

CMA Summary Report**RESIDENTIAL Summary Statistics**

High	Low	Average	Median
LP:\$10,000,000	\$899,000	\$1,480,458	\$2,147,000
SP:\$8,600,000	\$875,000	\$2,785,593	\$2,050,000

RESIDENTIAL - Sold**Number of Properties: 12**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	39 Weber Court	SOLD COOP BY MEMBER	Stone Harbor	4/30/2018	1008	107	\$899,000		\$875,000	\$868.06
2	234 110th Street	SOLD COOP BY MEMBER	Stone Harbor	4/20/2018	1556	109	\$950,000		\$940,000	\$604.11
3	70 W 24th Street	SOLD IN-HOUSE	Avalon	4/27/2018		65	\$1,400,000		\$1,400,000	
4	211 102nd Street	SOLD COOP BY MEMBER	Stone Harbor	4/13/2018	2226	70	\$1,695,000		\$1,650,000	\$741.24
5	9 W 22nd Street	SOLD COOP BY MEMBER	Avalon	4/11/2018	2184	38	\$2,000,000		\$1,927,000	\$882.33
6	2405 Harbor Avenue	SOLD IN-HOUSE	Avalon	4/3/2018	2600	42	\$2,099,000		\$2,000,000	\$769.23
7	302 42nd Street	SOLD IN-HOUSE	Avalon	4/9/2018		160	\$2,195,000		\$2,100,000	
8	249 101st Street	SOLD COOP BY MEMBER	Stone Harbor	4/30/2018		270	\$2,888,000		\$2,888,000	
9	4506 Fifth Avenue	SOLD IN-HOUSE	Avalon	4/2/2018	3520	18	\$2,950,000		\$2,950,000	\$838.07
10	203 118th Street	SOLD COOP BY MEMBER	Stone Harbor	4/30/2018	3608	361	\$3,995,000		\$3,700,000	\$1,025.50
11	652 7th Street	SOLD COOP BY MEMBER	Avalon	4/30/2018	5000	473	\$4,460,000		\$4,397,125	\$879.43
12	102 119th Street	SOLD COOP BY MEMBER	Stone Harbor	4/17/2018	3512	438	\$10,000,000		\$8,600,000	\$2,448.75
Avg					2801	179	\$2,960,917		\$2,785,594	\$1,006.30
Min					1008	18	\$899,000		\$875,000	\$604.11
Max					5000	473	\$10,000,000		\$8,600,000	\$2,448.75
Med					2600	108	\$2,147,000		\$2,050,000	\$868.06

CMA Summary Report**LOTS/LAND Summary Statistics**

High	Low	Average	Median
LP:\$4,850,000	\$2,500,000	\$306,250	\$3,675,000
SP:\$4,500,000	\$2,326,500	\$3,413,250	\$3,413,250

LOTS/LAND - Sold**Number of Properties: 2**

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP
-----	---------	--------	------	-----------	-----	----	----

1	198 72nd Street	SOLD COOP BY MEMBER	Avalon	For Sale	135	\$2,500,000	\$2,326,500			
2	94 E 25th Street	SOLD COOP BY MEMBER	Avalon	For Sale	165	\$4,850,000	\$4,500,000			
Avg					150	\$3,675,000	\$3,413,250			

CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,520,000	\$319,000	\$310,145	\$724,500
SP:\$1,455,000	\$310,500	\$719,050	\$710,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 10

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	177 80th Street	SOLD COOP BY MEMBER	Avalon	For Sale	640	189	\$319,000		\$310,500	\$485.16
2	10912 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	600	166	\$382,500		\$375,000	\$625.00
3	7888 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale		436	\$409,000		\$405,000	
4	200 98th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale		283	\$475,000		\$435,000	
5	532 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale		115	\$699,000		\$690,000	
6	8201 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale		161	\$750,000		\$730,000	
7	904 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1574	366	\$799,000		\$780,000	\$495.55
8	311 92nd Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1573	49	\$995,000		\$975,000	\$619.83
9	806 21st Street	SOLD IN-HOUSE	Avalon	For Sale	1902	358	\$1,095,000		\$1,035,000	\$544.16
10	3448 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2259	184	\$1,520,000		\$1,455,000	\$644.09
Avg					1424	230	\$744,350		\$719,050	\$568.97
Min					600	49	\$319,000		\$310,500	\$485.16
Max					2259	436	\$1,520,000		\$1,455,000	\$644.09
Med					1573	186	\$724,500		\$710,000	\$582.00