



## First Quarter 2019 Market Report | Hoboken/Downtown Jersey City



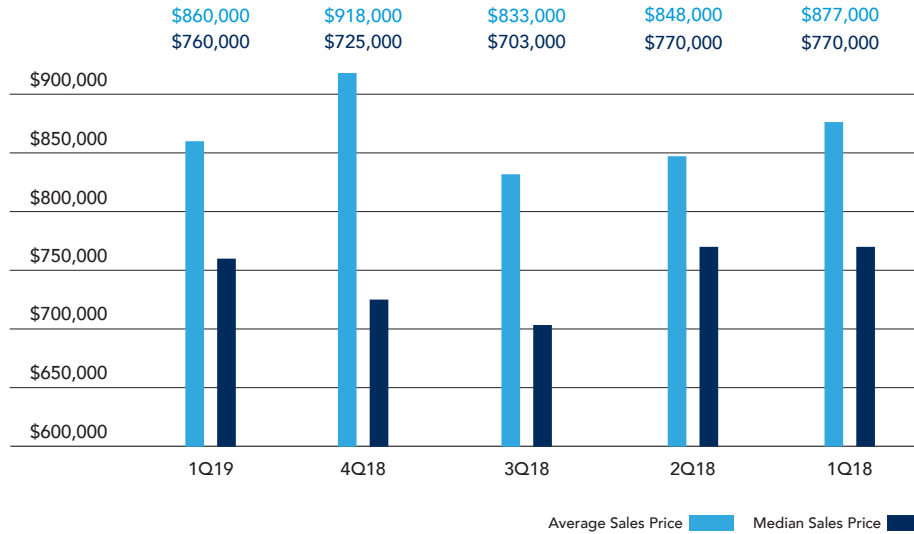
# Hoboken

## ALL APARTMENTS

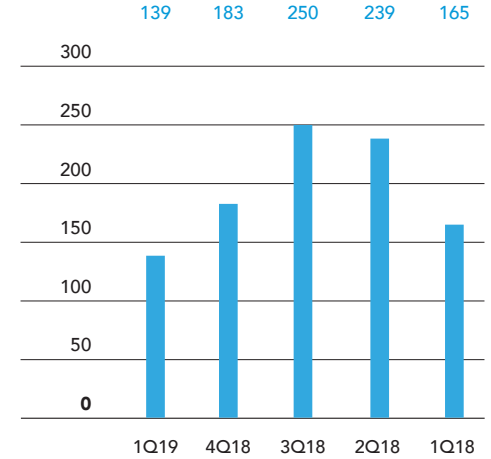
The average sale price of Hoboken apartments reached \$860,000, a minor decrease of 2% over prior year. The median sale price also marginally lower ending at \$749,000 or 1% less than prior year.

There was a drop of 16% on closed sales ending at 139 closings versus 165 during the same period last year. This fall in the number of sales was not due to diminishing demand but rather low inventory. Apartments spent an average of 43 days on market with sellers gaining an average of 99% of asking prices.

