

# CMA Summary Report

## RESIDENTIAL Summary Statistics

**High**  
**LP:\$5,795,000**  
**SP:\$5,700,000**

**Low**  
**\$747,000**  
**\$720,000**

**Average**  
**\$2,004,756**  
**\$2,520,293**

**Median**  
**\$2,495,000**  
**\$2,400,000**

## RESIDENTIAL - Sold

**Number of Properties: 31**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	259 20th Street	SOLD IN-HOUSE	Avalon	4/18/2019	1824	338	\$747,000		\$720,000	\$394.74
2	291 44th Street	SOLD IN-HOUSE	Avalon	4/26/2019	1350	29	\$1,200,000		\$1,100,000	\$814.81
3	10626 Third Avenue	SOLD IN-HOUSE	Stone Harbor	4/12/2019	912	51	\$1,295,000		\$1,160,000	\$1,271.93
4	248 87 Street	SOLD COOP BY MEMBER	Stone Harbor	4/18/2019		171	\$1,539,000		\$1,337,500	
5	256 44th Street	SOLD COOP BY MEMBER	Avalon	4/30/2019	2436	82	\$1,495,000		\$1,450,000	\$595.24
6	76 W 19th Street	SOLD COOP BY MEMBER	Avalon	4/18/2019	2132	62	\$1,595,000		\$1,540,000	\$722.33
7	265 87 Street	SOLD COOP BY MEMBER	Stone Harbor	4/18/2019	2740	87	\$1,799,000		\$1,744,600	\$636.72
8	227 118th Street	SOLD IN-HOUSE	Stone Harbor	4/29/2019		235	\$1,899,000		\$1,790,000	
9	23 West 12th Street	SOLD COOP BY MEMBER	Avalon	4/15/2019	2545	185	\$1,899,000		\$1,810,000	\$711.20
10	818 1ST Avenue	SOLD IN-HOUSE	Avalon	4/1/2019	2468	88	\$2,050,000		\$1,900,000	\$769.85
11	10 W 21st Street	SOLD COOP BY MEMBER	Avalon	4/16/2019		218	\$1,989,000		\$1,900,000	
12	141 78th Street	SOLD COOP BY MEMBER	Avalon	4/30/2019	3069	130	\$2,250,000		\$1,975,000	\$643.53
13	272 90th Street	SOLD COOP BY MEMBER	Stone Harbor	4/11/2019	2621	98	\$2,195,000		\$2,000,000	\$763.07
14	4521 Ocean Drive	SOLD IN-HOUSE	Avalon	4/29/2019	3452	110	\$2,099,000		\$2,000,000	\$579.37
15	65 W 34th Street	SOLD COOP BY MEMBER	Avalon	4/12/2019		199	\$2,395,000		\$2,300,000	
16	517 20th Street	SOLD IN-HOUSE	Avalon	4/2/2019	3484	147	\$2,495,000		\$2,400,000	\$688.86
17	11817 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	4/12/2019	1820	102	\$2,595,000		\$2,450,000	\$1,346.15
18	274 65 Street	SOLD COOP BY MEMBER	Avalon	4/12/2019	3723	243	\$2,595,000		\$2,500,000	\$671.50
19	282 70th Sttreet	SOLD COOP BY MEMBER	Avalon	4/30/2019	3968	211	\$2,699,999		\$2,575,000	\$648.94
20	93 E 11th Street	SOLD COOP BY MEMBER	Avalon	4/23/2019	2949	86	\$2,695,000		\$2,585,000	\$876.57
21	165 75th Street	SOLD IN-HOUSE	Avalon	4/11/2019	3970	310	\$2,995,000		\$2,600,000	\$654.91
22	26 E 9th Street Street	SOLD IN-HOUSE	Avalon	4/29/2019		219	\$3,050,000		\$2,700,000	
23	11801 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	4/11/2019		72	\$2,800,000		\$2,750,000	
24	138 18th Street	SOLD COOP BY MEMBER	Avalon	4/26/2019		259	\$2,795,000		\$2,795,000	
25	111 100th Street	SOLD IN-HOUSE	Stone Harbor	4/1/2019	4300	2	\$3,295,000		\$3,267,000	\$759.77
26	2689 Avalon Avenue	SOLD COOP BY MEMBER	Avalon	4/23/2019	3856	98	\$3,395,000		\$3,300,000	\$855.81
27	8 111th Street	SOLD COOP BY MEMBER	Stone Harbor	4/30/2019	1225	84	\$3,500,000		\$3,345,000	\$2,730.61
28	56 E 17th Street	SOLD COOP BY MEMBER	Avalon	4/19/2019		93	\$3,499,000		\$3,360,000	
29	3 90th Street	SOLD COOP BY MEMBER	Stone Harbor	4/22/2019		23	\$5,795,000		\$5,525,000	
30	4814 Fifth Avenue	SOLD IN-HOUSE	Avalon	4/16/2019		1021	\$5,795,000		\$5,550,000	

