

# CMA Summary Report

## RESIDENTIAL Summary Statistics

**High**  
**LP:\$6,495,000**  
**SP:\$6,250,000**

**Low**  
**\$699,000**  
**\$690,000**

**Average**  
**\$1,377,978**  
**\$2,658,582**

**Median**  
**\$2,699,000**  
**\$2,475,000**

## RESIDENTIAL - Sold

**Number of Properties: 23**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	65 W 24th Street	SOLD COOP BY MEMBER	Avalon	10/24/2018	4730	249	\$3,899,000		\$3,750,000	\$792.81
2	7429 Sunset Drive	SOLD IN-HOUSE	Avalon	10/15/2018	5150	237	\$2,795,000		\$2,475,000	\$480.58
3	125 78th Street	SOLD IN-HOUSE	Avalon	10/26/2018		185	\$3,099,000		\$2,800,000	
4	250 66th Street	SOLD COOP BY MEMBER	Avalon	10/25/2018	4341	174	\$3,595,000		\$3,500,000	\$806.27
5	121 17th Street	SOLD COOP BY MEMBER	Avalon	10/6/2018	3315	123	\$2,395,000		\$2,370,000	\$714.93
6	6369 Ocean Drive	SOLD COOP BY MEMBER	Avalon	10/12/2018	2330	128	\$950,000		\$965,898	\$414.55
7	298 46th Street	SOLD COOP BY MEMBER	Avalon	10/26/2018		124	\$2,395,000		\$2,275,000	
8	211 65th Street	SOLD IN-HOUSE	Avalon	10/11/2018		108	\$1,899,000		\$1,810,000	
9	205 68th Street	SOLD IN-HOUSE	Avalon	10/1/2018	3173	96	\$2,149,000		\$1,975,000	\$622.44
10	23 Heron Drive	SOLD IN-HOUSE	Avalon	10/2/2018	5707	84	\$6,495,000		\$6,250,000	\$1,095.15
11	43 Flamingo Drive	SOLD COOP BY MEMBER	Avalon	10/3/2018	2236	67	\$3,450,000		\$3,100,000	\$1,386.40
12	4020 Dune Dr	SOLD COOP BY MEMBER	Avalon	10/12/2018	3576	67	\$2,195,000		\$2,195,000	\$613.81
13	4369 Dune Drive	SOLD COOP BY MEMBER	Avalon	10/5/2018	4331	55	\$3,995,000		\$3,800,000	\$877.40
14	221 17th Street	SOLD COOP BY MEMBER	Avalon	10/1/2018	984	47	\$1,320,000		\$1,270,000	\$1,290.65
15	267 22nd Street	SOLD COOP BY MEMBER	Avalon	10/26/2018	3080	60	\$1,695,000		\$1,400,000	\$454.55
16	54 W 34th Street	SOLD IN-HOUSE	Avalon	10/15/2018	3050	30	\$2,995,000		\$3,125,000	\$1,024.59
17	7428 Ocean Drive	SOLD IN-HOUSE	Avalon	10/31/2018	1536	38	\$1,250,000		\$1,200,000	\$781.25
18	468 Avalon Boulevard	SOLD COOP BY MEMBER	Avalon Manor	10/23/2018		179	\$699,000		\$690,000	
19	215 122nd Street	SOLD COOP BY MEMBER	Stone Harbor	10/15/2018	3122	139	\$2,699,000		\$2,522,500	\$807.98
20	317 89th Street	SOLD COOP BY MEMBER	Stone Harbor	10/1/2018	3125	104	\$3,699,000		\$3,300,000	\$1,056.00
21	11610 Second Ave	SOLD IN-HOUSE	Stone Harbor	10/3/2018	3600	95	\$4,699,000		\$4,299,000	\$1,194.17
22	8318 Sunset Drive	SOLD IN-HOUSE	Stone Harbor	10/31/2018		113	\$899,000		\$775,000	
23	1 107th Street	SOLD IN-HOUSE	Stone Harbor	10/5/2018	2806	66	\$5,499,000		\$5,300,000	\$1,888.81
<b>Avg</b>					<b>3344</b>	<b>111</b>	<b>\$2,815,870</b>		<b>\$2,658,583</b>	<b>\$905.69</b>
<b>Min</b>					<b>984</b>	<b>30</b>	<b>\$699,000</b>		<b>\$690,000</b>	<b>\$414.55</b>
<b>Max</b>					<b>5707</b>	<b>249</b>	<b>\$6,495,000</b>		<b>\$6,250,000</b>	<b>\$1,888.81</b>
<b>Med</b>					<b>3149</b>	<b>104</b>	<b>\$2,699,000</b>		<b>\$2,475,000</b>	<b>\$807.13</b>

