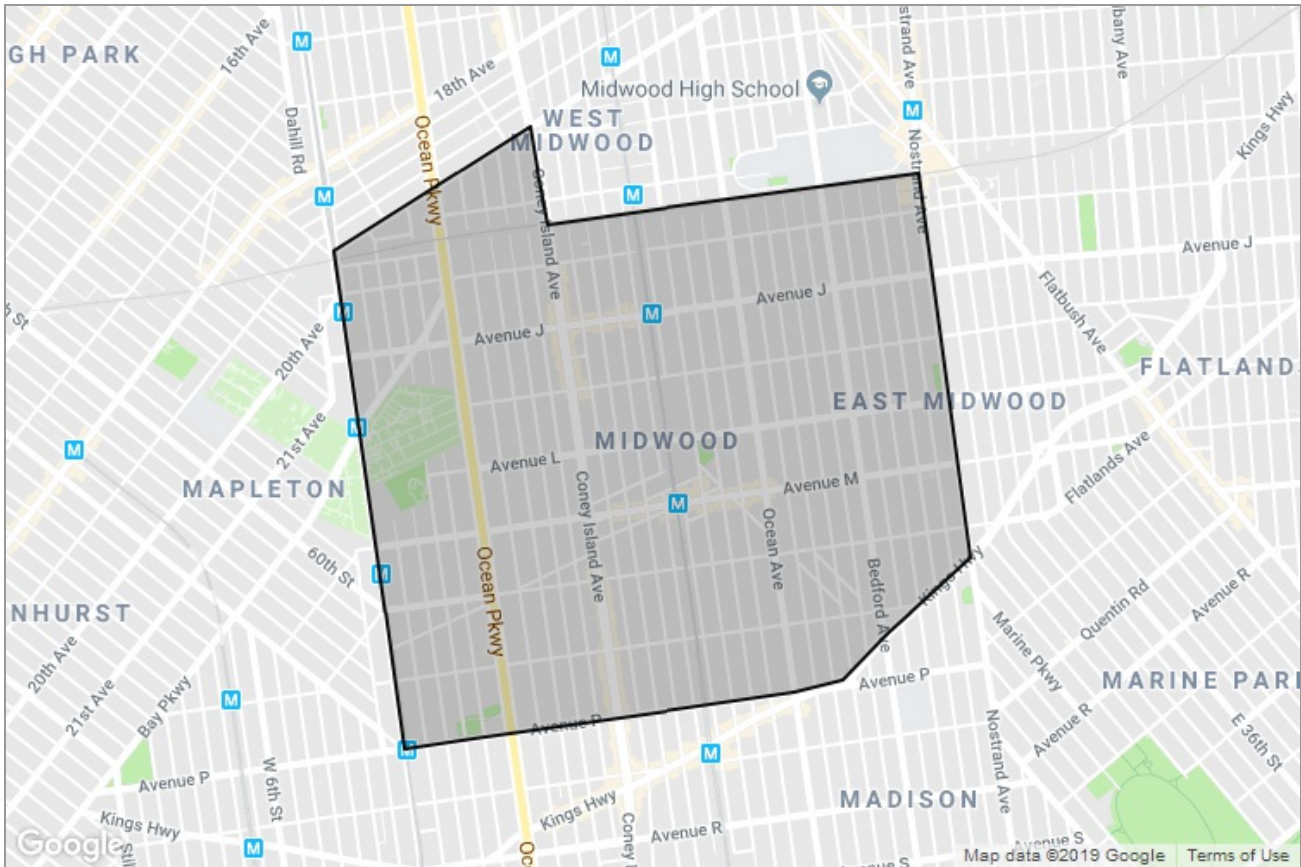


MARKET ACTIVITY REPORT

Midwood in New York, NY



Presented by

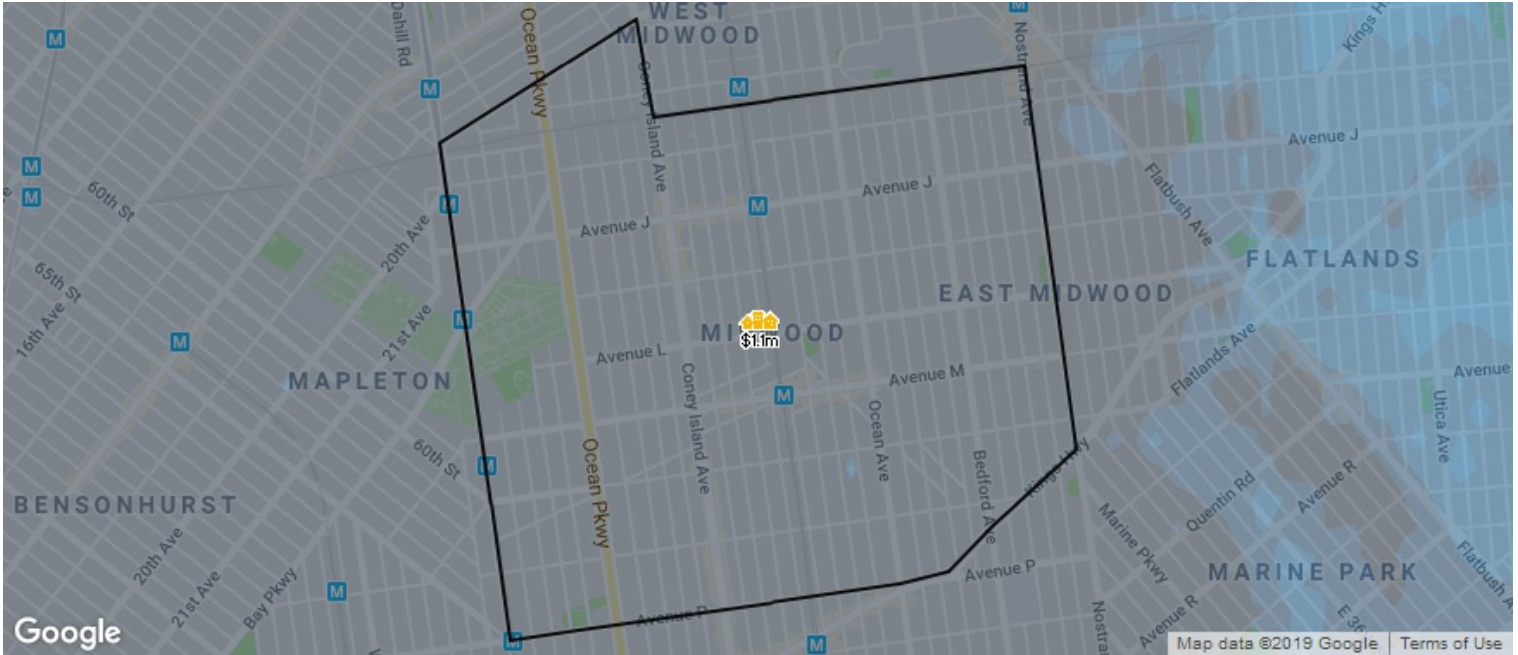
Renee Russell | REALTOR®

Work: (732) 332-9100 | Mobile: (917) 754-7345 | Fax: (732) 332-9400

Engel & Völkers - Monmouth County
960 Holmdel Road, Building 1
Holmdel, NJ 07733

Midwood in New York, NY

Market Snapshot: Estimated Home Values



<\$100k
 \$450k
