

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$4,295,000	\$1,295,000	\$1,339,203	\$1,874,750
SP:\$4,100,000	\$1,250,000	\$2,200,416	\$1,750,000

RESIDENTIAL - Sold

Number of Properties: 12

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	26 E 25th Street	SOLD COOP BY MEMBER	Avalon	1/25/2019	3726	336	\$3,095,000		\$3,012,500	\$808.51
2	237 48th Street	SOLD COOP BY MEMBER	Avalon	1/10/2019		202	\$1,380,000		\$1,275,000	
3	246 45th Street	SOLD COOP BY MEMBER	Avalon	1/18/2019		101	\$1,425,000		\$1,300,000	
4	36 W 19th Street	SOLD COOP BY MEMBER	Avalon	1/4/2019		43	\$1,595,000		\$1,595,000	
5	3916 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	1/31/2019	1891	65	\$1,295,000		\$1,250,000	\$661.03
6	231 118th Street	SOLD COOP BY MEMBER	Stone Harbor	1/25/2019		103	\$1,799,777		\$1,700,000	
7	11717 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	1/4/2019	1732	129	\$2,495,000		\$2,422,500	\$1,398.67
8	211 118 Street	SOLD COOP BY MEMBER	Stone Harbor	1/18/2019		94	\$1,899,500		\$1,800,000	
9	2109 Harbor Avenue	SOLD IN-HOUSE	Avalon	1/4/2019	2565	80	\$1,850,000		\$1,650,000	\$643.27
10	5748 Dune Drive	SOLD IN-HOUSE	Avalon	1/23/2019	4168	208	\$2,795,000		\$2,475,000	\$593.81
11	94 E 14th Street	SOLD IN-HOUSE	Avalon	1/3/2019	3970	152	\$4,295,000		\$4,100,000	\$1,032.75
12	84 E 22nd Street	SOLD NON MEMBER	Avalon	1/4/2019	3526	120	\$4,199,000		\$3,825,000	\$1,084.80
Avg					3082	136	\$2,343,606		\$2,200,417	\$888.98
Min					1732	43	\$1,295,000		\$1,250,000	\$593.81
Max					4168	336	\$4,295,000		\$4,100,000	\$1,398.67
Med					3526	111	\$1,874,750		\$1,750,000	\$808.51

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LOTS/LAND Summary Statistics

High	Low	Average	Median
LP:\$2,995,000	\$682,500	\$175,119	\$1,838,750
SP:\$2,850,000	\$682,500	\$1,766,250	\$1,766,250

LOTS/LAND - Sold

Number of Properties: 2

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP
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1	243 22nd Street	SOLD COOP BY MEMBER	Avalon	For Sale	121	\$682,500	\$682,500			
2	235 122nd Street	SOLD IN-HOUSE	Stone Harbor	For Sale	237	\$2,995,000	\$2,850,000			
Avg					179	\$1,838,750	\$1,766,250			

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CONDO/TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,150,000	\$399,999	\$242,428	\$699,000
SP:\$1,140,000	\$402,400	\$698,557	\$707,500

CONDO/TOWNHOUSE - Sold

Number of Properties: 7

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	366 40th Street	SOLD COOP BY MEMBER	Avalon	For Sale		126	\$699,000		\$725,000	
2	355 40th Street	SOLD COOP BY MEMBER	Avalon	For Sale		446	\$789,000		\$707,500	
3	351 40th Street	SOLD COOP BY MEMBER	Avalon	For Sale		93	\$789,000		\$707,500	
4	545 22nd Street	SOLD COOP BY MEMBER	Avalon	For Sale		58	\$699,000		\$675,000	
5	6890 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2252	62	\$1,150,000		\$1,140,000	\$506.22
6	9501 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	For Sale	852	133	\$399,999		\$402,400	\$472.30
7	150 96th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	864	119	\$565,000		\$532,500	\$616.32
Avg					1322	148	\$727,286		\$698,557	\$531.61
Min					852	58	\$399,999		\$402,400	\$472.30
Max					2252	446	\$1,150,000		\$1,140,000	\$616.32
Med					864	119	\$699,000		\$707,500	\$506.22