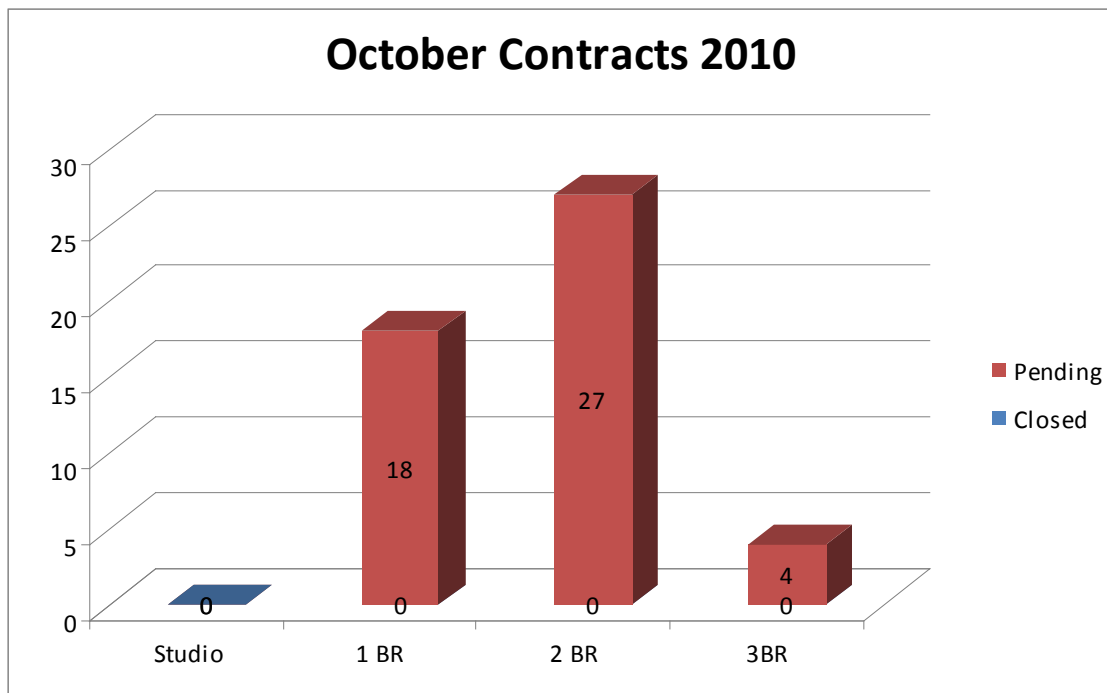
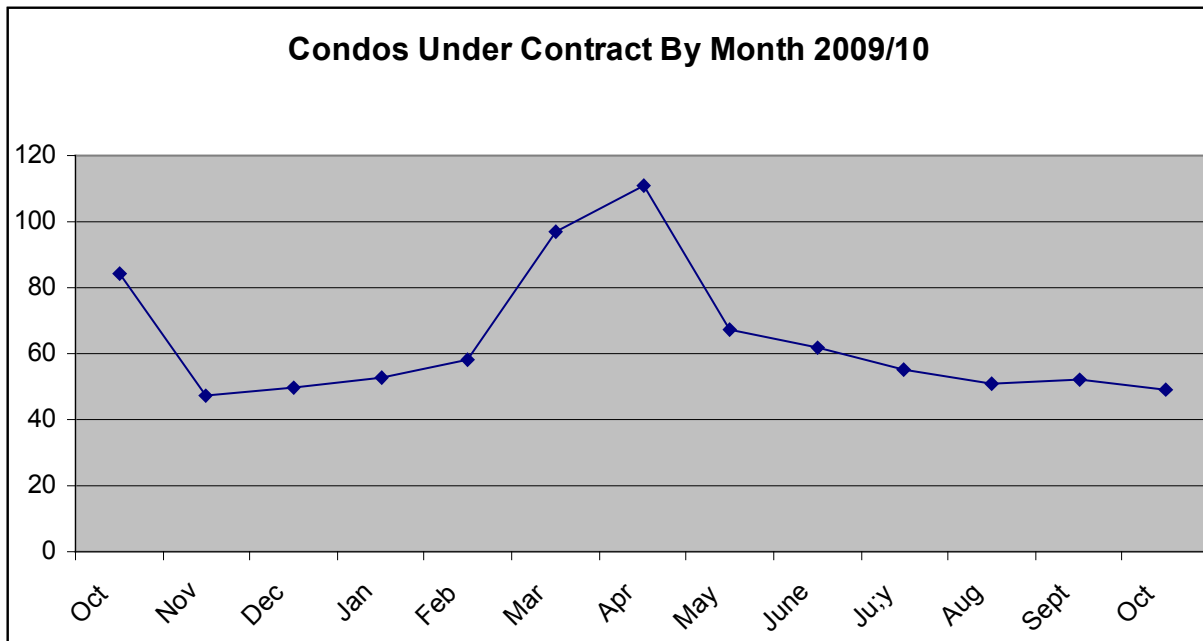
