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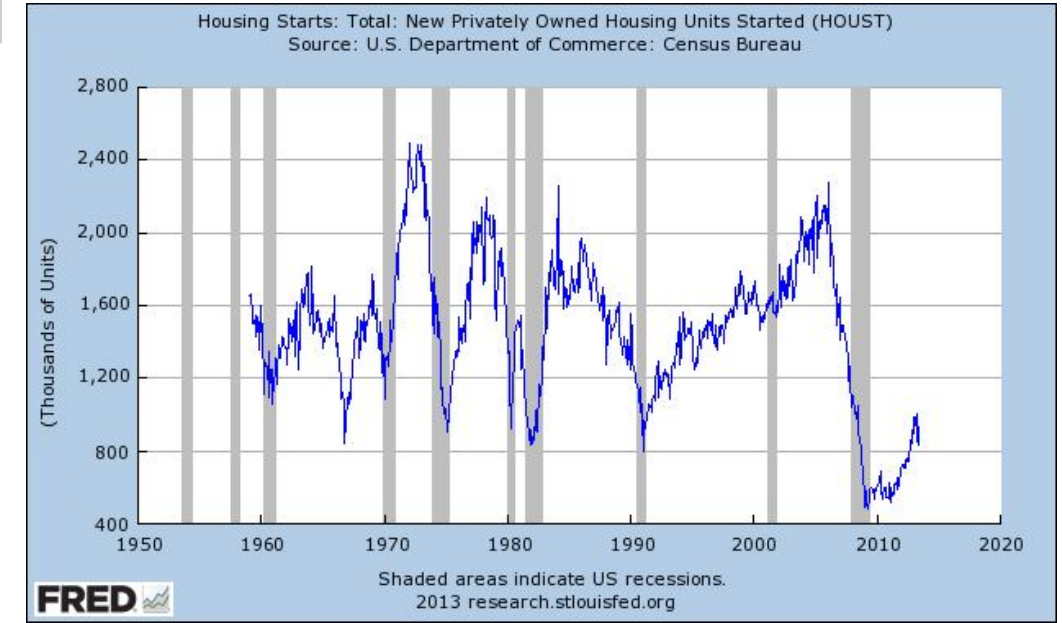
August 2013



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With a housing recovery well under way throughout the country, housing construction is finally starting to increase. Privately-owned housing starts in June were at a seasonally adjusted annual rate of 836,000, 10.4 percent above the June 2012 rate of 757,000. While most people would assume an increase in new construction is good news for buyers, that isn't necessarily the case. The continued increase in new construction is a positive sign for the housing market and the economy as a whole. However, housing starts are still below historical norms and with the majority of the housing currently under construction being rental housing, the inventory of for sale housing still remains low.



INSIDE... Vacation Packing Tips & The Latest Market Update

Contact Us Anytime

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My Recent Sales



800 Jackson St #702
 Listed for \$589,000
 From listing to closed in only
 73 days for \$584,000



1115 Willow Ave #109
 Listed for \$435,000
 Under contract in only 26 days for
 full price



1200 Grand St #229
 Listed for \$609,000
 Under contract in only 14 days
 for \$600,000

I am happy to announce that I recently moved to Keller Williams Realty, which will be opening its Hoboken office this fall. I have aimed to provide the best service to my clients and look forward to continue supporting my clients in my new home at Keller Williams Realty. We will be announcing our Hoboken office location shortly. However, my primary contact information will not change. You may still reach me via email at andres@milesquarerealty.com and my mobile phone will remain 201.677.2211. I appreciate your support through my move, as I have always strived to support my clients through their moves.

Sincerely,
 Andy Garcia

Locally, these low inventory levels have been leading to multiple bid situations and price increases for nearly two years now. In Hoboken, over the past 12 months, the average sale prices have increased nearly 11% and the median sale price has increased over 16%. While prices are increasing the number of condos sold in Hoboken as of July 31st has also increased over 28% as many homes sell within days. In downtown Jersey City the average sale price increased 12.5% while the median sale price increased from \$410,000 to \$480,000, a 17% increase. These increases occurred while Jersey City saw a nearly 46% increase in sales.

	July 31,2012 YTD #s	July 31,2013 YTD #s	Year over Year % Change
Hoboken			
Condos Sold	426	547	28.40%
Average Sale Price	\$518,549	\$575,182	10.92%
Median Sale Price	\$465,000	\$540,000	16.13%
Downtown Jersey City			
Condos Sold	252	367	45.63%
Average Sale Price	\$453,535	\$510,216	12.50%
Median Sale Price	\$410,000	\$480,000	17.07%

How to Pack for Your Vacation

An annotated reference list of online packing resources



In the Caribbean without a bikini? Iceland sans parka? Fighting with a vending machine for a mini-toothbrush kit at 2 AM? No more! Below are some online resources to help you pack like the best.

Onebag.com: The Art and Science of Traveling Light

This is a pragmatic and detailed website with tons of insight from a veteran traveller. If you are looking for a one-stop list, this is not the site for you. However, the site offers more focused direction for those who need to plan out how many shorts you *really* need. If this sounds like you, check out this site's "Wardrobe" packing list. It

walks you through not only how many socks you should bring (at least 3), but also shares what kind of items to pack, and which to leave behind.

