

## CMA Summary Report

## RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$7,950,000	\$1,795,000	\$1,997,173	\$2,995,000
SP:\$7,500,000	\$1,680,000	\$3,621,666	\$2,762,500

## RESIDENTIAL - Sold

Number of Properties: 12

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	80 N Inlet Drive	SOLD COOP BY MEMBER	Avalon	1/5/2018	3053	506	\$2,295,000		\$2,175,000	\$712.41
2	84 E 17th Street	SOLD COOP BY MEMBER	Avalon	1/10/2018	6823	470	\$7,950,000		\$7,500,000	\$1,099.22
3	56 W 35th Street	SOLD IN-HOUSE	Avalon	1/26/2018	5022	373	\$7,950,000		\$7,500,000	\$1,493.43
4	314 42nd Street	SOLD COOP BY MEMBER	Avalon	1/12/2018	3970	306	\$2,395,000		\$2,275,000	\$573.05
5	502 7th Street	SOLD IN-HOUSE	Avalon	1/22/2018		304	\$1,875,000		\$1,860,000	
6	214 62nd Street	SOLD COOP BY MEMBER	Avalon	1/24/2018		155	\$3,595,000		\$3,250,000	
7	25 W 13th Street	SOLD IN-HOUSE	Avalon	1/26/2018	3749	146	\$2,195,000		\$2,195,000	\$585.49
8	86 E 23rd St.	SOLD IN-HOUSE	Avalon	1/12/2018		123	\$3,995,000		\$3,700,000	
9	26 W 32nd Street	SOLD COOP BY MEMBER	Avalon	1/30/2018	3261	87	\$3,595,000		\$3,400,000	\$1,042.62
10	36 W 32nd Street	SOLD COOP BY MEMBER	Avalon	1/30/2018	1803	92	\$2,300,000		\$2,100,000	\$1,164.73
11	101 121st Street	SOLD COOP BY MEMBER	Stone Harbor	1/19/2018		806	\$5,995,000		\$5,825,000	
12	423 104th Street	SOLD COOP BY MEMBER	Stone Harbor	1/16/2018	1748	313	\$1,795,000		\$1,680,000	\$961.10
Avg					3678	306	\$3,827,917		\$3,621,667	\$954.01
Min					1748	87	\$1,795,000		\$1,680,000	\$573.05
Max					6823	806	\$7,950,000		\$7,500,000	\$1,493.43
Med					3505	305	\$2,995,000		\$2,762,500	\$1,001.86

## CMA Summary Report

## LOTS/ LAND Summary Statistics

High	Low	Average	Median
LP:\$725,000	\$725,000	\$31,521	\$725,000
SP:\$625,000	\$625,000	\$625,000	\$625,000

## LOTS/ LAND - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/ Rent	DOM	LP	SP
-----	---------	--------	------	------------	-----	----	----

1	267 22nd Street	SOLD COOP BY MEMBER	Avalon	For Sale	268	\$725,000	\$625,000			
---	-----------------	---------------------	--------	----------	-----	-----------	-----------	--	--	--

### CMA Summary Report

#### MULTI-FAMILY Summary Statistics

High	Low	Average	Median
LP:\$1,195,000	\$1,195,000	\$51,956	\$1,195,000
SP:\$1,195,000	\$1,195,000	\$1,195,000	\$1,195,000

#### MULTI-FAMILY - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/ Rent	DOM	LP	SP			
1	270 92nd Street	SOLD IN-HOUSE	Stone Harbor	For Sale	75	\$1,195,000	\$1,195,000			

### CMA Summary Report

#### CONDO/ TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,295,000	\$364,900	\$290,473	\$799,000
SP:\$1,295,000	\$350,000	\$705,777	\$720,000

#### CONDO/ TOWNHOUSE - Sold

Number of Properties: 9

Num	Address	Status	Area	Sale/ Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	7929 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	377	345	\$364,900		\$350,000	\$928.38
2	560 24th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1925	286	\$1,295,000		\$1,295,000	\$672.73
3	623 E 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	2092	108	\$960,000		\$860,000	\$411.09
4	406 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	1758	112	\$899,000		\$865,000	\$492.04
5	301 79th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1977	104	\$899,000		\$850,000	\$429.94
6	231 25th Street	SOLD IN-HOUSE	Avalon	For Sale	1700	70	\$799,000		\$720,000	\$423.53
7	76 W 28th	SOLD COOP BY MEMBER	Avalon	For Sale	940	52	\$535,000		\$525,000	\$558.51
8	312 88th Street	SOLD IN-HOUSE	Stone Harbor	For Sale	750	139	\$449,999		\$432,000	\$576.00
9	8811 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale		118	\$479,000		\$455,000	
Avg					1439	148	\$742,322		\$705,778	\$561.53
Min					377	52	\$364,900		\$350,000	\$411.09
Max					2092	345	\$1,295,000		\$1,295,000	\$928.38
Med					1729	112	\$799,000		\$720,000	\$525.28