

Brooklyn CMA Report

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Search Criteria:

Location	.5 Mile Radius All Streets All Neighborhoods
Sale Date	5/9/2011 - 5/8/2012
Class	Same Class (B1)

Statistics:






High Sale Price	\$532,407
Average Sale Price	\$498,402
Low Sale Price	\$479,000
Median Sale Price	\$491,100

Market Trends (Fannie Mae 1004 Addendum):

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current-3 Months	Total
Total # of Comparable Sales	11	2	4	17
Absorption Rate(# Comparables/ # Months)	1.83	0.67	1.33	1.42
Total # of Comparable Active Listings			3	3
Months of Housing Supply (Total Listings/Ab. Rate)			2.26	2.26
Median Comparable List Price			\$599,000	\$599,000
Median Sale Price as % of List Price			0.71	0.71
Median Comparable Sale Price	\$500,000	\$200,000	\$426,500	\$492,200
Total # of Comparable Sales w/o Foreclosures*	11	2	4	17

* GeoData determines a foreclosure as any property that sold within 12 months of a lis pendens being filed upon it.

Comparables: 4

#	Photo	Dist	Legal	Address	Class	NYC GLA	Calc GLA	Bldg Size	Ht	Units	Lot Size	Built	Zone	Sale Price	Sale Date	Rec Date	Parties
S		0.00	Bik: 7801 Lot: 73	1294 E 54 ST NY FLATLANDS 11234	B1	2,332	2,700	20'x45'	3	2		1950	R4				
1		0.13	Bik: 7803 Lot: 60	1150 E 56 ST FLATLANDS NY 11234	B1	2,478	2,526	23.83'x53'	2	2	23.83'x100' 0.05acr	1965	R3-2	\$532,407	10/20/2011	02/13/2012	Buyer: HSBC BANK USA, N.A., ET. Seller: BIRCH, ESQ., AS REFEREE, DocID: 2011111500600001
2		0.17	Bik: 7778 Lot: 7	1293 E 52 ST FLATLANDS NY 11234	B1	2,164	2,183	22.5'x48.5'	2	2	26.5'x100' 0.06acr	1950	R5	\$479,000	06/09/2011	06/22/2011	Buyer: JOHN, CLAUDIA Seller: MARCEL ANN FORBES-TYNDAL DocID: 2011061401139001
3		0.19	Bik: 7837 Lot: 35	1109 E 57 ST FLATLANDS NY 11234	B1	3,443	2,544	24'x53'	2	2	24'x100' 0.06acr	1955	R3-2	\$490,000	05/23/2011	06/16/2011	Buyer: WARING, BETTY Seller: ST-JACQUES, MICHEL A DocID: 2011061000389001
4		0.23	Bik: 7805 Lot: 52	1084 E 58 ST FLATLANDS NY 11234	B1	2,499	2,520	23.33'x54'	2	2	23.33'x100' 0.05acr	1960	R3-2	\$492,200	06/02/2011	06/13/2011	Buyer: COULANGE, MARYSE Seller: SERGEANT, LOLA DocID: 2011060300506002



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Tuesday, May 08, 2012

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