

# CMA Summary Report

## RESIDENTIAL Summary Statistics

**High**  
**LP:\$6,250,000**  
**SP:\$5,900,000**

**Low**  
**\$1,145,000**  
**\$1,100,000**

**Average**  
**\$1,560,404**  
**\$2,504,679**

**Median**  
**\$2,200,000**  
**\$2,196,000**

## RESIDENTIAL - Sold

**Number of Properties: 25**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	95 E 11th Street	SOLD COOP BY MEMBER	Avalon	10/1/2019	4086	607	\$4,500,000		\$4,250,000	\$1,040.14
2	158 36th Street	SOLD IN-HOUSE	Avalon	10/30/2019	3032	287	\$2,895,000		\$2,895,000	\$954.82
3	51 Pelican Drive	SOLD COOP BY MEMBER	Avalon	10/18/2019	5000	237	\$5,495,000		\$5,200,000	\$1,040.00
4	158 39th Street	SOLD COOP BY MEMBER	Avalon	10/1/2019	3165	240	\$2,699,000		\$2,500,000	\$789.89
5	4502 Fifth Avenue	SOLD COOP BY MEMBER	Avalon	10/15/2019	6000	231	\$6,250,000		\$5,900,000	\$983.33
6	239 53rd Street	SOLD IN-HOUSE	Avalon	10/17/2019	1976	161	\$1,395,000		\$1,350,000	\$683.20
7	205 54th Street	SOLD IN-HOUSE	Avalon	10/7/2019	5034	143	\$3,295,000		\$3,185,000	\$632.70
8	244 17 Street	SOLD COOP BY MEMBER	Avalon	10/25/2019	1755	157	\$1,195,000		\$1,150,000	\$655.27
9	64 W 27th Street	SOLD IN-HOUSE	Avalon	10/31/2019		125	\$1,675,000		\$1,650,000	
10	7548 Sunset Drive	SOLD COOP BY MEMBER	Avalon	10/4/2019		93	\$3,450,000		\$3,200,000	
11	156 20th Street	SOLD IN-HOUSE	Avalon	10/4/2019	3205	79	\$2,395,000		\$2,350,000	\$733.23
12	132 13th Street	SOLD COOP BY MEMBER	Avalon	10/25/2019	3795	98	\$2,000,000		\$1,800,000	\$474.31
13	246 43rd Street	SOLD IN-HOUSE	Avalon	10/30/2019	2200	91	\$1,695,000		\$1,625,000	\$738.64
14	10 Seagull Drive	SOLD COOP BY MEMBER	Avalon	10/18/2019		42	\$3,295,000		\$3,000,000	
15	25 E 15th Street	SOLD IN-HOUSE	Avalon	10/8/2019	2760	11	\$2,200,000		\$1,900,000	\$688.41
16	4602 Fourth Avenue	SOLD IN-HOUSE	Avalon	10/10/2019		69	\$3,225,000		\$3,225,000	
17	9815 Corinthian Drive	SOLD COOP BY MEMBER	Stone Harbor	10/3/2019	2600	153	\$2,195,000		\$2,175,000	\$836.54
18	8610 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	10/11/2019		152	\$1,145,000		\$1,100,000	
19	9002 3rd Avenue	SOLD IN-HOUSE	Stone Harbor	10/25/2019	3248	137	\$1,849,000		\$1,475,000	\$454.13
20	130 108th Street	SOLD IN-HOUSE	Stone Harbor	10/25/2019	1650	104	\$2,199,000		\$2,196,000	\$1,330.91
21	356 89th Street	SOLD IN-HOUSE	Stone Harbor	10/8/2019	1738	78	\$1,595,000		\$1,595,000	\$917.72
22	218 119th Street	SOLD COOP BY MEMBER	Stone Harbor	10/24/2019	3200	75	\$3,295,000		\$3,295,000	\$1,029.69
23	11857 Paradise Drive	SOLD COOP BY MEMBER	Stone Harbor	10/25/2019	2312	73	\$2,999,999		\$2,999,999	\$1,297.58
24	10905 Second Avenue	SOLD IN-HOUSE	Stone Harbor	10/1/2019	1283	44	\$1,250,000		\$1,250,000	\$974.28
25	365 92nd Street	SOLD COOP BY MEMBER	Stone Harbor	10/16/2019		51	\$1,350,000		\$1,351,000	
<b>Avg</b>					<b>3054</b>	<b>141</b>	<b>\$2,621,480</b>		<b>\$2,504,680</b>	<b>\$855.52</b>
<b>Min</b>					<b>1283</b>	<b>11</b>	<b>\$1,145,000</b>		<b>\$1,100,000</b>	<b>\$454.13</b>
<b>Max</b>					<b>6000</b>	<b>607</b>	<b>\$6,250,000</b>		<b>\$5,900,000</b>	<b>\$1,330.91</b>

