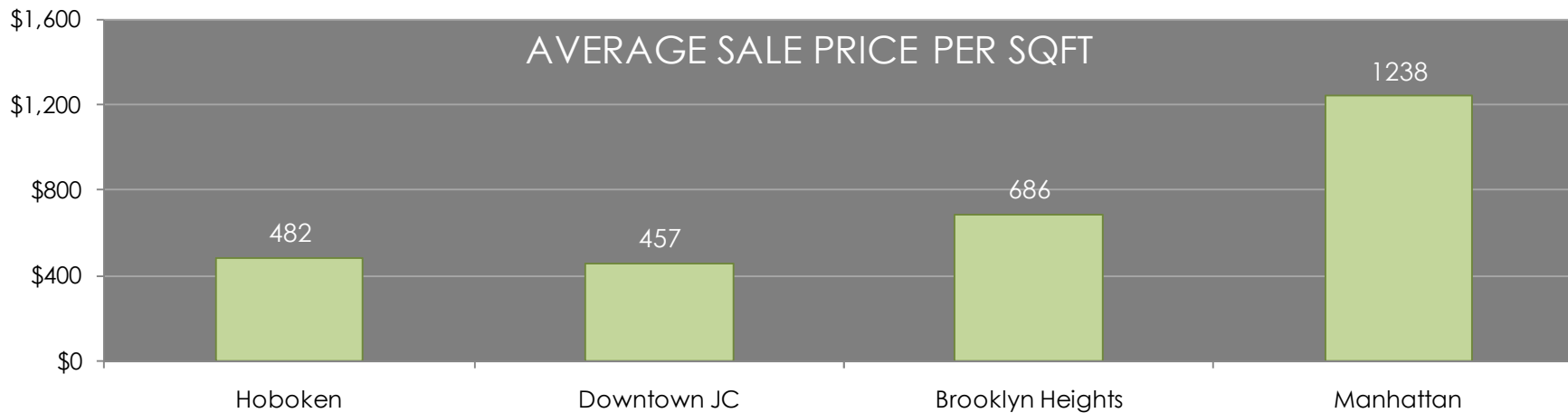
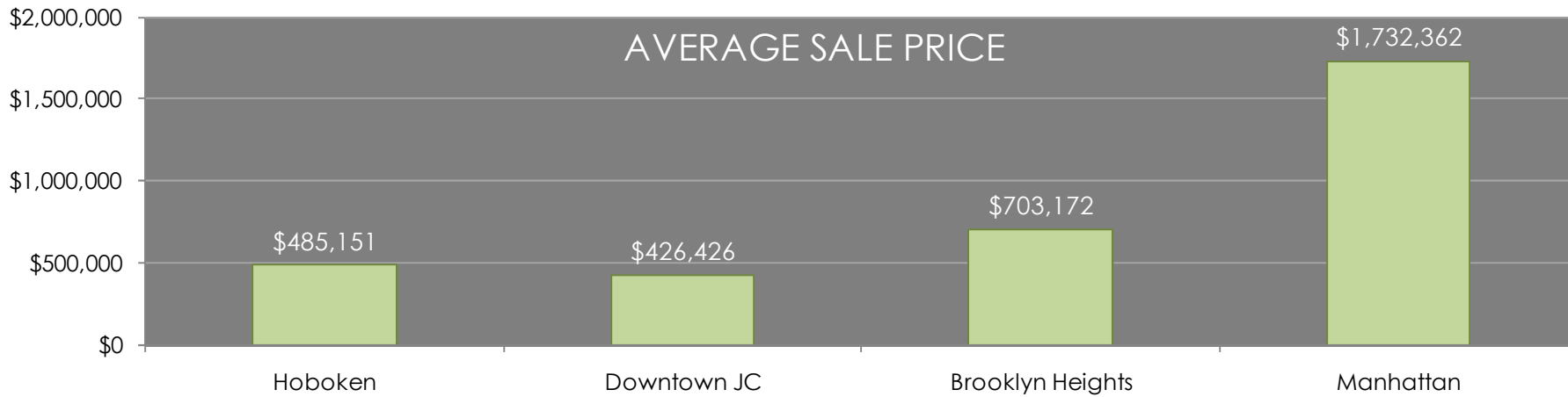


CONDOMINIUM MARKET SUMMARY			
	4Q 2009	% Change 4Q08 - 4Q09	4Q 2008
Average Sales Price	\$485,151	-3.9%	\$504,653