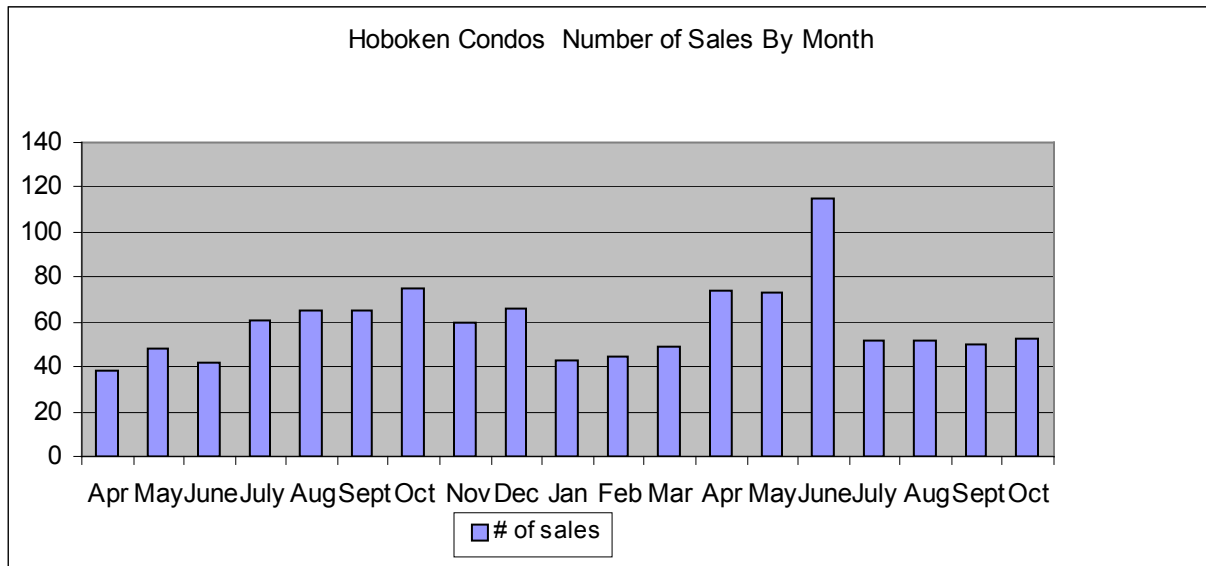


