

DOWNTOWN JERSEY CITY REAL ESTATE MARKET REPORT

Q4 2009

CONDOMINIUMS



10 Regent St, Jersey City, NJ: \$325,000

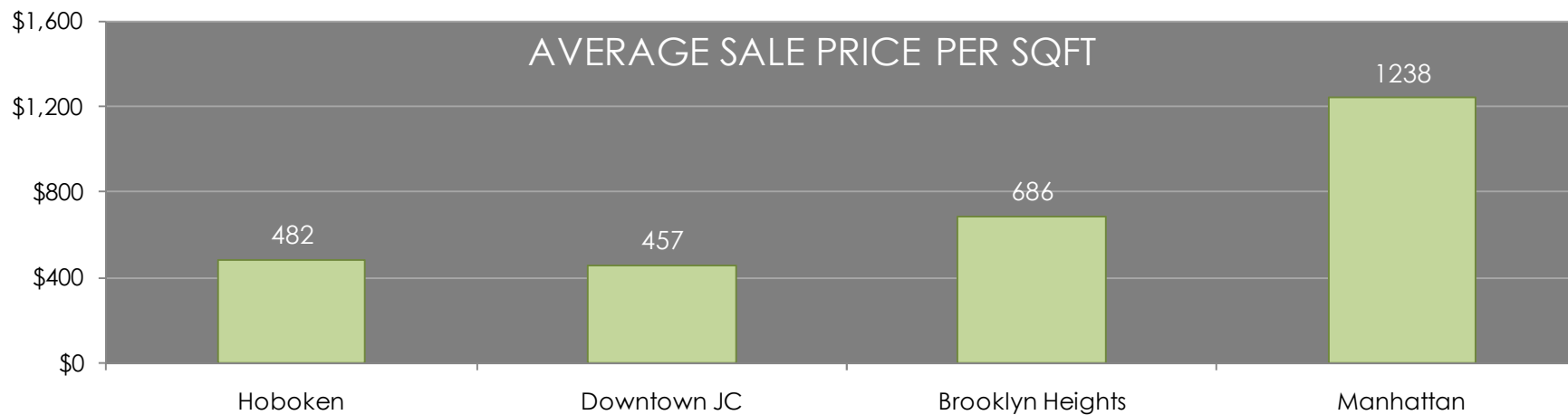
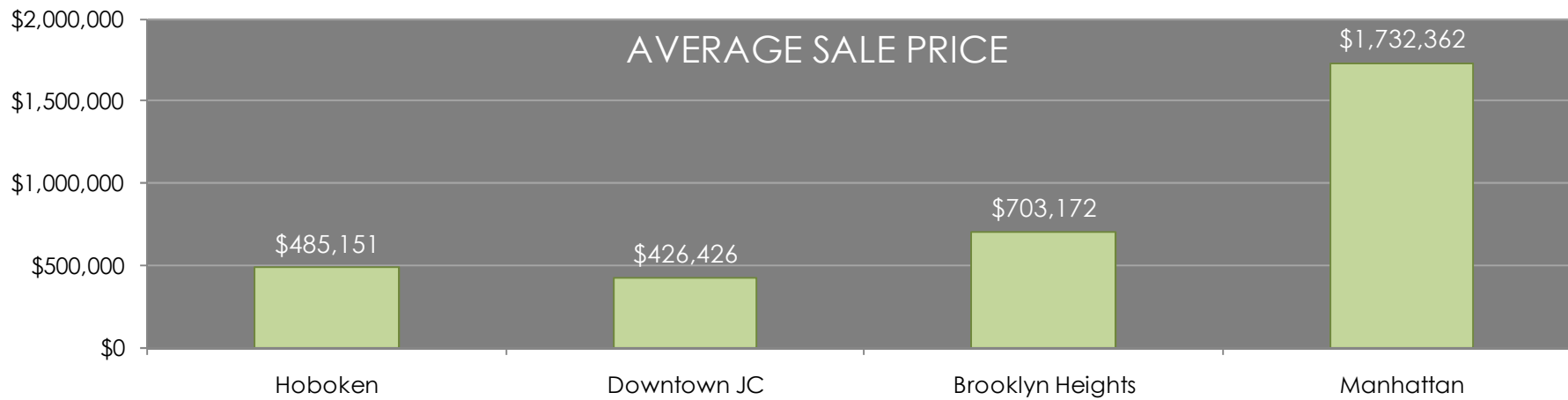


