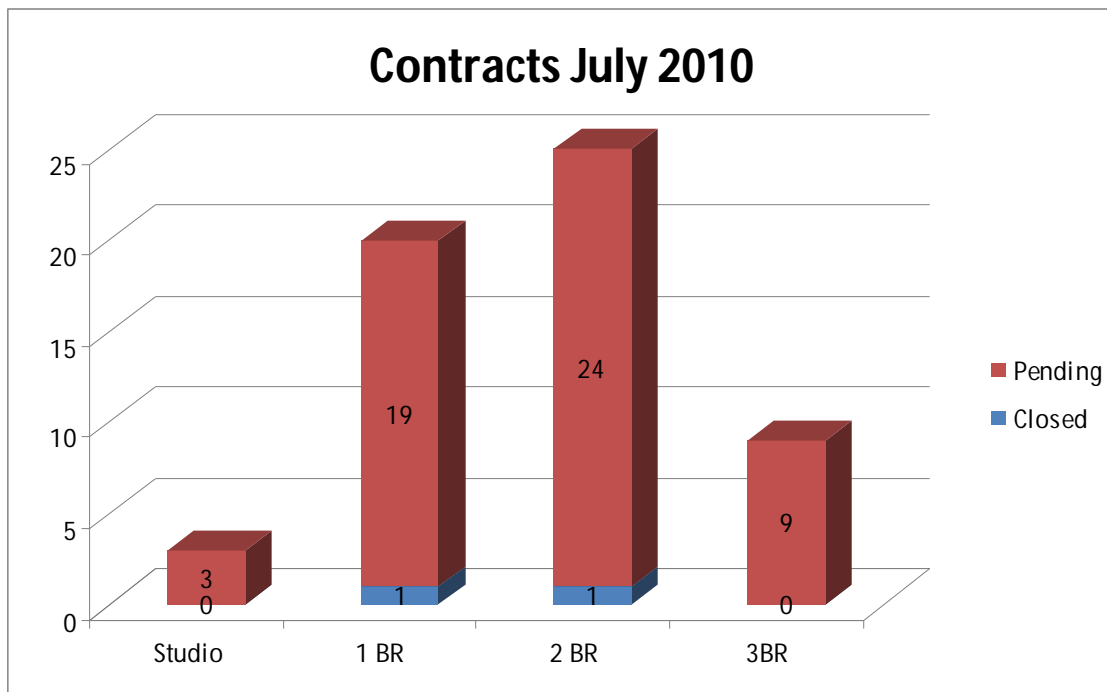
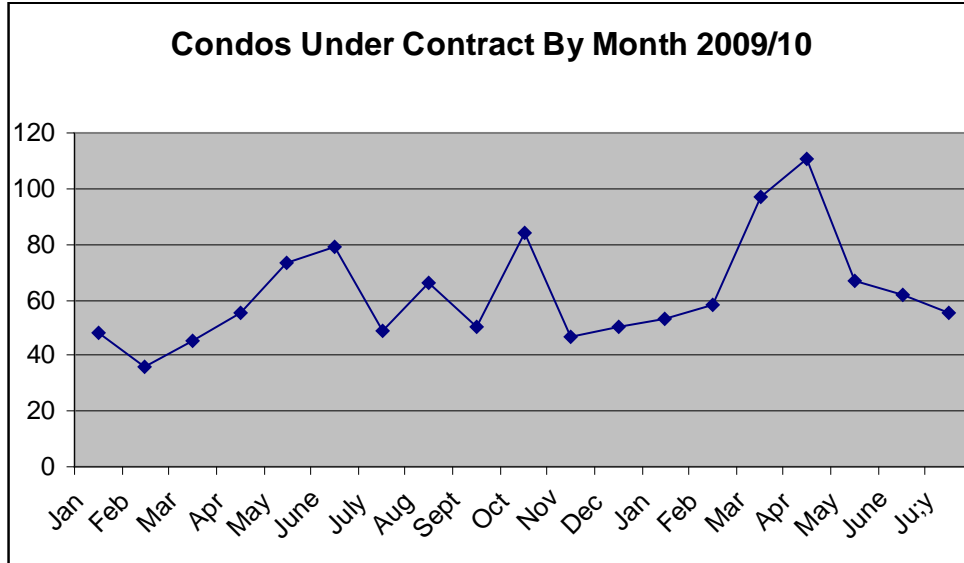
