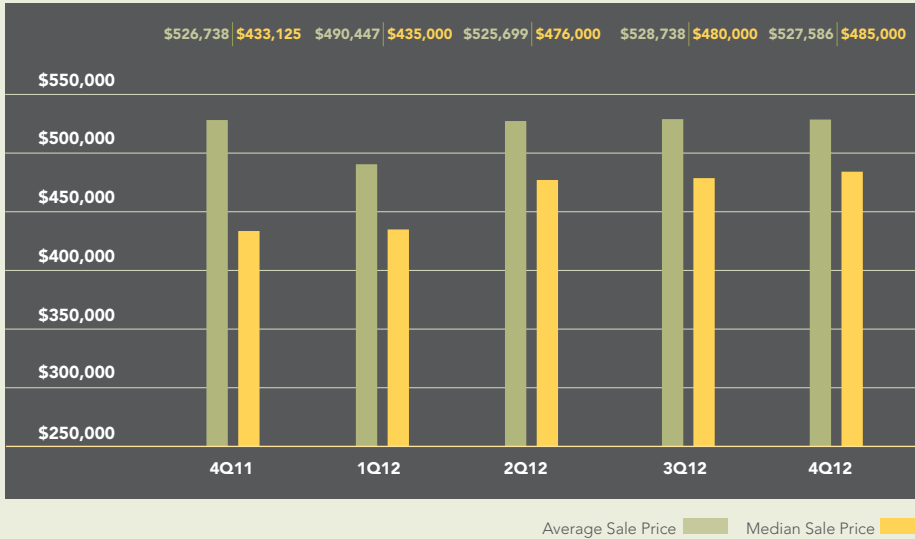


FOURTH QUARTER 2012

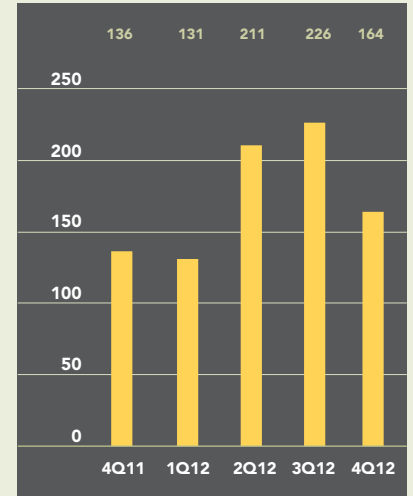


Despite extremely limited inventory, apartment sales rose 21% over the past year in Hoboken. While the average price was up slightly from 2011's fourth quarter, the median price rose 12% to \$485,000. Apartments sold quickly, spending an average of just 51 days on the market, 23% less time than a year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

