

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$3,995,000	\$239,000	\$1,188,222	\$1,475,000
SP:\$3,550,000	\$195,000	\$1,554,636	\$1,393,750

RESIDENTIAL - Sold

Number of Properties: 22

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	2208 Ocean Drive	SOLD IN-HOUSE	Avalon	3/22/2017	1620	64	\$1,200,000		\$1,050,000	\$648.15
2	10 E 16th Street	SOLD COOP BY MEMBER	Avalon	3/14/2017		46	\$1,999,000		\$1,925,000	
3	7558 Dune Drive	SOLD IN-HOUSE	Avalon	3/10/2017	3791	37	\$2,495,000		\$2,650,000	\$699.02
4	3088 Ocean Dr.	SOLD COOP BY MEMBER	Avalon	3/3/2017		35	\$1,545,000		\$1,462,500	
5	151 36th Street	SOLD IN-HOUSE	Avalon	3/3/2017		37	\$1,500,000		\$1,510,000	
6	309 76th Street	SOLD IN-HOUSE	Avalon	3/14/2017		120	\$1,450,000		\$1,325,000	
7	3229 Dune Drive	SOLD IN-HOUSE	Avalon	3/31/2017	2082	162	\$1,150,000		\$1,112,500	\$534.34
8	4498 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	3/17/2017	3354	182	\$2,350,000		\$2,000,000	\$596.30
9	189 63rd Street	SOLD IN-HOUSE	Avalon	3/3/2017	4005	164	\$3,995,000		\$3,550,000	\$886.39
10	7354 Ocean Drive	SOLD COOP BY MEMBER	Avalon	3/17/2017	4134	225	\$3,395,000		\$3,275,000	\$792.21
11	161 10th Street	SOLD IN-HOUSE	Avalon	3/3/2017		219	\$1,100,000		\$1,000,000	
12	592 21st Street	SOLD IN-HOUSE	Avalon	3/20/2017	3000	250	\$895,000		\$877,000	\$292.33
13	431 24th Street	SOLD COOP BY MEMBER	Avalon	3/15/2017		315	\$2,695,000		\$2,450,000	
14	7 Weber Court	SOLD IN-HOUSE	Stone Harbor	3/31/2017		370	\$399,000		\$350,000	
15	9807 First Avenue	SOLD IN-HOUSE	Stone Harbor	3/30/2017		396	\$1,800,000		\$1,655,000	
16	30 Linden Lane	SOLD COOP BY MEMBER	Stone Harbor	1/26/2017		69	\$450,000		\$450,000	
17	100 107th Street	SOLD COOP BY MEMBER	Stone Harbor	3/1/2017		156	\$2,995,000		\$2,660,000	
18	260 105 Street	SOLD COOP BY MEMBER	Stone Harbor	3/22/2017		90	\$899,900		\$785,000	
19	159 86th Street	SOLD IN-HOUSE	Stone Harbor	3/31/2017		67	\$2,995,000		\$2,690,000	
20	1 1st Drive	SOLD IN-HOUSE	Stone Harbor Manor	3/24/2017	2596	264	\$659,000		\$630,000	\$242.68
21	779 STONE HARBOR BLVD	SOLD COOP BY MEMBER	Stone Harbor Manor	3/15/2017	800	271	\$239,000		\$195,000	\$243.75
22	1112 Stone Harbor Blvd	SOLD COOP BY MEMBER	Stone Harbor Manor	1/30/2017		320	\$629,000		\$600,000	
Avg					2820	175	\$1,674,314		\$1,554,636	\$548.35
Min					800	35	\$239,000		\$195,000	\$242.68
Max					4134	396	\$3,995,000		\$3,550,000	\$886.39
Med					3000	163	\$1,475,000		\$1,393,750	\$596.30

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LOTS/LAND Summary Statistics

High	Low	Average	Median
LP:\$1,749,000	\$1,395,000	\$101,419	\$1,572,000
SP:\$1,625,000	\$1,379,000	\$1,502,000	\$1,502,000

LOTS/LAND - Sold

Number of Properties: 2

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	313 76TH STREET	SOLD COOP BY MEMBER	Avalon	For Sale	260	\$1,395,000	\$1,379,000			
2	201 89th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	309	\$1,749,000	\$1,625,000			
Avg					284	\$1,572,000	\$1,502,000			

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CONDO/TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,200,000	\$599,000	\$178,448	\$755,000
SP:\$1,150,000	\$565,000	\$759,857	\$740,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 7

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	386 39th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1817	65	\$899,000		\$865,000	\$476.06
2	2168 Fifth Avenue Avenue	SOLD COOP BY MEMBER	Avalon	For Sale	1801	245	\$755,000		\$740,000	\$410.88
3	66 E 20th Street Street	SOLD COOP BY MEMBER	Avalon	For Sale		158	\$650,000		\$625,000	
4	301 80th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1448	157	\$599,000		\$565,000	\$390.19
5	33 Marline Way	SOLD IN-HOUSE	Avalon	For Sale	1691	159	\$1,200,000		\$1,150,000	\$680.07
6	225 81st Street	SOLD IN-HOUSE	Stone Harbor	For Sale	1152	542	\$649,900		\$625,000	\$542.53
7	1116 Stone Harbor Blvd #201	SOLD IN-HOUSE	Stone Harbor Manor	For Sale		282	\$779,000		\$749,000	
Avg					1581	229	\$790,271		\$759,857	\$499.95
Min					1152	65	\$599,000		\$565,000	\$390.19
Max					1817	542	\$1,200,000		\$1,150,000	\$680.07
Med					1691	159	\$755,000		\$740,000	\$476.06