



## Third Quarter 2018

Market Report | Hoboken/Downtown Jersey City



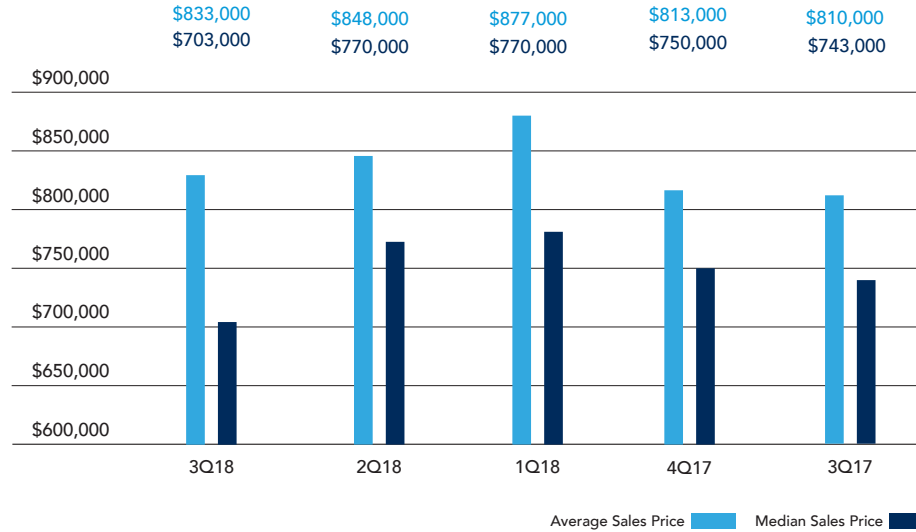
# Hoboken

## ALL APARTMENTS

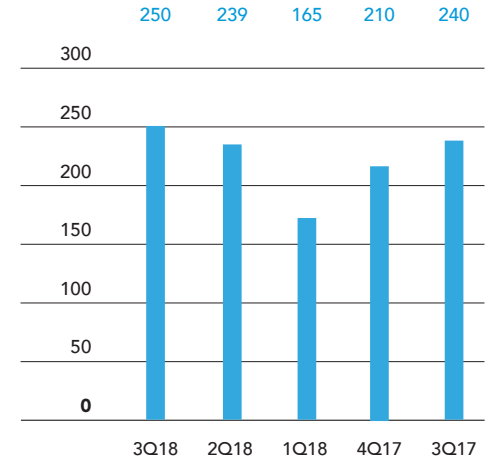
The average sale price of Hoboken apartments continued to trend higher from last year as the measure increased a modest 3% reaching \$833,000. However, the median sale price declined 5% ending at \$703,000 as there were far fewer sales over \$1mil this quarter.

There were 250 closed sales during this quarter, or a 4% increase. Apartments spent an average of 29 days on market with sellers gaining an average of 99% of asking prices.

