

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$3,495,000	\$835,000	\$637,093	\$1,899,000
SP:\$3,250,000	\$875,000	\$2,118,166	\$1,900,000

RESIDENTIAL - Sold

Number of Properties: 9

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	4651 Ocean Drive	SOLD IN-HOUSE	Avalon	11/10/2017	2392	429	\$1,325,000		\$1,250,000	\$522.58
2	623 Ocean Drive	SOLD COOP BY MEMBER	Avalon	11/21/2017	3918	169	\$1,799,000		\$1,700,000	\$433.89
3	384 20 Street	SOLD COOP BY MEMBER	Avalon	11/22/2017		72	\$835,000		\$875,000	
4	74 E 14th Street	SOLD IN-HOUSE	Avalon	11/3/2017	2987	57	\$2,695,000		\$2,647,500	\$886.34
5	9001 First Avenue	SOLD IN-HOUSE	Stone Harbor	11/13/2017		266	\$3,495,000		\$3,066,000	
6	137 98th Street	SOLD IN-HOUSE	Stone Harbor	11/8/2017		246	\$1,549,000		\$1,475,000	
7	104 113th Street	SOLD COOP BY MEMBER	Stone Harbor	11/28/2017	3225	128	\$3,395,000		\$3,250,000	\$1,007.75
8	455 104th Street	SOLD IN-HOUSE	Stone Harbor	11/30/2017		109	\$3,395,000		\$2,900,000	
9	10605 First Avenue	SOLD COOP BY MEMBER	Stone Harbor	11/27/2017	2326	58	\$1,899,000		\$1,900,000	\$816.85
Avg					2969	170	\$2,265,222		\$2,118,167	\$733.48
Min					2326	57	\$835,000		\$875,000	\$433.89
Max					3918	429	\$3,495,000		\$3,250,000	\$1,007.75
Med					2987	128	\$1,899,000		\$1,900,000	\$816.85

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LOTS/ LAND Summary Statistics

High	Low	Average	Median
LP:\$2,099,000	\$1,830,000	\$122,781	\$1,964,500
SP:\$2,000,000	\$1,830,000	\$1,915,000	\$1,915,000

LOTS/ LAND - Sold

Number of Properties: 2

Num	Address	Status	Area	Sale/ Rent	DOM	LP	SP			
1	76 W 33rd Street	SOLD COOP BY MEMBER	Avalon	For Sale	181	\$2,099,000	\$2,000,000			
2	566 7th Street	SOLD IN-HOUSE	Avalon	For Sale	516	\$1,830,000	\$1,830,000			
Avg					348	\$1,964,500	\$1,915,000			

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COMMERCIAL/ INDUSTRIAL Summary Statistics

High	Low	Average	Median
LP:\$425,000	\$425,000	\$13,281	\$425,000
SP:\$390,000	\$390,000	\$390,000	\$390,000

COMMERCIAL/ INDUSTRIAL - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/ Rent	Appx Sq Ft	DOM	LP	PrcSqft	SP	PrcSqft
1	2170 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1200	86	\$425,000		\$390,000	\$325.00

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MULTI-FAMILY Summary Statistics

High	Low	Average	Median
LP:\$1,299,000	\$749,000	\$126,187	\$995,000
SP:\$1,100,000	\$700,000	\$902,500	\$905,000

MULTI-FAMILY - Sold

Number of Properties: 4

Num	Address	Status	Area	Sale/ Rent	DOM	LP	SP			
1	233 34th Street	SOLD IN-HOUSE	Avalon	For Sale	258	\$1,299,000	\$1,100,000			
2	10918 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	381	\$749,000	\$700,000			
3	9815-17 Corinthian Drive	SOLD IN-HOUSE	Stone Harbor	For Sale	61	\$995,000	\$885,000			
4	10552 Third Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	66	\$995,000	\$925,000			
Avg					191	\$1,009,500	\$902,500			
Min					61	\$749,000	\$700,000			
Max					381	\$1,299,000	\$1,100,000			
Med					162	\$995,000	\$905,000			

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CONDO/ TOWNHOUSE Summary Statistics

High	Low	Average	Median
LP:\$1,995,000	\$330,000	\$415,762	\$722,250
SP:\$1,995,000	\$320,000	\$797,889	\$695,000

CONDO/ TOWNHOUSE - Sold

Number of Properties: 16

Num	Address	Status	Area	Sale/ Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	234 21st street, Unit 204	SOLD IN-HOUSE	Avalon	For Sale	980	308	\$419,900		\$395,000	\$403.06
2	2108 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale		283	\$629,000		\$605,000	
3	6680 Ocean Drive - South Unit	SOLD COOP BY MEMBER	Avalon	For Sale		305	\$1,489,000		\$1,430,000	
4	3640 Ocean Drive	SOLD NON MEMBER	Avalon	For Sale	2128	191	\$1,225,000		\$1,101,875	\$517.80
5	2310 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1765	89	\$829,000		\$815,000	\$461.76
6	700 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1344	84	\$719,000		\$675,000	\$502.23
7	177 80th Street	SOLD COOP BY MEMBER	Avalon	For Sale	490	70	\$330,000		\$320,000	\$653.06
8	700 First Ave. Unit #207	SOLD COOP BY MEMBER	Avalon	For Sale		71	\$538,000		\$530,000	
9	1668 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1193	71	\$725,000		\$715,000	\$599.33
10	627 24th Str	SOLD COOP BY MEMBER	Avalon	For Sale		457	\$1,995,000		\$1,995,000	
11	252 89th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1498	267	\$949,000		\$895,000	\$597.46
12	10726 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1092	165	\$525,000		\$515,000	\$471.61
13	413 98th Street	SOLD IN-HOUSE	Stone Harbor	For Sale		122	\$488,000		\$440,000	
14	201 100th Street	SOLD NON MEMBER	Stone Harbor	For Sale	1620	47	\$879,000		\$829,350	\$511.94
15	1116 Stone Harbor Blvd #302	SOLD IN-HOUSE	Stone Harbor Manor	For Sale		272	\$845,000		\$830,000	
16	1127 Stone Harbor Boulevard	SOLD COOP BY MEMBER	Stone Harbor Manor	For Sale		29	\$719,500		\$675,000	
Avg					1345	176	\$831,525		\$797,889	\$524.25
Min					490	29	\$330,000		\$320,000	\$403.06
Max					2128	457	\$1,995,000		\$1,995,000	\$653.06
Med					1344	143	\$722,250		\$695,000	\$511.94