 \$20m

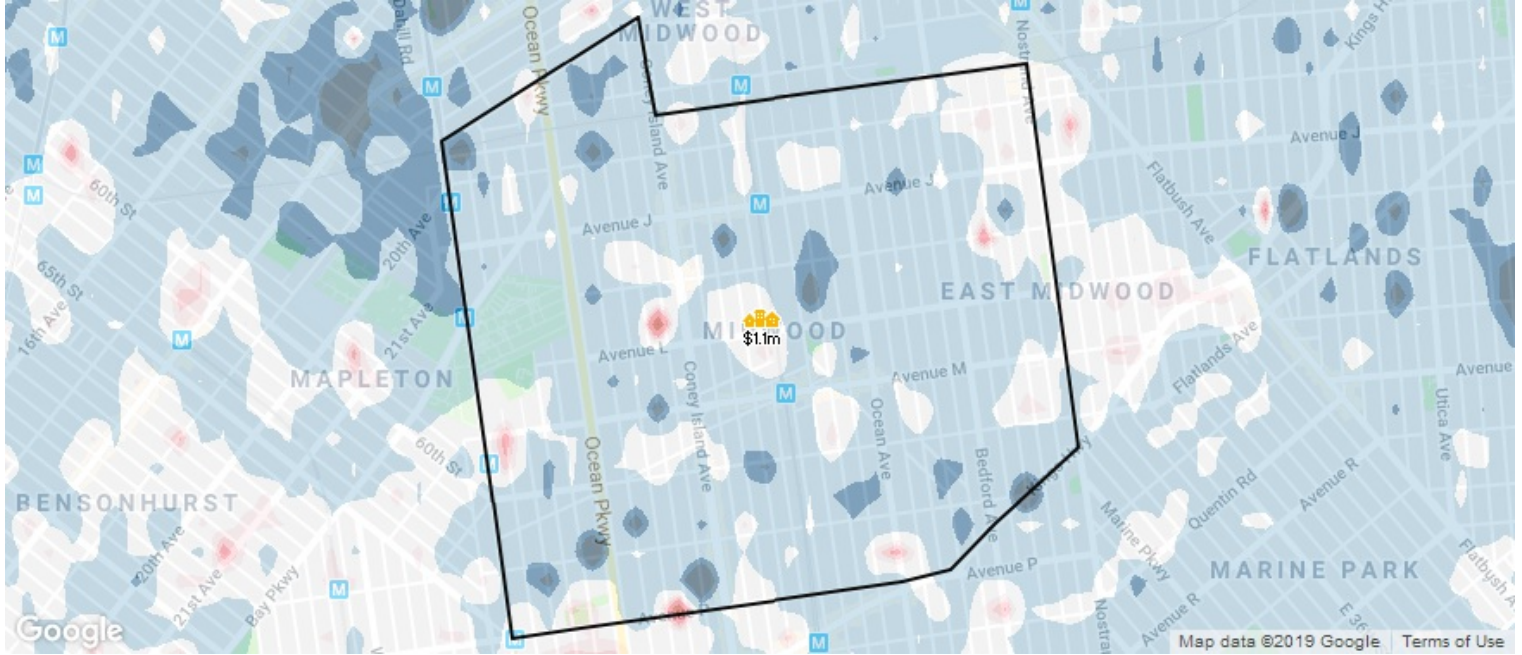
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$1.08M</p> <p>Updated: 2/28/2019</p>	<p>Change Over Last Month</p> <p>↑ 0.19%</p>	<p>Change Over Last Quarter</p> <p>↓ 1.55%</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.41%</p>	<p>Change Over Last 24 Months</p> <p>↑ 15.76%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Midwood in New York, NY

