

CMA Summary Report

RESIDENTIAL Summary Statistics

High
LP:\$6,995,000
SP:\$6,400,000

Low
\$1,085,900
\$923,769

Average
\$1,469,700
\$2,445,509

Median
\$2,250,000
\$2,100,000

RESIDENTIAL - Sold

Number of Properties: 27

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	74 E 25th Street	SOLD COOP BY MEMBER	Avalon	5/28/2019	3690	441	\$3,875,000		\$3,825,000	\$1,036.59
2	4525 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	5/3/2019		371	\$4,295,000		\$4,000,000	
3	46 E 22nd street	SOLD COOP BY MEMBER	Avalon	5/16/2019		265	\$3,395,000		\$3,250,000	
4	129 19th Street	SOLD IN-HOUSE	Avalon	5/10/2019		241	\$2,699,000		\$2,650,000	
5	1670 First Avenue	SOLD COOP BY MEMBER	Avalon	5/31/2019		266	\$1,460,000		\$1,387,500	
6	64 W 30th Street	SOLD COOP BY MEMBER	Avalon	5/24/2019	3539	246	\$2,975,000		\$3,000,000	\$847.70
7	244 13th Street	SOLD COOP BY MEMBER	Avalon	5/3/2019	3726	206	\$2,399,000		\$2,300,000	\$617.28
8	214 50th Street	SOLD COOP BY MEMBER	Avalon	5/23/2019		215	\$2,399,000		\$2,300,000	
9	148 18th Street	SOLD IN-HOUSE	Avalon	5/6/2019		183	\$2,795,000		\$2,790,000	
10	274 58TH Street	SOLD COOP BY MEMBER	Avalon	5/15/2019		177	\$1,695,000		\$1,550,000	
11	4125 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	5/10/2019		135	\$1,469,000		\$1,400,000	
12	75 W 24	SOLD COOP BY MEMBER	Avalon	5/31/2019		147	\$1,799,000		\$1,725,000	
13	243 22nd Street	SOLD IN-HOUSE	Avalon	5/22/2019	3080	112	\$1,695,000		\$1,695,000	\$550.32
14	141 78th Street	SOLD COOP BY MEMBER	Avalon	4/30/2019	3069	130	\$2,250,000		\$1,975,000	\$643.53
15	275 65 Street	SOLD COOP BY MEMBER	Avalon	5/10/2019	3108	109	\$1,995,000		\$1,905,000	\$612.93
16	26 E 11th Street	SOLD COOP BY MEMBER	Avalon	5/16/2019		86	\$3,195,000		\$2,950,000	
17	36 W 12th Street	SOLD COOP BY MEMBER	Avalon	5/10/2019	2748	58	\$1,875,000		\$1,862,500	\$677.77
18	1025 Dune Drive	SOLD IN-HOUSE	Avalon	5/21/2019	2506	68	\$1,995,000		\$1,932,500	\$771.15
19	6128 Ocean Drive	SOLD COOP BY MEMBER	Avalon	5/23/2019	2032	59	\$1,085,900		\$923,769	\$454.61
20	100 115th Street	SOLD COOP BY MEMBER	Stone Harbor	4/29/2019	3432	289	\$6,995,000		\$6,400,000	\$1,864.80
21	250 107th Street	SOLD COOP BY MEMBER	Stone Harbor	5/15/2019		192	\$1,995,000		\$1,967,500	
22	8 111th Street	SOLD COOP BY MEMBER	Stone Harbor	4/30/2019	1225	84	\$3,500,000		\$3,345,000	\$2,730.61
23	210 121 Street	SOLD COOP BY MEMBER	Stone Harbor	5/10/2019	3040	91	\$2,650,000		\$2,550,000	\$838.82
24	164 84th Street	SOLD COOP BY MEMBER	Stone Harbor	5/22/2019		90	\$2,695,000		\$2,665,000	
25	156 101st Street	SOLD COOP BY MEMBER	Stone Harbor	5/20/2019		83	\$1,750,000		\$1,700,000	
26	165 99th Street	SOLD IN-HOUSE	Stone Harbor	5/23/2019	2350	51	\$2,195,000		\$2,100,000	\$893.62
27	10230 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	5/24/2019	2711	49	\$1,950,000		\$1,880,000	\$693.47
Avg					\$2,875	164	\$2,558,367		\$2,445,510	\$945.23

