

CMA Summary Report**RESIDENTIAL Summary Statistics**

High	Low	Average	Median
LP:\$5,795,000	\$1,095,000	\$1,979,440	\$2,945,000
SP:\$5,600,000	\$975,000	\$2,645,583	\$2,816,250

RESIDENTIAL - Sold**Number of Properties: 18**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	511 42nd Street	SOLD COOP BY MEMBER	Avalon	6/22/2018	6000	387	\$5,795,000		\$5,600,000	\$933.33
2	5088 Dune Drive	SOLD COOP BY MEMBER	Avalon	6/15/2018	4300	379	\$3,345,000		\$3,308,500	\$769.42
3	202 75th Street	SOLD IN-HOUSE	Avalon	6/15/2018	3595	347	\$3,195,000		\$3,195,000	\$888.73
4	25 E 23rd Street	SOLD COOP BY MEMBER	Avalon	6/11/2018		300	\$3,295,000		\$3,275,000	
5	25 Flamingo Drive	SOLD COOP BY MEMBER	Avalon	6/14/2018	3944	282	\$3,145,000		\$2,900,000	\$735.29
6	148 15th Street	SOLD COOP BY MEMBER	Avalon	6/8/2018	1346	206	\$1,095,000		\$975,000	\$724.37
7	288 63rd Street	SOLD COOP BY MEMBER	Avalon	6/1/2018		161	\$3,295,000		\$3,250,000	
8	84 E 23RD ST.	SOLD COOP BY MEMBER	Avalon	6/15/2018	2879	151	\$2,995,000		\$2,812,500	\$976.90
9	294 50th Street	SOLD IN-HOUSE	Avalon	6/15/2018		142	\$1,149,000		\$1,107,000	
10	312 42nd Street	SOLD COOP BY MEMBER	Avalon	6/8/2018	2736	259	\$1,895,000		\$1,550,000	\$566.52
11	161 31st Street	SOLD IN-HOUSE	Avalon	6/14/2018	1215	88	\$1,250,000		\$1,250,000	\$1,028.81
12	218 118th Street	SOLD COOP BY MEMBER	Stone Harbor	6/21/2018	2558	251	\$1,899,000		\$1,790,000	\$699.77
13	1 87th Street	SOLD COOP BY MEMBER	Stone Harbor	6/29/2018	3600	98	\$5,200,000		\$4,950,000	\$1,375.00
14	138 111th Street	SOLD COOP BY MEMBER	Stone Harbor	6/8/2018		492	\$1,795,000		\$1,700,000	
15	11001 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	6/30/2018	936	72	\$1,500,000		\$1,500,000	\$1,602.56
16	9201 First Avenue	SOLD COOP BY MEMBER	Stone Harbor	6/5/2018	3200	130	\$4,248,000		\$4,200,000	\$1,312.50
17	343 92nd Street	SOLD COOP BY MEMBER	Stone Harbor	6/22/2018	1620	288	\$1,495,000		\$1,437,500	\$887.35
18	200 89th Street	SOLD COOP BY MEMBER	Stone Harbor	6/18/2018		361	\$2,895,000		\$2,820,000	
Avg					2917	244	\$2,749,222		\$2,645,583	\$961.58
Min					936	72	\$1,095,000		\$975,000	\$566.52
Max					6000	492	\$5,795,000		\$5,600,000	\$1,602.56
Med					2879	255	\$2,945,000		\$2,816,250	\$888.73

CMA Summary Report**CONDO/TOWNHOUSE Summary Statistics**

High	Low	Average	Median
LP:\$1,999,000	\$559,777	\$255,427	\$749,000

SP:\$1,999,000

\$565,000

\$882,714

\$680,000

CONDO/TOWNHOUSE - Sold**Number of Properties: 7**

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	3520 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		405	\$1,999,000		\$1,999,000	
2	54 E 27th Street Unit 4	SOLD COOP BY MEMBER	Avalon	For Sale	832	369	\$749,000		\$680,000	\$817.31
3	700 First Avenue #418	SOLD COOP BY MEMBER	Avalon	For Sale		207	\$599,000		\$565,000	
4	1100 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		160	\$980,000		\$975,000	
5	331 W 41st Street	SOLD COOP BY MEMBER	Avalon	For Sale	1632	80	\$799,900		\$725,000	\$444.24
6	700 First Avenue	SOLD IN-HOUSE	Avalon	For Sale	992	143	\$559,777		\$590,000	\$594.76
7	125 80th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1248	61	\$699,000		\$645,000	\$516.83
Avg					1176	203	\$912,240		\$882,714	\$593.29
Min					832	61	\$559,777		\$565,000	\$444.24
Max					1632	405	\$1,999,000		\$1,999,000	\$817.31
Med					1120	160	\$749,000		\$680,000	\$555.80