

## CMA Summary Report

## RESIDENTIAL Summary Statistics

High  
LP \$4,494,000  
SP \$4,275,000

Low  
\$1,195,000  
\$1,150,000

Average  
\$1,573,475  
\$2,378,360

Median  
\$2,199,000  
\$2,024,000

## RESIDENTIAL - Sold

Number of Properties: 25

Num	Address	Status	Area	Close Date	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	1809 First Avenue	SOLD COOP BY MEMBER	Avalon	9/30/2019	3897	543	\$3,495,000		\$3,495,000	\$896.84
2	312 42nd Street	SOLD COOP BY MEMBER	Avalon	9/27/2019	4515	344	\$4,395,000		\$4,200,000	\$930.23
3	424 42nd Street	SOLD COOP BY MEMBER	Avalon	9/27/2019		368	\$2,199,000		\$1,925,000	
4	653 7th Street	SOLD IN-HOUSE	Avalon	9/16/2019	2164	345	\$1,875,000		\$1,800,000	\$831.79
5	756 21st Street	SOLD COOP BY MEMBER	Avalon	9/13/2019		317	\$2,395,000		\$2,100,000	
6	472 22nd Street	SOLD IN-HOUSE	Avalon	9/13/2019	896	279	\$1,595,000		\$1,375,000	\$1,534.60
7	181 65th Street	SOLD IN-HOUSE	Avalon	9/10/2019		208	\$4,445,000		\$4,075,000	
8	129 10th Street	SOLD COOP BY MEMBER	Avalon	9/17/2019	1856	192	\$1,679,000		\$1,600,000	\$862.07
9	3985 Dune Drive	SOLD COOP BY MEMBER	Avalon	9/20/2019	2128	195	\$1,699,000		\$1,590,000	\$747.18
10	233 15th Street	SOLD COOP BY MEMBER	Avalon	9/27/2019	1344	182	\$1,250,000		\$1,150,000	\$855.65
11	464 22nd Street	SOLD COOP BY MEMBER	Avalon	9/16/2019	1020	144	\$1,549,000		\$1,585,000	\$1,553.92
12	5402 Dune Drive	SOLD IN-HOUSE	Avalon	9/13/2019	2116	137	\$1,495,000		\$1,400,000	\$661.63
13	42 Heron Drive	SOLD COOP BY MEMBER	Avalon	9/27/2019	3407	165	\$3,985,000		\$3,925,000	\$1,152.04
14	214 53rd Street	SOLD IN-HOUSE	Avalon	9/20/2019	1611	106	\$1,349,000		\$1,325,000	\$822.47
15	249 71st Street	SOLD IN-HOUSE	Avalon	9/30/2019		108	\$1,700,000		\$1,600,000	
16	177 70th Street	SOLD COOP BY MEMBER	Avalon	9/27/2019		99	\$3,695,000		\$3,400,000	
17	251 46th Street	SOLD IN-HOUSE	Avalon	9/6/2019	1144	73	\$1,195,000		\$1,150,000	\$1,005.24
18	128 36th Street	SOLD COOP BY MEMBER	Avalon	9/27/2019	2911	84	\$1,895,000		\$1,750,000	\$601.17
19	4829 Fifth Avenue	SOLD COOP BY MEMBER	Avalon	9/13/2019	2160	94	\$2,695,000		\$2,695,000	\$1,247.69
20	106 120th Street	SOLD COOP BY MEMBER	Stone Harbor	9/24/2019	3426	3228	\$3,625,000		\$3,270,000	\$954.47
21	6 97th Street	SOLD COOP BY MEMBER	Stone Harbor	9/27/2019	2436	403	\$2,695,000		\$2,600,000	\$1,067.32
22	119 90th Street	SOLD COOP BY MEMBER	Stone Harbor	9/6/2019	3182	182	\$2,550,000		\$2,400,000	\$754.24
23	12 105th Street	SOLD COOP BY MEMBER	Stone Harbor	9/30/2019	2687	172	\$4,494,000		\$4,275,000	\$1,590.99
24	10521 Golden Gate Dr.	SOLD COOP BY MEMBER	Stone Harbor	9/18/2019		100	\$2,895,000		\$2,750,000	
25	260 84th Street	SOLD COOP BY MEMBER	Stone Harbor	9/13/2019	2850	74	\$2,095,000		\$2,024,000	\$710.18
<b>Avg</b>					<b>2407</b>	<b>325</b>	<b>\$2,517,560</b>		<b>\$2,378,360</b>	<b>\$988.41</b>
<b>Min</b>					<b>896</b>	<b>73</b>	<b>\$1,195,000</b>		<b>\$1,150,000</b>	<b>\$601.17</b>
<b>Max</b>					<b>4515</b>	<b>3228</b>	<b>\$4,494,000</b>		<b>\$4,275,000</b>	<b>\$1,590.99</b>

