

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$5,495,000	\$589,000	\$1,171,612	\$2,162,000
SP:\$5,300,000	\$545,000	\$2,220,748	\$2,056,666

RESIDENTIAL - Sold

Number of Properties: 20

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	56 E 11th street	SOLD IN-HOUSE	Avalon	5/30/2017	3800	148	\$2,325,000		\$2,325,000	\$611.84
2	266 43rd street	SOLD IN-HOUSE	Avalon	5/25/2017	1170	9	\$995,000		\$935,000	\$799.15
3	45 E 12th Street	SOLD COOP BY MEMBER	Avalon	5/26/2017	3387	26	\$2,575,000		\$2,575,000	\$760.26
4	179 20th Street	SOLD IN-HOUSE	Avalon	5/30/2017		36	\$1,369,000		\$1,279,135	
5	4510 Fifth Avenue	SOLD NON MEMBER	Avalon	5/26/2017	5251	102	\$4,900,000		\$4,750,000	\$904.59
6	6718 Dune Drive	SOLD COOP BY MEMBER	Avalon	5/10/2017		90	\$3,595,000		\$3,310,000	
7	660 First Avenue	SOLD COOP BY MEMBER	Avalon	5/25/2017	3031	107	\$2,999,000		\$2,910,000	\$960.08
8	273 58th Street	SOLD COOP BY MEMBER	Avalon	5/17/2017	3900	104	\$2,995,000		\$2,850,000	\$730.77
9	2388 Ocean Drive	SOLD IN-HOUSE	Avalon	5/25/2017	2900	120	\$2,499,000		\$2,313,333	\$797.70
10	554 24th St	SOLD COOP BY MEMBER	Avalon	5/18/2017	1700	133	\$845,500		\$822,500	\$483.82
11	25 E 23rd Street	SOLD COOP BY MEMBER	Avalon	5/31/2017	2224	148	\$1,950,000		\$1,750,000	\$786.87
12	171 35th Street	SOLD IN-HOUSE	Avalon	5/15/2017		296	\$1,399,000		\$1,250,000	
13	511 20th Street	SOLD COOP BY MEMBER	Avalon	5/26/2017	2869	912	\$1,999,000		\$1,800,000	\$627.40
14	395 93rd Street	SOLD COOP BY MEMBER	Stone Harbor	5/4/2017	3054	49	\$1,650,000		\$1,575,000	\$515.72
15	10607 Third Avenue	SOLD IN-HOUSE	Stone Harbor	5/1/2017	3155	60	\$2,495,000		\$2,325,000	\$736.93
16	137 105th Street	SOLD COOP BY MEMBER	Stone Harbor	5/5/2017	4012	84	\$3,300,000		\$3,100,000	\$772.68
17	328 83rd Street	SOLD IN-HOUSE	Stone Harbor	5/11/2017	1471	104	\$1,195,000		\$1,150,000	\$781.78
18	26 Weber Court	SOLD COOP BY MEMBER	Stone Harbor	5/19/2017		190	\$589,000		\$545,000	
19	9911 SUNRISE DR	SOLD COOP BY MEMBER	Stone Harbor	5/30/2017		240	\$5,495,000		\$5,300,000	
20	8307 Second Avenue	SOLD IN-HOUSE	Stone Harbor	5/26/2017		267	\$1,695,000		\$1,550,000	
Avg					2994	161	\$2,343,225		\$2,220,748	\$733.54
Min					1170	9	\$589,000		\$545,000	\$483.82
Max					5251	912	\$5,495,000		\$5,300,000	\$960.08
Med					3042	105	\$2,162,000		\$2,056,666	\$766.47

CMA Summary Report

CONDO/ TOWNHOUSE Summary Statistics

High
LP:\$1,480,000
SP:\$1,480,000

Low
\$289,000
\$279,000

Average
\$359,237
\$693,925

Median
\$664,000
\$646,000

CONDO/ TOWNHOUSE - Sold

Number of Properties: 20

Num	Address	Status	Area	Sale/ Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	1240 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		61	\$1,480,000		\$1,480,000	
2	234 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	1024	39	\$495,000		\$470,000	\$458.98
3	223 35th Street	SOLD COOP BY MEMBER	Avalon	For Sale		47	\$997,500		\$980,000	
4	3347 Ocean Drive. Drive	SOLD IN-HOUSE	Avalon	For Sale		55	\$849,000		\$830,000	
5	14 E 27th Street	SOLD COOP BY MEMBER	Avalon	For Sale		63	\$999,000		\$956,000	
6	66 E 20th Street	SOLD IN-HOUSE	Avalon	For Sale	1031	58	\$629,000		\$622,000	\$603.30
7	2422 Fourth Ave	SOLD COOP BY MEMBER	Avalon	For Sale	1800	65	\$999,000		\$999,000	\$555.00
8	125 80th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1380	90	\$749,000		\$670,000	\$485.51
9	3249 Ocean Drive North Side	SOLD COOP BY MEMBER	Avalon	For Sale		39	\$779,000		\$720,000	
10	3470 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1834	99	\$875,000		\$860,000	\$468.92
11	677 21st Street - 2nd Floor	SOLD COOP BY MEMBER	Avalon	For Sale		136	\$469,000		\$450,000	
12	214 32nd Street	SOLD COOP BY MEMBER	Avalon	For Sale	1632	237	\$699,000		\$680,000	\$416.67
13	7929 Dune Dr. Unit 107	SOLD COOP BY MEMBER	Avalon	For Sale	324	273	\$289,000		\$279,000	\$861.11
14	1100 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1608	315	\$1,095,000		\$999,000	\$621.27
15	173 33rd Street	SOLD COOP BY MEMBER	Avalon	For Sale		310	\$489,000		\$477,500	
16	3956 Ocean Drive. 2nd Floor	SOLD COOP BY MEMBER	Avalon	For Sale	1263	435	\$599,000		\$580,000	\$459.22
17	10726 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1092	57	\$525,000		\$500,000	\$457.88
18	8931 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	915	50	\$539,000		\$529,000	\$578.14
19	351 96th Street #205	SOLD IN-HOUSE	Stone Harbor	For Sale		93	\$425,000		\$425,000	
20	10912 Third Avenue, First Floor	SOLD COOP BY MEMBER	Stone Harbor	For Sale	600	368	\$389,000		\$372,000	\$620.00
Avg					1208	144	\$718,475		\$693,925	\$548.83
Min					324	39	\$289,000		\$279,000	\$416.67
Max					1834	435	\$1,480,000		\$1,480,000	\$861.11
Med					1177	77	\$664,000		\$646,000	\$520.26