

CMA Summary Report
RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$5,395,000	\$729,000	\$1,625,272	\$1,992,500
SP:\$5,025,000	\$710,000	\$2,297,725	\$2,025,000

RESIDENTIAL - Sold
Number of Properties: 20

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	236 23rd Street	SOLD IN-HOUSE	Avalon	6/29/2017	1008	113	\$729,000		\$710,000	\$704.37
2	326 88th Street	SOLD COOP BY MEMBER	Stone Harbor	6/16/2017		101	\$1,449,000		\$1,382,000	
3	7458 Dune Drive	SOLD IN-HOUSE	Avalon	6/7/2017	2282	370	\$1,550,000		\$1,450,000	\$635.41
4	558 7th Street	SOLD IN-HOUSE	Avalon	6/30/2017		384	\$1,500,000		\$1,500,000	
5	8513 Pennsylvania Avenue	SOLD COOP BY MEMBER	Stone Harbor	6/9/2017	2430	156	\$1,696,000		\$1,595,000	\$656.38
6	272 90th Street	SOLD COOP BY MEMBER	Stone Harbor	6/30/2017		37	\$1,699,000		\$1,637,500	
7	128 10th Street	SOLD COOP BY MEMBER	Avalon	6/5/2017		107	\$1,695,000		\$1,640,000	
8	10540 Corinthian Drive	SOLD COOP BY MEMBER	Stone Harbor	6/9/2017		287	\$1,875,000		\$1,790,000	
9	4515 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	6/7/2017	2466	236	\$1,890,000		\$1,875,000	\$760.34
10	442 24th Street	SOLD COOP BY MEMBER	Avalon	6/26/2017		333	\$2,095,000		\$1,950,000	
11	6 Pelican Drive	SOLD COOP BY MEMBER	Avalon	6/14/2017	2723	64	\$1,690,000		\$2,100,000	\$771.21
12	2400 Avalon Avenue	SOLD COOP BY MEMBER	Avalon	6/12/2017		224	\$2,195,000		\$2,150,000	
13	10500 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	6/29/2017	3163	164	\$2,349,900		\$2,250,000	\$711.35
14	45 W 26th Street	SOLD COOP BY MEMBER	Avalon	6/9/2017		251	\$2,450,000		\$2,450,000	
15	1918 First Avenue	SOLD IN-HOUSE	Avalon	6/16/2017		146	\$2,695,000		\$2,625,000	
16	241 107th Street	SOLD IN-HOUSE	Stone Harbor	6/19/2017		365	\$2,895,000		\$2,805,000	
17	45 E 15th Street	SOLD IN-HOUSE	Avalon	6/1/2017		131	\$3,295,000		\$3,245,000	
18	4603 Fifth Avenue	SOLD IN-HOUSE	Avalon	6/15/2017	4453	75	\$3,495,000		\$3,400,000	\$763.53
19	7 106th Street	SOLD COOP BY MEMBER	Stone Harbor	6/9/2017		94	\$4,495,000		\$4,375,000	
20	4838 Ocean Drive	SOLD COOP BY MEMBER	Avalon	6/9/2017	6000	284	\$5,395,000		\$5,025,000	\$837.50
Avg					3065	196	\$2,356,645		\$2,297,725	\$730.01
Min					1008	37	\$729,000		\$710,000	\$635.41
Max					6000	384	\$5,395,000		\$5,025,000	\$837.50
Med					2594	160	\$1,992,500		\$2,025,000	\$735.85

CMA Summary Report
CONDO/TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,399,000	\$375,000	\$245,862	\$699,000
SP:\$1,399,000	\$338,500	\$747,222	\$655,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 9

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	10007 First Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	347	192	\$375,000		\$338,500	\$975.50
2	1719 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1286	412	\$550,000		\$537,500	\$417.96
3	601 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	715	40	\$659,000		\$625,000	\$874.13
4	285 80th Street	SOLD IN-HOUSE	Avalon	For Sale		50	\$679,000		\$645,000	
5	700 Ocean Drive D-4	SOLD IN-HOUSE	Avalon	For Sale	1344	566	\$699,000		\$655,000	\$487.35
6	2198 Ocean Drive Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1056	121	\$725,000		\$675,000	\$639.20
7	623 21st Street, WEST UNIT	SOLD	Avalon	For Sale	2092	153	\$949,000		\$850,000	\$406.31
8	286 83rd Street	SOLD IN-HOUSE	Stone Harbor	For Sale	2028	376	\$1,095,000		\$1,000,000	\$493.10
9	1306 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		151	\$1,399,000		\$1,399,000	
Avg					1266	229	\$792,222		\$747,222	\$613.36
Min					347	40	\$375,000		\$338,500	\$406.31
Max					2092	566	\$1,399,000		\$1,399,000	\$975.50
Med					1286	153	\$699,000		\$655,000	\$493.10