October 2010 UPDATE

October: Heart of the fall market. More like the hangover effect from The Home Buyer Tax Credit. Condos under contract are off 50% from the April peak. But looking at it in a broader context, 53 sales and 49 contracts might be healthy for the dog days of summer but not in the for the fall market. Given that in 2009 Hoboken had 682 condos sold for the whole year, the market is on pace to be slightly ahead of last year with 642 condos sold in the first ten months. Luckily interest rates are low and staying low.



Hoboken Real Estate Market Report, October 2010 Update



The average sold price is down 10% from last October as lower volumes are putting downward pressure on sales. The warning for sellers is to price aggressively. Price reductions are becoming the norm as many sellers are chasing the market again. Most interesting is the average list to sale price is 96%, which indicates that buyers are seeking real discounts and sellers are obliging them.

October Market Snapshot

- Total Sold 53
- Total under contract 49
- Avg. Days on Market 86
- Avg. Sold Price \$439,348
- Avg. sale price to list price 96%

SOLD October 2010

MLS #	Address	Unit	Bedrooms	Sq Ft	DOM	Sold Price
90003107	1026 WASHINGTON ST	1R	0	400	537	\$185,000
100008546	725 WASHINGTON ST	3	0	330	40	\$197,500
100005487	422 MADISON ST	7	1	0	15	\$212,000
90014963	807-809 GARDEN ST	8	1	825	227	\$247,000
90014962	807-809 GARDEN ST	7	1	825	227	\$247,000
100007766	400 JEFFERSON ST	1A	2	600	55	\$247,500
100003780	1033 WASHINGTON ST	4F	1	565	129	\$284,000
100008144	1011 PARK AVE	1L	1	523	86	\$300,000
100010390	310 9TH ST	D	2	657	7	\$307,000
100005016	129 CLINTON ST	1L	2	620	109	\$310,000
100006793	1011 PARK AVE	3L	1	553	121	\$311,500
100009580	300 1ST ST	4N	1	621	26	\$318,500
100004404	138 GARDEN ST	2	1	639	144	\$320,000
100010236	551 OBSERVER HIGHWAY	4A	2	974	29	\$335,000
100006653	550 2ND ST	4	2	785	61	\$337,000
100007288	1206 WASHINGTON ST	7 (I)	1	841	82	\$339,000
100006192	309 MONROE ST	3	2	1122	128	\$345,500
100009959	159 14TH ST	3L	2	872	28	\$360,000
100003583	921 WILLOW AVE	8	2	1100	147	\$360,000
100011651	805 WILLOW AVE	5R	2	735	0	\$365,000
100007938	941 GARDEN ST	1	1	750	8	\$370,000
100006626	1500 GARDEN ST	3J	0	735	104	\$375,000
100008757	501 9TH ST	416	1	792	40	\$380,000
100001290	501 9TH ST	316	1	792	165	\$380,000
100002870	402 9TH ST	E3D	1	995	184	\$390,000
100008786	1200 GRAND ST	207	1	705	69	\$399,000
100013977	1500 WASHINGTON ST	7H	1	735	184	\$405,000
100008000	901 MADISON ST	5F	1	976	74	\$405,000
100010554	127 PARK AVE	4	2	900	10	\$412,000
100009789	915 MADISON ST	2A	1	900	22	\$415,000
100006647	953 BLOOMFIELD ST	4	2	902	63	\$420,000
100007183	226 WILLOW AVE	8	2	990	79	\$430,000
100009575	308-310 GARDEN ST	1L	2	964	18	\$480,000
100011059	607 CLINTON ST	3	3	1324	14	\$495,000
100010090	1300 GRAND ST	617	2	1038	40	\$500,000
100001408	1125 MAXWELL LANE	631	0	700	223	\$517,995
100008895	82 CLINTON ST	3G	2	1150	45	\$522,000
100011178	800-830 JACKSON ST	709	2	1318	0	\$525,000
100010767	1300 GRAND ST	306	2	1100	17	\$530,000
100007496	609-615 OBSERVER HIGHWAY	403	2	1331	78	\$530,000
100004859	261 2ND ST	1	2	1200	96	\$546,000
100004841	415 NEWARK ST	9B	2	1310	131	\$547,500
100004620	1325 ADAMS ST	201	2	1255	131	\$550,000
100005889	132 BLOOMFIELD ST	2	2	1320	90	\$557,500
100004483	215 MONROE ST	3	3	1405	126	\$560,000
100004800	415 MADISON ST	3	3	1450	140	\$595,000

Hoboken Real Estate Market Report, October 2010 Update

100010752	84 ADAMS ST	2F	2	1276	13	\$620,000
100010178	659 1ST ST	512	3	1578	14	\$630,000
100009117	621 MADISON ST	1A	3	1500	72	\$660,000
100010226	337 PARK AVE	1	2	1900	21	\$730,000
100011591	84 JEFFERSON ST	5C	3	1807	11	\$760,000
100001509	1125 MAXWELL LANE	907	2	1260	42	\$845,000
100008301	502 OBSERVER HIGHWAY	2	3	3625	43	\$875,000