Travelsmith.com: Clothing, Gear, and Advice To Go

Enveloped on the homepage by travel chinos and windbreakers, is the "Travel Center" tab. This leads you to a surprisingly thorough resource that can prepare you for travel in Marseilles or Beijing. In addition to packing lists, this website has an updated baggage-fee guide. This will help you avoid a last-minute bag shuffle, as you try to make weight at check-in.

Smartertravel.com: The Ultimate Packing List

Smarter Travel lives up to its name by creating a smart, clear (and printable!) list of what to pack. This unisex list is one, simple page. This means you won't be overwhelmed before you even start to sort your socks. The biggest plus to this list is the separate "carry-on" category to help you make decisive choices about what to carry and what to stow. Another perk to this list is that there is a "Qty" column so you can quickly quantify your undies. What this list lacks is focus. Although it is "ultimate," you likely won't need scarves and a swimwear on the same trip.

Herpackinglist.com

Sorry, fellas. This Woman-centric website caters to the feminine traveller. This blog-style travel website is as fun as it is informative. Even if you are stay-cationing this summer, you can couch surf your way to the exotic corners of the earth. For those lucky enough to use the site's guides like *A Fashionista's Packing List for Four Months Backing Europe* or the *Ultimate Female Travel Packing List for a Music Festival*, have fun and look good while doing



For expert packing advice call 800.950.1600 or visit travelsmith.com
Last update: 06.10.13

Carry-On/Checked Luggage Guidelines*

Airline	Carry-On		Checked			Pillow/Blanket		
	1 bag only + 1 personal item		1st	2nd	Number			
	Size Limit =L+W+H	Weight Limit	Checked Bag Fee	Checked Bag Fee	of Bags	Size Limit =L+W+H	Checked Weight Limit	
DOMESTIC								
Airtran	50"	50 lbs.	\$25	\$35	2	62"	50 lbs. ea.	n/a
Alaska/Horizon	51"	50 lbs.	\$20	\$20	—	62"	50 lbs. ea.	n/a
American	45"	40 lbs.	\$25	\$35	2	62"	50 lbs. ea.	\$8
Delta	45"	—	\$25	\$35	2	62"	50 lbs. ea.	n/a
Frontier	49"	35 lbs.	\$20	\$20	2	62"	50 lbs. ea.	n/a
Hawaiian Air	45"	25 lbs.	\$25	\$35	1	62"	50 lbs. ea.	n/a
Jet Blue (No charge for checked bag)	50"	50 lbs.	Free	\$40	2	62"	50 lbs. ea.	\$7
Spirit†	50"	\$25/\$35	\$20/\$30	\$30/\$40	2	62"	40 lbs. ea.	n/a
Southwest (No charges)	60"	50 lbs.	Free	Free	2	62"	50 lbs. ea.	n/a
United	62"	50 lbs.	\$25	\$35	2	62"	50 lbs. ea.	n/a
US Airways	45"	45 lbs.	\$25	\$35	2	62"	50 lbs. ea.	\$7†
Virgin America	50"	—	\$25	\$25	—	62"	70 lbs./1st bag,	\$12†

A sample from travelsmith.com

Community Calendar: What's happening in your neighborhood

- July 29 - August 9 -Monday through Friday - 8:00 PM** - Hudson Restaurant Week - Participating Restaurants hudsonrestaurantweek.com
- August 9 - Friday - 3:00PM – 9:00PM** - Creative Grove Art Market – Grove Street Plaza, Jersey City Creativegrove.org
- August 13, 20, & 27 – Tuesday - 7:00PM- 8:00PM** - Free Yoga at Pier A with Devotion Yoga devotionyoga.com
- August 12 & 19 - Monday - 7:00PM-** – Shakespeare in the Park – *Macbeth* at Sinatra Park hudsonshakespeare.homestead.com
- August 29 - Thursday - 7:00PM** – Spaghetti Dinner Block Party – Sinatra Drive Walkway btwn 1st St & 2nd St – Tickets Available at City Hall
- August 15 - Thursday - 5:30PM - 8:00PM** - Sustainable Jersey City - HCCC Culinary Conference Center sustainablejtc.org
- September 5 – 8 -Thursday - Sunday - See website for time** – Hoboken Italian Festival – Sinatra Dr at 2nd St hobokenitalianfestival.com

Community: A Month of Cultural Celebration

This August, Jersey City is celebrating its cultural diversity with 3 upcoming parades and festivals:

Sunday August 11 - Indo-American Parade and Festival
Leonard Gordon Park

Saturday and Sunday August 18 and 19 - Puerto Rican Parade and Festival - Lincoln Park City Hall

Sunday August 25 - Polish Festival
Washington Street



Hoboken Fall at a Glance

Don't let the end of summer get you down - there's more to come!

- Fall Arts and Music Festival** Sunday September 29
- Downtown Farmers Market** Tuesdays through November November 19
- Uptown Farmers Market** Thursdays through October 24
- Harvest Festival** Saturday October 19
- Alice in Wonderland - Storybook Theatre** October 5
- Rag A Muffin Parade** October 31
- Artists Studio Tour** Sat and Sun November 9 & 10