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

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
LP:\$1,200,000	\$1,200,000	\$25,531	\$1,200,000
SP:\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000

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

Num	Address	Status	Area	Sale/Rent	Appx Sq Ft	DOM	LP	PrcSqft	SP	PrcSqft
1	2109 Dune Drive - Unit 2 & 3	SOLD IN-HOUSE	Avalon	For Sale		1	\$1,200,000		\$1,200,000	

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

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
LP:\$1,650,000	\$1,299,000	\$62,744	\$1,474,500
SP:\$1,565,000	\$1,299,000	\$1,432,000	\$1,432,000

**MULTI-FAMILY - Sold****Number of Properties: 2**

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	121 27th Street	SOLD COOP BY MEMBER	Avalon	For Sale	131	\$1,299,000	\$1,299,000			
2	214 28th Street	SOLD IN-HOUSE	Avalon	For Sale	329	\$1,650,000	\$1,565,000			
<b>Avg</b>					<b>230</b>	<b>\$1,474,500</b>	<b>\$1,432,000</b>			

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

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
LP:\$1,695,000	\$299,900	\$326,355	\$699,000
SP:\$1,625,000	\$287,000	\$712,161	\$672,000

**CONDO/TOWNHOUSE - Sold****Number of Properties: 21**

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	205/207 36th Street	SOLD IN-HOUSE	Avalon	For Sale		1038	\$1,325,000		\$1,325,000	
2	7800 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale	490	356	\$299,900		\$287,000	\$585.71
3	700 First Ave	SOLD IN-HOUSE	Avalon	For Sale	930	174	\$595,000		\$595,000	\$639.78

4	177 80th Street	SOLD COOP BY MEMBER	Avalon	For Sale	696	140	\$389,000		\$365,000	\$524.43
5	245 34th Street	SOLD IN-HOUSE	Avalon	For Sale	1600	121	\$825,000		\$800,000	\$500.00
6	1668 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		116	\$879,000		\$865,000	
7	234 21st Street , Unit 204	SOLD COOP BY MEMBER	Avalon	For Sale	980	92	\$499,900		\$475,000	\$484.69
8	54 E 27th Street - Unit 1	SOLD IN-HOUSE	Avalon	For Sale	832	78	\$725,000		\$672,000	\$807.69
9	665 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	1392	93	\$699,000		\$680,000	\$488.51
10	7929 Dune Dr #306	SOLD COOP BY MEMBER	Avalon	For Sale	436	63	\$449,000		\$439,000	\$1,006.88
11	700 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1344	65	\$749,000		\$735,000	\$546.88
12	4028 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1092	70	\$599,000		\$566,000	\$518.32
13	7929 Dune Drive Drive	SOLD COOP BY MEMBER	Avalon	For Sale		59	\$349,000		\$340,000	
14	9 E 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	864	43	\$750,000		\$750,000	\$868.06
15	321 80th Street - Unit C-O	SOLD COOP BY MEMBER	Avalon	For Sale	1278	56	\$1,389,000		\$1,375,000	\$1,075.90
16	66 E 20th Unit 110	SOLD COOP BY MEMBER	Avalon	For Sale	973	49	\$699,000		\$699,000	\$718.40
17	7929 Dune Dr UNIT 304	SOLD COOP BY MEMBER	Avalon	For Sale	324	36	\$335,000		\$325,000	\$1,003.09
18	214 27th street , east side	SOLD COOP BY MEMBER	Avalon	For Sale	2065	51	\$859,900		\$859,900	\$416.42
19	330 87th St #1	SOLD IN-HOUSE	Stone Harbor	For Sale		473	\$1,695,000		\$1,625,000	
20	328 81st Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1524	249	\$599,000		\$600,000	\$393.70
21	351 96th Street # 408	SOLD COOP BY MEMBER	Stone Harbor	For Sale		121	\$629,000		\$577,500	
<b>Avg</b>					<b>1051</b>	<b>168</b>	<b>\$730,414</b>		<b>\$712,162</b>	<b>\$661.15</b>
<b>Min</b>					<b>324</b>	<b>36</b>	<b>\$299,900</b>		<b>\$287,000</b>	<b>\$393.70</b>
<b>Max</b>					<b>2065</b>	<b>1038</b>	<b>\$1,695,000</b>		<b>\$1,625,000</b>	<b>\$1,075.90</b>
<b>Med</b>					<b>976</b>	<b>92</b>	<b>\$699,000</b>		<b>\$672,000</b>	<b>\$566.30</b>