Average Price / SqFt	482	-9.8%	534
Total Value of Condos Sold	\$100,426,356	28.4%	\$78,221,160
Average DOM of Sold Condos	102	15.9%	88
Inventory (months)	7.4	-58.2%	17.7
On Market at QTR End	444	-11.4%	501
Listed within QTR	253	-16.2%	302
Under Contract within QTR	180	111.8%	85
Closed within QTR	208	33.3%	156

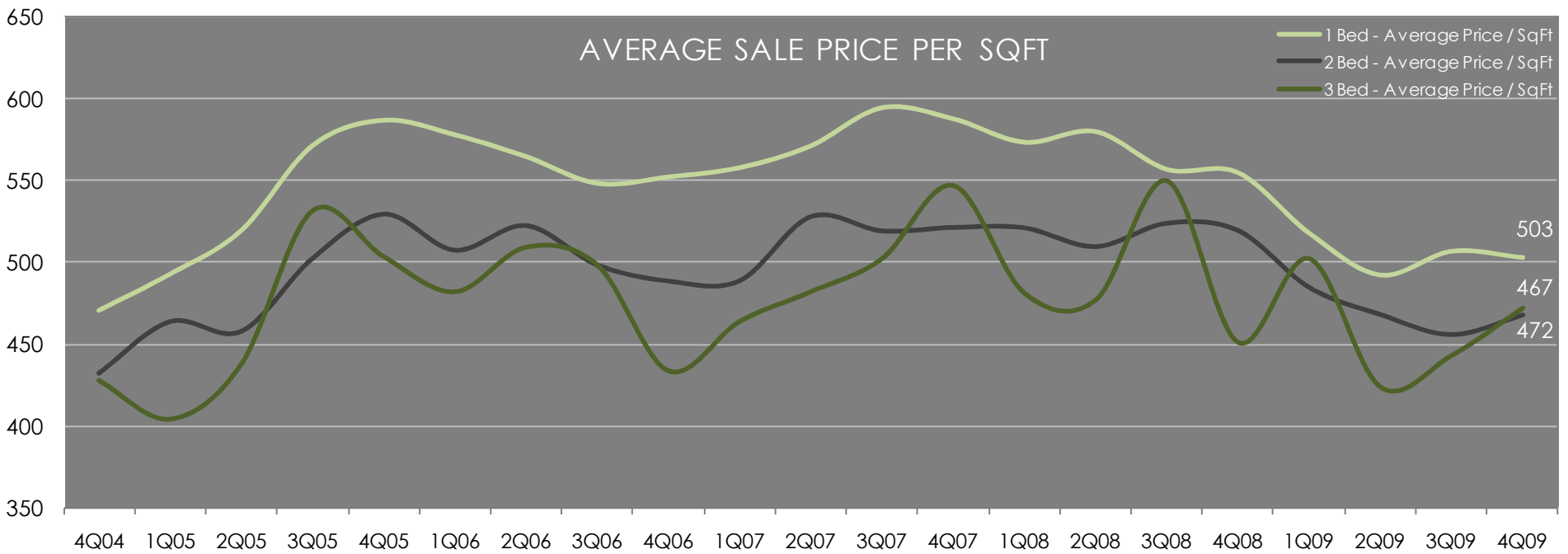
CONDOMINIUM MARKET SUMMARY BY TYPE			
