



Market Analysis Summary | CCT

Listings as of **5/31/2025** at **11:17 am**, Page 1 of 2

#	MLS #	Address	Town	#Bd	#FB	#HB	Orig Price	List Price	Sold Date	Sold Price	SP/OLP%	DOM
Listings: Active												
1	25018013	9 Somerset Lane #118	Edgewater	2	2	0	\$1,270,000	\$1,270,000				2
2	25018213	800 Ave At Port Imperial Boulevard #317	Weehawken	2	2		\$1,299,000	\$1,299,000				2
3	25007303	800 Ave At Port Imperial #324	Weehawken	2	2	0	\$1,299,000	\$1,299,000				77
		Min		2	2	0	\$1,270,000	\$1,270,000				2
		Max		2	2	0	\$1,299,000	\$1,299,000				77
		Avg		2	2	0	\$1,289,333	\$1,289,333				27
		Med		2	2	0	\$1,299,000	\$1,299,000				2
Listings: Sold												
1	24030370	3 Somerset Lane #417	Edgewater	2	2	0	\$1,150,000	\$1,150,000	12/30/24	\$1,095,000	95.22	29
2	24034433	800 Ave At Port Imperial #716	Weehawken	2	2	0	\$1,248,000	\$1,248,000	03/07/25	\$1,235,000	98.96	80
3	25005332	800 Avenue Port Imp #812	Weehawken	2	2	0	\$1,498,000	\$1,498,000	05/13/25	\$1,500,000	100.13	19
		Min		2	2	0	\$1,150,000	\$1,150,000		\$1,095,000	95.22	19
		Max		2	2	0	\$1,498,000	\$1,498,000		\$1,500,000	100.13	80
		Avg		2	2	0	\$1,298,667	\$1,298,667		\$1,276,667	98.10	43
		Med		2	2	0	\$1,248,000	\$1,248,000		\$1,235,000	98.96	29
Listings: Under Contract												
1	25004915	3 Somerset Lane #509	Edgewater	2	2	0	\$1,069,000	\$1,069,000				73

Presented By: Chuling Yuan

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Listings: Under Contract

2	25005896	3 Somerset Lane #404	Edgewater	2	2		\$1,275,000	\$1,275,000		35
		Min		2	2	0	\$1,069,000	\$1,069,000		35
		Max		2	2	0	\$1,275,000	\$1,275,000		73
		Avg		2	2	0	\$1,172,000	\$1,172,000		54
		Med		2	2	0	\$1,172,000	\$1,172,000		54

8	Total Listings	Avg		2	2	0	\$1,263,500	\$1,263,500		98.10	40
		Med		2	2	0	\$1,272,500	\$1,272,500		98.96	32

		Min	Max	Avg	Med
Quick Statistics	List Price	\$1,069,000	\$1,498,000	\$1,263,500	\$1,272,500
	Sale Price	\$1,095,000	\$1,500,000	\$1,276,667	\$1,235,000
	Sale / List	95.2%	100.1%	98.1%	99.0%

Search Criteria

Displaying 8 Properties from My Cross Property Cart **Category** is 'Condo Coop Townhouse'

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