

CMA Summary Report

RESIDENTIAL Summary Statistics

High
LP:\$7,495,000
SP:\$6,500,000

Low
\$895,000
\$847,600

Average
\$1,587,705
\$2,254,295

Median
\$1,924,000
\$1,737,500

RESIDENTIAL - Sold

Number of Properties: 22

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	\$/Appx LivSF	SP	\$/Appx LivSF
1	5049 Ocean Drive	SOLD COOP BY MEMBER	Avalon	1/10/2017	1842	550	\$895,000	\$485.88	\$862,500	\$468.24
2	629 24th Street	SOLD IN-HOUSE	Avalon	1/9/2017	2434	424	\$2,195,000	\$901.81	\$1,800,000	\$739.52
3	213 62nd Street	SOLD COOP BY MEMBER	Avalon	1/27/2017		449	\$2,995,000		\$2,875,000	
4	35 W 32nd Street	SOLD IN-HOUSE	Avalon	1/13/2017	3600	235	\$3,395,000	\$943.06	\$3,200,000	\$888.89
5	4869 Ocean Drive	SOLD COOP BY MEMBER	Avalon	1/13/2017	1200	176	\$929,000	\$774.17	\$875,000	\$729.17
6	238 43rd Street	SOLD COOP BY MEMBER	Avalon	12/8/2016	1860	116	\$1,225,000	\$658.60	\$1,150,000	\$618.28
7	3778 First Avenue	SOLD COOP BY MEMBER	Avalon	1/5/2017	3823	121	\$2,695,000	\$704.94	\$2,375,000	\$621.24
8	130 74th Street	SOLD IN-HOUSE	Avalon	1/6/2017	4050	69	\$7,495,000	\$1,850.62	\$6,500,000	\$1,604.94
9	590 24th Street	SOLD COOP BY MEMBER	Avalon	1/20/2017	2848	78	\$1,150,000	\$403.79	\$999,000	\$350.77
10	3465 First Avenue	SOLD IN-HOUSE	Avalon	1/15/2017		69	\$1,499,000		\$1,460,000	
11	125 25th Street	SOLD COOP BY MEMBER	Avalon	12/29/2016	2219	48	\$1,299,000	\$585.40	\$1,300,000	\$585.85
12	177 68th street	SOLD IN-HOUSE	Avalon	1/4/2017		34	\$3,250,000		\$3,250,000	
13	2848 First Avenue	SOLD IN-HOUSE	Avalon	1/13/2017		66	\$1,749,000		\$1,675,000	
14	166 15th St. Street	SOLD COOP BY MEMBER	Avalon	1/6/2017	1488	71	\$899,999	\$604.84	\$847,600	\$569.62
15	12 106th Street	SOLD IN-HOUSE	Stone Harbor	1/27/2017		89	\$5,200,000		\$4,720,000	
16	225 91st Street	SOLD COOP BY MEMBER	Stone Harbor	1/12/2017		59	\$2,099,000		\$2,007,500	
17	151 88th Street	SOLD COOP BY MEMBER	Stone Harbor	1/14/2017		45	\$1,479,000		\$1,450,000	
18	159 84th Street	SOLD COOP BY MEMBER	Stone Harbor	1/3/2017		219	\$2,395,000		\$2,200,000	
19	8912 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	1/13/2017		1464	\$1,649,000		\$1,590,400	
20	234 118th Street	SOLD COOP BY MEMBER	Stone Harbor	1/10/2017	3300	419	\$2,495,000	\$756.06	\$2,375,000	\$719.70
21	8800 First Avenue	SOLD IN-HOUSE	Stone Harbor	1/31/2017	5300	437	\$5,295,000	\$999.06	\$4,477,500	\$844.81
22	9123 First Avenue	SOLD COOP BY MEMBER	Stone Harbor	1/30/2017	3160	361	\$1,699,000	\$537.66	\$1,605,000	\$507.91
Avg					2855	254	\$2,453,727	\$785.07	\$2,254,295	\$711.46
Min					1200	34	\$895,000	\$403.79	\$847,600	\$350.77
Max					5300	1464	\$7,495,000	\$1,850.62	\$6,500,000	\$1,604.94
Med					2848	118	\$1,924,000	\$704.94	\$1,737,500	\$621.24

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LOTS/LAND Summary Statistics

High	Low	Average	Median
LP \$3,195,000	\$1,800,000	\$208,647	\$2,099,000
SP \$3,000,000	\$1,800,000	\$2,211,041	\$1,833,125

LOTS/LAND - Sold

Number of Properties: 3

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	7109 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale	64	\$3,195,000	\$3,000,000			
2	558 7th Street	SOLD IN-HOUSE	Avalon	For Sale	59	\$1,800,000	\$1,800,000			
3	11825 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	For Sale	256	\$2,099,000	\$1,833,125			
Avg					126	\$2,364,667	\$2,211,042			
Min					59	\$1,800,000	\$1,800,000			
Max					256	\$3,195,000	\$3,000,000			
Med					64	\$2,099,000	\$1,833,125			

CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP \$1,195,000	\$429,000	\$185,323	\$649,000
SP \$1,155,000	\$425,000	\$673,722	\$610,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 9

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	\$/Appx LivSF	SP	\$/Appx LivSF
1	1708 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		237	\$695,000		\$658,000	
2	390 39th Street	SOLD IN-HOUSE	Avalon	For Sale	1710	195	\$649,000	\$379.53	\$610,000	\$356.73
3	177 80th Street	SOLD COOP BY MEMBER	Avalon	For Sale	896	88	\$465,000	\$518.97	\$465,000	\$518.97
4	422 24TH STREET Street	SOLD COOP BY MEMBER	Avalon	For Sale		1	\$925,000		\$895,000	
5	675 21st Street - 1st Floor	SOLD COOP BY MEMBER	Avalon	For Sale		107	\$429,000		\$425,000	
6	150 96TH ST UNIT 1	SOLD COOP BY MEMBER	Stone Harbor	For Sale	864	71	\$499,000	\$577.55	\$485,000	\$561.34
7	227 117th Street S/S	SOLD IN-HOUSE	Stone Harbor	For Sale		127	\$849,000		\$795,500	
8	222 87th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	2274	239	\$1,195,000	\$525.51	\$1,155,000	\$507.92
9	246 99th Street	SOLD IN-HOUSE	Stone Harbor	For Sale		732	\$595,000		\$575,000	
Avg					1436	199	\$700,111	\$500.39	\$673,722	\$486.24

Min					864	1	\$429,000	\$379.53	\$425,000	\$356.73
Max					2274	732	\$1,195,000	\$577.55	\$1,155,000	\$561.34
Med					1303	127	\$649,000	\$522.24	\$610,000	\$513.45