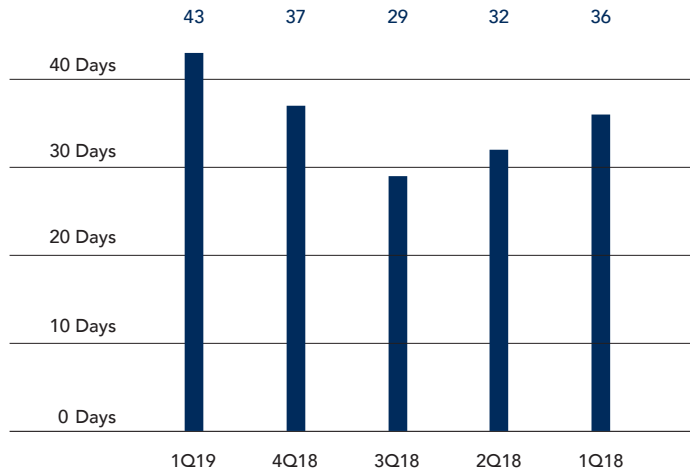
AVERAGE AND MEDIAN SALES PRICE



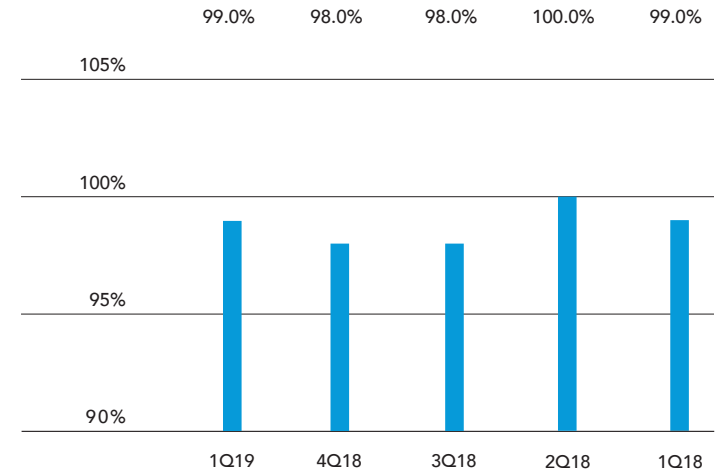
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



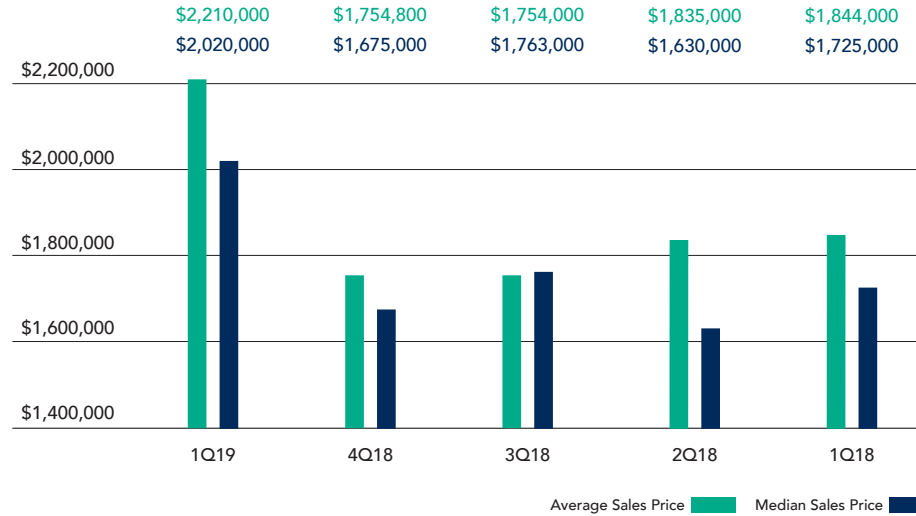
# Hoboken

## TOWNHOUSES (1-4 UNITS)

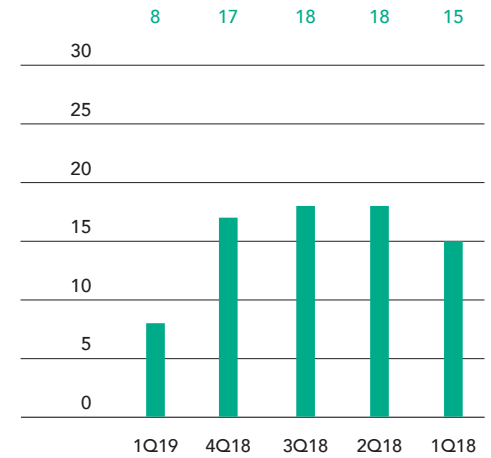
The average sale price of Hoboken townhouses was \$2,210,000, an increase of 20% over the same period the prior year. The median sale price increased 17% compared to the 1st quarter of 2018 ending at \$2,020,000.

There were just 8 closed sales this past quarter as there was a severe lack of available inventory. Dwellings spent an average of 50 days on the market and sellers received approximately 104% of asking price.

