

# CMA Summary Report

## RESIDENTIAL Summary Statistics

**High**  
**LP:\$4,500,000**  
**SP:\$4,300,000**

**Low**  
**\$549,000**  
**\$494,259**

**Average**  
**\$1,452,306**  
**\$1,924,867**

**Median**  
**\$2,037,000**  
**\$1,881,250**

## RESIDENTIAL - Sold

**Number of Properties: 32**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	269 25th Street	SOLD COOP BY MEMBER	Avalon	10/13/2017		182	\$885,000		\$850,000	
2	594 22nd Street	SOLD IN-HOUSE	Avalon	10/25/2017	3358	221	\$2,250,000		\$2,250,000	\$670.04
3	141 21 Street	SOLD COOP BY MEMBER	Avalon	10/31/2017		260	\$2,215,000		\$2,165,000	
4	619 22nd Street	SOLD IN-HOUSE	Avalon	10/13/2017	2664	259	\$959,900		\$950,000	\$356.61
5	23 HERON DRIVE	SOLD COOP BY MEMBER	Avalon	10/16/2017		277	\$2,795,000		\$2,550,000	
6	74 E 13th Street	SOLD IN-HOUSE	Avalon	10/5/2017		92	\$3,195,000		\$2,750,000	
7	66 E 11th Street	SOLD COOP BY MEMBER	Avalon	10/30/2017	2772	121	\$2,295,000		\$2,225,000	\$802.67
8	4525 Fourth Ave.	SOLD COOP BY MEMBER	Avalon	10/23/2017	1836	177	\$1,795,000		\$1,800,000	\$980.39
9	159 29th	SOLD COOP BY MEMBER	Avalon	10/27/2017	2500	61	\$1,499,000		\$1,480,000	\$592.00
10	4328 Dune Drive	SOLD IN-HOUSE	Avalon	10/20/2017		55	\$2,295,000		\$2,210,000	
11	262 50th Street	SOLD IN-HOUSE	Avalon	10/20/2017	1302	59	\$1,095,000		\$1,105,000	\$848.69
12	50 E 14 Street	SOLD IN-HOUSE	Avalon	10/16/2017	3806	76	\$3,595,000		\$3,450,000	\$906.46
13	45 W 18th Street	SOLD IN-HOUSE	Avalon	10/27/2017	1310	0	\$1,435,000		\$1,435,000	\$1,095.42
14	2888 First Avenue	SOLD COOP BY MEMBER	Avalon	10/27/2017	3633	335	\$2,149,000		\$1,912,500	\$526.42
15	298 46th Street	SOLD COOP BY MEMBER	Avalon	10/27/2017		443	\$1,195,000		\$981,000	
16	262 56th Street	SOLD IN-HOUSE	Avalon	10/6/2017		161	\$1,200,000		\$1,150,000	
17	1019 First Avenue	SOLD IN-HOUSE	Avalon	10/6/2017	2700	610	\$1,649,000		\$1,645,000	\$609.26
18	78 W 12th Street	SOLD COOP BY MEMBER	Avalon	10/30/2017	3205	795	\$2,549,000		\$2,300,000	\$717.63
19	628 Avalon Boulevard	SOLD IN-HOUSE	Avalon Manor	10/20/2017		459	\$549,000		\$494,259	
20	628 Avalon Boulevard	SOLD IN-HOUSE	Avalon Manor	10/20/2017		459	\$549,000		\$494,259	
21	10 88th Street	SOLD COOP BY MEMBER	Stone Harbor	10/27/2017	2750	117	\$4,499,000		\$4,300,000	\$1,563.64
22	10109 Sunrise Drive	SOLD COOP BY MEMBER	Stone Harbor	10/6/2017		136	\$4,500,000		\$4,000,000	
23	275 85th St	SOLD IN-HOUSE	Stone Harbor	10/4/2017		141	\$1,229,000		\$1,152,500	
24	8626 Sunset Drive	SOLD COOP BY MEMBER	Stone Harbor	10/2/2017	1942	140	\$997,900		\$900,000	\$463.44
25	10724 Corinthian Place	SOLD COOP BY MEMBER	Stone Harbor	10/31/2017	3205	216	\$2,550,000		\$2,300,000	\$717.63
26	376 94th Street	SOLD COOP BY MEMBER	Stone Harbor	10/10/2017		61	\$1,350,000		\$1,351,000	
27	211 121st Street	SOLD COOP BY MEMBER	Stone Harbor	10/16/2017	2484	75	\$1,975,000		\$1,850,000	\$744.77
28	161 101st Street	SOLD IN-HOUSE	Stone Harbor	10/31/2017	2470	90	\$1,720,000		\$1,620,000	\$655.87
29	231 121st Street	SOLD IN-HOUSE	Stone Harbor	10/20/2017		220	\$3,395,000		\$3,150,000	
30	160 84th Street	SOLD IN-HOUSE	Stone Harbor	10/17/2017		281	\$2,595,000		\$2,595,000	

