

CMA Summary Report**RESIDENTIAL Summary Statistics**

High
LP:\$3,848,000
SP:\$3,500,000

Low
\$1,000,000
\$900,000

Average
\$1,319,300
\$2,247,306

Median
\$2,595,000
\$2,300,000

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

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	6043 Ocean Drive	SOLD COOP BY MEMBER	Avalon	2/23/2018	1008	147	\$1,000,000		\$900,000	\$892.86
2	404 24th Street	SOLD IN-HOUSE	Avalon	2/2/2018	3080	132	\$1,599,000		\$1,558,000	\$505.84
3	282 87th Street	SOLD COOP BY MEMBER	Stone Harbor	2/20/2018		106	\$1,895,000		\$1,775,000	
4	35 W 13th Street	SOLD IN-HOUSE	Avalon	2/9/2018	1896	147	\$1,900,000		\$1,825,000	\$962.55
5	474 104 Street	SOLD IN-HOUSE	Stone Harbor	2/9/2018		80	\$2,275,000		\$2,024,875	
6	309 76th street	SOLD COOP BY MEMBER	Avalon	2/8/2018		323	\$2,595,000		\$2,300,000	
7	6 Pelican Drive	SOLD COOP BY MEMBER	Avalon	2/12/2018	2723	216	\$2,695,000		\$2,650,000	\$973.19
8	258 70th Street	SOLD COOP BY MEMBER	Avalon	2/27/2018		18	\$2,795,000		\$2,675,000	
9	100 107th Street	SOLD IN-HOUSE	Stone Harbor	2/23/2018	3400	147	\$2,885,000		\$2,750,000	\$808.82
10	84 E 22 nd Street	SOLD COOP BY MEMBER	Avalon	2/16/2018		133	\$2,899,000		\$2,762,500	
11	12 104th Street	SOLD IN-HOUSE	Stone Harbor	2/23/2018		85	\$3,848,000		\$3,500,000	
Avg					2421	139	\$2,398,727		\$2,247,307	\$828.65
Min					1008	18	\$1,000,000		\$900,000	\$505.84
Max					3400	323	\$3,848,000		\$3,500,000	\$973.19
Med					2723	133	\$2,595,000		\$2,300,000	\$892.86

CMA Summary Report**LOTS/LAND Summary Statistics**

High
LP:\$10,500,000
SP:\$10,500,000

Low
\$10,500,000
\$10,500,000

Average
\$525,000
\$10,500,000

Median
\$10,500,000
\$10,500,000

LOTS/LAND - Sold**Number of Properties: 1**

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	162 63rd Street	SOLD IN-HOUSE	Avalon	For Sale	211	\$10,500,000	\$10,500,000			

CMA Summary Report**MULTI-FAMILY Summary Statistics**

High	Low	Average	Median
LP:\$629,000	\$629,000	\$31,450	\$629,000
SP:\$585,000	\$585,000	\$585,000	\$585,000

MULTI-FAMILY - Sold**Number of Properties: 1**

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	449 22nd Street	SOLD COOP BY MEMBER	Avalon	For Sale	156	\$629,000	\$585,000			

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

High	Low	Average	Median
LP:\$979,000	\$200,000	\$222,995	\$619,000
SP:\$970,000	\$150,000	\$614,285	\$619,000

CONDO/TOWNHOUSE - Sold**Number of Properties: 7**

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	7900 Dune Dr	SOLD IN-HOUSE	Avalon	For Sale	350	56	\$200,000		\$150,000	\$428.57
2	8305 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	475	211	\$234,400		\$207,000	\$435.79
3	1605 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1190	37	\$539,500		\$535,000	\$449.58
4	9501 First Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	900	34	\$619,000		\$619,000	\$687.78
5	274 W 26th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1836	212	\$909,000		\$889,000	\$484.20
6	2101 Sixth Avenue	SOLD COOP BY MEMBER	Avalon	For Sale		52	\$979,000		\$930,000	
7	236 25th Street	SOLD COOP BY MEMBER	Avalon	For Sale	2160	82	\$979,000		\$970,000	\$449.07
Avg					1151	97	\$637,129		\$614,286	\$489.17
Min					350	34	\$200,000		\$150,000	\$428.57
Max					2160	212	\$979,000		\$970,000	\$687.78
Med					1045	56	\$619,000		\$619,000	\$449.33