Q4 2009	1 BDRM	2BDRM	3BDRM
Average Sales Price	\$364,450	\$512,807	\$783,353
Average Condo Size	730	1106	1690
Average Price / SqFt	503	467	472
Total Value of Condos Sold	\$26,240,400	\$57,434,404	\$15,667,052
Average DOM of Sold Condos	100	101	114
Closed within QTR	72	112	20



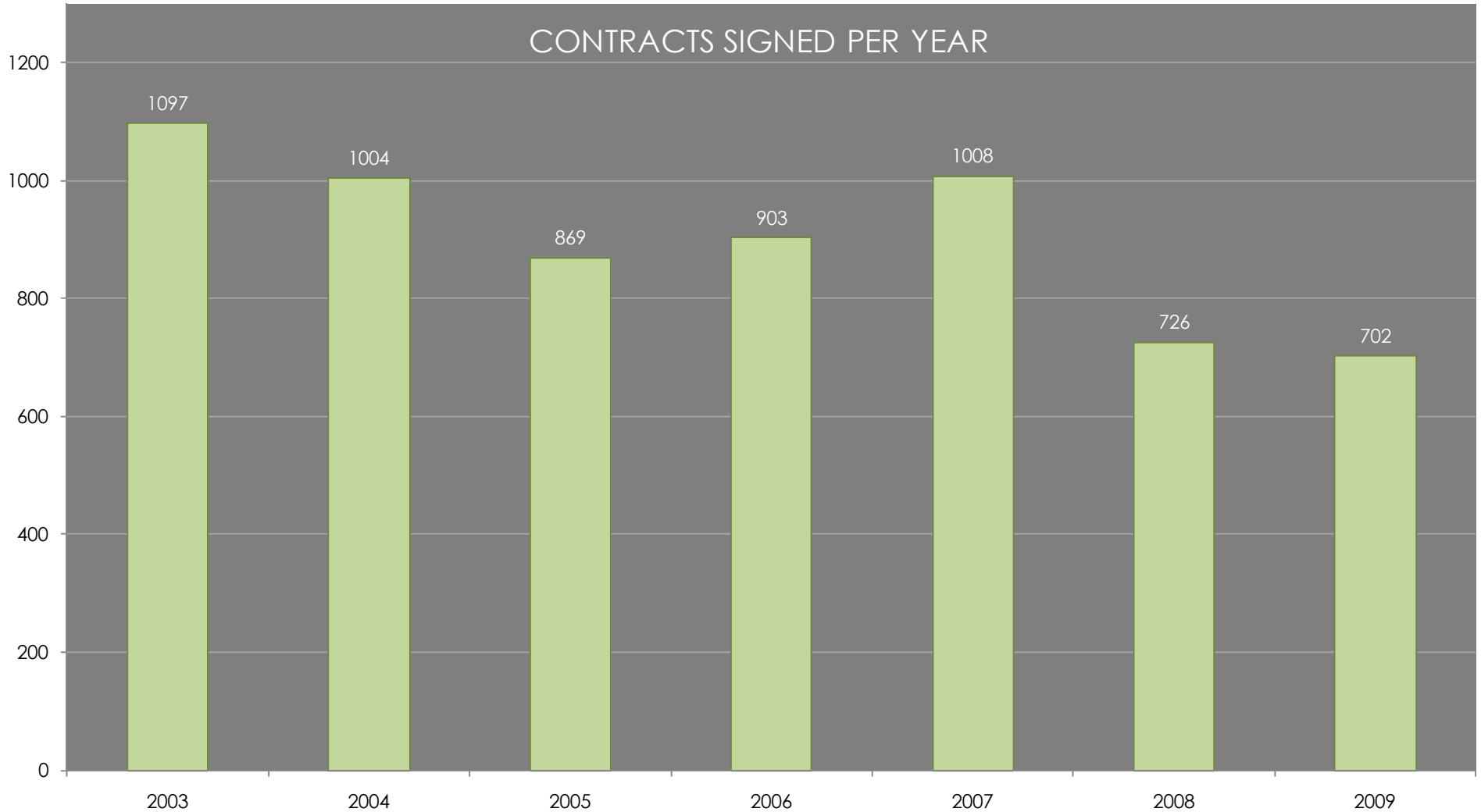
CONDOMINIUM MARKET REGIONAL COMPARISON				