Min					\$1,225	49	\$1,085,900		\$923,769	\$454.61
Max					\$3,726	441	\$6,995,000		\$6,400,000	\$2,730.61
Med					\$3,054	135	\$2,250,000		\$2,100,000	\$732.31

CMA Summary Report

LOTS/LAND Summary Statistics										
High		Low		Average		Median				
LP:\$1,324,950		\$1,324,950		\$28,190		\$1,324,950				
SP:\$1,275,000		\$1,275,000		\$1,275,000		\$1,275,000				

LOTS/LAND - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	225 52nd Street	SOLD COOP BY MEMBER	Avalon	For Sale	59	\$1,324,950	\$1,275,000			

CMA Summary Report

COMMERCIAL/INDUSTRIAL Summary Statistics										
High		Low		Average		Median				
LP:\$489,000		\$489,000		\$10,404		\$489,000				
SP:\$425,000		\$425,000		\$425,000		\$425,000				

COMMERCIAL/INDUSTRIAL - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	Appx Sq Ft	DOM	LP	PrcSqft	SP	PrcSqft
1	9716 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale		105	\$489,000		\$425,000	

CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics										
High		Low		Average		Median				
LP:\$2,199,000		\$285,000		\$309,123		\$679,450				
SP:\$2,150,000		\$260,000		\$775,083		\$628,250				

CONDO/TOWNHOUSE - Sold

Number of Properties: 18

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	2407 Harbor Avenue	SOLD COOP BY MEMBER	Avalon	For Sale		293	\$2,199,000		\$2,150,000	
2	700 First Avenue Unit 406	SOLD COOP BY MEMBER	Avalon	For Sale	930	237	\$599,000		\$590,000	\$634.41

3	6732 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1224	196	\$925,000		\$825,000	\$674.02
4	7900 Dune Drive	SOLD NON MEMBER	Avalon	For Sale	0	129	\$285,000		\$260,000	
5	173 33rd Street	SOLD IN-HOUSE	Avalon	For Sale	881	98	\$499,000		\$499,000	\$566.40
6	247 29th Street	SOLD COOP BY MEMBER	Avalon	For Sale	2375	69	\$1,100,000		\$1,126,000	\$474.11
7	3465 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1664	104	\$810,000		\$810,000	\$486.78
8	2825 S Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1300	55	\$725,000		\$720,000	\$553.85
9	33 Marine Way	SOLD COOP BY MEMBER	Avalon	For Sale	1691	45	\$1,450,000		\$1,395,000	\$824.96
10	8811 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	832	295	\$490,000		\$450,000	\$540.87
11	10015 Third Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale		221	\$659,000		\$615,000	
12	233 235 99th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale		187	\$465,000		\$410,000	
13	9501 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	For Sale	922	134	\$565,000		\$500,000	\$542.30
14	100 96th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1668	129	\$999,900		\$975,000	\$584.53
15	351 96th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	720	93	\$520,000		\$505,000	\$701.39
16	263 100th Unit A Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1005	50	\$659,000		\$637,500	\$634.33
17	151 95th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	712	28	\$699,900		\$619,000	\$869.38
18	258 83rd Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1232	42	\$879,000		\$865,000	\$702.11
Avg					\$1,143	133	\$807,156		\$775,083	\$627.82
Min					\$0	28	\$285,000		\$260,000	\$474.11
Max					\$2,375	295	\$2,199,000		\$2,150,000	\$869.38
Med					\$1,005	116	\$679,450		\$628,250	\$609.43