

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$7,395,000	\$875,000	\$1,932,326	\$2,195,000
SP:\$6,770,000	\$850,000	\$2,411,005	\$2,060,000

RESIDENTIAL - Sold

Number of Properties: 17

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	\$/ Appx LivSF	SP	\$/ Appx LivSF
1	263 7th Street	SOLD COOP BY MEMBER	Avalon	2/24/2017		163	\$875,000		\$850,000	
2	251 36th Street	SOLD IN-HOUSE	Avalon	2/13/2017		0	\$1,100,000		\$999,999	
3	288 85 Street	SOLD COOP BY MEMBER	Stone Harbor	2/14/2017	2056	197	\$1,100,000	\$535.02	\$1,120,000	\$544.75
4	139 12th Street	SOLD IN-HOUSE	Avalon	2/28/2017	1387	124	\$1,345,000	\$969.72	\$1,200,000	\$865.18
5	200 89th Street	SOLD IN-HOUSE	Stone Harbor	2/2/2017		223	\$1,549,000		\$1,250,000	
6	4020 Dune Drive	SOLD COOP BY MEMBER	Avalon	2/10/2017		2026	\$1,895,000		\$1,450,000	
7	246 16th Street	SOLD COOP BY MEMBER	Avalon	2/17/2017	3635	36	\$1,595,000	\$438.79	\$1,593,000	\$438.24
8	148 104th Street Street	SOLD COOP BY MEMBER	Stone Harbor	2/22/2017		133	\$1,699,500		\$1,650,000	
9	306 77th Street	SOLD COOP BY MEMBER	Avalon	2/15/2017	3800	300	\$2,195,000	\$577.63	\$2,060,000	\$542.11
10	9413 First Avenue	SOLD COOP BY MEMBER	Stone Harbor	2/24/2017		149	\$2,295,000		\$2,125,000	
11	77 E 22 Street	SOLD IN-HOUSE	Avalon	2/21/2017		150	\$2,495,000		\$2,160,000	
12	298 90th Street	SOLD IN-HOUSE	Stone Harbor	2/24/2017		400	\$2,420,000		\$2,275,000	
13	4099 Bayberry Drive	SOLD IN-HOUSE	Avalon	2/24/2017	6023	366	\$3,995,000	\$663.29	\$3,500,000	\$581.11
14	93 E 22nd Street	SOLD COOP BY MEMBER	Avalon	2/7/2017		94	\$3,600,000		\$3,600,000	
15	177 63rd Street	SOLD COOP BY MEMBER	Avalon	2/1/2017	4708	264	\$4,495,000	\$954.76	\$4,171,597	\$886.07
16	108 116th Street	SOLD COOP BY MEMBER	Stone Harbor	2/3/2017	3254	298	\$4,395,000	\$1,350.65	\$4,212,500	\$1,294.56
17	3 84th Street	SOLD IN-HOUSE	Stone Harbor	2/7/2017		150	\$7,395,000		\$6,770,000	
Avg					3551	298	\$2,614,324	\$784.27	\$2,411,006	\$736.00
Min					1387	0	\$875,000	\$438.79	\$850,000	\$438.24
Max					6023	2026	\$7,395,000	\$1,350.65	\$6,770,000	\$1,294.56
Med					3635	163	\$2,195,000	\$663.29	\$2,060,000	\$581.11

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LOTS/ LAND Summary Statistics

High	Low	Average	Median
LP:\$1,900,000	\$1,900,000	\$82,608	\$1,900,000
SP:\$1,795,000	\$1,795,000	\$1,795,000	\$1,795,000

LOTS/ LAND - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/ Rent	DOM	LP	SP			
1	4598 Fourth Avenue	SOLD IN-HOUSE	Avalon	For Sale	207	\$1,900,000	\$1,795,000			

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CONDO/ TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,299,000	\$359,000	\$184,521	\$891,000
SP:\$1,250,000	\$325,000	\$813,000	\$860,000

CONDO/ TOWNHOUSE - Sold

Number of Properties: 5

Num	Address	Status	Area	Sale/ Rent	Appx LivSF	DOM	LP	\$/ Appx LivSF	SP	\$/ Appx LivSF
1	8001 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	732	185	\$359,000	\$490.44	\$325,000	\$443.99
2	8001 Second Ave	SOLD COOP BY MEMBER	Stone Harbor	For Sale	998	428	\$495,000	\$495.99	\$480,000	\$480.96
3	10104 Sunrise North Side	SOLD COOP BY MEMBER	Stone Harbor	For Sale		200	\$891,000		\$860,000	
4	33 Marine Way	SOLD IN-HOUSE	Avalon	For Sale	1691	159	\$1,200,000	\$709.64	\$1,150,000	\$680.07
5	2438 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1900	262	\$1,299,000	\$683.68	\$1,250,000	\$657.89
Avg					1330	246	\$848,800	\$594.94	\$813,000	\$565.73
Min					732	159	\$359,000	\$490.44	\$325,000	\$443.99
Max					1900	428	\$1,299,000	\$709.64	\$1,250,000	\$680.07
Med					1344	200	\$891,000	\$589.84	\$860,000	\$569.43