

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

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$8,390,000</b>	<b>\$725,000</b>	<b>\$1,298,120</b>	<b>\$1,935,000</b>
<b>SP:\$7,700,000</b>	<b>\$700,000</b>	<b>\$2,194,951</b>	<b>\$1,909,950</b>

**RESIDENTIAL - Sold**
**Number of Properties: 28**

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	4451 Ocean Drive	SOLD COOP BY MEMBER	Avalon	9/7/2018	2300	448	\$1,199,000		\$1,100,000	\$478.26
2	51 S Pelican Drive	SOLD COOP BY MEMBER	Avalon	8/24/2018	2016	361	\$2,600,000		\$2,380,000	\$1,180.56
3	166 69th Street	SOLD IN-HOUSE	Avalon	9/21/2018	3882	374	\$3,850,000		\$3,600,000	\$927.36
4	166 Pelican Drive	SOLD COOP BY MEMBER	Avalon	9/7/2018	3606	161	\$3,950,000		\$3,600,000	\$998.34
5	4101 Ocean Drive	SOLD COOP BY MEMBER	Avalon	9/4/2018	3290	157	\$1,875,000		\$1,800,000	\$547.11
6	130 26th Street	SOLD COOP BY MEMBER	Avalon	9/6/2018		142	\$2,395,000		\$2,360,000	
7	174 S Pelican Drive	SOLD COOP BY MEMBER	Avalon	8/17/2018	8336	253	\$8,390,000		\$7,700,000	\$923.70
8	238 64th Street	SOLD COOP BY MEMBER	Avalon	9/14/2018	5052	246	\$2,795,000		\$2,600,000	\$514.65
9	19 S Pelican Drive	SOLD COOP BY MEMBER	Avalon	9/10/2018	4695	241	\$3,795,000		\$3,650,000	\$777.42
10	259 22nd Street	SOLD COOP BY MEMBER	Avalon	9/28/2018	1014	253	\$749,000		\$700,000	\$690.34
11	158 10th Street	SOLD IN-HOUSE	Avalon	9/5/2018		216	\$1,299,000		\$1,200,000	
12	92 E 12th Street	SOLD COOP BY MEMBER	Avalon	9/14/2018		121	\$3,950,000		\$3,950,000	
13	65 W 11th Street	SOLD COOP BY MEMBER	Avalon	9/14/2018	783	116	\$1,495,000		\$1,450,000	\$1,851.85
14	3548 Dune Drive	SOLD IN-HOUSE	Avalon	9/17/2018	2984	102	\$1,995,000		\$1,995,000	\$668.57
15	210 70th Street	SOLD COOP BY MEMBER	Avalon	9/7/2018	2865	72	\$1,849,000		\$1,824,900	\$636.96
16	464 20th Street	SOLD IN-HOUSE	Avalon	9/20/2018	2962	77	\$1,249,000		\$1,200,000	\$405.13
17	56 E 12th Street	SOLD COOP BY MEMBER	Avalon	9/7/2018		60	\$2,589,000		\$2,375,000	
18	306 75th Street	SOLD IN-HOUSE	Avalon	9/7/2018	2646	63	\$1,695,000		\$1,695,000	\$640.59
19	242 6th Street	SOLD COOP BY MEMBER	Avalon	9/27/2018		79	\$1,830,000		\$1,499,999	
20	234 14th Street	SOLD COOP BY MEMBER	Avalon	9/14/2018	3600	65	\$2,395,000		\$2,150,000	\$597.22
21	246 19th Street	SOLD IN-HOUSE	Avalon	9/28/2018	1512	88	\$979,000		\$980,000	\$648.15
22	136 34th Street	SOLD COOP BY MEMBER	Avalon	9/15/2018	1512	47	\$1,699,000		\$1,695,000	\$1,121.03
23	43 E 26th Street	SOLD IN-HOUSE	Avalon	9/28/2018	1612	47	\$2,125,000		\$2,000,000	\$1,240.69
24	744 21st Street	SOLD COOP BY MEMBER	Avalon	9/14/2018	3356	31	\$2,549,000		\$2,500,000	\$744.93
25	35 E 24th Street	SOLD IN-HOUSE	Avalon	9/6/2018	1295	40	\$2,095,000		\$2,050,000	\$1,583.01
26	33 W 27th Street	SOLD IN-HOUSE	Avalon	9/20/2018	1824	37	\$1,595,000		\$1,560,000	\$855.26
27	470 20th street	SOLD IN-HOUSE	Avalon	9/14/2018	2176	0	\$1,195,000		\$1,138,750	\$523.32
28	31 Stone Court	SOLD COOP BY MEMBER	Stone Harbor	9/14/2018		39	\$725,000		\$705,000	
<b>Avg</b>					<b>2878</b>	<b>140</b>	<b>\$2,318,071</b>		<b>\$2,194,952</b>	<b>\$843.38</b>

