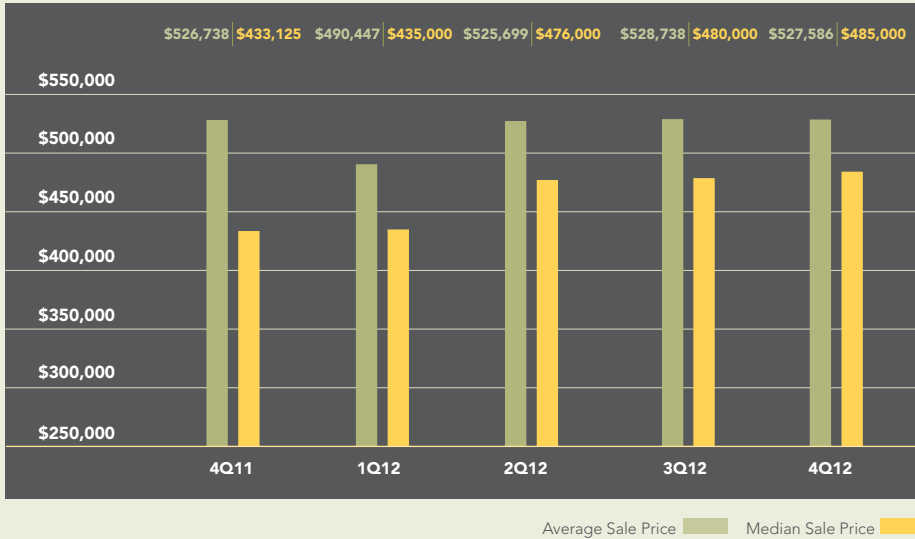


FOURTH QUARTER 2012

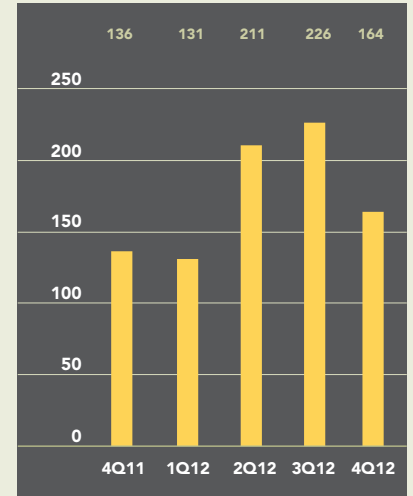


Despite extremely limited inventory, apartment sales rose 21% over the past year in Hoboken. While the average price was up slightly from 2011's fourth quarter, the median price rose 12% to \$485,000. Apartments sold quickly, spending an average of just 51 days on the market, 23% less time than a year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