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

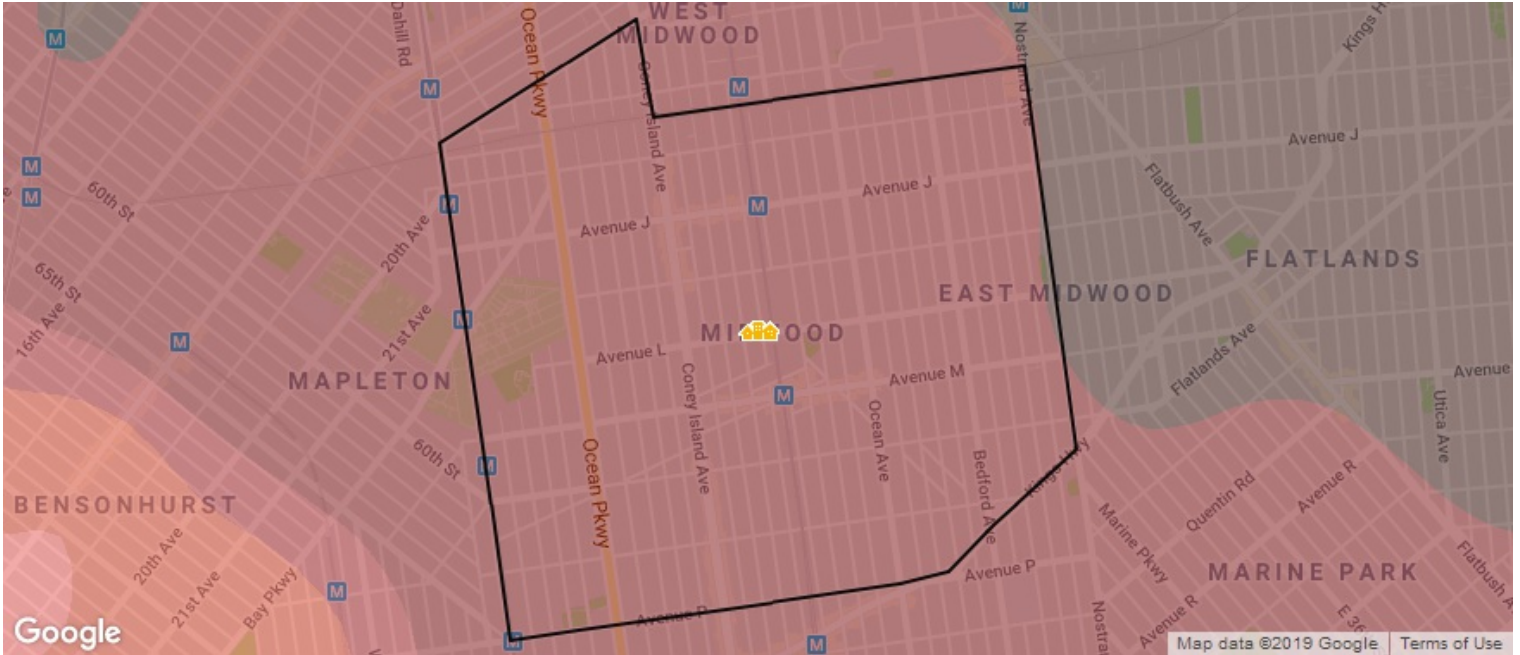
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$1.08M</p> <p>Updated: 2/28/2019</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.41%</p>	<p>Change Over Last 24 Months</p> <p>↑ 15.76%</p>	<p>Change Over Last 36 Months</p> <p>↑ 22.78%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Midwood in New York, NY

Market Snapshot: Concentration of Distressed Properties



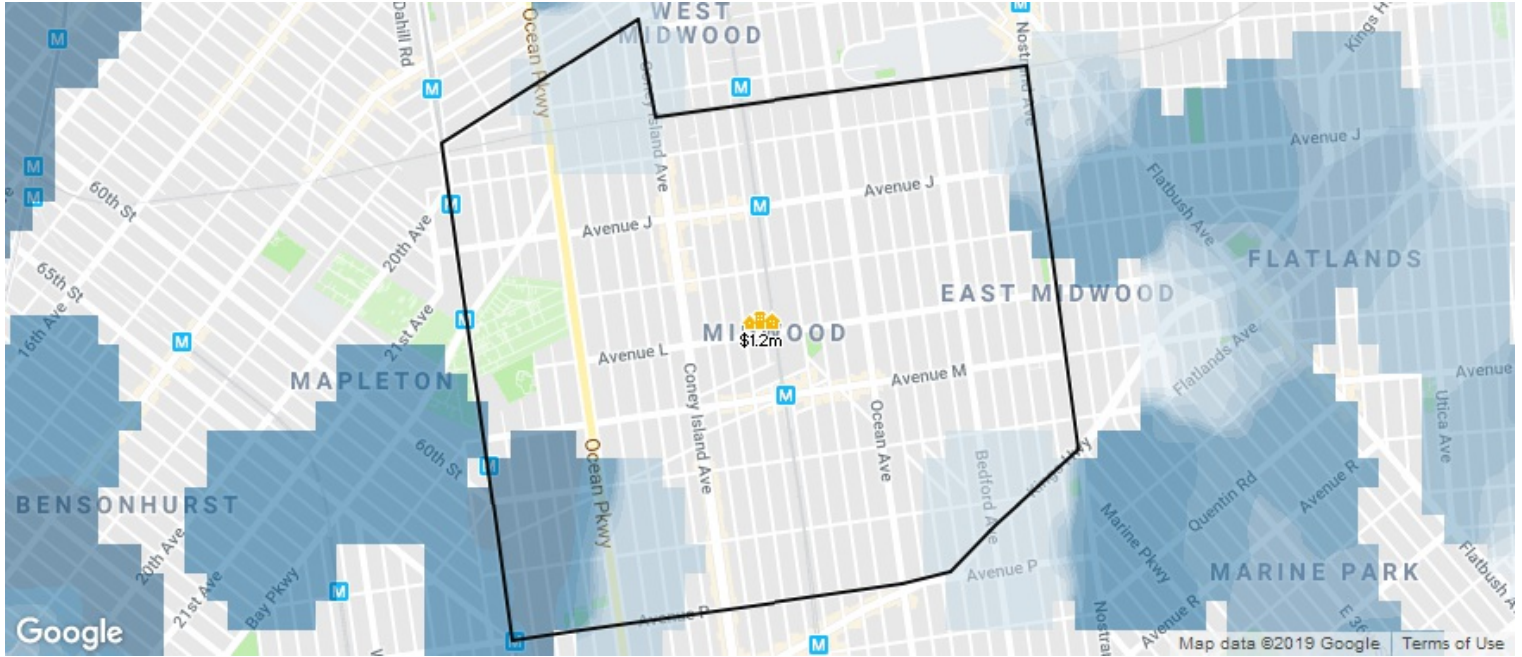
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>143</p> <p>Updated: 3/9/2019</p>	<p># of Pre-Foreclosures</p> <p>142</p>	<p># of Foreclosures</p> <p>1</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/9/2019.