Q42009	Hoboken	Downtown JC	Brooklyn Heights	Manhattan
Average Sales Price	\$485,151	\$426,426	\$703,172	\$1,732,362
Average Price / SqFt	482	457	686	1238

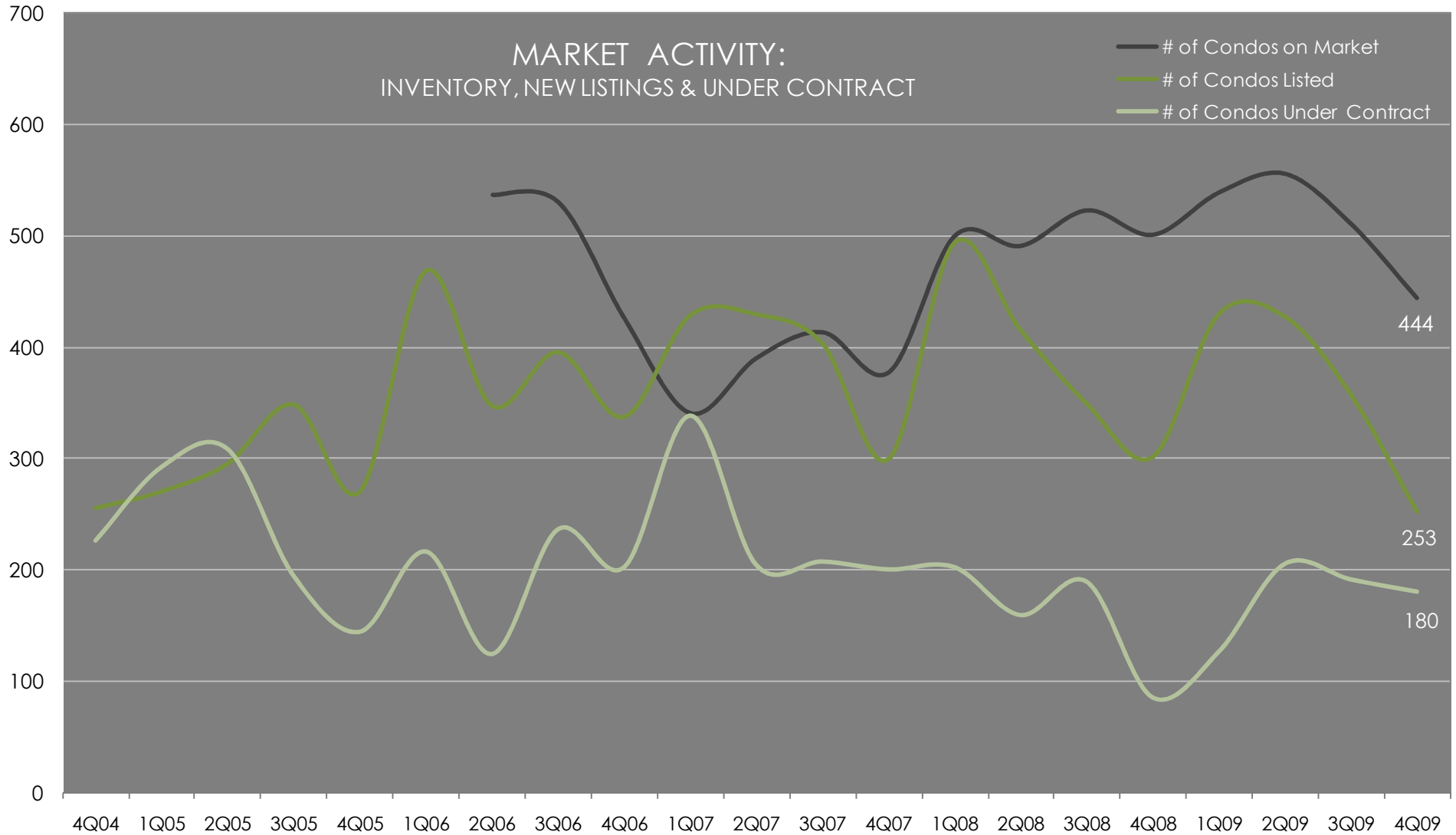