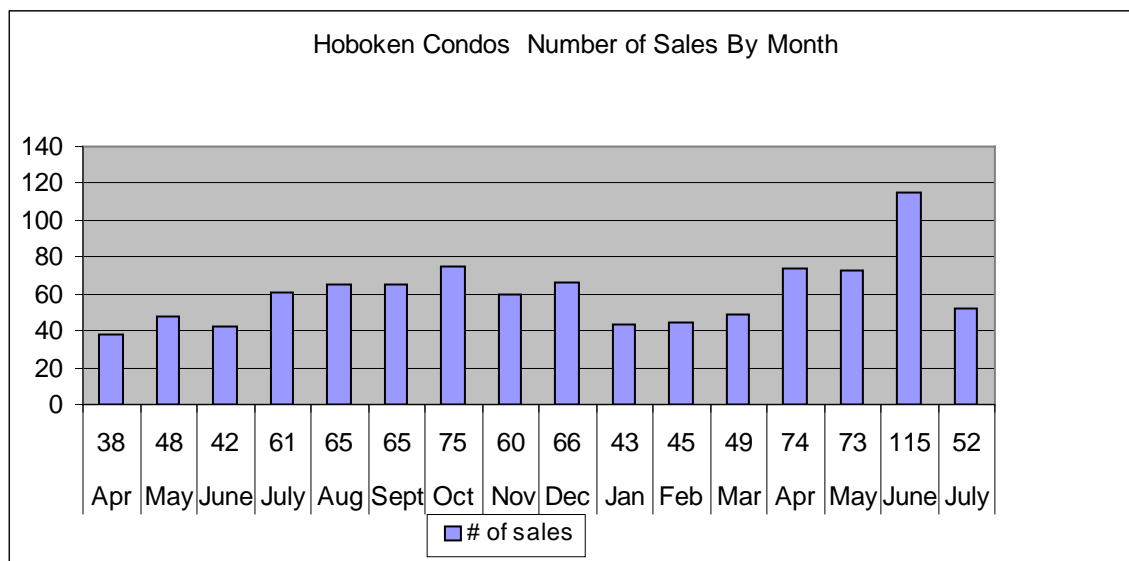