Midwood in New York, NY

Market Snapshot: Sales Price



Legend: < \$100k, \$500k, > \$5m

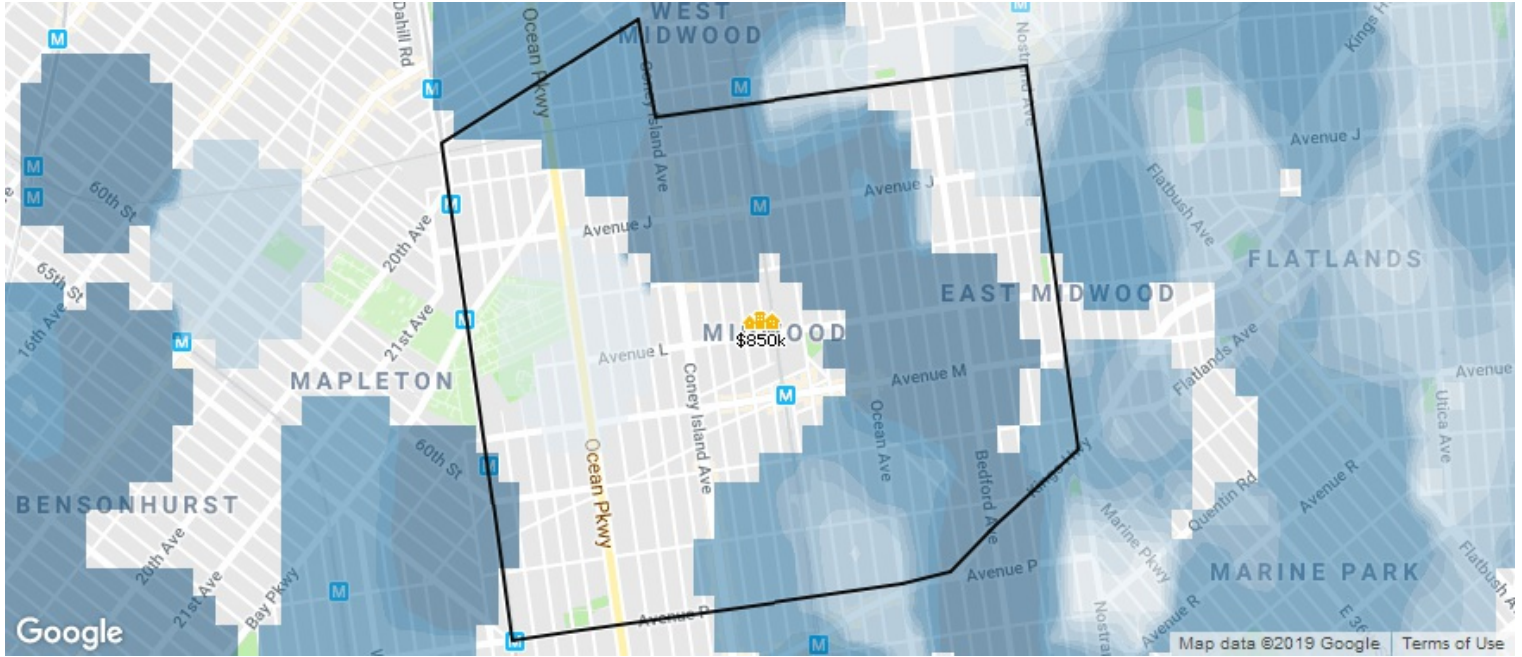
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$1.21M</p> <p>Updated: 1/31/2019</p>	<p>Change Over Last Month</p> <p>↓ 42.5%</p>	<p>Change Over Last Quarter</p> <p>↓ 42.5%</p>	<p>Change Over Last 12 Months</p> <p>↓ 54.43%</p>
--	---	---	--

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **public records** data.

Midwood in New York, NY

Market Snapshot: List Price



<\$100k
 \$100k-\$500k
 \$500k-\$1m
 \$1m-\$5m
 >\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