Med					2164	182	\$2,199,000		\$2,024,000	\$896.84
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## CMA Summary Report

### LOTS/LAND Summary Statistics

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
LP:\$1,195,000	\$1,195,000	\$29,875	\$1,195,000
SP:\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000

### LOTS/LAND - Sold

Number of Properties: 1

Num	Address	Status	Area	Sale/Rent	Acres #	DOM	LP	LP/Acres #	SP	SP/Acres #
1	6220 Ocean Drive	SOLD IN-HOUSE	Avalon	For Sale		88	\$1,195,000		\$1,150,000	

## CMA Summary Report

### CONDO/TOWNHOUSE Summary Statistics

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
LP:\$1,525,000	\$269,900	\$333,865	\$912,450
SP:\$1,450,000	\$253,000	\$913,178	\$933,000

### CONDO/TOWNHOUSE - Sold

Number of Properties: 14

Num	Address	Status	Area	Sale/Rent	Appx LivSF	DOM	LP	LP/Appx LivSF	SP	SP/Appx LivSF
1	279 27th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1858	358	\$819,900		\$800,000	\$430.57
2	7800 Dune Drive	SOLD IN-HOUSE	Avalon	For Sale	490	203	\$269,900		\$253,000	\$516.33
3	2143 Harbor Avenue	SOLD IN-HOUSE	Avalon	For Sale	1682	147	\$1,475,000		\$1,422,500	\$845.72
4	870 21st street	SOLD COOP BY MEMBER	Avalon	For Sale	2138	155	\$1,525,000		\$1,450,000	\$678.20
5	768 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	2190	130	\$1,499,000		\$1,250,000	\$570.78
6	768 21st Street	SOLD COOP BY MEMBER	Avalon	For Sale	2190	130	\$1,499,000		\$1,250,000	\$570.78
7	261 27th Street	SOLD COOP BY MEMBER	Avalon	For Sale		128	\$995,000		\$1,122,000	
8	76 W 28th Street	SOLD IN-HOUSE	Avalon	For Sale	940	79	\$699,000		\$709,000	\$754.26
9	2176 Dune Drive	SOLD COOP BY MEMBER	Avalon	For Sale		52	\$829,900		\$871,000	
10	234 24Th Street	SOLD COOP BY MEMBER	Avalon	For Sale	1944	38	\$1,150,000		\$1,150,000	\$591.56
11	177 80th Street	SOLD IN-HOUSE	Avalon	For Sale	576	49	\$369,000		\$369,000	\$640.63
12	8201 Third Avenue #11	SOLD IN-HOUSE	Stone Harbor	For Sale		98	\$610,000		\$588,000	
13	208 99th Street	SOLD COOP BY MEMBER	Stone Harbor	For Sale	944	83	\$564,900		\$555,000	\$587.92
14	8311 Third Avenue	SOLD COOP BY MEMBER	Stone Harbor	For Sale	1608	62	\$1,049,000		\$995,000	\$618.78
<b>Avg</b>					<b>1505</b>	<b>122</b>	<b>\$953,900</b>		<b>\$913,179</b>	<b>\$618.68</b>

Min					490	38	\$269,900		\$253,000	\$430.57
Max					2190	358	\$1,525,000		\$1,450,000	\$845.72
Med					1682	113	\$912,450		\$933,000	\$591.56