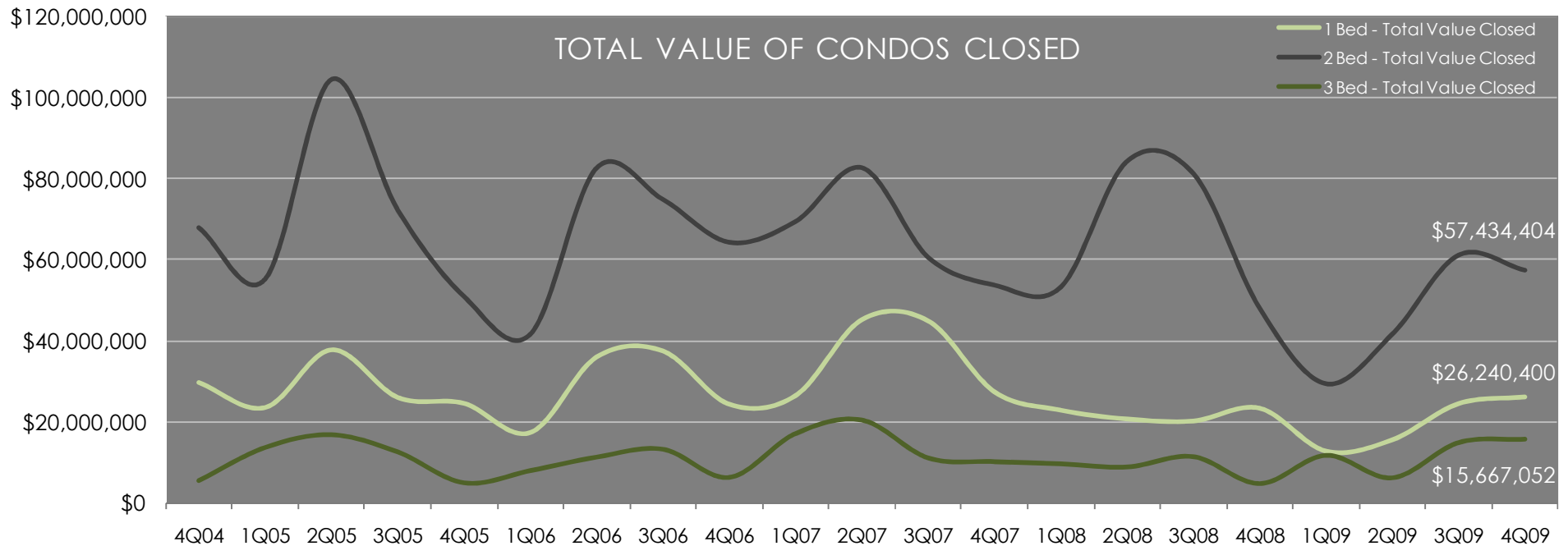
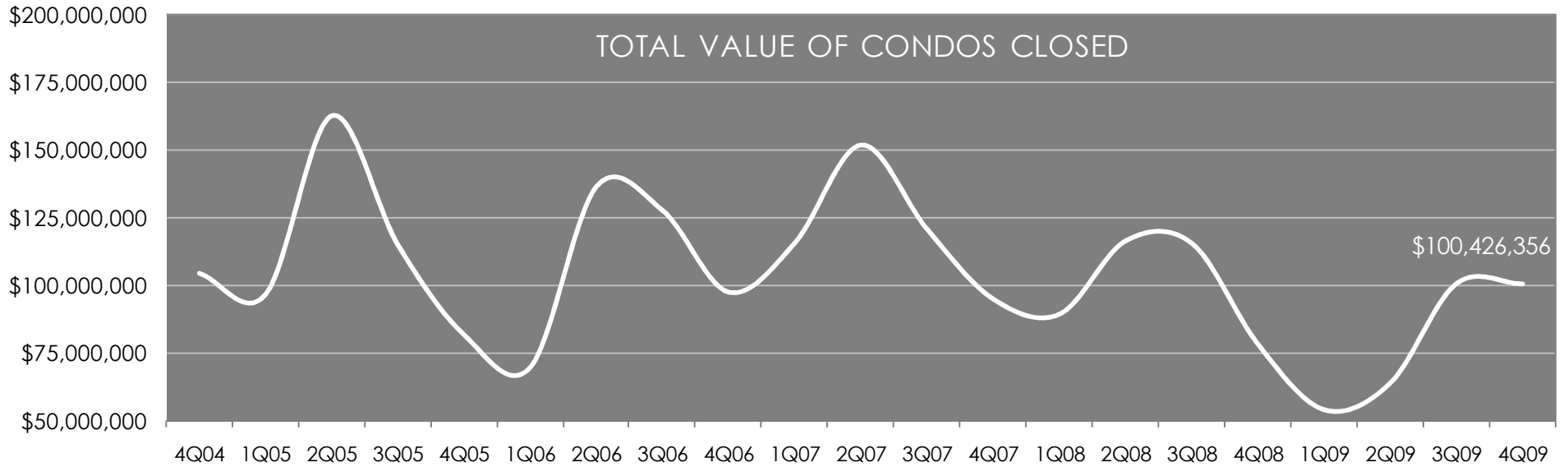


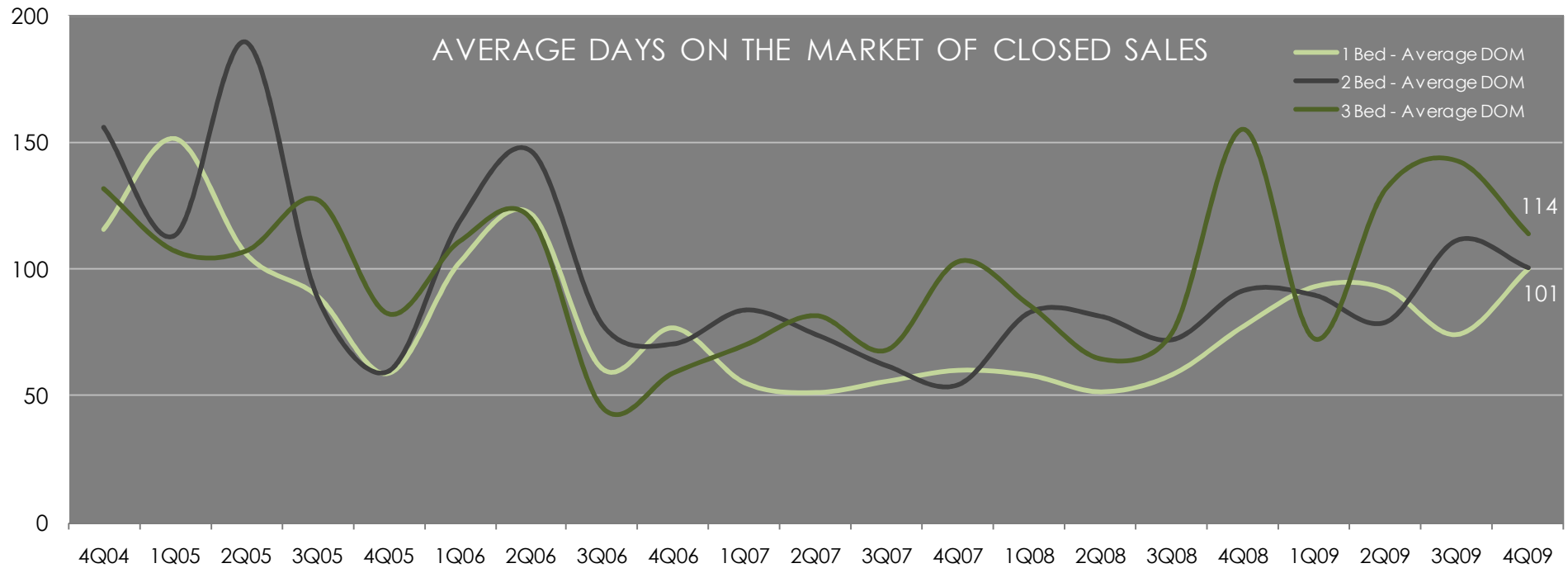
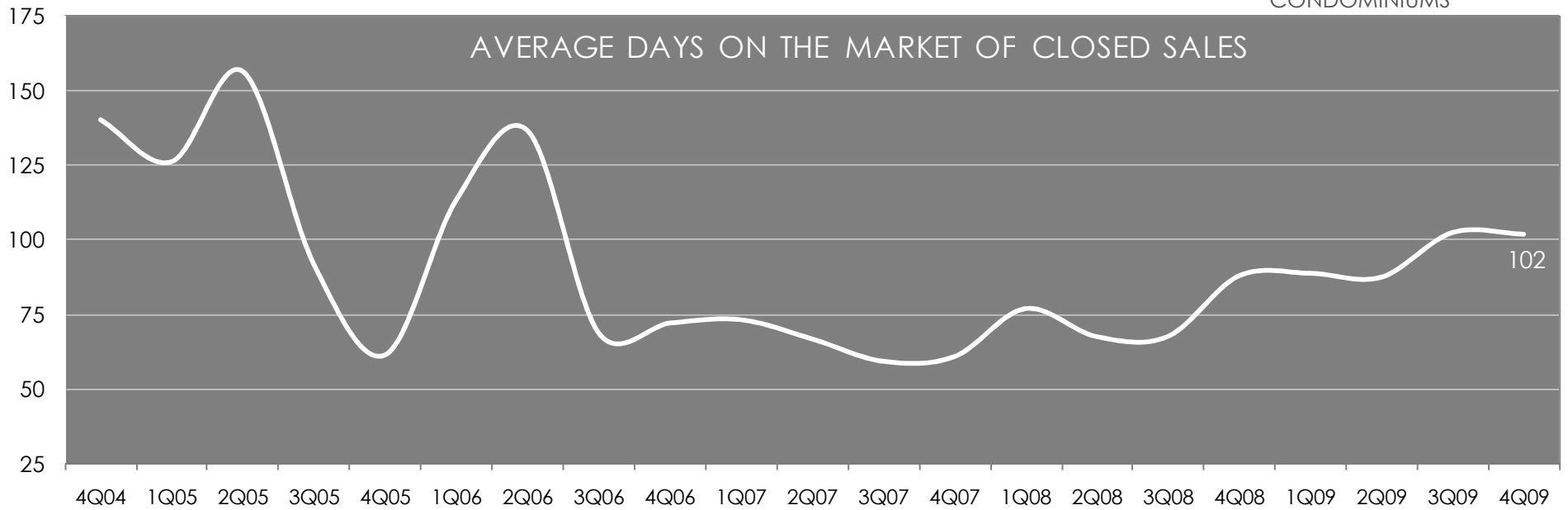