# July 2010 UPDATE

July: The Home Buyer Tax Credit Fall Off and Summer Swoon Continue...Really? Condos under contract are off 50% from the April peak. But looking at it in a broader context, 55 sales and 52 contracts are still healthy for the dog days of summer. Given that in 2009 Hoboken had 682 condos sold for the whole year, the market is on pace to be significantly ahead of last year. Luckily interest rates are low and staying low.



## Hoboken Real Estate Market Report, July Update, 2010



As expected the average sold price is up over 4% from May as the first time buyers, who rushed to take advantage of the homebuyer credit in the sub \$500,000 market, have been flushed out of the system. The warning for sellers is to price aggressively. Price reductions are becoming the norm as summer heat strangles buyer's enthusiasm for looking and the seasonal slow down gains a foothold. Most interesting is the average list to sale price is 95%, which indicates that buyers are seeking real discounts and sellers are obliging them.

### July Market Snapshot

- Total Sold 52
- Total under contract 55
- Avg. Days on Market 79
- Avg. Sold Price \$501,932
- Avg. sale price to list price 95%

**SOLD JULY 2010**

<b>MLS #</b>	<b>Address</b>	<b>Unit</b>	<b>Bedrooms</b>	<b>Sq Ft</b>	<b>DOM</b>	<b>Sold Price</b>
100000874	211 ADAMS ST	1	1	611	82	\$220,000
100001665	700 1ST ST	2S	0	600	106	\$270,000
100003928	218 JEFFERSON ST	7	1	605	15	\$276,100
100000977	101 WILLOW AVE	5F	1	701	121	\$295,000
90011391	60 MADISON ST	3R	1	551	224	\$295,000
100004783	603 JEFFERSON ST	2	3	996	50	\$299,000
100003705	157 14TH ST	1L	1	660	42	\$313,000
100004780	603 JEFFERSON ST	1	3	960	21	\$319,000
100002124	812 GRAND ST	521	1	760	111	\$322,000
100003684	619 WILLOW AVE	2R	1	675	71	\$325,000
90011321	1500 HUDSON ST	4O	0	735	232	\$359,000
100007801	222 GRAND ST	2B	2	820	12	\$385,000
100006309	80 PARK AVE	3D	2	1037	8	\$390,000
100002604	551 OBSERVER HIGHWAY	3E	2	1166	75	\$405,000
100000432	1200 GRAND ST	307	1	705	138	\$406,000
100005039	800-830 JACKSON ST	810	2	1122	16	\$412,000
100003191	1200 GRAND ST	532	1	1005	71	\$418,000
100007868	800 JACKSON ST	910	2	1122	1	\$420,000
100003451	223 CLINTON ST	2	2	1000	86	\$438,000
100007599	415 NEWARK ST	3C	2	1100	16	\$450,000
100006077	418-420 JEFFERSON ST	5B	2	1000	0	\$450,000
90011778	700 1ST ST	5A	2	1225	177	\$465,000
100004052	700 1ST ST	7P	2	1331	93	\$475,000
100003585	1330 CLINTON ST	601	2	1109	45	\$475,000
100004850	1200 GRAND ST	306	2	1007	51	\$477,500
100003152	830 MONROE ST	5H	2	996	46	\$490,000
100004517	1031 WASHINGTON ST	5	2	1250	57	\$502,000
100005695	904 JEFFERSON ST	4H	2	1044	27	\$505,000
100004019	360 1ST ST	8	2	1100	40	\$505,000
100004161	75 JEFFERSON ST	6	2	1310	56	\$517,500
100005929	416-418 GRAND ST	3B	2	1065	34	\$521,000
100006881	158 NEWARK ST	3	2	1245	23	\$525,000
100004431	800-830 JACKSON ST	902	2	1082	48	\$540,000
100004601	74-76 MONROE ST	5	2	1282	47	\$555,000
90015358	415 NEWARK ST	8B	2	1310	155	\$560,000
100000555	319 MONROE ST	2	2	1450	103	\$567,500
100006288	1201 ADAMS ST	303	2	1166	30	\$585,000
90012408	522 HUDSON ST	2	2	1210	232	\$585,000
90012409	522 HUDSON ST	3	2	1244	218	\$590,000
100004157	1100 ADAMS ST	203	2	1338	73	\$595,000
90014980	725 JEFFERSON ST	36	2	1585	180	\$610,000
100003884	915 MADISON ST	4D	3	1440	47	\$635,000
100004657	221 MADISON ST	1	3	1500	18	\$647,000
100002786	109 HARRISON ST	503	2	1638	126	\$685,000
90012728	109 HARRISON ST	203	2	1824	153	\$720,000
100006114	818 JEFFERSON ST	5F	3	1600	24	\$725,000

### Hoboken Real Estate Market Report, July Update, 2010

100005018	800-830 JACKSON ST	PH3	2	1574	28	\$760,000
100005203	1022 HUDSON ST	2	3	1440	36	\$765,000
100002134	223 MADISON ST	2	4	1950	49	\$852,000
100000222	700 1ST ST	17PA	1	2372	141	\$1,050,000
100001522	1125 MAXWELL LANE	1222	3	1749	104	\$1,146,995