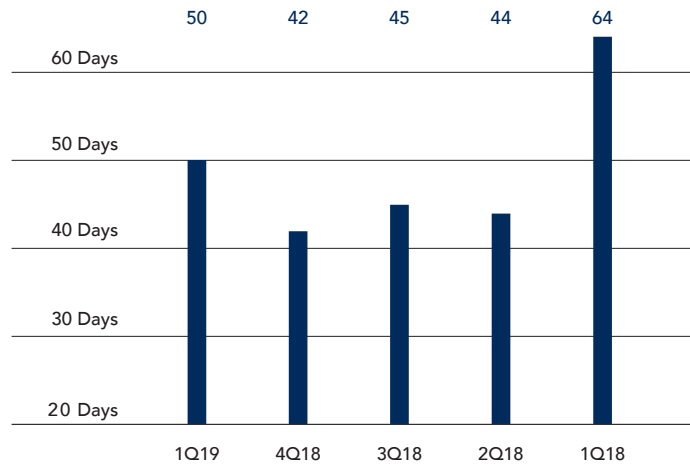
### AVERAGE AND MEDIAN SALES PRICE



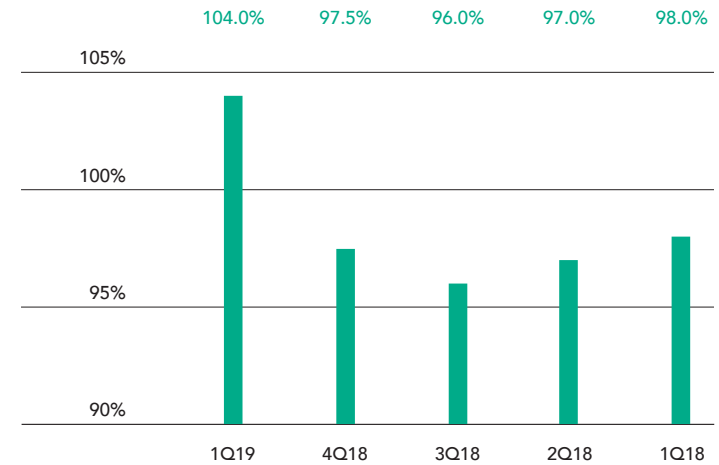
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



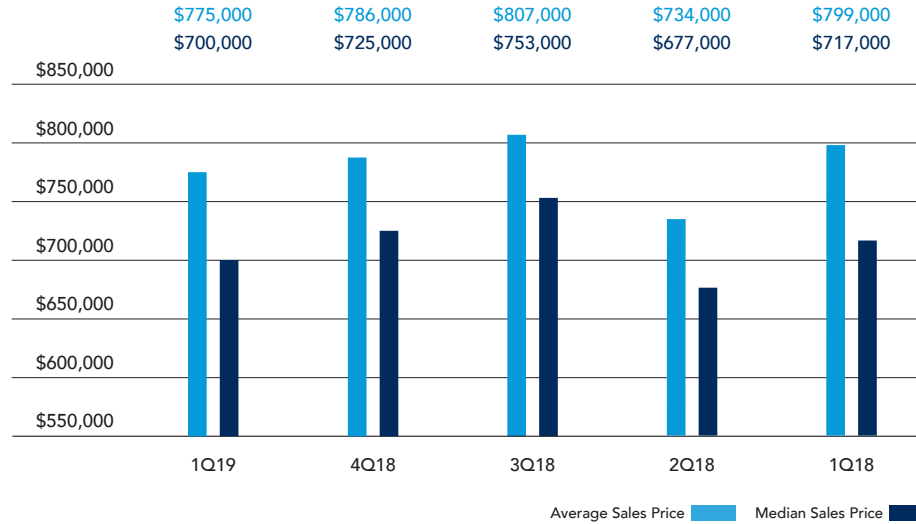
# Downtown Jersey City

## ALL APARTMENTS

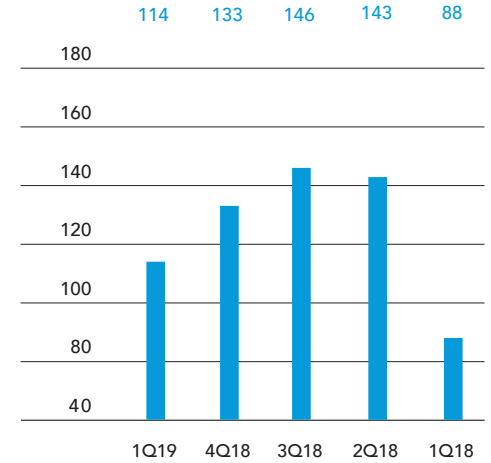
The average sale price of apartments in Downtown Jersey City was \$775,000 during the first quarter of 2019 exhibiting a minor 3% decline from the same period last year. The median price also fell, ending at \$700,000 or 2% lower than prior year.

