

CMA Summary Report**RESIDENTIAL Summary Statistics**

High
LP:\$3,695,000
SP:\$3,650,000

Low
\$775,000
\$700,000

Average
\$1,580,473
\$2,136,250

Median
\$2,075,000
\$1,937,500

RESIDENTIAL - Sold**Number of Properties: 16**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	680 3rd Avenue	SOLD IN-HOUSE	Avalon	7/17/2019	2704	328	\$1,699,000		\$1,550,000	\$573.22
2	530 7th Street	SOLD COOP BY MEMBER	Avalon	7/3/2019	3444	285	\$3,395,000		\$3,075,000	\$892.86
3	35 W 16th Street	SOLD IN-HOUSE	Avalon	7/26/2019	3850	305	\$2,895,000		\$2,800,000	\$727.27
4	10 W 27th Street	SOLD COOP BY MEMBER	Avalon	7/7/2019	1920	242	\$1,749,900		\$1,590,000	\$828.13
5	236 23rd Street	SOLD COOP BY MEMBER	Avalon	7/19/2019		81	\$1,895,000		\$1,800,000	
6	75 W 26th Street	SOLD IN-HOUSE	Avalon	7/11/2019	3828	63	\$2,749,000		\$2,700,000	\$705.33
7	4728 Ocean Drive	SOLD COOP BY MEMBER	Avalon	7/8/2019	3583	48	\$3,450,000		\$3,300,000	\$921.02
8	486 20th Street	SOLD COOP BY MEMBER	Avalon	7/31/2019		62	\$779,000		\$700,000	
9	295 60th Street	SOLD COOP BY MEMBER	Avalon	7/9/2019	2068	159	\$1,430,000		\$1,325,000	\$640.72
10	1918 Avalon Avenue	SOLD COOP BY MEMBER	Avalon	7/1/2019	3516	109	\$2,995,000		\$2,925,000	\$831.91
11	239 20th Street	SOLD COOP BY MEMBER	Avalon	7/17/2019	1626	118	\$775,000		\$750,000	\$461.25
12	55 E 12th Street	SOLD IN-HOUSE	Avalon	7/22/2019		111	\$3,595,000		\$3,050,000	
13	10307 Second Avenue	SOLD IN-HOUSE	Stone Harbor	7/1/2019	4300	353	\$3,695,000		\$3,650,000	\$848.84
14	10905 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	7/31/2019	2333	365	\$1,950,000		\$1,780,000	\$762.97
15	10609 First Avenue	SOLD COOP BY MEMBER	Stone Harbor	7/29/2019		203	\$2,200,000		\$2,075,000	
16	215 108th Street	SOLD IN-HOUSE	Stone Harbor	7/3/2019		32	\$1,099,000		\$1,110,000	
Avg					3015	179	\$2,271,931		\$2,136,250	\$744.87
Min					1626	32	\$775,000		\$700,000	\$461.25
Max					4300	365	\$3,695,000		\$3,650,000	\$921.02
Med					3444	138	\$2,075,000		\$1,937,500	\$762.97

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

High
LP:\$1,300,000
SP:\$1,275,000

Low
\$1,300,000
\$1,275,000

Average
\$56,521
\$1,275,000

Median
\$1,300,000
\$1,275,000

LOTS/LAND - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	149 10th Street	SOLD COOP BY MEMBER	Avalon	For Sale	183	\$1,300,000	\$1,275,000			

CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics										
High		Low		Average		Median				
LP:\$1,850,000		\$289,000		\$279,608		\$876,500				
SP:\$1,800,000		\$284,000		\$1,043,166		\$852,500				

CONDO/TOWNHOUSE - Sold

Number of Properties: 6

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	2786 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1925	320	\$1,850,000		\$1,800,000	\$935.06
2	2768 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale		209	\$1,850,000		\$1,800,000	
3	601 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale	715	99	\$689,000		\$670,000	\$937.06
4	260 83rd Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1232	680	\$824,000		\$805,000	\$653.41
5	8001 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	506	94	\$289,000		\$284,000	\$561.26
6	10815 Third Avenue #12	SOLD COOP BY MEMBER	Stone Harbor	For Sale		101	\$929,000		\$900,000	
Avg					1094	250	\$1,071,833		\$1,043,167	\$771.70
Min					506	94	\$289,000		\$284,000	\$561.26
Max					1925	680	\$1,850,000		\$1,800,000	\$937.06
Med					973	155	\$876,500		\$852,500	\$794.24