

CMA Summary Report**RESIDENTIAL Summary Statistics**

High	Low	Average	Median
LP:\$3,495,000	\$779,000	\$1,102,287	\$2,095,000
SP:\$3,327,000	\$770,000	\$2,005,852	\$2,000,000

RESIDENTIAL - Sold**Number of Properties: 17**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	6998 Dune Drive	SOLD IN-HOUSE	Avalon	5/23/2018		377	\$3,495,000		\$3,300,000	
2	409 22nd Street	SOLD COOP BY MEMBER	Avalon	5/25/2018		331	\$1,199,000		\$825,000	
3	3589 Ocean Drive	SOLD IN-HOUSE	Avalon	5/1/2018	4212	304	\$2,050,000		\$1,900,000	\$451.09
4	261 44th Street	SOLD IN-HOUSE	Avalon	5/25/2018	1794	13	\$1,150,000		\$1,200,000	\$668.90
5	4868 Ocean Drive	SOLD IN-HOUSE	Avalon	5/15/2018	1248	5	\$2,250,000		\$2,250,000	\$1,802.88
6	56 E 24th Street	SOLD COOP BY MEMBER	Avalon	5/5/2018	2136	87	\$2,395,000		\$2,310,000	\$1,081.46
7	3465 First Avenue	SOLD NON MEMBER	Avalon	5/4/2018	3714	77	\$3,149,000		\$3,010,000	\$810.45
8	222 70th Street	SOLD COOP BY MEMBER	Avalon	5/18/2018	3701	245	\$2,895,000		\$2,837,500	\$766.68
9	158 30th Street	SOLD IN-HOUSE	Avalon	5/11/2018	3634	224	\$2,095,000		\$2,000,000	\$550.36
10	144 15th Street	SOLD COOP BY MEMBER	Avalon	5/21/2018	1524	131	\$949,000		\$825,000	\$541.34
11	211 103rd Street	SOLD COOP BY MEMBER	Stone Harbor	5/4/2018		275	\$1,999,500		\$1,880,000	
12	9 98th Street	SOLD IN-HOUSE	Stone Harbor	5/15/2018		284	\$2,775,000		\$2,400,000	
13	181 90th Street	SOLD IN-HOUSE	Stone Harbor	5/18/2018	1536	123	\$1,200,000		\$995,000	\$647.79
14	10010 Corinthian Drive	SOLD COOP BY MEMBER	Stone Harbor	5/5/2018	1466	99	\$1,650,000		\$1,500,000	\$1,023.19
15	155 98th Street	SOLD COOP BY MEMBER	Stone Harbor	5/3/2018		92	\$2,850,000		\$2,770,000	
16	11910 Third Avenue	SOLD IN-HOUSE	Stone Harbor	5/1/2018	4000	81	\$3,495,000		\$3,327,000	\$831.75
17	9923 Corinthian Drive	SOLD COOP BY MEMBER	Stone Harbor	5/23/2018	880	56	\$779,000		\$770,000	\$875.00
Avg					2487	164	\$2,139,735		\$2,005,853	\$837.57
Min					880	5	\$779,000		\$770,000	\$451.09
Max					4212	377	\$3,495,000		\$3,327,000	\$1,802.88
Med					1965	123	\$2,095,000		\$2,000,000	\$788.57

CMA Summary Report**COMMERCIAL/INDUSTRIAL Summary Statistics**

High	Low	Average	Median
LP:\$2,995,000	\$2,995,000	\$90,757	\$2,995,000
SP:\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000

COMMERCIAL/INDUSTRIAL - Sold**Number of Properties: 1**

Num	Address	Status	Area	Sale/Rent	Appx Sq Ft	DOM	LP	PrcSqt	SP	PrcSqt
1	813 Sunrise Drive	SOLD IN-HOUSE	Avalon	For Sale	79000	934	\$2,995,000		\$2,700,000	\$34.18

CMA Summary Report**MULTI-FAMILY Summary Statistics**

High	Low	Average	Median
LP:\$1,649,000	\$1,649,000	\$49,969	\$1,649,000
SP:\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000

MULTI-FAMILY - Sold**Number of Properties: 1**

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP
1	226 117th Street	SOLD IN-HOUSE	Stone Harbor	For Sale	245	\$1,649,000	\$1,300,000

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

High	Low	Average	Median
LP:\$1,999,000	\$357,500	\$307,103	\$634,450
SP:\$2,021,499	\$346,000	\$711,714	\$617,500

CONDO/TOWNHOUSE - Sold**Number of Properties: 14**

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqt	SP	PrcSqt
1	665 21st C-B Street	SOLD IN-HOUSE	Avalon	For Sale	1392	560	\$449,000		\$440,000	\$316.09
2	3518 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		373	\$1,999,000		\$2,021,499	
3	7830 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1803	30	\$899,000		\$850,000	\$471.44
4	2778 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1425	119	\$619,900		\$600,000	\$421.05
5	2019 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1736	93	\$849,000		\$821,500	\$473.21
6	1322 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	990	66	\$749,000		\$722,500	\$729.80
7	700 Ocean Drive F5	SOLD COOP BY MEMBER	Avalon	For Sale	1344	38	\$730,000		\$735,000	\$546.88
8	3319 Ocean Drive	SOLD NON MEMBER	Avalon	For Sale	595	133	\$357,500		\$346,000	\$581.51
9	3027 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale	1732	126	\$649,000		\$635,000	\$366.63
10	212 33rd Street	SOLD COOP BY MEMBER	Avalon	For Sale	1314	132	\$450,000		\$470,000	\$357.69
11	8306 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	2200	202	\$875,000		\$850,000	\$386.36
12	10726 Third Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	1092	161	\$569,000		\$555,000	\$508.24
13	151 95th St Unit 5	SOLD COOP BY MEMBER	Stone Harbor	For Sale	689	95	\$450,000		\$437,500	\$634.98

14	8001 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	983	53	\$489,000		\$480,000	\$488.30
Avg					1330	155	\$723,886		\$711,714	\$483.24
Min					595	30	\$357,500		\$346,000	\$316.09
Max					2200	560	\$1,999,000		\$2,021,499	\$729.80
Med					1344	122	\$634,450		\$617,500	\$473.21