\$850K

Updated: 1/31/2019

Change Over
Last 12 Months

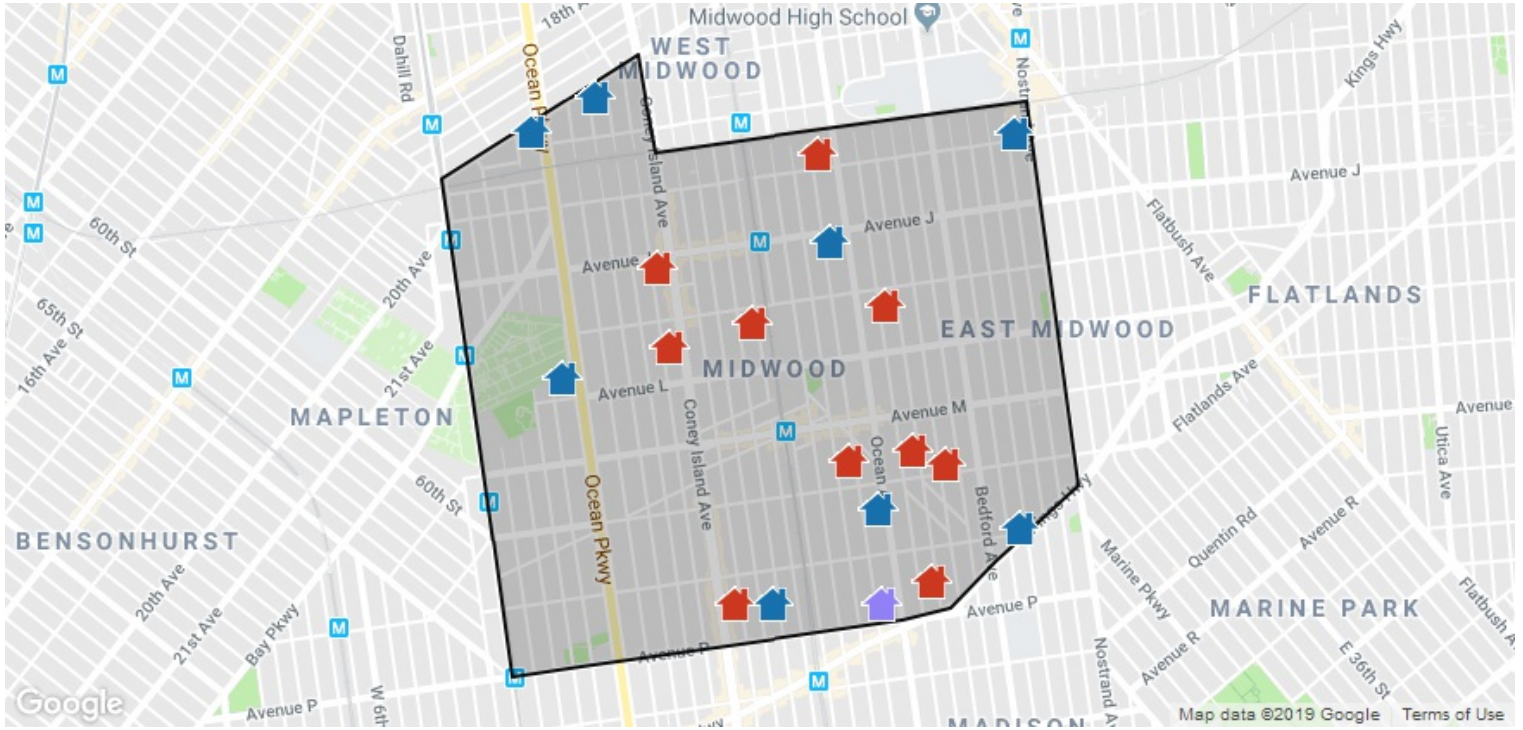
↑ 97.93%

Change Over
Last 24 Months

↑ 2.42%

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats






Search Criteria | **Location:** Midwood in New York, NY; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Price Changes	Distressed Activity	New For Lease
Number of Properties	10	5	10	1
Low Price / Value	\$139,900	\$139,900	\$704,540	\$1,680
Median Price / Value	\$617,500	\$435,000	\$1,460,500	\$1,680
High Price / Value	\$1,900,999	\$1,900,999	\$1,945,000	\$1,680
Average Price / Sq. Ft.	\$350	\$236	\$674	\$3
Median Price / Sq. Ft.	\$466	\$235	\$639	\$3
Average Days in RPR	75	136	—	25
Median Days in RPR	81	138	—	25
Total Volume	\$6,571,798	\$3,439,899	\$13,612,590	\$1,680








