

CMA Summary Report

CONDO-COOP Summary Statistics															
High				Low				Average				Median			
LP:\$2,288,000				\$1,088,000				\$1,567,541				\$1,443,000			
SP:\$2,200,000				\$1,080,000				\$1,558,750				\$1,477,500			

CONDO-COOP - Active

Number of Properties: 5

Num	MLS #	Lst Date	Address	City	Unit Num	Beds	TotFB	TotHB	Sq Feet	PrcSqft	MoMaintFee	Taxes	Status	Ask Price	Sale/Rent	DO M
1	250021853	10/22/2025	9 SOMERSET LANE	Edgewater	118	2	2	0	1467	\$817.31	\$970	\$14,422	ACTIVE	\$1,199,000	For Sale	3
2	250016988	8/19/2025	800 AVENUE AT PORT IMPERIAL	Weehawken	517	2	2	0	1363	\$916.73	\$1,166	\$24,900	ACTIVE	\$1,249,500	For Sale	67
3	250016401	8/11/2025	9 AVENUE AT PORT IMPERIAL	West New York	510	2	2	0	1541	\$894.22	\$1,076	\$11,629	Temporarily Off Market	\$1,378,000	For Sale	75
4	250016489	8/12/2025	800 AVENUE AT PORT IMPERIAL	Weehawken	511	2	2	0	1506	\$1,061.75	\$1,340	\$24,928	ACTIVE	\$1,599,000	For Sale	74
5	250020647	10/7/2025	3 SOMERSET LANE	Edgewater	109	2	3	0	1895	\$1,027.97	\$1,373	\$25,044	ACTIVE	\$1,947,999	For Sale	18
Avg						2	2	0	1554	\$943.60	1185	20184		\$1,474,700		47
Min						2	2	0	1363	\$817.31	970	11629		\$1,199,000		3
Max						2	3	0	1895	\$1,061.75	1373	25044		\$1,947,999		75
Med						2	2	0	1506	\$916.73	1166	24900		\$1,378,000		67

CONDO-COOP - Sold

Number of Properties: 4

Num	MLS #	Close Date	Address	Area	Unit Num	Sq Feet	Beds	TotFB	TotHB	TotBaths	MoMaintFee	Ask Price	Sold Price	SldPrcSqft	DOM	Lst Date
1	250009470	10/7/2025	1000 AVENUE AT PORT IMPERIAL	Weehawken	#602	1484	2	2	0	2	\$1,352	\$1,088,000	\$1,080,000	\$727.76	70	5/13 /2025
2	250008502	9/10/2025	1200 AVENUE AT PORT IMPERIAL	Weehawken	#406	1566	2	3	0	3	\$1,941	\$1,488,000	\$1,380,000	\$881.23	68	4/30 /2025
3	250019110	10/1/2025	800 AVENUE AT PORT IMPERIAL	Weehawken	1004	1644	2	3	0	3	\$1,395	\$1,650,000	\$1,575,000	\$958.03	1	9/16 /2025
4	250018124	9/12/2025	1200 AVENUE AT PORT IMPERIAL	Weehawken	415	1814	2	3	0	3	\$2,235	\$2,288,000	\$2,200,000	\$1,212.79	0	9/4/2025
Avg						1627	2	2	0	2	1730	\$1,628,500	\$1,558,750	\$944.95	34	
Min						1484	2	2	0	2	1352	\$1,088,000	\$1,080,000	\$727.76	0	
Max						1814	2	3	0	3	2235	\$2,288,000	\$2,200,000	\$1,212.79	70	

Med						1605	2	3	0	3	1668	\$1,569,000	\$1,477,500	\$919.63	34	
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CONDO-COOP - Pending

Number of Properties: 3

Num	MLS #	Lst Date	Cont Date	Address	Unit Num	Beds	TotFB	TotHB	TotBaths	Sq Feet	PrcSqft	MoMaintFee	Ask Price	DOM
1	250017651	8/28/2025	9/25/2025	9 AVENUE AT PORT IMPERIAL	509	2	2	0	2	1425	\$894.74	\$1,140	\$1,275,000	28
2	250015433	7/29/2025	9/5/2025	800 AVENUE AT PORT IMPERIAL	403	2	2	0	2	1694	\$825.27	\$1,350	\$1,398,000	38
3	250014348	7/15/2025	8/5/2025	9 AVENUE AT PORT IMPERIAL	PH8	2	2	0	2	1754	\$1,282.78	\$1,361	\$2,250,000	21
Avg						2	2	0	2	1624	\$1,000.93	1283	\$1,641,000	29
Min						2	2	0	2	1425	\$825.27	1140	\$1,275,000	21
Max						2	2	0	2	1754	\$1,282.78	1361	\$2,250,000	38
Med						2	2	0	2	1694	\$894.74	1350	\$1,398,000	28