

## CMA Summary Report

### RESIDENTIAL Summary Statistics

**High**  
**LP:\$4,595,000**  
**SP:\$4,250,000**

**Low**  
**\$1,249,000**  
**\$1,150,000**

**Average**  
**\$1,593,966**  
**\$2,349,473**

**Median**  
**\$2,395,000**  
**\$2,175,000**

### RESIDENTIAL - Sold

**Number of Properties: 19**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	527 22nd Street	SOLD COOP BY MEMBER	Avalon	3/15/2019	2800	118	\$1,249,000		\$1,150,000	\$410.71
2	141 30th Street Street	SOLD IN-HOUSE	Avalon	3/28/2019	1080	138	\$1,295,000		\$1,180,000	\$1,092.59
3	161 22nd Street	SOLD IN-HOUSE	Avalon	3/18/2019	1749	59	\$1,495,000		\$1,375,000	\$786.16
4	2118 First Avenue	SOLD COOP BY MEMBER	Avalon	3/22/2019	3480	189	\$1,649,000		\$1,500,000	\$431.03
5	291 41st Street	SOLD IN-HOUSE	Avalon	3/20/2019	2960	168	\$1,725,000		\$1,675,000	\$565.88
6	5410 Dune Drive	SOLD COOP BY MEMBER	Avalon	3/28/2019	2788	52	\$1,899,000		\$1,850,000	\$663.56
7	198 10th Street	SOLD COOP BY MEMBER	Avalon	3/16/2019	2970	171	\$1,949,000		\$1,920,000	\$646.46
8	12010 Third Avenue	SOLD IN-HOUSE	Stone Harbor	3/18/2019		320	\$2,199,000		\$1,930,000	
9	286 76th Street	SOLD COOP BY MEMBER	Avalon	3/29/2019	3906	176	\$2,150,000		\$2,065,000	\$528.67
10	65 W 21st Street	SOLD COOP BY MEMBER	Avalon	3/8/2019	2800	95	\$2,395,000		\$2,175,000	\$776.79
11	149 105 Street	SOLD IN-HOUSE	Stone Harbor	3/29/2019		166	\$2,495,000		\$2,300,000	
12	169 89th Street	SOLD IN-HOUSE	Stone Harbor	3/29/2019	1050	83	\$2,495,000		\$2,400,000	\$2,285.71
13	305 76th Street	SOLD COOP BY MEMBER	Avalon	3/15/2019		574	\$2,595,000		\$2,545,000	
14	218 121 Street	SOLD COOP BY MEMBER	Stone Harbor	3/29/2019	3226	153	\$2,595,000		\$2,550,000	\$790.45
15	226 67th Street	SOLD COOP BY MEMBER	Avalon	3/30/2019		93	\$3,795,000		\$3,150,000	
16	27 Flamingo Drive	SOLD COOP BY MEMBER	Avalon	3/21/2019	3469	62	\$3,495,000		\$3,375,000	\$972.90
17	174 76th Street	SOLD IN-HOUSE	Avalon	3/8/2019	4500	31	\$3,750,000		\$3,600,000	\$800.00
18	4345 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	3/8/2019		84	\$3,999,000		\$3,650,000	
19	76 E 26th Street	SOLD IN-HOUSE	Avalon	3/1/2019	3812	528	\$4,595,000		\$4,250,000	\$1,114.90
<b>Avg</b>					<b>\$2,899</b>	<b>171</b>	<b>\$2,516,789</b>		<b>\$2,349,474</b>	<b>\$847.56</b>
<b>Min</b>					<b>\$1,050</b>	<b>31</b>	<b>\$1,249,000</b>		<b>\$1,150,000</b>	<b>\$410.71</b>
<b>Max</b>					<b>\$4,500</b>	<b>574</b>	<b>\$4,595,000</b>		<b>\$4,250,000</b>	<b>\$2,285.71</b>
<b>Med</b>					<b>\$2,965</b>	<b>138</b>	<b>\$2,395,000</b>		<b>\$2,175,000</b>	<b>\$781.48</b>

## CMA Summary Report

### LOTS/LAND Summary Statistics

**High**

**Low**

**Average**

**Median**

LP:\$3,200,000

\$3,200,000

\$106,666

\$3,200,000

SP:\$3,200,000

\$3,200,000

\$3,200,000

\$3,200,000

**LOTS/LAND - Sold****Number of Properties: 1**

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	4506 Fifth Avenue	SOLD IN-HOUSE	Avalon	For Sale	79	\$3,200,000	\$3,200,000			

**CMA Summary Report****COMMERCIAL/INDUSTRIAL Summary Statistics****High****LP:\$549,000****SP:\$523,000****Low****\$549,000****\$523,000****Average****\$18,300****\$523,000****Median****\$549,000****\$523,000****COMMERCIAL/INDUSTRIAL - Sold****Number of Properties: 1**

Num	Address	Status	Area	Sale/Rent	Appx Sq Ft	DOM	LP	PrcSqft	SP	PrcSqft
1	9510 Third Avenue	SOLD NON MEMBER	Stone Harbor	For Sale	700	199	\$549,000		\$523,000	\$747.14

**CMA Summary Report****CONDO/TOWNHOUSE Summary Statistics****High****LP:\$2,395,000****SP:\$2,250,000****Low****\$549,000****\$520,000****Average****\$402,233****\$1,285,555****Median****\$1,100,000****\$1,030,000****CONDO/TOWNHOUSE - Sold****Number of Properties: 9**

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	317 83 Street	SOLD IN-HOUSE	Stone Harbor	For Sale	1012	98	\$549,000		\$520,000	\$513.83
2	305 109th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale		374	\$835,000		\$790,000	
3	3030 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2128	300	\$1,100,000		\$950,000	\$446.43
4	388 39th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1817	91	\$999,000		\$980,000	\$539.35
5	395 22nd Street	SOLD IN-HOUSE	Avalon	For Sale	2168	121	\$1,049,000		\$1,030,000	\$475.09
6	386 W 40th street	SOLD COOP BY MEMBER	Avalon	For Sale	2284	259	\$1,395,000		\$1,400,000	\$612.96
7	384 E 40th street	SOLD IN-HOUSE	Avalon	For Sale	2284	252	\$1,450,000		\$1,450,000	\$634.85
8	815 Sunrise Drive	SOLD IN-HOUSE	Avalon	For Sale		198	\$2,295,000		\$2,200,000	
9	813 Sunrise Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2500	237	\$2,395,000		\$2,250,000	\$900.00
<b>Avg</b>					<b>\$2,027</b>	<b>214</b>	<b>\$1,340,778</b>		<b>\$1,285,556</b>	<b>\$588.93</b>

Min					\$1,012	91	\$549,000		\$520,000	\$446.43
Max					\$2,500	374	\$2,395,000		\$2,250,000	\$900.00
Med					\$2,168	237	\$1,100,000		\$1,030,000	\$539.35