

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$7,750,000	\$565,000	\$1,588,861	\$2,472,500
SP:\$7,300,000	\$545,000	\$2,707,000	\$2,365,000

RESIDENTIAL - Sold

Number of Properties: 20

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	93 E 17th Street	SOLD COOP BY MEMBER	Avalon	8/23/2019	4529	396	\$7,750,000		\$7,300,000	\$1,611.83
2	261 60th Street	SOLD COOP BY MEMBER	Avalon	8/16/2019	2826	222	\$2,095,000		\$1,950,000	\$690.02
3	141 17th Street	SOLD COOP BY MEMBER	Avalon	8/9/2019	3700	218	\$2,750,000		\$2,700,000	\$729.73
4	7748 Dune Drive	SOLD COOP BY MEMBER	Avalon	8/16/2019	1128	150	\$1,599,000		\$1,500,000	\$1,329.79
5	121 27th Street	SOLD IN-HOUSE	Avalon	8/6/2019	3830	112	\$2,795,000		\$2,795,000	\$729.77
6	573 21st Street	SOLD IN-HOUSE	Avalon	8/2/2019	2429	98	\$2,049,000		\$1,950,000	\$802.80
7	262 64th Street	SOLD IN-HOUSE	Avalon	8/12/2019	2798	87	\$2,395,000		\$2,380,000	\$850.61
8	486 20th Street	SOLD COOP BY MEMBER	Avalon	7/31/2019		62	\$779,000		\$700,000	
9	188 35th Street	SOLD COOP BY MEMBER	Avalon	8/26/2019	3493	62	\$2,495,000		\$2,450,000	\$701.40
10	174 17th Street	SOLD COOP BY MEMBER	Avalon	8/30/2019		50	\$1,495,000		\$1,475,000	
11	21 W 19th Street	SOLD COOP BY MEMBER	Avalon	8/19/2019		19	\$3,149,000		\$3,100,000	
12	10905 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	7/31/2019	2333	365	\$1,950,000		\$1,780,000	\$762.97
13	1 108th Street	SOLD COOP BY MEMBER	Stone Harbor	8/5/2019		353	\$6,495,000		\$5,800,000	
14	340 104th Street	SOLD COOP BY MEMBER	Stone Harbor	8/2/2019	2082	309	\$4,750,000		\$4,250,000	\$2,041.31
15	139 108th Street	SOLD COOP BY MEMBER	Stone Harbor	8/18/2019		215	\$3,795,000		\$3,650,000	
16	10 97th Street	SOLD COOP BY MEMBER	Stone Harbor	8/23/2019		131	\$2,450,000		\$2,350,000	
17	9301 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	8/21/2019		101	\$2,499,000		\$2,300,000	
18	F 14 Stone Court	SOLD COOP BY MEMBER	Stone Harbor	8/16/2019	544	60	\$749,000		\$715,000	\$1,314.34
19	30 Weber Court	SOLD COOP BY MEMBER	Stone Harbor	8/2/2019		46	\$565,000		\$545,000	
20	10724 Corinthian	SOLD IN-HOUSE	Stone Harbor	8/21/2019		44	\$4,595,000		\$4,450,000	
Avg					2699	155	\$2,859,950		\$2,707,000	\$1,051.32
Min					544	19	\$565,000		\$545,000	\$690.02
Max					4529	396	\$7,750,000		\$7,300,000	\$2,041.31
Med					2798	106	\$2,472,500		\$2,365,000	\$802.80

CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics

High
LP:\$1,799,000
SP:\$1,675,000

Low
\$260,000
\$260,000

Average
\$342,052
\$747,031

Median
\$699,000
\$675,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 16

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	3249 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale		222	\$755,000		\$740,000	
2	286 13th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1400	202	\$599,000		\$610,000	\$435.71
3	7900 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	450	205	\$315,000		\$295,000	\$655.56
4	7900 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	350	205	\$260,000		\$260,000	\$742.86
5	296 65th Street	SOLD COOP BY MEMBER	Avalon	For Sale	960	168	\$465,000		\$452,500	\$471.35
6	280 27th Street	SOLD NON MEMBER	Avalon	For Sale	1923	140	\$1,450,000		\$1,400,000	\$728.03
7	280 27th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1923	137	\$1,450,000		\$1,450,000	\$754.03
8	7800 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	600	85	\$275,000		\$265,000	\$441.67
9	290 79th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1086	80	\$699,000		\$690,000	\$635.36
10	290 79th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1086	80	\$699,000		\$690,000	\$635.36
11	384 24th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1050	77	\$624,000		\$615,000	\$585.71
12	278 64th Street	SOLD IN-HOUSE	Avalon	For Sale	2200	55	\$925,000		\$915,000	\$415.91
13	263 89th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale		93	\$1,799,000		\$1,675,000	
14	10009 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	For Sale	876	114	\$799,900		\$760,000	\$867.58
15	8310 Third Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	1118	43	\$699,000		\$660,000	\$590.34
16	351 96th Street	SOLD IN-HOUSE	Stone Harbor	For Sale		37	\$500,000		\$475,000	
Avg					1155	121	\$769,619		\$747,031	\$612.27
Min					350	37	\$260,000		\$260,000	\$415.91
Max					2200	222	\$1,799,000		\$1,675,000	\$867.58
Med					1086	103	\$699,000		\$675,000	\$635.36