Med					3032	104	\$2,200,000		\$2,196,000	\$836.54
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### CMA Summary Report

LOTS/LAND Summary Statistics										
High			Low			Average			Median	
LP:\$3,849,000			\$1,300,000			\$233,190			\$2,322,500	
SP:\$3,400,000			\$1,300,000			\$2,197,500			\$2,045,000	

### LOTS/LAND - Sold

Number of Properties: 4

Num	Address	Status	Area	Sale/Rent	Acres #	DOM	LP	LP/Acres #	SP	SP/Acres #
1	319 62nd Street	SOLD COOP BY MEMBER	Avalon	For Sale		387	\$3,849,000		\$3,400,000	
2	371 20th Street	SOLD IN-HOUSE	Avalon	For Sale		222	\$2,395,000		\$2,090,000	
3	3365 First Avenue	SOLD COOP BY MEMBER	Avalon	For Sale		84	\$2,250,000		\$2,000,000	
4	157 16th Street	SOLD IN-HOUSE	Avalon	For Sale		281	\$1,300,000		\$1,300,000	
Avg						243	\$2,448,500		\$2,197,500	
Min						84	\$1,300,000		\$1,300,000	
Max						387	\$3,849,000		\$3,400,000	
Med						251	\$2,322,500		\$2,045,000	

### CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics										
High			Low			Average			Median	
LP:\$1,600,000			\$299,000			\$252,307			\$625,000	
SP:\$1,542,000			\$285,000			\$788,453			\$625,000	

### 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	1779 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1110	294	\$549,000		\$514,000	\$463.06
2	302 79th Street	SOLD IN-HOUSE	Avalon	For Sale	1896	55	\$1,199,000		\$1,209,000	\$637.66
3	217 25th Street	SOLD COOP BY MEMBER	Avalon	For Sale	3179	59	\$1,295,000		\$1,265,000	\$397.92
4	703 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	776	71	\$499,000		\$450,000	\$579.90
5	205/207 36th Street	SOLD IN-HOUSE	Avalon	For Sale		42	\$1,600,000		\$1,542,000	
6	402 20th	SOLD COOP BY MEMBER	Avalon	For Sale	1785	58	\$1,195,000		\$1,150,000	\$644.26
7	7889 Sunset Drive	SOLD IN-HOUSE	Avalon	For Sale		1	\$949,900		\$949,900	

8	351 96th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	720	338	\$619,000		\$585,000	\$812.50
9	153 83rd Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	800	168	\$699,000		\$660,000	\$825.00
10	10818 Third Avenue	SOLD IN-HOUSE	Stone Harbor	For Sale	1270	146	\$625,000		\$625,000	\$492.13
11	351 96 Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	720	104	\$609,000		\$580,000	\$805.56
12	8300 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	564	104	\$459,000		\$435,000	\$771.28
13	162 96th Street	SOLD IN-HOUSE	Stone Harbor	For Sale		38	\$299,000		\$285,000	
<b>Avg</b>					<b>1282</b>	<b>113</b>	<b>\$815,146</b>		<b>\$788,454</b>	<b>\$642.93</b>
<b>Min</b>					<b>564</b>	<b>1</b>	<b>\$299,000</b>		<b>\$285,000</b>	<b>\$397.92</b>
<b>Max</b>					<b>3179</b>	<b>338</b>	<b>\$1,600,000</b>		<b>\$1,542,000</b>	<b>\$825.00</b>
<b>Med</b>					<b>955</b>	<b>71</b>	<b>\$625,000</b>		<b>\$625,000</b>	<b>\$640.96</b>