

# CMA Summary Report

## RESIDENTIAL Summary Statistics (Maximum of 50 shown)

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$4,995,000</b>	<b>\$735,000</b>	<b>\$952,138</b>	<b>\$2,197,450</b>
<b>SP:\$4,750,000</b>	<b>\$665,000</b>	<b>\$2,223,102</b>	<b>\$2,005,000</b>

## RESIDENTIAL - Sold

Number of Properties: 20

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	4316 Fourth Avenue	SOLD IN-HOUSE	Avalon	3/31/2017	4722	87	\$3,295,000		\$3,175,000	\$672.38
2	221 17th Street	SOLD IN-HOUSE	Avalon	3/31/2017	1000	52	\$999,000		\$950,000	\$950.00
3	304 77th Street	SOLD COOP BY MEMBER	Avalon	4/24/2017	3056	79	\$1,999,900		\$1,910,000	\$625.00
4	464 20th Street	SOLD IN-HOUSE	Avalon	4/7/2017	2962	63	\$999,000		\$965,000	\$325.79
5	181 66 th Street	SOLD COOP BY MEMBER	Avalon	4/13/2017	4167	96	\$4,995,000		\$4,750,000	\$1,139.91
6	288 63rd Street	SOLD IN-HOUSE	Avalon	4/14/2017		124	\$1,595,000		\$1,500,000	
7	45 E 16th Street	SOLD COOP BY MEMBER	Avalon	4/17/2017	3286	174	\$2,600,000		\$2,500,000	\$760.80
8	4308 Ocean Drive	SOLD COOP BY MEMBER	Avalon	4/27/2017	2224	225	\$1,800,000		\$1,675,000	\$753.15
9	157 69th Street	SOLD COOP BY MEMBER	Avalon	4/7/2017	4218	235	\$4,499,000		\$4,000,000	\$948.32
10	6902 Ocean Drive	SOLD COOP BY MEMBER	Avalon	4/21/2017		261	\$4,150,000		\$3,800,000	
11	33 W 12th Street	SOLD IN-HOUSE	Avalon	4/5/2017		328	\$2,495,000		\$2,450,000	
12	4785 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	3/31/2017		478	\$2,395,000		\$2,100,000	
13	704 Old Avalon Boulevard	SOLD COOP BY MEMBER	Avalon Manor	4/3/2017	3300	138	\$770,000		\$670,000	\$203.03
14	8124 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	4/12/2017	1300	561	\$735,000		\$665,000	\$511.54
15	10032 Corinthian	SOLD COOP BY MEMBER	Stone Harbor	3/31/2017		317	\$4,695,000		\$4,300,000	
16	255 104th Street	SOLD COOP BY MEMBER	Stone Harbor	4/1/2017		353	\$2,495,000		\$2,425,000	
17	249 101st Street	SOLD COOP BY MEMBER	Stone Harbor	4/29/2017	1288	163	\$1,345,000		\$1,275,098	\$989.98
18	334 92nd Streets	SOLD COOP BY MEMBER	Stone Harbor	3/31/2017		106	\$1,300,000		\$1,130,000	
19	11505 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	4/15/2017	2613	95	\$2,695,000		\$2,526,950	\$967.07
20	11020 Sunset Drive	SOLD IN-HOUSE	Stone Harbor	4/21/2017	2414	92	\$1,750,000		\$1,695,000	\$702.15
<b>Avg</b>					<b>2811</b>	<b>201</b>	<b>\$2,380,345</b>		<b>\$2,223,102</b>	<b>\$734.55</b>
<b>Min</b>					<b>1000</b>	<b>52</b>	<b>\$735,000</b>		<b>\$665,000</b>	<b>\$203.03</b>
<b>Max</b>					<b>4722</b>	<b>561</b>	<b>\$4,995,000</b>		<b>\$4,750,000</b>	<b>\$1,139.91</b>
<b>Med</b>					<b>2962</b>	<b>150</b>	<b>\$2,197,450</b>		<b>\$2,005,000</b>	<b>\$753.15</b>

# CMA Summary Report

## LOTS/LAND Summary Statistics (Maximum of 50 shown)

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$2,750,000</b>	<b>\$2,629,000</b>	<b>\$107,580</b>	<b>\$2,689,500</b>
<b>SP:\$2,700,000</b>	<b>\$2,400,000</b>	<b>\$2,550,000</b>	<b>\$2,550,000</b>