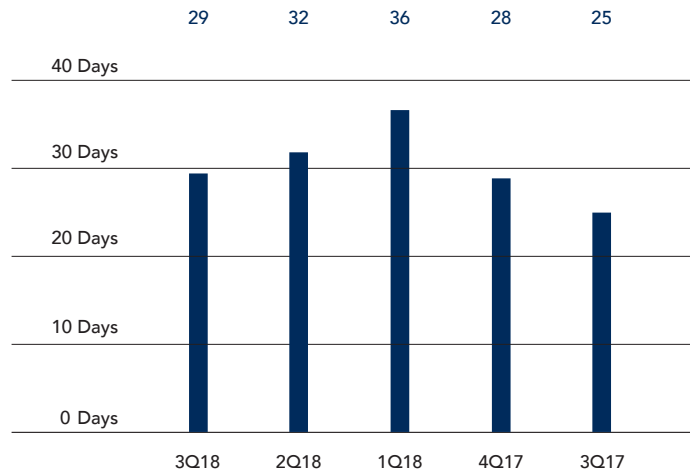
### AVERAGE AND MEDIAN SALES PRICE



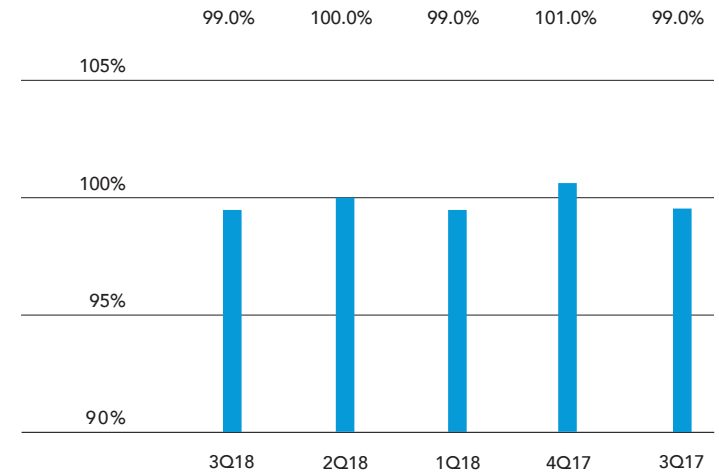
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



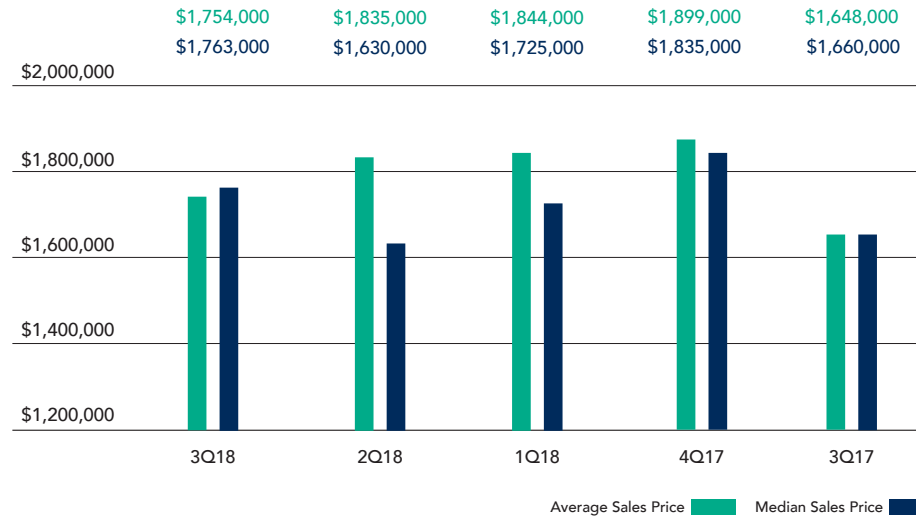
# Hoboken

## TOWNHOUSES (1-4 UNITS)

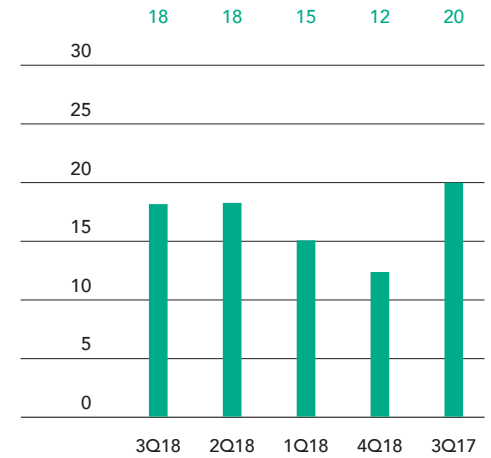
The average sale price of Hoboken townhouses was \$1,754,000 or 6% higher than the same period of prior year. The median sale price also increased a 6% ending at \$1,763,000.

Closed sales declined 10% from the 3Q of 2017 with only 18 closed sales. The average days on the market was 45 and sellers received approximately 98% of asking price.

