

CMA Summary Report
RESIDENTIAL Summary Statistics (Maximum of 50 shown)

High	Low	Average	Median
LP:\$5,950,000	\$939,000	\$1,179,658	\$1,782,000
SP:\$5,300,000	\$890,000	\$2,007,912	\$1,722,500

RESIDENTIAL - Sold
Number of Properties: 28

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	3028 Avalon Avenue	SOLD COOP BY MEMBER	Avalon	9/15/2017	2304	168	\$1,550,000		\$1,500,000	\$651.04
2	45 W 16th Street	SOLD COOP BY MEMBER	Avalon	9/28/2017	3737	230	\$2,695,000		\$2,695,000	\$721.17
3	26 W 27th Street	SOLD COOP BY MEMBER	Avalon	9/28/2017	2882	324	\$1,599,000		\$1,585,000	\$549.97
4	238 59th Street	SOLD COOP BY MEMBER	Avalon	9/15/2017	2894	141	\$1,695,000		\$1,675,000	\$578.78
5	161 25th Street	SOLD COOP BY MEMBER	Avalon	9/8/2017	3141	144	\$2,199,000		\$2,080,000	\$662.21
6	505 24th Street	SOLD IN-HOUSE	Avalon	9/1/2017	2150	140	\$1,775,000		\$1,700,000	\$790.70
7	237 66th Street	SOLD COOP BY MEMBER	Avalon	9/22/2017	3006	100	\$2,290,000		\$2,150,000	\$715.24
8	4248 Dune Drive	SOLD COOP BY MEMBER	Avalon	9/27/2017	3017	103	\$1,789,000		\$1,745,000	\$578.39
9	3268 First Avenue	SOLD COOP BY MEMBER	Avalon	9/22/2017	3389	125	\$2,399,000		\$2,275,000	\$671.29
10	94 E 15th Street	SOLD COOP BY MEMBER	Avalon	9/25/2017	3607	47	\$5,950,000		\$5,300,000	\$1,469.37
11	1369 First Avenue	SOLD COOP BY MEMBER	Avalon	9/11/2017	1218	35	\$1,175,000		\$1,225,000	\$1,005.75
12	65 W 16th Street	SOLD IN-HOUSE	Avalon	9/21/2017	3588	70	\$2,195,000		\$2,175,000	\$606.19
13	23 West 12th Street	SOLD IN-HOUSE	Avalon	9/29/2017	2545	84	\$1,695,000		\$1,675,000	\$658.15
14	121 7th Street	SOLD COOP BY MEMBER	Avalon	9/8/2017		69	\$2,595,000		\$2,530,125	
15	654 7th Street	SOLD COOP BY MEMBER	Avalon	9/9/2017		3	\$3,999,000		\$3,500,000	
16	220 19th Street	SOLD COOP BY MEMBER	Avalon	9/22/2017	2244	329	\$1,250,000		\$1,250,000	\$557.04
17	642 7th Street	SOLD COOP BY MEMBER	Avalon	9/9/2017		382	\$1,475,000		\$1,452,875	
18	118 87th St.	SOLD COOP BY MEMBER	Stone Harbor	9/15/2017		136	\$1,799,000		\$1,789,450	
19	391 95th Street	SOLD IN-HOUSE	Stone Harbor	9/29/2017		176	\$939,000		\$890,000	
20	411 Berkley Road	SOLD COOP BY MEMBER	Stone Harbor	9/15/2017	1261	168	\$1,250,000		\$1,250,100	\$991.36
21	108 91st Street	SOLD IN-HOUSE	Stone Harbor	9/17/2017		213	\$1,995,000		\$1,950,000	
22	9820 Corinthian Drive	SOLD COOP BY MEMBER	Stone Harbor	9/15/2017		52	\$3,295,000		\$3,295,000	
23	281 88th Street	SOLD COOP BY MEMBER	Stone Harbor	9/15/2017	1446	77	\$1,257,900		\$1,150,000	\$795.30
24	8623 Second Avenue	SOLD COOP BY MEMBER	Stone Harbor	9/15/2017		167	\$999,000		\$925,000	
25	149 105th Street	SOLD COOP BY MEMBER	Stone Harbor	9/30/2017		249	\$1,699,000		\$1,450,000	
26	129 109th Street	SOLD IN-HOUSE	Stone Harbor	9/7/2017		254	\$3,275,000		\$2,950,000	
27	135 87th Street	SOLD COOP BY MEMBER	Stone Harbor	9/6/2017	4791	365	\$2,850,000		\$2,750,000	\$573.99
28	251 109th Street	SOLD IN-HOUSE	Stone Harbor	9/26/2017		537	\$1,299,000		\$1,309,000	
Avg					2777	174	\$2,106,532		\$2,007,913	\$739.76

