

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$5,295,000	\$599,000	\$1,243,750	\$2,000,000
SP:\$4,650,000	\$627,500	\$2,230,647	\$1,775,000

RESIDENTIAL - Sold

Number of Properties: 17

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	7688 Dune Drive	SOLD IN-HOUSE	Avalon	11/15/2019		224	\$3,545,000		\$3,400,000	
2	185 78th Street	SOLD COOP BY MEMBER	Avalon	11/29/2019	1861	209	\$1,695,000		\$1,600,000	\$859.75
3	4819 Fourth Avenue	SOLD COOP BY MEMBER	Avalon	11/15/2019	3248	179	\$5,295,000		\$4,650,000	\$1,431.65
4	286 53rd Street	SOLD COOP BY MEMBER	Avalon	11/22/2019	2701	172	\$1,695,000		\$1,625,000	\$601.63
5	243 70th Street	SOLD IN-HOUSE	Avalon	11/22/2019		133	\$2,000,000		\$1,775,000	
6	6256 Ocean Drive	SOLD IN-HOUSE	Avalon	11/5/2019	2671	88	\$1,795,000		\$1,745,000	\$653.31
7	223 15th Street	SOLD IN-HOUSE	Avalon	11/29/2019	1920	109	\$1,300,000		\$1,205,000	\$627.60
8	221 65th Street	SOLD IN-HOUSE	Avalon	11/12/2019	5684	75	\$3,295,000		\$3,250,000	\$571.78
9	274 7th Street	SOLD IN-HOUSE	Avalon	11/22/2019		84	\$2,495,000		\$2,495,000	
10	220 40th Street	SOLD COOP BY MEMBER	Avalon	11/26/2019	3195	57	\$1,795,000		\$1,725,000	\$539.91
11	197 66th Street	SOLD IN-HOUSE	Avalon	11/5/2019	2012	78	\$2,750,000		\$2,750,000	\$1,366.80
12	378 94th Street	SOLD COOP BY MEMBER	Stone Harbor	11/22/2019		201	\$1,599,000		\$1,472,500	
13	145 109th Street	SOLD IN-HOUSE	Stone Harbor	11/26/2019		156	\$3,549,000		\$3,549,000	
14	234 111th Street	SOLD COOP BY MEMBER	Stone Harbor	11/17/2019	1512	92	\$999,000		\$925,000	\$611.77
15	9913 Third Avenue	SOLD IN-HOUSE	Stone Harbor	11/20/2019	2208	93	\$2,399,000		\$2,277,000	\$1,031.25
16	155 98th Street	SOLD COOP BY MEMBER	Stone Harbor	11/6/2019	2699	64	\$2,995,000		\$2,850,000	\$1,055.95
17	22 Weber Court	SOLD COOP BY MEMBER	Stone Harbor	11/15/2019	402	59	\$599,000		\$627,500	\$1,560.95
Avg					2509	121	\$2,341,176		\$2,230,647	\$909.36
Min					402	57	\$599,000		\$627,500	\$539.91
Max					5684	224	\$5,295,000		\$4,650,000	\$1,560.95
Med					2439	93	\$2,000,000		\$1,775,000	\$756.53

CMA Summary Report

LOTS/LAND Summary Statistics

High	Low	Average	Median
LP:\$1,325,000	\$1,325,000	\$41,406	\$1,325,000
SP:\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000

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

Num	Address	Status	Area	Sale/Rent	Acres #	DOM	LP	LP/Acres #	SP	SP/Acres #
1	1005 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale		296	\$1,325,000		\$1,300,000	

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

High	Low	Average	Median
LP:\$1,412,500	\$1,412,500	\$44,140	\$1,412,500
SP:\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000

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

Num	Address	Status	Area	Sale/Rent	Appx Sq Ft	DOM	LP	LP/Appx Sq Ft	SP	SP/Appx Sq Ft
1	2619 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	3485	288	\$1,412,500		\$1,250,000	\$358.68

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

High	Low	Average	Median
LP:\$2,399,000	\$249,000	\$308,275	\$589,000
SP:\$729,900,000	\$237,000	\$56,830,405	\$550,000

CONDO/TOWNHOUSE - Sold**Number of Properties: 13**

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	103 30th Street	SOLD COOP BY MEMBER	Avalon	For Sale	600	259	\$599,000		\$599,000	\$998.33
2	695 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	1050	301	\$524,900		\$486,273	\$463.12
3	408 22nd Street	SOLD IN-HOUSE	Avalon	For Sale		105	\$2,399,000		\$2,300,000	
4	400 20th Street	SOLD IN-HOUSE	Avalon	For Sale		69	\$1,249,000		\$1,249,000	
5	2138 Harbor Avenue	SOLD COOP BY MEMBER	Avalon	For Sale	2201	64	\$1,199,000		\$1,199,000	\$544.75
6	7888 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	908	55	\$429,000		\$410,000	\$451.54
7	173 33rd Street	SOLD COOP BY MEMBER	Avalon	For Sale	881	84	\$589,000		\$550,000	\$624.29
8	7888 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale	690	49	\$419,000		\$410,000	\$594.20
9	7888 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale	690	49	\$429,000		\$420,000	\$608.70
10	478 20th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1050	35	\$724,900		\$729,900,000	\$695,142.86
11	10009 Sunset Drive	SOLD IN-HOUSE	Stone Harbor	For Sale	876	127	\$775,000		\$760,000	\$867.58
12	162 96 Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale		100	\$279,000		\$275,000	
13	162 96th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	280	50	\$249,000		\$237,000	\$846.43

Avg					922	103	\$758,831		\$56,830,406	\$70,114.18
Min					280	35	\$249,000		\$237,000	\$451.54
Max					2201	301	\$2,399,000		\$729,900,000	\$695,142.86
Med					878	69	\$589,000		\$550,000	\$616.50