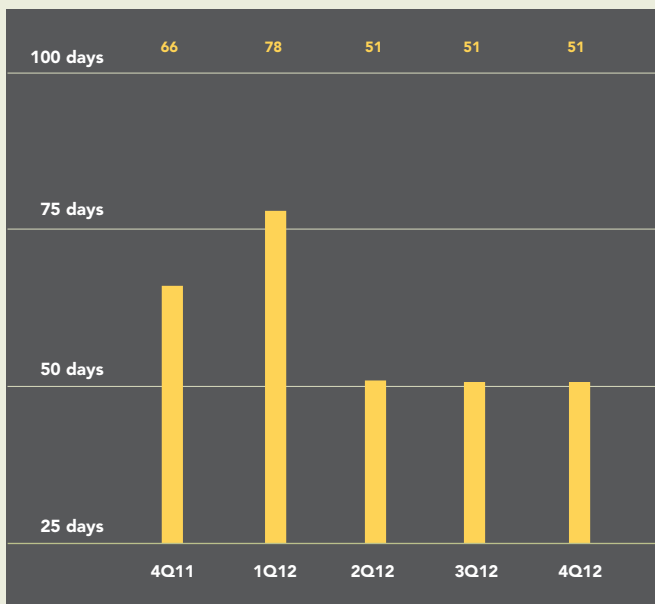
## Average and Median Sale Price



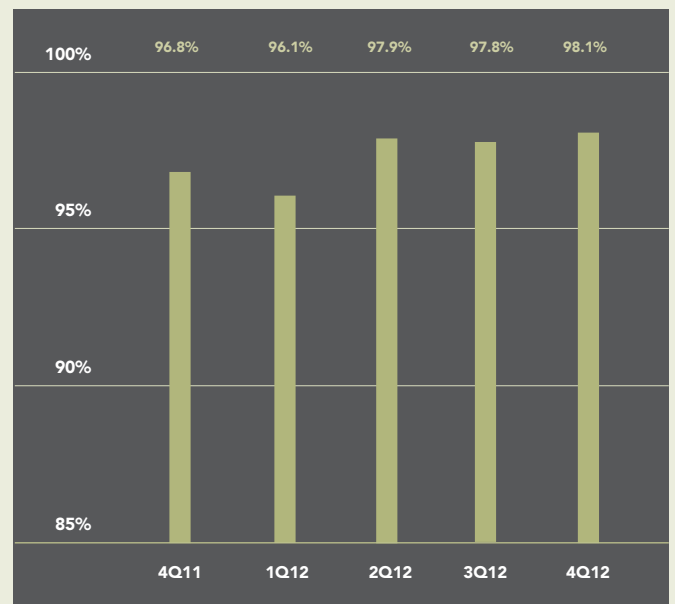
## Number of Sales



## Time on the Market



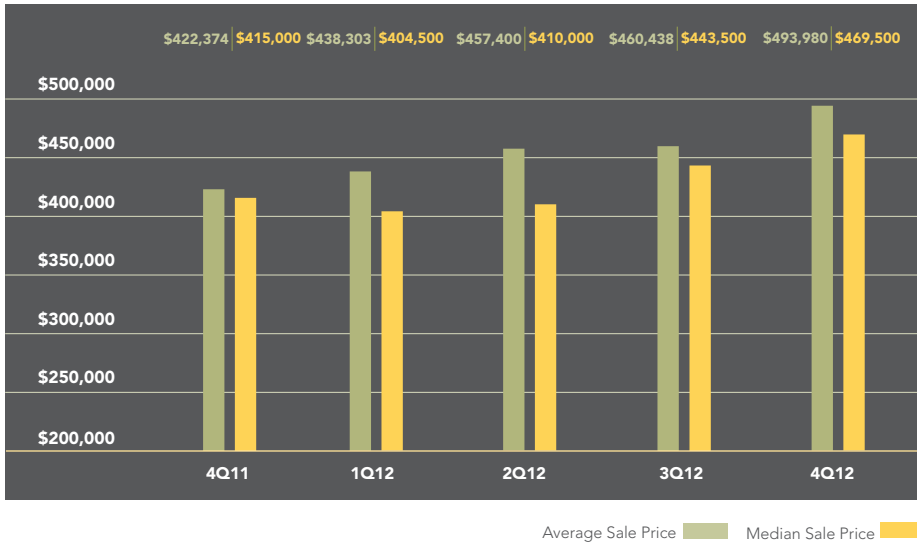
## Asking Vs. Selling Price



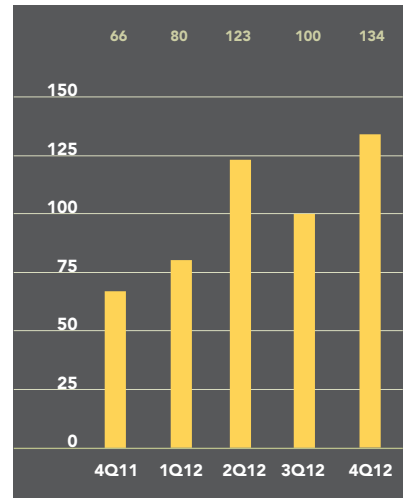
# Downtown Jersey City: All Apartments

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.

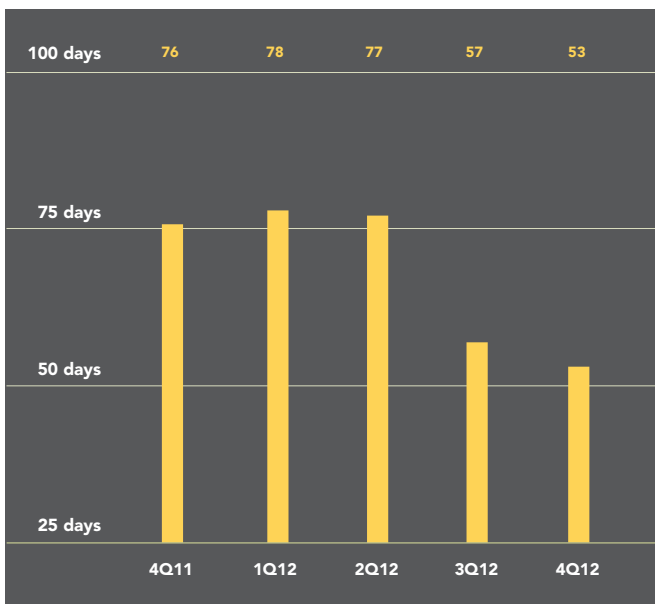
### Average and Median Sale Price



### Number of Sales



### Time on the Market



### Asking Vs. Selling Price





### Metro New Jersey

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

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#### Park Avenue

499 Park Avenue  
New York, NY 10022  
212.734.0010

#### West Side

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

#### SoHo

451 West Broadway  
New York, NY 10012  
212.253.9300

#### Brooklyn Heights

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

#### Boerum Hill

495 Atlantic Avenue  
Brooklyn, NY 11217  
718.613.2090

#### Park Slope

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

#### Riverdale

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

#### Hudson Valley

526 Warren Street  
Hudson, NY 12534  
518.828.0181

#### Commercial Sales

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

#### Darien

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

#### Greenwich

2 Greenwich Office Park  
Greenwich, CT 06830  
203.869.8100

#### Stamford

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

#### East Side

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

#### Village

831 Broadway  
New York, NY 10003  
212.253.9300

#### Upper Manhattan

175 Lenox Avenue  
New York, NY 10026  
212.381.2570

#### Cobble Hill

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

206 Court Street  
Brooklyn, NY 11201  
718.596.3333

#### 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

#### New Canaan

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

#### Rowayton

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

#### Westport

379 Post Road East  
Westport, CT 06880  
203.221.0666

#### Wilton

21 River Road  
Wilton, CT 06897  
203.762.8118

Prepared by Alan Tsang, Senior Analyst, Halstead Property, LLC  
Data is sourced from the Hudson County MLS

Cover Property: Web# 3450027

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