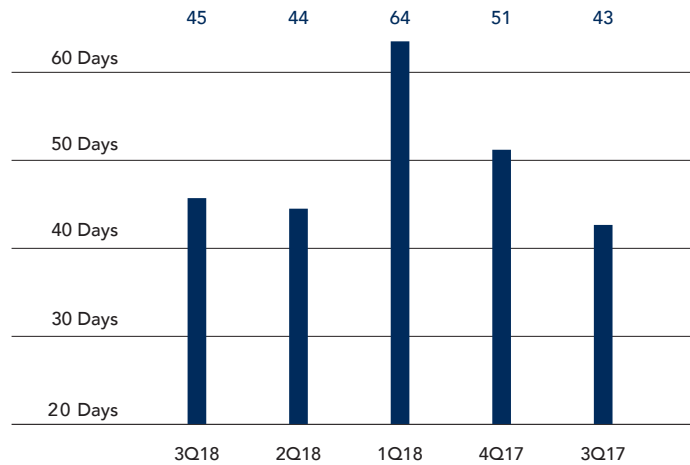
### AVERAGE AND MEDIAN SALES PRICE



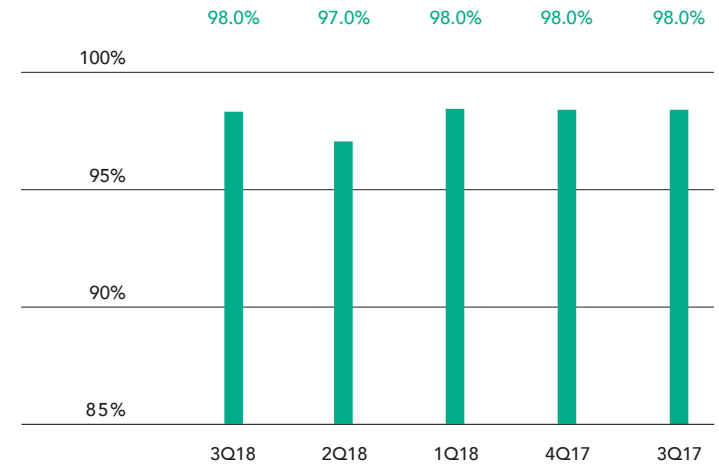
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



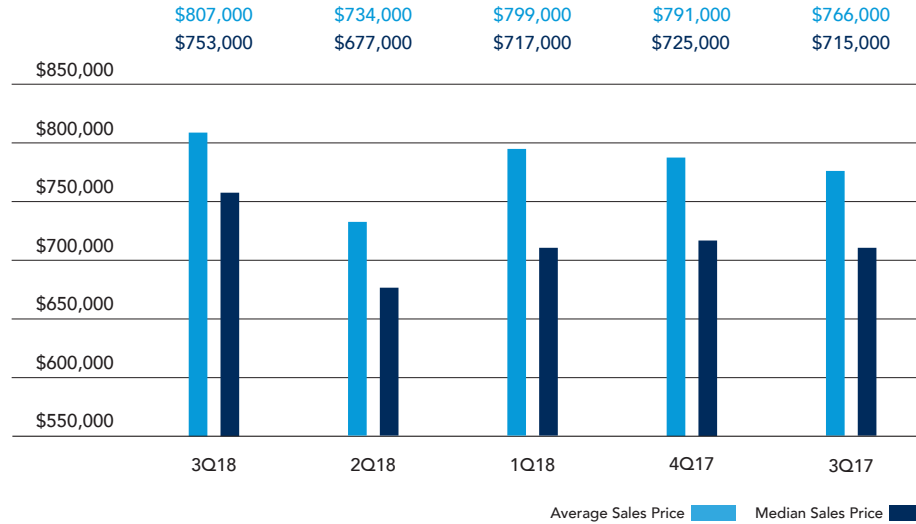
# Downtown Jersey City

## ALL APARTMENTS

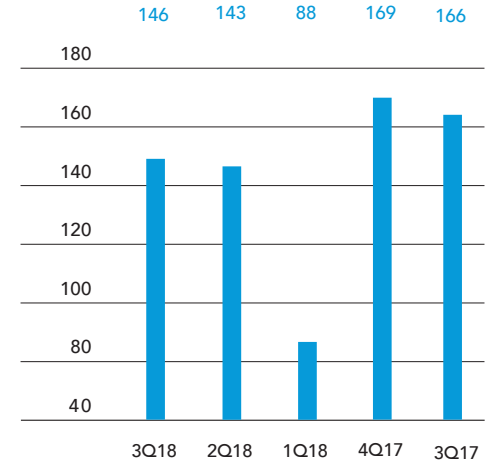
The average sale price of Apartments in Downtown Jersey City was \$807,000, a 5% increase compared with the same period last year. The median price also had a 5% increase, ending at \$753,000.