Midwood in New York, NY

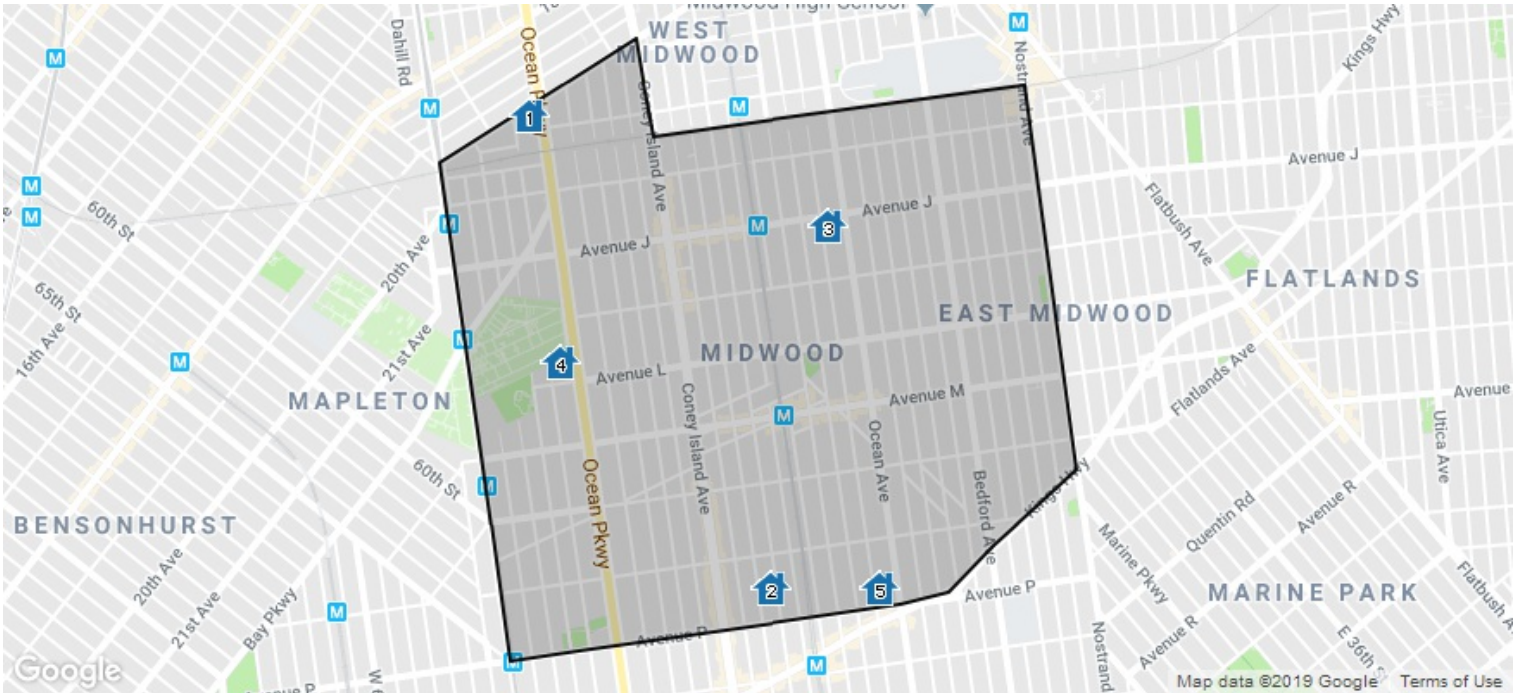


New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1916 Ocean Ave, #1</p> <p>***Free Wkly Housekeeping***Grass Roof For Yoga, Picnic, Star Gazing ***Only \$260/Mth Maint. **Lots Of Storage ** Pets Welcomed***Midwood Pre-Hollywood Film History**May Be Well Positioned For Growth From N.Brooklyn's High Pricing True Comfort-Built Spacious, Wide Layout, Great Views In Every Rm, Lots Of Sunlight, Higher Ceilings. 6 Units Street View, 6 Units Unobstructed Bridge View.2Br 2Baths 1200 Net Sf Avg Price\$600/Sf Com.Ch. Plus R.E. Tax=\$300/Mth 6.5Yrs Tax Abate.7 Indoor Parking Net Sf.</p> <p><i>Listing Courtesy of USREALTY.COM LLP</i></p>	Condo	2/2	1,036 sq ft	5,030	2006	1/7/2019	\$650,000	\$627
 <p>1916 Ocean Ave, #3</p> <p>***Magellan - "Spacious Living" ***** True Comfort Built Spacious With Wide Layout, Wide Windows, Higher Ceilings Compared To Other New Bldgs Around The Area. Common Charges Plus R.E. Tax Each Mth Total \$300 Avg./Mth With 8 Yrs Tax Abatement. Great City Manhattan Skyline Views. Parking Spots For Purchase Only. Built Spacious With Wide Layout, Wide Windows, Higher Ceilings Compared To Other New Bldgs Around The Area. Spacious, True Comfort. Built W Quality Interior Finish- Mahogany Hwd Flrs</p> <p><i>Listing Courtesy of USREALTY.COM LLP</i></p>	Condo	2/2	1,229 sq ft	5,030	2006	11/23/2018	\$700,000	\$570
 <p>1916 Ocean Ave, #4</p> <p>-</p> <p><i>Listing Courtesy of USREALTY.COM LLP</i></p>	Condo	2/2	-	5,030	2006	3/5/2019	\$680,000	-