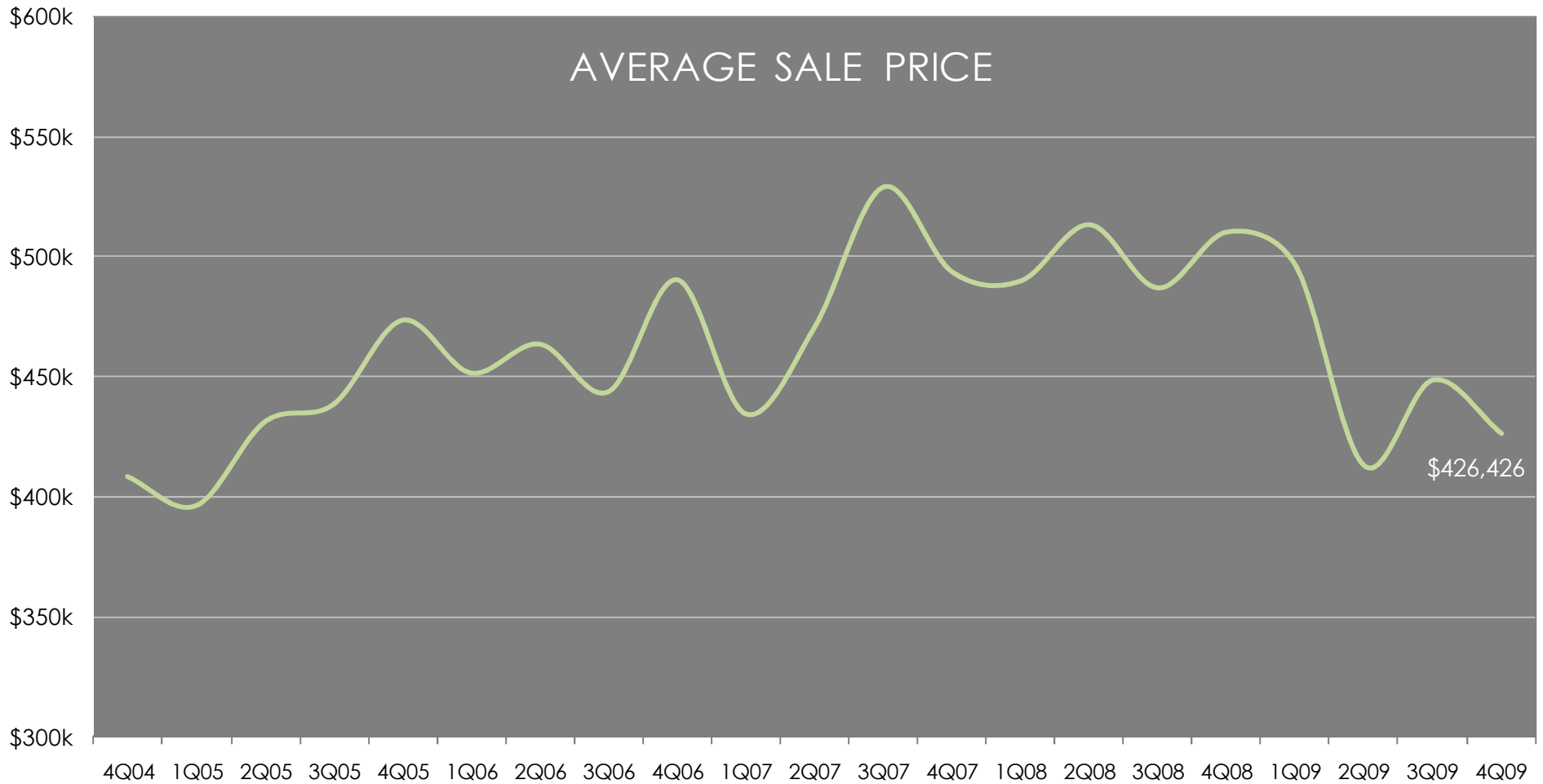
CONDOMINIUM MARKET SUMMARY

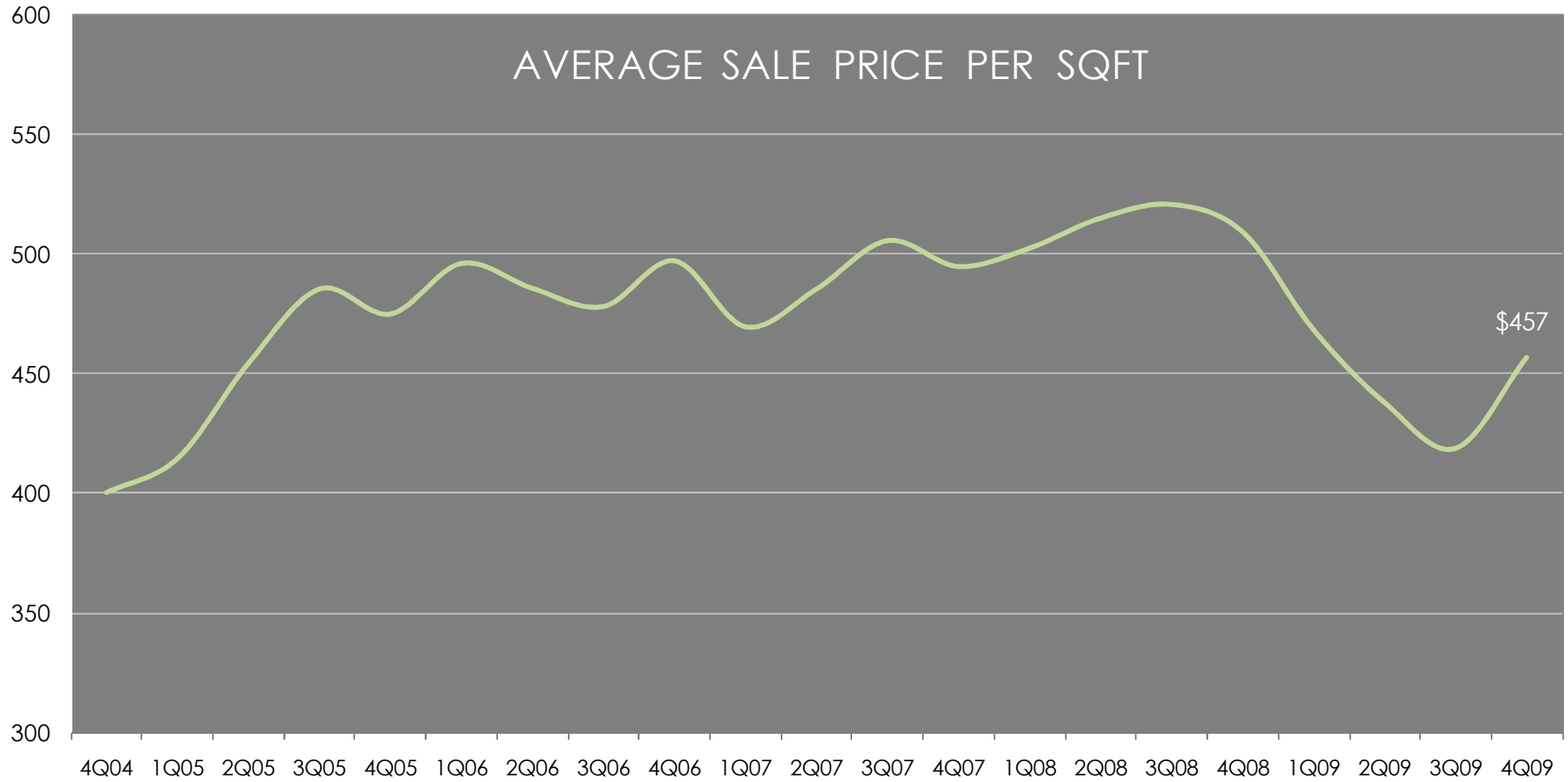
	4Q 2009	3Q 2009	% Change 3Q09 to 4Q09	4Q 2008	% Change 4Q08 to 4Q09
Average Sales Price	\$426,426	\$448,571	-4.9%	\$510,034	-16.4%
Average Price / SqFt	457	419	9.1%	510	-10.3%
Total Value of Condos Sold	\$40,084,027	\$35,437,099	13.1%	\$38,762,589	3.4%
Average DOM of Sold Condos	94	84	12.1%	93	1.2%
Inventory (months)	10.3	9.3	10.2%	-	-
On Market at QTR End	332	323	2.8%	-	-
Listed within QTR	206	192	7.3%	202	2.0%
Under Contract within QTR	97	104	-6.7%	47	106.4%
Closed within QTR	95	79	20.3%	76	25.0%