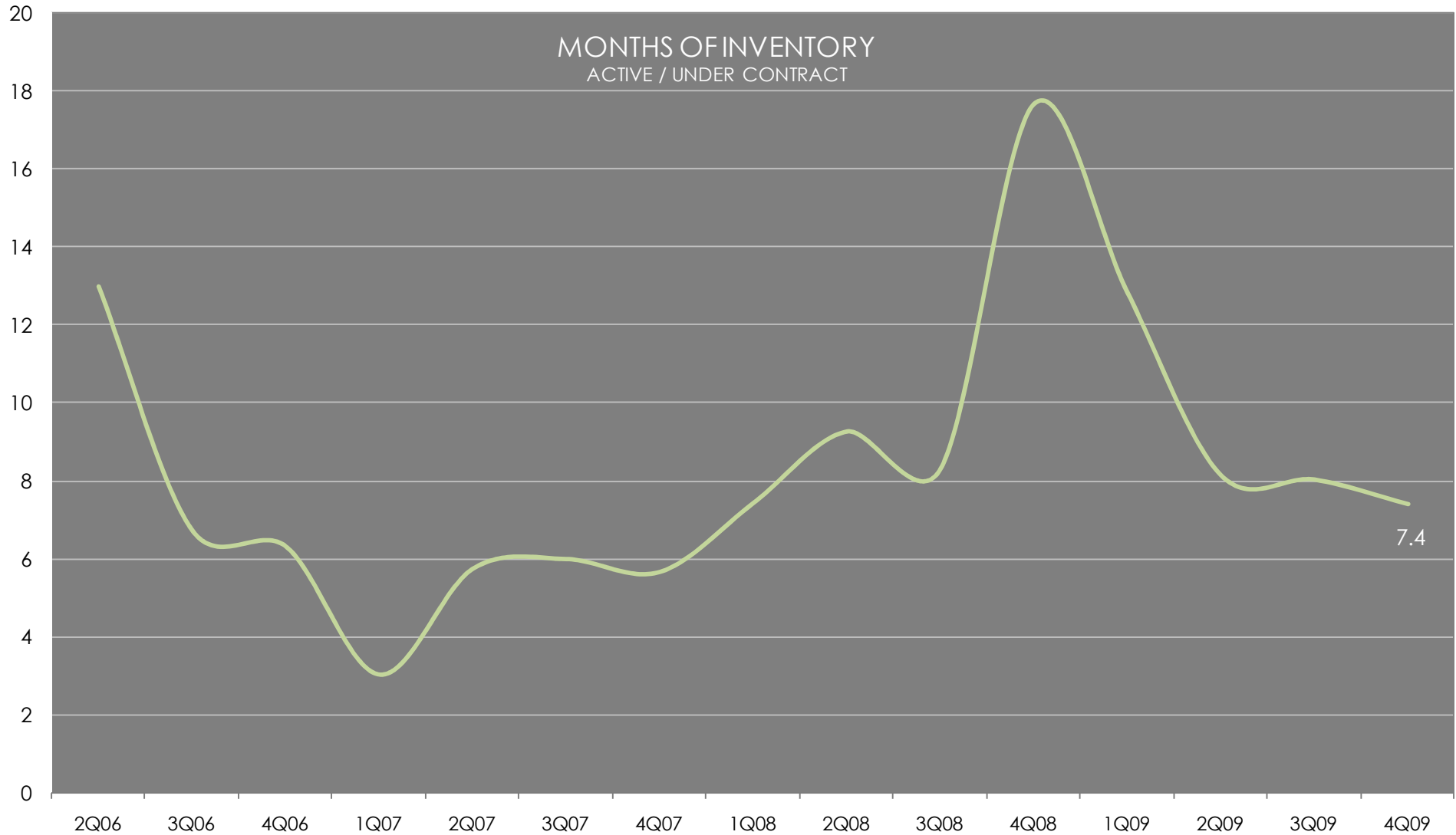












HOBOKEN REAL ESTATE MARKET REPORT

PREPARED BY: HUDSON REALTY GROUP AT HALSTEAD PROPERTY NJ LLC



©2010 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.