New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	FOR SALE	New, Price Change: 2/13/2019	MLS ID: 3100772					
770 Ocean Pkwy, Apt 5N	Co-Op	1/1	93,096 sq ft	24,664	1963	2/13/2019	\$379,000	\$4
<p>Beautiful, Bright And Sunny With Lots Of Wndows, Spacious One-Bedroom Apartment In The Heart Of Midwood. Minutes Away From Supermarkets, Train Stations, Busses And Houses Of Worship. Located Along The Beautiful Tree-Lined Streets Of Ocean Parkway. Full Time Doorman, Low Maintenance Of \$477, Two Elevators, Renovated Laundry Room On Each Floor And Garage Parking (Waiting List). Listing Courtesy of Hidayat Real Estate LLC</p>								
	FOR SALE	New, Acceptance: 2/11/2019	MLS ID: 1126192					
2615 Avenue O, Apt 2K	Apartment	2/1	1,000 sq ft	19,722	1950	2/11/2019	\$297,900	\$298
<p>Beautiful, sunny and very spacious 2 bedrooms apartment in immaculate condition awaits you! Apartment features open foyer with lots of closet space, upgraded kitchen with a window, hardwood floors throughout, separate living room, two large bedrooms and fully tiled bathroom. Listing Courtesy of RE/MAX Elite</p>								
	FOR SALE	Price Change: 10/7/2018	MLS ID: 3071465					
1552 E 14th St, Apt 5B	Condo	2/2	1,256 sq ft	4,000	2004	10/7/2018	\$585,000	\$466
<p>Beautiful Duplex Apartment With 2Bd.And 2 Baths, On The Top Floor With A Balcony And Terrace, Updated Kitchen With A Granite Counter Top, Stainless Steel Appliances,Space For A Laundry, 1 Parking Space Inside. Close To Transportation And Stores. Listing Courtesy of Century 21 American Homes</p>								
	FOR SALE	Price Change: 11/2/2018	MLS ID: 3078091					
1039 E 19th St	Residential	6/3	4,000 sq ft	4,000	1910	11/2/2018	\$1,900,999	\$475
<p>Large Victorian, On A Desirable Midwood Area , 2600 Sqf. House, 6 Bedrooms, 2.5 Bath. 40X 100 Lot, 3 Floors Plus Full Finished Basement , 6 Car Parking Perfect For Big Family Under One Roof. Listing Courtesy of Mega Homes Realty Inc</p>								
	FOR SALE	New, New: 2/15/2019	MLS ID: 3101539					
763 E 8th St	Residential	4/2	1,400 sq ft	2,000	1925	2/15/2019	\$989,999	\$707
<p>Completely Updated Interior, Floors, Walls, Bathrooms ,Kitchen, Stainless Steel Appliances, Center Island. 4 Wall Ac Units. A Must See. Listing Courtesy of Century 21 Princeton Prop</p>								
	FOR SALE	Price Change: 10/21/2018	MLS ID: 3075490					
1170 Ocean Pkwy, Apt 9A	Co-Op	-/1	226,980 sq ft	30,100	1965	10/21/2018	\$139,900	\$1
<p>Rare Studio Unit In The Sutton House. Gorgeous Lobby. 24/7 Doorman.Outdoor Heated Inground Pool. All Utilities Included In Maintenance Fee. Listing Courtesy of Exit All Seasons Realty</p>								
	FOR SALE	New: 11/27/2018	MLS ID: 3083745					
2901 Avenue I, Apt 3G	Co-Op	1/1	54,000 sq ft	11,330	1941	11/27/2018	\$249,000	\$5
<p>Beautiful 1 Bedroom Co-Op Apartment Conveniently Located Near Brooklyn College And The Flatbush Avenue "Junction". This Co-Op Features A Big Living Room, Big Bedroom With Walk In Closet And A Full Bath With Jacuzzi. Prime Midwood Location With A 5 Minute Walk To Brooklyn College, Restaurants, Shopping And The "2 & 5" Subway Lines Into Manhattan. Gas, Heat, Water And Real Estate Taxes Are Included In The Maintenance. No Flip Tax. Sublet Permitted With Board Approval. Listing Courtesy of Fillmore Real Estate Fusion</p>								