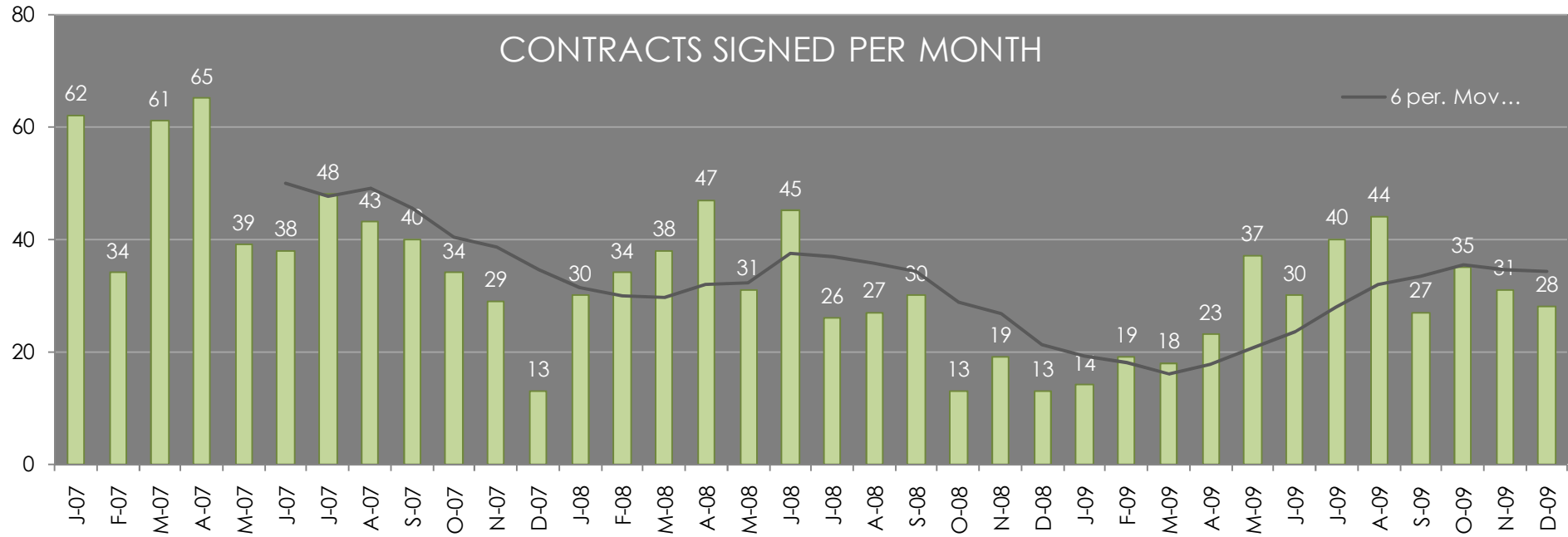


CONDOMINIUM MARKET REGIONAL COMPARISON				
Q42009	Hoboken	Downtown JC	Brooklyn Heights	Manhattan
Average Sales Price	\$485,151	\$426,426	\$703,172	\$1,732,362
Average Price / SqFt	482	457	686	1238