The number of closed sales was down 12% with 146 closed transactions versus 166 last year. The days on the market was up to 40 days. Sellers received 98% of their asking price.

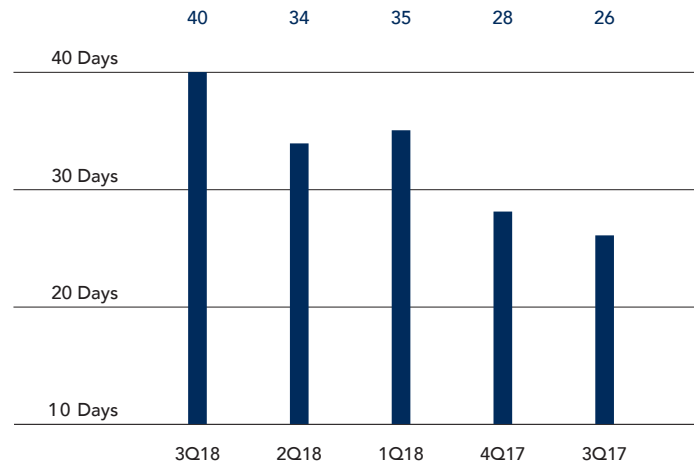
### AVERAGE AND MEDIAN SALES PRICE



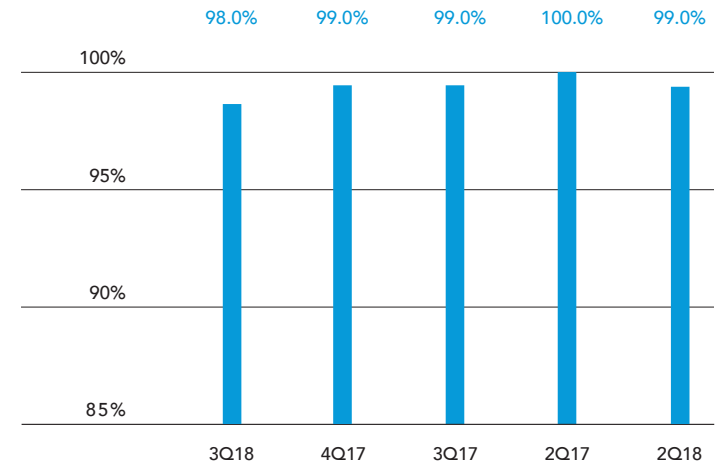
### NUMBER OF SALES



### TIME ON THE MARKET



### ASKING VS. SELLING PRICE



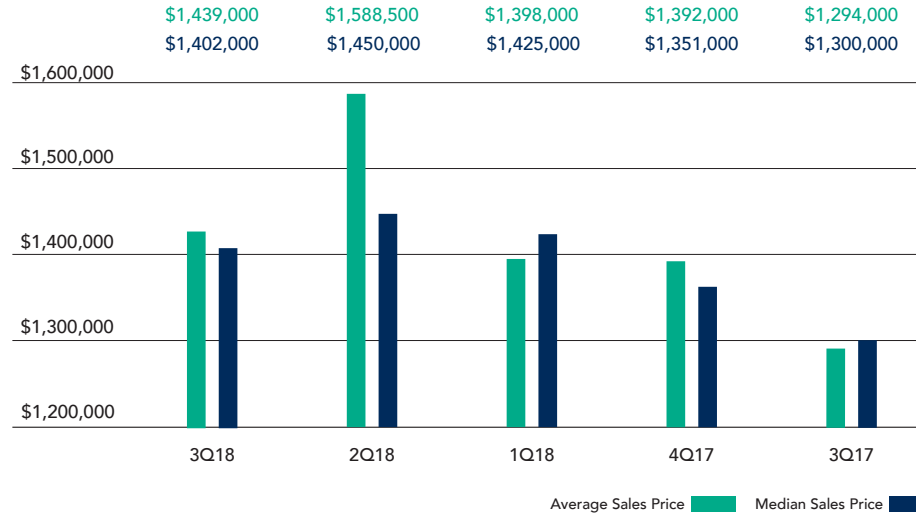
# Downtown Jersey City

## TOWNHOUSES (1-4 UNITS)

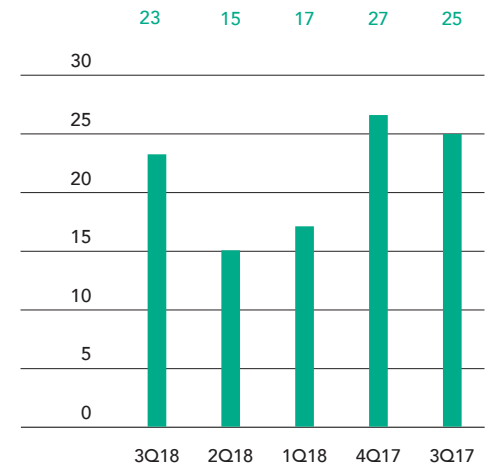
The average sale price of Downtown Jersey City townhouses improved 11% ending at \$1,439,000 from the same period last year. The median sale price also had a strong quarter with an increase of 8%, rising to \$1,402,000.

There were 23 closed sales or 8% fewer transactions this period with an average of 33 days on market and sellers receiving 96% of asking price.