Min					1218	3	\$939,000		\$890,000	\$549.97
Max					4791	537	\$5,950,000		\$5,300,000	\$1,469.37
Med					2894	142	\$1,782,000		\$1,722,500	\$662.21

CMA Summary Report

COMMERCIAL/INDUSTRIAL Summary Statistics (Maximum of 50 shown)

High	Low	Average	Median
LP:\$599,000	\$599,000	\$11,980	\$599,000
SP:\$557,750	\$557,750	\$557,750	\$557,750

COMMERCIAL/INDUSTRIAL - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	Appx Sq Ft	DOM	LP	PrcSqft	SP	PrcSqft
1	231 96th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	900	349	\$599,000		\$557,750	\$619.72

CMA Summary Report

MULTI-FAMILY Summary Statistics (Maximum of 50 shown)

High	Low	Average	Median
LP:\$2,600,000	\$995,000	\$139,360	\$1,686,500
SP:\$2,475,000	\$995,000	\$1,605,000	\$1,475,000

MULTI-FAMILY - Sold

Number of Properties: 4

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	2768 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2219	\$1,999,000	\$1,650,000			
2	225 99TH Street	SOLD IN-HOUSE	Stone Harbor	For Sale	60	\$995,000	\$995,000			
3	270 104th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	60	\$1,374,000	\$1,300,000			
4	12 105th Street	SOLD IN-HOUSE	Stone Harbor	For Sale	673	\$2,600,000	\$2,475,000			
Avg					753	\$1,742,000	\$1,605,000			
Min					60	\$995,000	\$995,000			
Max					2219	\$2,600,000	\$2,475,000			
Med					366	\$1,686,500	\$1,475,000			

CMA Summary Report

CONDO/TOWNHOUSE Summary Statistics (Maximum of 50 shown)

High
LP:\$1,595,000
SP:\$1,580,000

Low
\$419,900
\$410,000

Average
\$277,718
\$790,088

Median
\$610,000
\$600,000

CONDO/TOWNHOUSE - Sold

Number of Properties: 17

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	290 79th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1086	195	\$560,000		\$550,000	\$506.45
2	700 Ocean Drive - B1	SOLD COOP BY MEMBER	Avalon	For Sale		235	\$775,000		\$730,000	
3	6680 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1946	259	\$1,595,000		\$1,580,000	\$811.92
4	43 Marine Way	SOLD COOP BY MEMBER	Avalon	For Sale		147	\$855,000		\$825,000	
5	281 29th Street	SOLD IN-HOUSE	Avalon	For Sale	2454	153	\$839,000		\$799,000	\$325.59
6	39 Marine Way	SOLD COOP BY MEMBER	Avalon	For Sale	1643	158	\$1,195,000		\$1,125,000	\$684.72
7	105 30th Street	SOLD COOP BY MEMBER	Avalon	For Sale		69	\$439,000		\$430,000	
8	17 Marine Way	SOLD COOP BY MEMBER	Avalon	For Sale	1691	91	\$1,249,000		\$1,200,000	\$709.64
9	1558 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1520	141	\$1,179,000		\$1,125,000	\$740.13
10	295 78th St #9	SOLD COOP BY MEMBER	Avalon	For Sale		51	\$499,000		\$460,000	
11	279 26th Street	SOLD IN-HOUSE	Avalon	For Sale		63	\$1,295,000		\$1,295,000	
12	300 79th Street	SOLD IN-HOUSE	Avalon	For Sale	1552	314	\$599,000		\$572,500	\$368.88
13	107 30th Street	SOLD IN-HOUSE	Avalon	For Sale	510	302	\$419,900		\$410,000	\$803.92
14	1421 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1600	1304	\$599,000		\$580,000	\$362.50
15	9501 Sunset Drive	SOLD IN-HOUSE	Stone Harbor	For Sale	829	182	\$589,000		\$560,000	\$675.51
16	9716 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale		25	\$589,000		\$590,000	
17	328 81st Street - Unit #7	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1524	70	\$610,000		\$600,000	\$393.70
Avg					1486	221	\$816,818		\$790,088	\$580.27
Min					510	25	\$419,900		\$410,000	\$325.59
Max					2454	1304	\$1,595,000		\$1,580,000	\$811.92
Med					1552	153	\$610,000		\$600,000	\$675.51