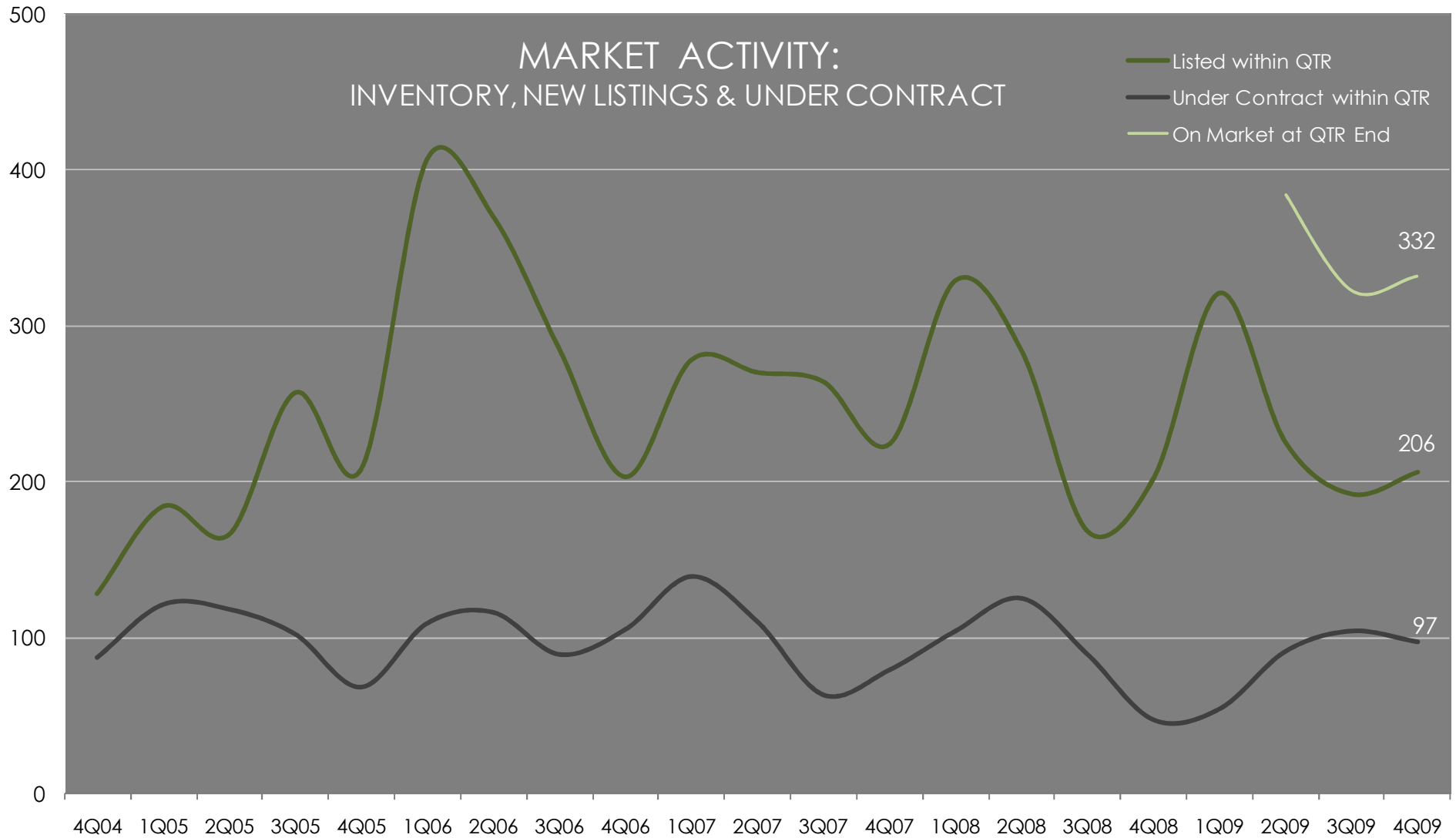


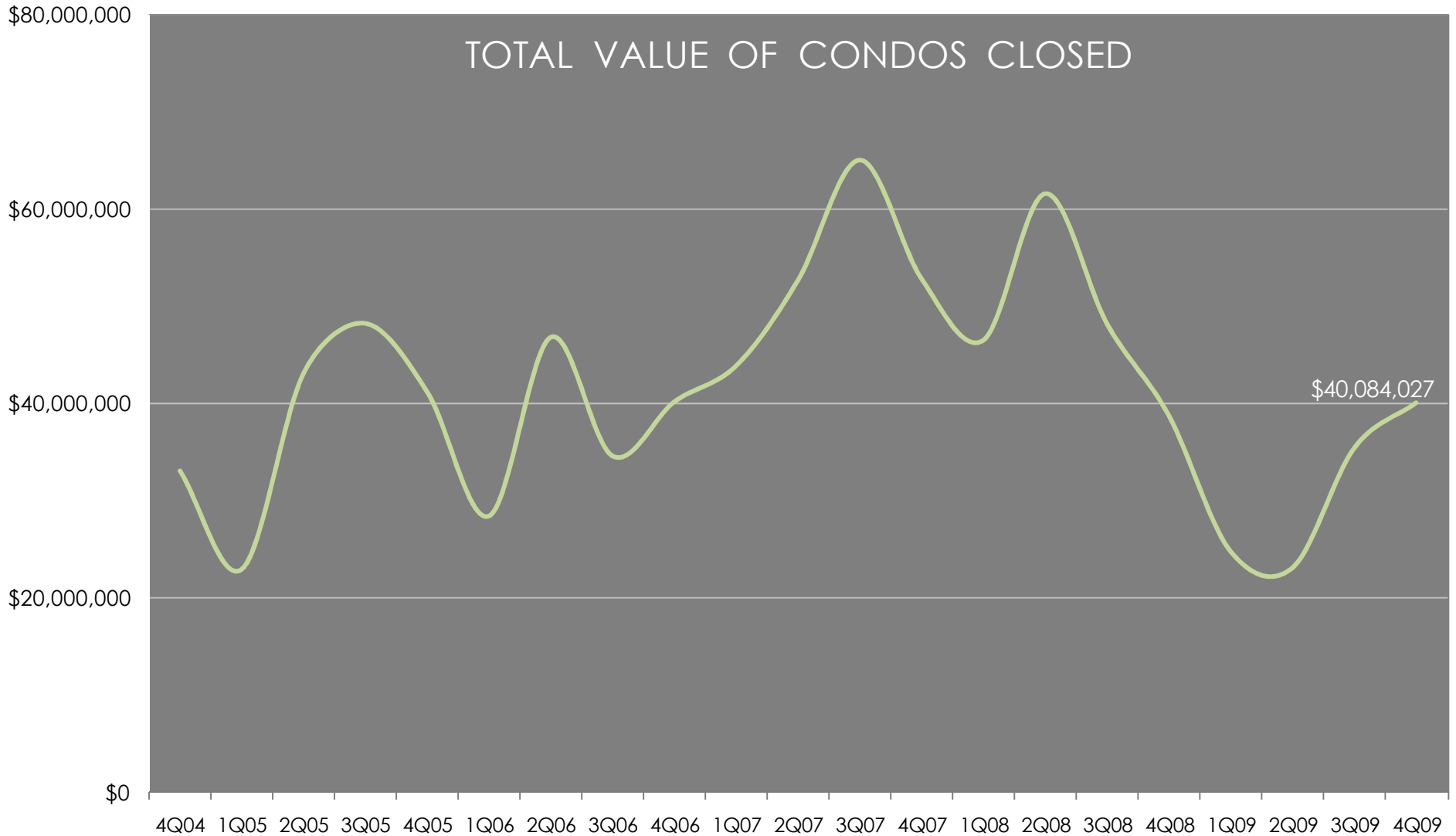