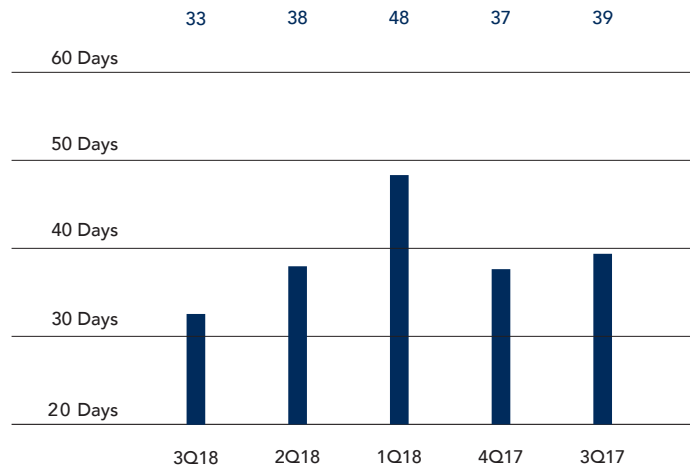
### AVERAGE AND MEDIAN SALES PRICE



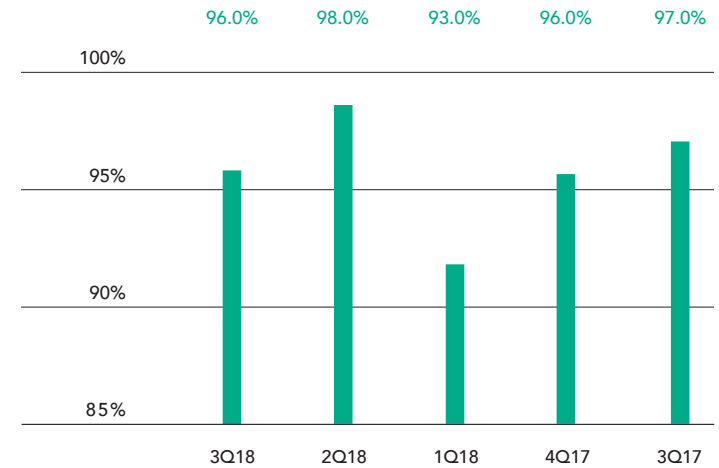
### NUMBER OF SALES



### 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

### NORTH SLOPE

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

### PARK SLOPE

160 7th Avenue  
Brooklyn, NY 11215  
718.878.1960

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### BEDFORD STUYVESANT

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

### 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

### 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

### QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### 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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