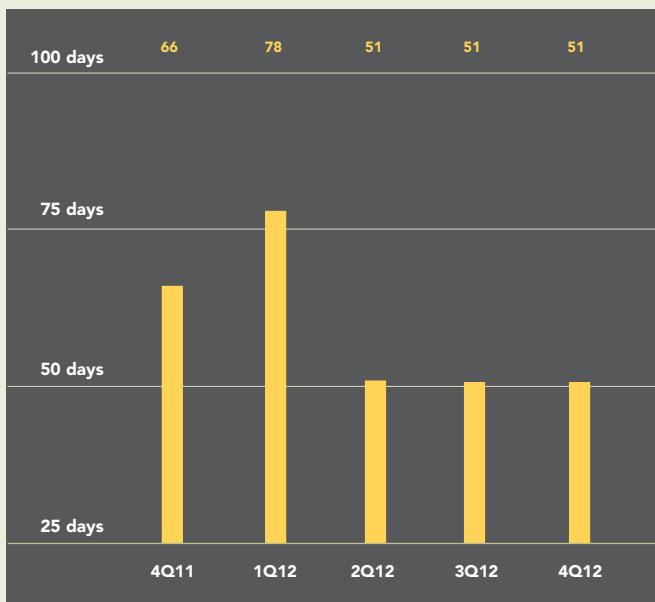
Average and Median Sale Price



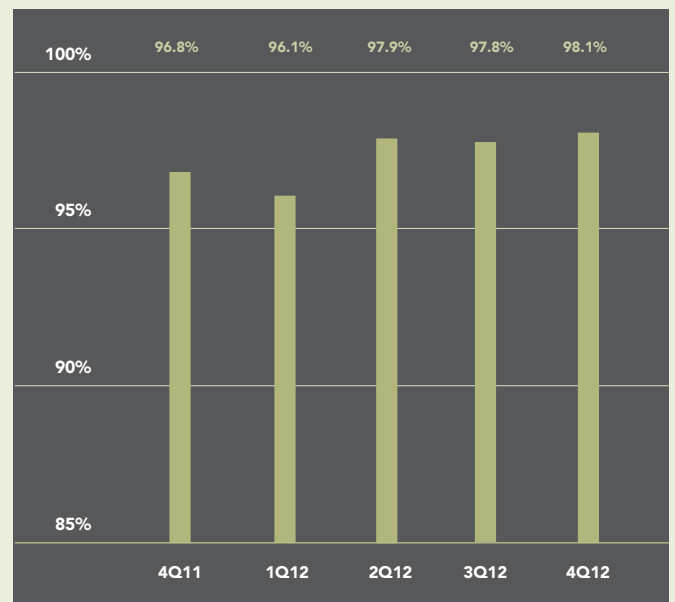
Number of Sales



Time on the Market



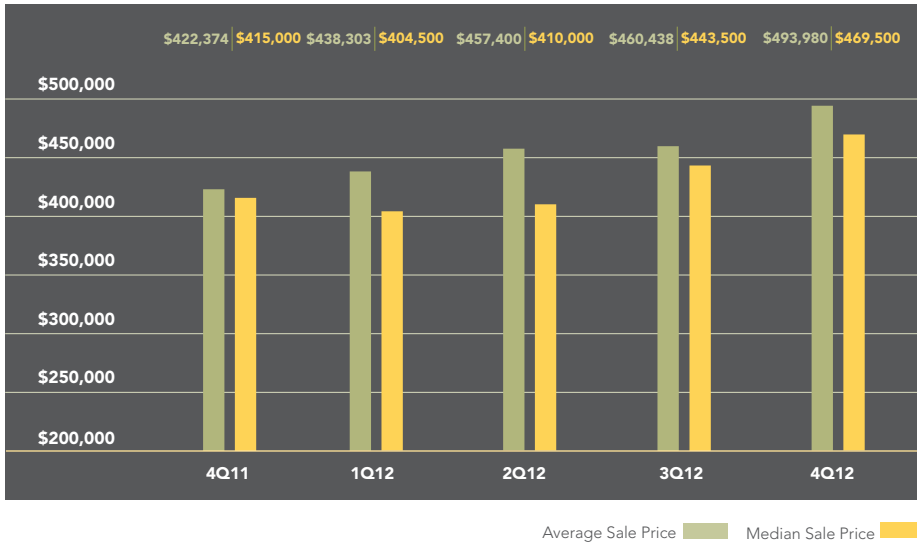
Asking Vs. Selling Price



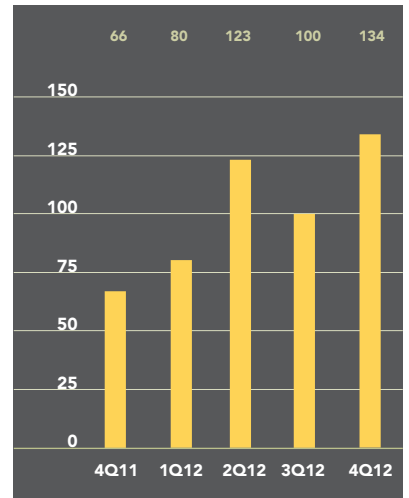
Downtown Jersey City: All Apartments

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.