31	10522 Golden Gate Rd.	SOLD COOP BY MEMBER	Stone Harbor	10/12/2017	2160	493	\$2,295,000		\$2,180,250	\$1,009.38
32	11821 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	10/26/2017	2474	573	\$2,099,000		\$2,000,000	\$808.41
<b>Avg</b>					<b>2587</b>	<b>238</b>	<b>\$2,042,306</b>		<b>\$1,924,868</b>	<b>\$781.60</b>
<b>Min</b>					<b>1302</b>	<b>0</b>	<b>\$549,000</b>		<b>\$494,259</b>	<b>\$356.61</b>
<b>Max</b>					<b>3806</b>	<b>795</b>	<b>\$4,500,000</b>		<b>\$4,300,000</b>	<b>\$1,563.64</b>
<b>Med</b>					<b>2582</b>	<b>179</b>	<b>\$2,037,000</b>		<b>\$1,881,250</b>	<b>\$731.20</b>

### CMA Summary Report

MULTI-FAMILY Summary Statistics										
<b>High</b>			<b>Low</b>			<b>Average</b>			<b>Median</b>	
LP:\$995,000			\$995,000			\$22,111			\$995,000	
SP:\$940,000			\$940,000			\$940,000			\$940,000	

### MULTI-FAMILY - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	11007 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	237	\$995,000	\$940,000			

### CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics										
<b>High</b>			<b>Low</b>			<b>Average</b>			<b>Median</b>	
LP:\$1,629,000			\$267,500			\$239,475			\$847,450	
SP:\$1,625,000			\$267,500			\$871,375			\$835,000	

### CONDO/TOWNHOUSE - Sold

Number of Properties: 12

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	303 39th Street	SOLD IN-HOUSE	Avalon	For Sale	1977	187	\$1,495,000		\$1,425,000	\$720.79
2	236 24th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1944	105	\$989,000		\$964,000	\$495.88
3	213 E 33rd Street	SOLD COOP BY MEMBER	Avalon	For Sale	1970	122	\$799,000		\$775,000	\$393.40
4	225 29th Street	SOLD IN-HOUSE	Avalon	For Sale	1820	161	\$975,000		\$965,000	\$530.22
5	284 67th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1800	51	\$849,900		\$835,000	\$463.89
6	3248 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2080	74	\$1,349,000		\$1,260,000	\$605.77
7	7800 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale		26	\$267,500		\$267,500	
8	3285 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2256	720	\$699,000		\$675,000	\$299.20
9	10726 Third Avenue A10	SOLD IN-HOUSE	Stone Harbor	For Sale		100	\$569,000		\$535,000	
10	9816 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale		76	\$310,000		\$295,000	

11	330 87th Street #2	SOLD COOP BY MEMBER	Stone Harbor	For Sale		228	\$1,629,000		\$1,625,000	
12	1116 Stone Harbor Blvd #308	SOLD COOP BY MEMBER	Stone Harbor Manor	For Sale		226	\$845,000		\$835,000	
<b>Avg</b>					<b>1978</b>	<b>173</b>	<b>\$898,033</b>		<b>\$871,375</b>	<b>\$501.31</b>
<b>Min</b>					<b>1800</b>	<b>26</b>	<b>\$267,500</b>		<b>\$267,500</b>	<b>\$299.20</b>
<b>Max</b>					<b>2256</b>	<b>720</b>	<b>\$1,629,000</b>		<b>\$1,625,000</b>	<b>\$720.79</b>
<b>Med</b>					<b>1970</b>	<b>113</b>	<b>\$847,450</b>		<b>\$835,000</b>	<b>\$495.88</b>