The number of closed sales was significantly higher than prior year, with 114 closed transactions versus just 88 sales during same period last year. Sellers received 99% of their asking price with an average of 49 days on market.

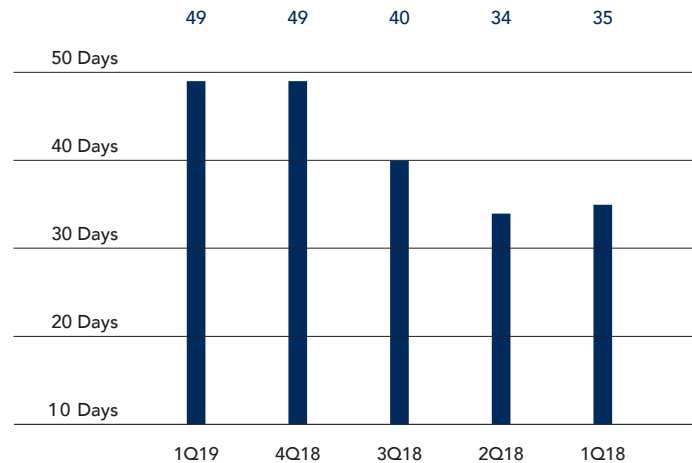
### AVERAGE AND MEDIAN SALES PRICE



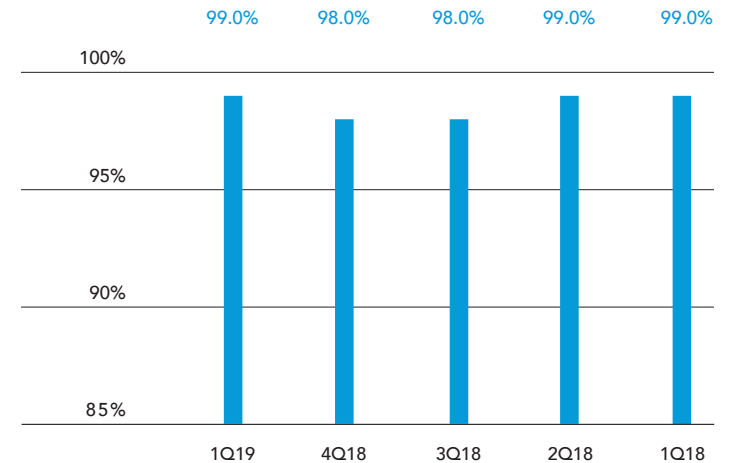
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