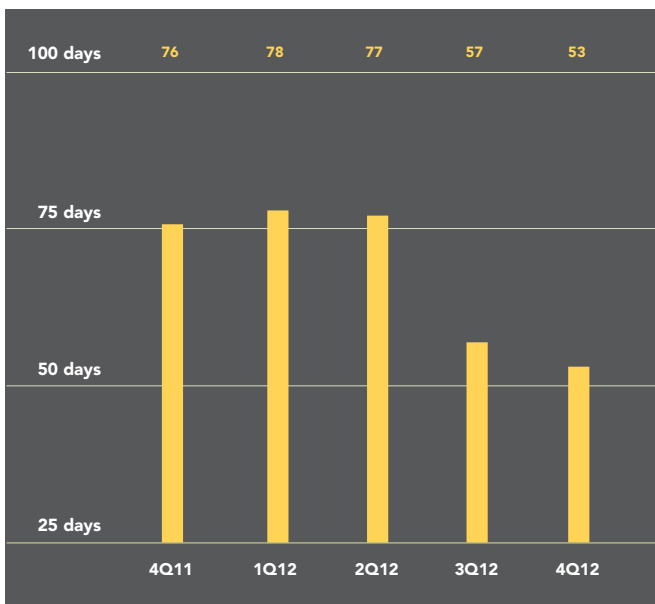
Average and Median Sale Price



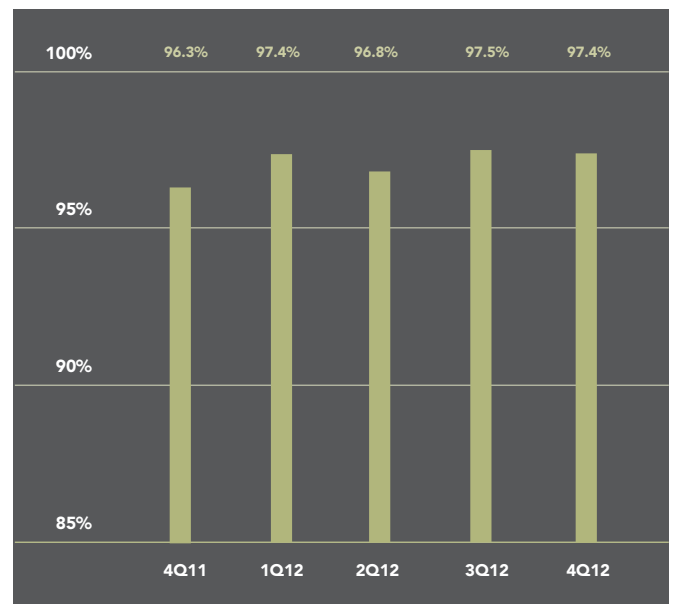
Number of Sales



Time on the Market



Asking Vs. Selling Price





Metro New Jersey
79 Hudson Street
Hoboken, NJ 07030
201.478.6700

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
212.253.9300

SoHo
451 West Broadway
New York, NY 10012
212.253.9300

Upper Manhattan
175 Lenox Avenue
New York, NY 10026
212.381.2570

Brooklyn Heights
150 Montague Street
Brooklyn, NY 11201
718.613.2000

Cobble Hill
162 Court Street
Brooklyn, NY 11201
718.613.2020

Boerum Hill
495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

206 Court Street
Brooklyn, NY 11201
718.596.3333

Park Slope
76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

East Hampton
3 North Main Street
East Hampton, NY 11937
631.324.6100

Riverdale
3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Development Marketing
831 Broadway
New York, NY 10003
212.253.9300

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Global Services
770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

Hudson Valley
526 Warren Street
Hudson, NY 12534
518.828.0181

New Canaan
183 Elm Street
New Canaan, CT 06840
203.966.7800

Commercial Sales
770 Lexington Avenue
New York, NY 10065
212.381.3208

Rowayton
140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Darien
671 Boston Post Road
Darien, CT 06820
203.655.1418

Westport
379 Post Road East
Westport, CT 06880
203.221.0666

Greenwich
2 Greenwich Office Park
Greenwich, CT 06830
203.869.8100

Wilton
21 River Road
Wilton, CT 06897
203.762.8118

Stamford
1099 High Ridge Road
Stamford, CT 06905
203.329.8801

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

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