

CMA Summary Report**RESIDENTIAL Summary Statistics**

High	Low	Average	Median
LP:\$2,495,000	\$779,000	\$800,495	\$1,399,000
SP:\$2,215,000	\$660,000	\$1,433,863	\$1,285,000

RESIDENTIAL - Sold**Number of Properties: 11**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	292 33rd Street	SOLD COOP BY MEMBER	Avalon	12/1/2017	1000	110	\$779,000		\$660,000	\$660.00
2	929 Dune Drive	SOLD COOP BY MEMBER	Avalon	12/20/2017	3038	89	\$1,399,000		\$800,000	\$263.33
3	276 85th Street	SOLD COOP BY MEMBER	Stone Harbor	12/14/2017		218	\$969,000		\$925,000	
4	375 21st Street	SOLD IN-HOUSE	Avalon	12/15/2017	2112	232	\$999,999		\$999,999	\$473.48
5	250 54th Street	SOLD IN-HOUSE	Avalon	12/20/2017		209	\$1,395,000		\$1,285,000	
6	4268 Dune Drive	SOLD IN-HOUSE	Avalon	12/13/2017	2080	76	\$1,325,000		\$1,285,000	\$617.79
7	128 15th Street	SOLD COOP BY MEMBER	Avalon	12/22/2017		57	\$1,649,900		\$1,627,500	
8	197 77th Street	SOLD COOP BY MEMBER	Avalon	12/19/2017	1588	154	\$1,989,000		\$1,900,000	\$1,196.47
9	35 E 23rd Street	SOLD IN-HOUSE	Avalon	12/15/2017		71	\$2,495,000		\$1,950,000	
10	8523 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	12/28/2017	2298	482	\$2,395,000		\$2,125,000	\$924.72
11	151 21st Street	SOLD IN-HOUSE	Avalon	12/18/2017		311	\$2,215,000		\$2,215,000	
Avg					2019	182	\$1,600,991		\$1,433,864	\$689.30
Min					1000	57	\$779,000		\$660,000	\$263.33
Max					3038	482	\$2,495,000		\$2,215,000	\$1,196.47
Med					2096	154	\$1,399,000		\$1,285,000	\$638.90

CMA Summary Report**CONDO/TOWNHOUSE Summary Statistics**

High	Low	Average	Median
LP:\$1,399,999	\$419,000	\$339,409	\$599,000
SP:\$1,350,000	\$404,000	\$660,954	\$580,000

CONDO/TOWNHOUSE - Sold**Number of Properties: 11**

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	9807 Second Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	728	903	\$419,000		\$404,000	\$554.95

2	7751 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	725	337	\$439,000		\$435,000	\$600.00
3	151 95th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	712	96	\$475,000		\$465,500	\$653.79
4	295 78th Street	SOLD IN-HOUSE	Avalon	For Sale	1166	185	\$579,000		\$562,500	\$482.42
5	636 21st Street	SOLD IN-HOUSE	Avalon	For Sale		203	\$599,000		\$562,500	
6	289 14th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1400	367	\$585,000		\$580,000	\$414.29
7	9501 1st Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	900	38	\$619,000		\$619,000	\$687.78
8	329 80th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1504	70	\$695,000		\$680,000	\$452.13
9	341 87th Street Rear	SOLD COOP BY MEMBER	Stone Harbor	For Sale		108	\$779,000		\$752,000	
10	491 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale		114	\$878,000		\$860,000	
11	3106 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2300	39	\$1,399,999		\$1,350,000	\$586.96
Avg					1179	223	\$678,818		\$660,955	\$554.04
Min					712	38	\$419,000		\$404,000	\$414.29
Max					2300	903	\$1,399,999		\$1,350,000	\$687.78
Med					1033	114	\$599,000		\$580,000	\$570.96