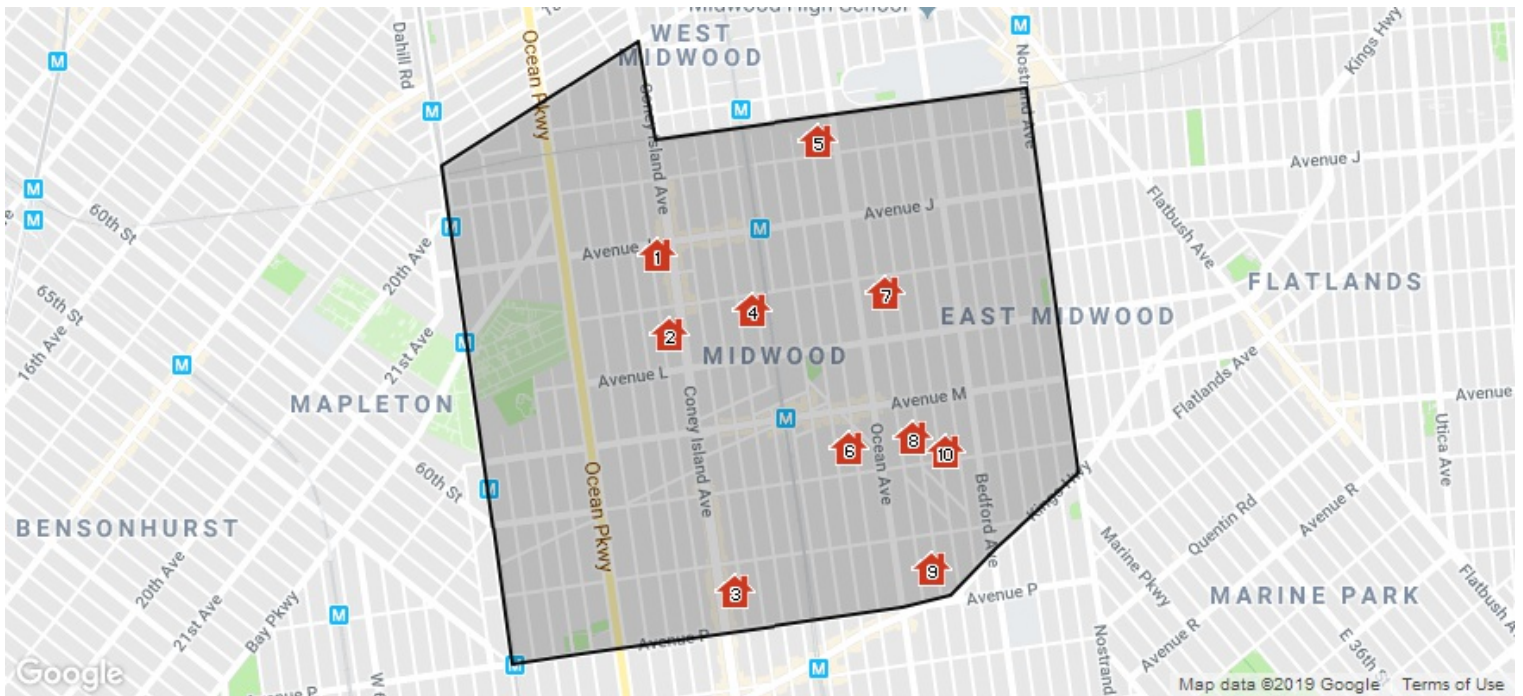


Price Changes: 5






	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	FOR SALE	New, Price Change: 2/13/2019	MLS ID: 3100772					
770 Ocean Pkwy, Apt 5N	Co-Op	1/1	93,096 sq ft	2/13/2019	\$389,000	\$379,000	2/27/2019	-2.57%
Beautiful, Bright And Sunny With Lots Of Windows, Spacious One-Bedroom Apartment In The Heart Of Midwood. Minutes Away From Supermarkets, Train Stations, Busses And Houses Of Worship. Located Along The Beautiful Tree-Lined Streets Of Ocean Parkway. Full Time Doorman, Low Maintenance Of \$477, Two Elevators, Renovated Laundry Room On Each Floor And Garage Parking (Waiting List). <i>Listing Courtesy of Hdaya Real Estate LLC</i>								
	FOR SALE	Price Change: 10/7/2018	MLS ID: 3071465					
1552 E 14th St, Apt 5B	Condo	2/2	1,256 sq ft	10/7/2018	\$675,000	\$585,000	2/11/2019	-13.33%
Beautiful Duplex Apartment With 2Bd.And 2 Baths, On The Top Floor With A Balcony And Terrace, Updated Kitchen With A Granite Counter Top, Stainless Steel Appliances, Space For A Laundry, 1 Parking Space Inside. Close To Transportation And Stores. <i>Listing Courtesy of Century 21 American Homes</i>								
	FOR SALE	Price Change: 11/2/2018	MLS ID: 3078091					
1039 E 19th St	Residential	6/3	4,000 sq ft	11/2/2018	\$2,090,000	\$1,900,999	2/22/2019	-9.04%
Large Victorian, On A Desirable Midwood Area , 2600 Sqf. House, 6 Bedrooms, 2.5 Bath. 40X 100 Lot, 3 Floors Plus Full Finished Basement , 6 Car Parking Perfect For Big Family Under One Roof. <i>Listing Courtesy of Mega Homes Realty Inc</i>								
	FOR SALE	Price Change: 10/21/2018	MLS ID: 3075490					
1170 Ocean Pkwy, Apt 9A	Co-Op	-/1	226,980 sq ft	10/21/2018	\$189,000	\$139,900	2/17/2019	-25.98%
Rare Studio Unit In The Sutton House. Gorgeous Lobby. 24/7 Doorman.Outdoor Heated Inground Pool. All Utilities Included In Maintenance Fee. <i>Listing Courtesy of Exit All Seasons Realty</i>								

Price Changes: 5 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
								
 FOR SALE • Price Change: 7/10/2018 <i>MLS ID: 3046899</i>								
1587 E 19th St, Apt 7B	Condo	1/1	–	7/10/2018	\$425,000	\$435,000	12/18/2018	2.35%
<i>Listing Courtesy of Winzone Realty Inc</i>								



Distressed Activity: 10


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <p>1 OFF MARKET - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i></p> <p>1015 E 10th St</p> <p>Single Family</p> <p>— / —</p> <p>2,088 sq ft</p> <p>3,000</p> <p>—</p> <p>—</p> <p>12/19/2018</p> <p>Pref oreclosure</p>								
 <p>2 OFF MARKET - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i></p> <p>1141 E 10th St</p> <p>Residential</p> <p>— / —</p> <p>1,454 sq ft</p> <p>1,733</p> <p>—</p> <p>—</p> <p>9/17/2018</p> <p>Pref oreclosure</p>								
 <p>8 OFF MARKET - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i></p> <p>1542 E 12th St</p> <p>Single Family</p> <p>— / —</p> <p>3,600 sq ft</p> <p>3,333</p> <p>—</p> <p>—</p> <p>1/3/2019</p> <p>Pref oreclosure</p>								
 <p>4 OFF MARKET - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i></p> <p>1122 E 15th St</p> <p>Residential</p> <p>— / —</p> <p>1,328 sq ft</p> <p>1,692</p> <p>—</p> <p>—</p> <p>2/6/2019</p> <p>Pref oreclosure</p>								
 <p>5 OFF MARKET - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i></p> <p>907 E 19th St</p> <p>Single Family</p> <p>— / —</p> <p>2,594 sq ft</p> <p>4,000</p> <p>—</p> <p>—</p> <p>12/7/2018</p> <p>Pref oreclosure</p>								

Distressed Activity: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET	Preforeclosure, Notice of Lis Pendens		MLS ID: -					
	1372 E 19th St	Residential	-/-	1,244 sq ft	2,000	-	-	9/28/2018	Preforeclosure
	 OFF MARKET	Preforeclosure, Notice of Lis Pendens		MLS ID: -					
	1251 E 21st St	Single Family	-/-	2,767 sq ft	4,000	-	-	10/25/2018	Preforeclosure
	 OFF MARKET	Preforeclosure, Notice of Foreclosure Sale		MLS ID: -					
	1420 E 22nd St	Single Family	-/-	1,837 sq ft	4,000	-	-	10/16/2018	Preforeclosure
	 OFF MARKET	Preforeclosure, Notice of Lis Pendens		MLS ID: -					
	1610 E 22nd St	Single Family	-/-	1,224 sq ft	2,000	-	-	9/28/2018	Preforeclosure
	 OFF MARKET	Preforeclosure, Notice of Lis Pendens		MLS ID: -					
	1387 E 23rd St	Single Family	-/-	2,493 sq ft	4,500	-	-	10/11/2018	Preforeclosure



New For Lease: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p>1587 E 19th St, Apt 7B</p> <p>Extra Indoor Parking \$150, The Brand New Condo Located In Excellent Location, Closed To Supermarket, Post Office, Restaurants, 4 Mins Walk To Bq Express Train.</p>	Detached	1/1	600 sq ft	–	2018	2/11/2019	\$1,680	\$3

Courtesy of Block & Lot Real Estate SVC

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

