

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$6,450,000	\$499,000	\$1,462,310	\$2,495,000
SP:\$6,150,000	\$460,000	\$2,703,833	\$2,311,000

RESIDENTIAL - Sold

Number of Properties: 15

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	7668 Sunset Drive	SOLD IN-HOUSE	Avalon	11/8/2018	6000	414	\$6,450,000		\$6,150,000	\$1,025.00
2	7708 Sunset Drive	SOLD COOP BY MEMBER	Avalon	11/19/2018	2873	365	\$2,700,000		\$2,600,000	\$904.98
3	77 E 22 nd Street	SOLD IN-HOUSE	Avalon	11/9/2018	3813	258	\$3,999,000		\$3,837,500	\$1,006.43
4	667 22nd Street	SOLD COOP BY MEMBER	Avalon	11/2/2018	608	147	\$499,000		\$460,000	\$756.58
5	6188 Dune Drive	SOLD COOP BY MEMBER	Avalon	11/5/2018	4050	137	\$3,395,000		\$3,300,000	\$814.81
6	4138 Ocean Drive	SOLD COOP BY MEMBER	Avalon	11/21/2018		128	\$999,999		\$975,000	
7	4351 Ocean Drive	SOLD COOP BY MEMBER	Avalon	11/1/2018	1357	94	\$1,199,000		\$1,150,000	\$847.46
8	1859 First Avenue	SOLD NON MEMBER	Avalon	11/16/2018		78	\$2,095,000		\$1,950,000	
9	237 64th Street	SOLD COOP BY MEMBER	Avalon	11/20/2018	1461	81	\$1,849,000		\$1,849,000	\$1,265.57
10	53 E 14th	SOLD COOP BY MEMBER	Avalon	11/26/2018	3266	54	\$2,599,000		\$2,487,500	\$761.64
11	1 97th Street	SOLD COOP BY MEMBER	Stone Harbor	11/1/2018	2490	265	\$5,395,000		\$5,162,500	\$2,073.29
12	271 85th Street	SOLD COOP BY MEMBER	Stone Harbor	11/2/2018		176	\$2,495,000		\$2,311,000	
13	154 106th Street	SOLD COOP BY MEMBER	Stone Harbor	11/28/2018	1444	163	\$1,699,000		\$1,630,000	\$1,128.81
14	110 117th Street	SOLD IN-HOUSE	Stone Harbor	11/29/2018		147	\$5,238,000		\$4,900,000	
15	222 104th Street	SOLD COOP BY MEMBER	Stone Harbor	11/16/2018	1804	70	\$1,795,000		\$1,795,000	\$995.01
Avg					2651	171	\$2,827,133		\$2,703,833	\$1,052.69
Min					608	54	\$499,000		\$460,000	\$756.58
Max					6000	414	\$6,450,000		\$6,150,000	\$2,073.29
Med					2490	147	\$2,495,000		\$2,311,000	\$995.01

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MULTI-FAMILY Summary Statistics

High	Low	Average	Median
LP:\$1,395,000	\$1,395,000	\$48,103	\$1,395,000
SP:\$1,255,000	\$1,255,000	\$1,255,000	\$1,255,000

MULTI-FAMILY - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	425 99th Street	SOLD IN-HOUSE	Stone Harbor	For Sale	52	\$1,395,000	\$1,255,000			

CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,850,000	\$574,000	\$468,862	\$1,049,000
SP:\$1,800,000	\$555,000	\$1,008,807	\$999,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 13

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	2934 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		909	\$1,199,000		\$1,100,000	
2	2766 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		161	\$1,850,000		\$1,800,000	
3	310 79th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1896	125	\$1,049,000		\$1,049,000	\$553.27
4	700 Ocean DRive	SOLD IN-HOUSE	Avalon	For Sale		97	\$799,000		\$799,000	
5	295 67th Street	SOLD COOP BY MEMBER	Avalon	For Sale	2325	75	\$1,695,000		\$1,600,000	\$688.17
6	2337 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1862	58	\$895,000		\$885,000	\$475.30
7	284 79th Street	SOLD IN-HOUSE	Avalon	For Sale	1330	40	\$669,000		\$662,500	\$498.12
8	301 80TH Street	SOLD COOP BY MEMBER	Avalon	For Sale	1504	42	\$695,000		\$660,000	\$438.83
9	256 34th street	SOLD COOP BY MEMBER	Avalon	For Sale	1680	61	\$1,050,000		\$999,000	\$594.64
10	10800 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1134	387	\$574,000		\$555,000	\$489.42
11	10800 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1134	383	\$574,000		\$555,000	\$489.42
12	201 100th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1620	168	\$1,199,000		\$1,125,000	\$694.44
13	405 96th Street	SOLD IN-HOUSE	Stone Harbor	For Sale	1906	60	\$1,349,000		\$1,325,000	\$695.17
Avg					1639	197	\$1,045,923		\$1,008,808	\$561.68
Min					1134	40	\$574,000		\$555,000	\$438.83
Max					2325	909	\$1,850,000		\$1,800,000	\$695.17
Med					1650	97	\$1,049,000		\$999,000	\$525.70