### LOTS/LAND - Sold

Number of Properties: 2

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	325 & 337 96th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	374	\$2,750,000	\$2,700,000			
2	312 114th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	225	\$2,629,000	\$2,400,000			
<b>Avg</b>					<b>299</b>	<b>\$2,689,500</b>	<b>\$2,550,000</b>			

### CMA Summary Report

#### CONDO/TOWNHOUSE Summary Statistics (Maximum of 50 shown)

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$1,290,000</b>	<b>\$315,000</b>	<b>\$411,596</b>	<b>\$667,500</b>
<b>SP:\$1,240,000</b>	<b>\$300,000</b>	<b>\$703,824</b>	<b>\$631,250</b>

### CONDO/TOWNHOUSE - Sold

Number of Properties: 28

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	295 78th Street	SOLD IN-HOUSE	Avalon	For Sale		48	\$555,000		\$555,000	
2	2168 Sixth Avenue	SOLD IN-HOUSE	Avalon	For Sale	1778	53	\$742,500		\$742,500	\$417.60
3	2181 Harbor Avenue	SOLD COOP BY MEMBER	Avalon	For Sale		47	\$1,250,000		\$1,240,000	
4	6801 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale		45	\$1,225,000		\$1,200,000	
5	700 FIRST AVE UNIT 312 Avenue	SOLD IN-HOUSE	Avalon	For Sale		89	\$510,000		\$495,000	
6	7929 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	324	86	\$315,000		\$300,000	\$925.93
7	6592 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2217	85	\$1,150,000		\$1,160,000	\$523.23
8	2607 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale		89	\$859,000		\$820,000	
9	7929 Dune Drive Unit 307	SOLD COOP BY MEMBER	Avalon	For Sale		90	\$319,000		\$310,000	
10	2179 Harbor Avenue	SOLD COOP BY MEMBER	Avalon	For Sale	1012	122	\$1,290,000		\$1,240,000	\$1,225.30
11	242 29th Street, West Unit	SOLD COOP BY MEMBER	Avalon	For Sale		135	\$685,000		\$640,000	
12	419 22nd Street	SOLD COOP BY MEMBER	Avalon	For Sale		106	\$525,000		\$540,000	
13	491 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	1952	153	\$899,000		\$875,000	\$448.26
14	266 21st Street	SOLD IN-HOUSE	Avalon	For Sale	1728	380	\$649,900		\$622,500	\$360.24
15	1708 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1116	141	\$599,000		\$450,000	\$403.23
16	579 22nd Street	SOLD COOP BY MEMBER	Avalon	For Sale		185	\$549,900		\$547,000	
17	792 Sunrise Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2761	198	\$1,095,000		\$1,075,000	\$389.35
18	270 28th Street	SOLD COOP BY MEMBER	Avalon	For Sale	2190	193	\$849,500		\$795,000	\$363.01
19	269 23rd Street	SOLD COOP BY MEMBER	Avalon	For Sale	1692	191	\$695,000		\$655,000	\$387.12

20	1471 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1600	227	\$648,000		\$622,000	\$388.75
21	2928 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2100	252	\$999,000		\$900,000	\$428.57
22	371 40th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1764	357	\$799,000		\$782,500	\$443.59
23	10108 Third Avenue Rear	SOLD IN-HOUSE	Stone Harbor	For Sale		1438	\$739,000		\$699,000	
24	8001 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1000	263	\$475,000		\$425,000	\$425.00
25	8931 Second Ave Unit 5	SOLD COOP BY MEMBER	Stone Harbor	For Sale		158	\$479,000		\$451,587	
26	8001 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	996	81	\$529,000		\$500,000	\$502.01
27	8201 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale		79	\$650,000		\$605,000	
28	8300 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	695	79	\$499,000		\$460,000	\$661.87
<b>Avg</b>					<b>1557</b>	<b>191</b>	<b>\$734,993</b>		<b>\$703,825</b>	<b>\$518.32</b>
<b>Min</b>					<b>324</b>	<b>45</b>	<b>\$315,000</b>		<b>\$300,000</b>	<b>\$360.24</b>
<b>Max</b>					<b>2761</b>	<b>1438</b>	<b>\$1,290,000</b>		<b>\$1,240,000</b>	<b>\$1,225.30</b>
<b>Med</b>					<b>1710</b>	<b>128</b>	<b>\$667,500</b>		<b>\$631,250</b>	<b>\$426.79</b>