

CMA Summary Report

RESIDENTIAL Summary Statistics															
High				Low				Average				Median			
LP:\$1,100,000				\$499,999				\$805,901				\$779,344			
SP:\$1,100,000				\$629,000				\$797,847				\$780,000			

RESIDENTIAL - Active

Number of Properties: 10

Num	Address	Unit	LD	MLS No	D/N/S	BR	Bth	HOA Fee	DOMLS	Orig Price	Lot SqFt	YrBlt	SqFt	DOM	LP	LP/SqFt
1	570 Innes Avenue	304	1/22/2025	SF425004578		2	2	639	203	\$679,000	19,792	2016	970	202	\$649,888	\$669.99
2	10 Innes Ct	304	5/30/2025	41098166	Hunters Point	2	2	710	85	\$658,888	0	2018	1020	74	\$658,888	\$645.97
3	555 Innes	411	6/5/2025	41100352	Not Listed	3	2	730	68	\$798,888	0	2016	1404	68	\$748,888	\$533.40
4	50 Jerrold Avenue	215	5/8/2025	SF425038286		3	2	709	97	\$828,000	0	2016	1251	96	\$769,000	\$614.71
5	52 Innes Court	212	2/27/2025	SF425014649		2	2	730	166	\$780,000	0	2017	1080	165	\$769,500	\$712.50
6	10 Innes Court	102	12/19/2024	ML81983322		3	2	745	236	\$778,888		2018	1223	236	\$778,888	\$636.87
7	52 Kirkwood Avenue	416	3/28/2025	SF425024775		2	2	875	138	\$798,800	1,124	2023	1109	137	\$798,800	\$720.29
8	83 Kirkwood Avenue		5/8/2025	SF425037436		3	2	480	97	\$998,800	1,450		1522	96	\$998,800	\$656.24
9	89 Kirkwood Avenue		6/6/2025	SF425047555		3	2	480	68	\$1,100,000	1,450		1522	67	\$1,100,000	\$722.73
10	52 Innes Court	402	10/29/2025	SF425057639		3	2		0	\$998,800	19,792	2017	1478	0	\$998,800	\$675.78
Avg						2	2	677	115	842006	4845	2017	1257	114	\$827,145	\$658.85
Min						2	2	480	0	658888	0	2016	970	0	\$649,888	\$533.40
Max						3	2	875	236	1100000	19792	2023	1522	236	\$1,100,000	\$722.73
Med						3	2	710	97	798844	1124	2017	1237	96	\$774,194	\$663.12

RESIDENTIAL - Pending

Number of Properties: 1

Num	Address	Unit	LD	MLS No	BR	Bth	HOA Fee	DOMLS	YrBlt	Lot SqFt	SqFt	DOM	LP	LP/SqFt
1	79 Kirkwood Avenue		1/31/2025	SF425005816	3	2	480	94		1,450	1522	93	\$998,800	\$656.24

RESIDENTIAL - Sold

Number of Properties: 17

Num	Address	Unit	Close Date	MLS No	BR	Bth	HOA Fee	DOMLS	Orig Price	YrBlt	Lot SqFt	SqFt	DOM	LP	LP/SqFt	SP	SP/SqFt
1	52 Kirkwood Avenue	308	6/23/2025	ML81998643	2	2	824	60	\$749,000	2023		1044	60	\$499,999	\$478.93	\$710,000	\$680.08
2	51 Innes Court	408	1/14/2025	SF424056537	2	2	739	128	\$699,000	2017	19,791	1069	127	\$639,000	\$597.75	\$629,000	\$588.40
3	451 Donahue Street	502	2/21/2025	SF424065794	2	2	649	78	\$685,000	2016	0	1011	77	\$685,000	\$677.55	\$665,000	\$657.76
4	100 Avocet Way		7/18/2025	SF425050589	3	2	442	14	\$698,800	2016	10,518	1427	13	\$698,800	\$489.70	\$790,000	\$553.61

5	52 Kirkwood Avenue	201	8/15/2024	SF424029133	2	2	825	42	\$730,000	2023	1,038	1038	41	\$730,000	\$703.28	\$730,000	\$703.28
6	187 Avocet Way		12/23/2024	ML81972677	2	2	404	139	\$788,800	2016	10,518	1177	138	\$748,800	\$636.19	\$740,000	\$628.72
7	573 Donahue Street		6/18/2024	SF424013570	2	2	389	90	\$795,800	2016	22,137	1380	89	\$749,000	\$542.75	\$730,000	\$528.99
8	208 Friedell Street		4/11/2024	SF424013606	2	2	381	27	\$749,000	2016	22,137	1481	26	\$749,000	\$505.74	\$780,000	\$526.67
9	52 Kirkwood Avenue	326	3/7/2025	SF424030074	2	2	852	266	\$799,800	2023	1,109	1109	265	\$779,800	\$703.16	\$769,800	\$694.14
10	293 Friedell Street		4/10/2024	SF424002957	3	2	411	60	\$795,000	2016	17,869	1344	59	\$795,000	\$591.52	\$850,000	\$632.44
11	151 Avocet Way		3/18/2024	41039400	3	2	435	154	\$990,000	2016	0	1415	154	\$795,000	\$561.84	\$870,000	\$614.84
12	10 Innes Court	203	4/18/2025	SF425011321	3	2	779	44	\$798,000	2018	13,880	1233	43	\$798,000	\$647.20	\$780,000	\$632.60
13	124 Avocet Way		12/30/2024	SF424047577	3	2	435	137	\$848,000	2016	0	1415	136	\$848,000	\$599.29	\$800,000	\$565.37
14	52 Innes Court	403	12/31/2024	SF424064609	3	2	834	96	\$849,800		0	1408	95	\$849,800	\$603.55	\$849,800	\$603.55
15	10 Innes Court	405	8/1/2025	SF425039632	3	2	862	49	\$879,800		0	1550	48	\$879,800	\$567.61	\$869,800	\$561.16
16	532 N Hudson Avenue		5/17/2024	SF424024374	3	2	339	1	\$950,000		1,522	1522	0	\$950,000	\$624.18	\$900,000	\$591.33
17	73 Kirkwood Avenue		1/31/2025	SF424074821	3	2	488	49	\$1,100,000		1,450	1522	48	\$1,100,000	\$722.73	\$1,100,000	\$722.73
Avg					2	2	593	84	817988	2017	7623	1302	83	\$782,059	\$603.12	\$797,847	\$616.80
Min					2	2	339	1	685000	2016	0	1011	0	\$499,999	\$478.93	\$629,000	\$526.67
Max					3	2	862	266	1100000	2023	22137	1550	265	\$1,100,000	\$722.73	\$1,100,000	\$722.73
Med					3	2	488	60	795800	2016	1486	1380	60	\$779,800	\$599.29	\$780,000	\$614.84