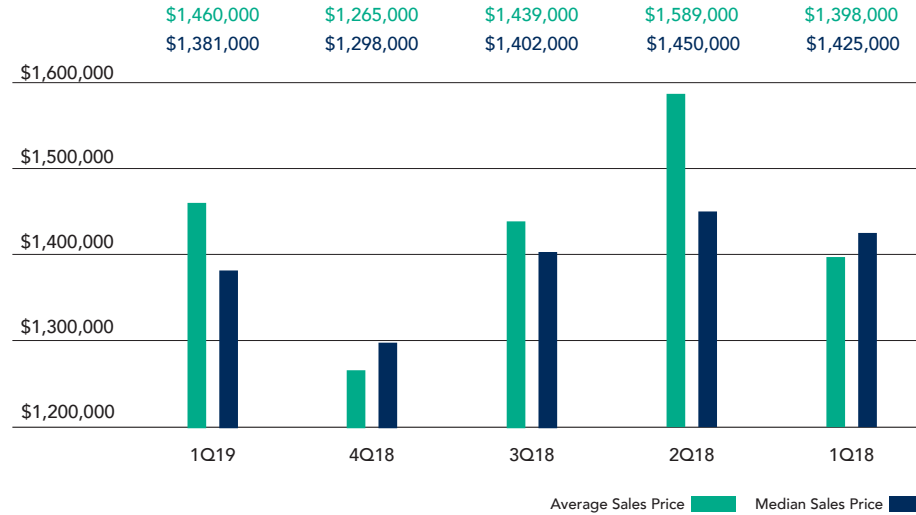
# Downtown Jersey City

## TOWNHOUSES (1-4 UNITS)

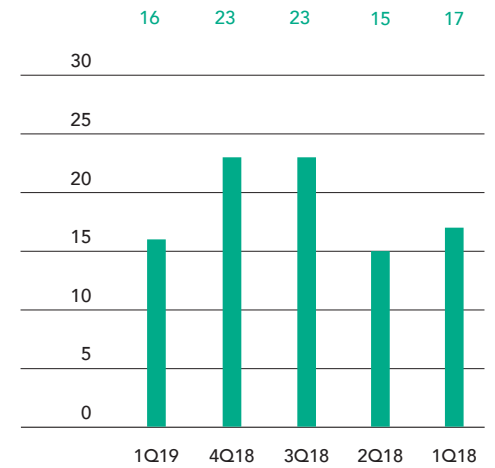
The average sale price of Downtown Jersey City townhouses was \$1,460,000 this quarter, a 4% increase from the same period last year. The median sale price ended at \$1,381,000 which was off by 3% compared with prior year.

There were 16 closed sales this period with an average of 41 days on market and sellers receiving 94% of asking price.

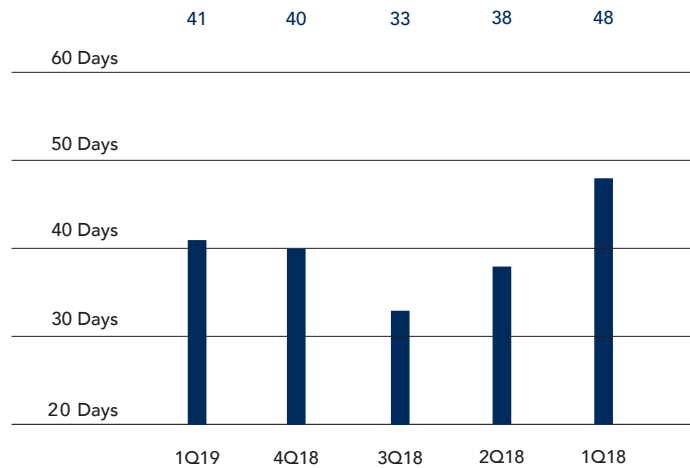
### AVERAGE AND MEDIAN SALES PRICE



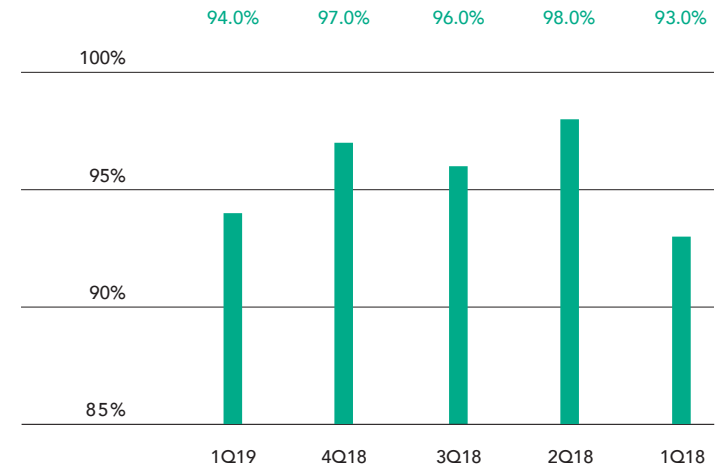
### NUMBER OF SALES



### 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

### PARK SLOPE

160 7th Avenue  
Brooklyn, NY 11215  
718.878.1960

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### 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

### BAY RIDGE

8324 4th Avenue  
Brooklyn, NY 11209  
718.878.1880

### QUEENS

#### LONG ISLAND CITY

47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### FOREST HILLS

108-23 Ascan Avenue  
Forest Hills, NY 11375  
718-520-0303

### 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

### 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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