

CMA Summary Report**RESIDENTIAL Summary Statistics**

High
LP:\$5,385,000
SP:\$5,200,000

Low
\$1,195,000
\$1,180,000

Average
\$1,697,625
\$2,279,757

Median
\$2,125,000
\$2,125,000

RESIDENTIAL - Sold**Number of Properties: 17**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	148 21st Street	SOLD COOP BY MEMBER	Avalon	12/19/2018	1932	285	\$1,549,000		\$1,455,000	\$753.11
2	3588 Ocean Drive	SOLD COOP BY MEMBER	Avalon	12/3/2018	2274	243	\$1,399,000		\$1,405,000	\$617.85
3	136 16th Street	SOLD COOP BY MEMBER	Avalon	12/21/2018		241	\$1,699,000		\$1,595,000	
4	24 Heron Drive	SOLD COOP BY MEMBER	Avalon	12/11/2018	4539	218	\$5,385,000		\$5,200,000	\$1,145.63
5	265 17th Street	SOLD COOP BY MEMBER	Avalon	12/7/2018	3180	175	\$1,995,000		\$1,800,000	\$566.04
6	455 21st Street	SOLD IN-HOUSE	Avalon	12/7/2018	2845	121	\$1,195,000		\$1,180,000	\$414.76
7	216 6th Street	SOLD IN-HOUSE	Avalon	12/14/2018	2752	107	\$2,695,000		\$2,625,000	\$953.85
8	33 W 25th Street	SOLD COOP BY MEMBER	Avalon	12/21/2018		107	\$2,695,000		\$2,518,375	
9	1248 Avalon Avenue	SOLD COOP BY MEMBER	Avalon	12/21/2018	2088	95	\$1,589,000		\$1,525,000	\$730.36
10	43 Flamingo Drive	SOLD COOP BY MEMBER	Avalon	12/18/2018	2236	69	\$4,195,000		\$4,050,000	\$1,811.27
11	213 64th Street	SOLD COOP BY MEMBER	Avalon	12/14/2018	1850	32	\$2,125,000		\$2,125,000	\$1,148.65
12	11713 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	12/14/2018	3440	343	\$2,950,000		\$2,687,500	\$781.25
13	260 105th Street	SOLD COOP BY MEMBER	Stone Harbor	12/7/2018		211	\$1,888,000		\$1,780,000	
14	11501 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	12/17/2018	1950	136	\$2,395,000		\$2,200,000	\$1,128.21
15	140 105th Street	SOLD IN-HOUSE	Stone Harbor	12/18/2018		130	\$2,399,000		\$2,140,000	
16	9415 Sunset Drive	SOLD IN-HOUSE	Stone Harbor	12/14/2018	2204	111	\$2,095,000		\$2,025,000	\$918.78
17	223 121st Street	SOLD COOP BY MEMBER	Stone Harbor	12/14/2018	2922	99	\$2,495,000		\$2,445,000	\$836.76
Avg					2631	160	\$2,396,647		\$2,279,757	\$908.19
Min					1850	32	\$1,195,000		\$1,180,000	\$414.76
Max					4539	343	\$5,385,000		\$5,200,000	\$1,811.27
Med					2274	130	\$2,125,000		\$2,125,000	\$836.76

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

High
LP:\$999,900
SP:\$975,000

Low
\$485,000
\$470,500

Average
\$210,033
\$711,389

Median
\$699,000
\$675,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 7

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	241 28th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1858	65	\$899,000		\$895,000	\$481.70
2	246 28th Street	SOLD COOP BY MEMBER	Avalon	For Sale	2146	70	\$999,900		\$975,000	\$454.33
3	700 First Avenue	SOLD COOP BY MEMBER	Avalon	For Sale	930	52	\$619,000		\$619,000	\$665.59
4	663 21st Street	SOLD IN-HOUSE	Avalon	For Sale		51	\$699,000		\$675,000	
5	8218 Third Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	1260	280	\$609,000		\$595,000	\$472.22
6	8001 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1090	78	\$485,000		\$470,500	\$431.65
7	10009 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	For Sale	864	63	\$729,900		\$750,225	\$868.32
Avg					1358	94	\$720,114		\$711,389	\$562.30
Min					864	51	\$485,000		\$470,500	\$431.65
Max					2146	280	\$999,900		\$975,000	\$868.32
Med					1175	65	\$699,000		\$675,000	\$476.96