31	6 Pelican Drive	SOLD COOP BY MEMBER	Avalon	4/9/2019	6400	330	\$5,750,000		\$5,700,000	\$890.63
<b>Avg</b>					<b>\$2,916</b>	<b>173</b>	<b>\$2,651,452</b>		<b>\$2,520,294</b>	<b>\$858.41</b>
<b>Min</b>					<b>\$912</b>	<b>2</b>	<b>\$747,000</b>		<b>\$720,000</b>	<b>\$394.74</b>
<b>Max</b>					<b>\$6,400</b>	<b>1021</b>	<b>\$5,795,000</b>		<b>\$5,700,000</b>	<b>\$2,730.61</b>
<b>Med</b>					<b>\$2,740</b>	<b>110</b>	<b>\$2,495,000</b>		<b>\$2,400,000</b>	<b>\$722.33</b>

### CMA Summary Report

#### LOTS/LAND Summary Statistics

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$1,649,000</b>	<b>\$1,300,000</b>	<b>\$71,926</b>	<b>\$1,474,500</b>
<b>SP:\$1,639,000</b>	<b>\$1,300,000</b>	<b>\$1,469,500</b>	<b>\$1,469,500</b>

### LOTS/LAND - Sold

**Number of Properties: 2**

<b>Num</b>	<b>Address</b>	<b>Status</b>	<b>Area</b>	<b>Sale/Rent</b>	<b>DOM</b>	<b>LP</b>	<b>SP</b>			
1	169 27th Street	SOLD IN-HOUSE	Avalon	For Sale	77	\$1,300,000	\$1,300,000			
2	25 W 14th	SOLD COOP BY MEMBER	Avalon	For Sale	21	\$1,649,000	\$1,639,000			
<b>Avg</b>					<b>\$49</b>	<b>\$1,474,500</b>	<b>\$1,469,500</b>			

### CMA Summary Report

#### CONDO/TOWNHOUSE Summary Statistics

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$2,199,000</b>	<b>\$272,000</b>	<b>\$203,043</b>	<b>\$1,034,950</b>
<b>SP:\$2,150,000</b>	<b>\$272,000</b>	<b>\$1,018,375</b>	<b>\$1,010,000</b>

### CONDO/TOWNHOUSE - Sold

**Number of Properties: 8**

<b>Num</b>	<b>Address</b>	<b>Status</b>	<b>Area</b>	<b>Sale/Rent</b>	<b>Appx LivSF</b>	<b>DOM</b>	<b>LP</b>	<b>PrcSqft</b>	<b>SP</b>	<b>PrcSqft</b>
1	10120 Third Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	442	108	\$272,000		\$272,000	\$615.38
2	696 Sunrise Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1140	72	\$529,900		\$515,000	\$451.75
3	7901 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1318	167	\$609,000		\$585,000	\$443.85
4	248 28th Street	SOLD COOP BY MEMBER	Avalon	For Sale	2146	181	\$974,900		\$960,000	\$447.34
5	238 25th street	SOLD IN-HOUSE	Avalon	For Sale	2080	61	\$1,095,000		\$1,060,000	\$509.62
6	219 25th Street	SOLD IN-HOUSE	Avalon	For Sale		104	\$1,250,000		\$1,240,000	
7	553 21st Street	SOLD IN-HOUSE	Avalon	For Sale	2428	90	\$1,395,000		\$1,365,000	\$562.19
8	2405 Harbor Avenue	SOLD COOP BY MEMBER	Avalon	For Sale		265	\$2,199,000		\$2,150,000	

Avg					\$1,592	131	\$1,040,600		\$1,018,375	\$505.02
Min					\$442	61	\$272,000		\$272,000	\$443.85
Max					\$2,428	265	\$2,199,000		\$2,150,000	\$615.38
Med					\$1,699	106	\$1,034,950		\$1,010,000	\$480.69