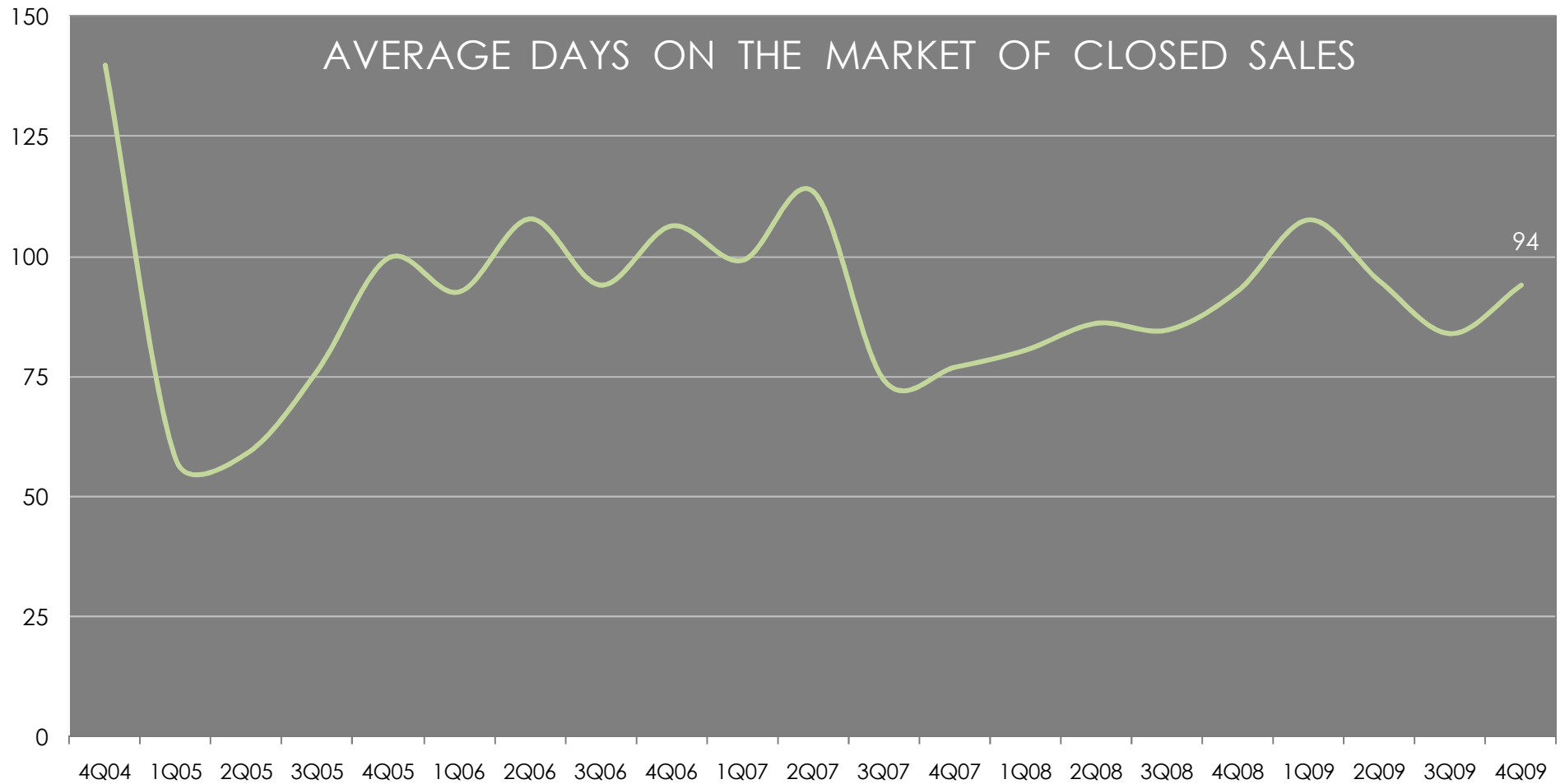












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PREPARED BY: HUDSON REALTY GROUP AT HALSTEAD PROPERTY NJ LLC



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