Min					783	0	\$725,000		\$700,000	\$405.13
Max					8336	448	\$8,390,000		\$7,700,000	\$1,851.85
Med					2755	95	\$1,935,000		\$1,909,950	\$717.64

### CMA Summary Report

#### LOTS/LAND Summary Statistics (Maximum of 50 shown)

High	Low	Average	Median
LP:\$3,995,000	\$1,495,000	\$109,800	\$2,745,000
SP:\$3,500,000	\$1,325,000	\$2,412,500	\$2,412,500

#### LOTS/LAND - Sold

Number of Properties: 2

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	7109 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale	92	\$3,995,000	\$3,500,000			
2	929 Dune Dr	SOLD COOP BY MEMBER	Avalon	For Sale	57	\$1,495,000	\$1,325,000			
Avg					74	\$2,745,000	\$2,412,500			

### CMA Summary Report

#### MULTI-FAMILY Summary Statistics (Maximum of 50 shown)

High	Low	Average	Median
LP:\$2,095,000	\$2,095,000	\$41,900	\$2,095,000
SP:\$2,025,000	\$2,025,000	\$2,025,000	\$2,025,000

#### MULTI-FAMILY - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	DOM	LP	SP			
1	2219 Avalon Avenue	SOLD IN-HOUSE	Avalon	For Sale	134	\$2,095,000	\$2,025,000			

### CMA Summary Report

#### CONDO/TOWNHOUSE Summary Statistics (Maximum of 50 shown)

High	Low	Average	Median
LP:\$2,349,000	\$599,000	\$421,098	\$929,000
SP:\$2,300,000	\$600,000	\$1,077,973	\$900,000

#### CONDO/TOWNHOUSE - Sold

Number of Properties: 19

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	PrcSqft	SP	PrcSqft
1	280 27th Street East Unit	SOLD COOP BY MEMBER	Avalon	For Sale		474	\$789,000		\$775,000	
2	541 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	2300	765	\$1,150,000		\$1,100,000	\$478.26
3	263 34th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1952	224	\$999,000		\$975,000	\$499.49
4	518 20th Street	SOLD IN-HOUSE	Avalon	For Sale	2244	193	\$1,325,000		\$1,250,000	\$557.04
5	2335 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1845	205	\$799,000		\$755,000	\$409.21
6	572 21st Street Street	SOLD COOP BY MEMBER	Avalon	For Sale	1056	171	\$625,000		\$615,000	\$582.39
7	2601 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	1784	181	\$929,000		\$900,000	\$504.48
8	543 22nd Street	SOLD IN-HOUSE	Avalon	For Sale	1008	154	\$624,900		\$610,000	\$605.16
9	643 Sunrise Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2600	140	\$1,795,000		\$1,805,000	\$694.23
10	3287 Ocean Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2307	128	\$1,395,000		\$1,312,500	\$568.92
11	76 W 28th Street	SOLD COOP BY MEMBER	Avalon	For Sale	940	139	\$649,000		\$649,000	\$690.43
12	225 34th Street	SOLD COOP BY MEMBER	Avalon	For Sale	2160	99	\$989,000		\$965,000	\$446.76
13	763 Sunrise Drive	SOLD COOP BY MEMBER	Avalon	For Sale	2500	105	\$2,295,000		\$2,200,000	\$880.00
14	545 24th Street	SOLD IN-HOUSE	Avalon	For Sale	2549	98	\$2,349,000		\$2,300,000	\$902.31
15	301 80 Street	SOLD IN-HOUSE	Avalon	For Sale		85	\$695,000		\$660,000	
16	1668 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale	1120	91	\$899,000		\$860,000	\$767.86
17	5 Marine Way	SOLD COOP BY MEMBER	Avalon	For Sale	1643	90	\$1,350,000		\$1,350,000	\$821.67
18	234 32nd Street	SOLD IN-HOUSE	Avalon	For Sale	1600	102	\$799,000		\$800,000	\$500.00
19	184 26th Street	SOLD IN-HOUSE	Avalon	For Sale	948	51	\$599,000		\$600,000	\$632.91
<b>Avg</b>					<b>1797</b>	<b>183</b>	<b>\$1,108,153</b>		<b>\$1,077,974</b>	<b>\$620.07</b>
<b>Min</b>					<b>940</b>	<b>51</b>	<b>\$599,000</b>		<b>\$600,000</b>	<b>\$409.21</b>
<b>Max</b>					<b>2600</b>	<b>765</b>	<b>\$2,349,000</b>		<b>\$2,300,000</b>	<b>\$902.31</b>
<b>Med</b>					<b>1845</b>	<b>139</b>	<b>\$929,000</b>		<b>\$900,000</b>	<b>\$582.39</b>