

**Edgemont School District  
Co-Operative**

**2017**

Address:		Prices:			Dates and DOMs:			Taxes:		Property:		Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed	SP/AV%	Style Rms/Bds/Bths	Acres	List Agent	Buyer Agent
1	370 Central Park 1S	\$129,000	\$129,000	\$125,000 -3.1%	5/5/17	8/21/17	11/30/17			Mid Rise		Rachel Ditkoff Silversons Realty, LLC	Imran Ali Madison Allied LLC
	Square Feet: 750	\$172	\$172	\$167		108	209			4 / 1 / 1&0			Seely Place
	MLS # - 4720057; Seller - Withheld					108 (Agent DOM)				1969			
2	370 Central 3T	\$139,999	\$134,999 -3.6%	\$127,500 -5.4%	2/6/17	7/20/17	8/31/17			Mid Rise		Sherry Wiggs BHG Rand Realty	Victor D. Burns BHG Rand Realty
	Square Feet: 750	\$187	\$180	\$170		164	206			3 / 1 / 1&0			Seely Place
	MLS # - 4703744; Seller - Palmiotti					164 (Agent DOM)				1968			
3	372 Central Park 3-D	\$122,000	\$122,000	\$130,000 6.6%	6/8/17	6/16/17	8/2/17			Mid Rise		Gail Simring The Foxes Real Estate	Cheryl A. White A.T. White Realty Ltd.
	Square Feet: 750	\$163	\$163	\$173		8	55			4 / 1 / 1&0			Seely Place
	MLS # - 4725878; Seller - Rubin (Executor)					8 (Agent DOM)				1969			
4	370 Central Park 3H	\$145,000	\$145,000	\$142,500 -1.7%	6/13/17	6/22/17	12/6/17			Mid Rise		Marko Milinovich Keller Williams NY Realty	Carlen Sheer Weichert Realtors
	Square Feet: 800	\$181	\$181	\$178		9	176			3 / 1 / 1&0			Seely Place
	MLS # - 4727012; Seller - Withheld					9 (Agent DOM)				1969			
5	372 Central Park 4G	\$155,000	\$155,000	\$145,000 -6.5%	11/5/16	3/21/17	5/10/17			Garden Apartment		Denis Roccisano RE/MAX Prime Properties	Bela Mehta Royal Fine Homes Inc
	Square Feet: 800	\$194	\$194	\$181		136	186			4 / 1 / 1&0			Seely Place
	MLS # - 4647750; Seller - Deborah Coyne					136 (Agent DOM)				1969			
6	372 Central Park 4M	\$174,900	\$159,000 -9.1%	\$155,000 -2.3%	8/24/16	11/4/16	2/7/17			Mid Rise		Roseann B. Grillo Coldwell Banker Res Brokerage	Matthew J. Hermoza Douglas Elliman Real Estate
	Square Feet: 800	\$219	\$199	\$194		72	167			4 / 1 / 1&0			Seely Place
	MLS # - 4637459; Seller - Mohnach					72 (Agent DOM)				1969			

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7	372 Central Park 2R	\$163,500	\$159,000 -2.8%	\$158,000 -0.6%	10/12/16	4/26/17	6/8/17			Mid Rise		Robert Pappalardo Berkshire Hathaway HS West. Pr	Maria O. Roman PLI Realty
	Square Feet: 750	\$218	\$212	\$211		196	239			4 / 1 / 1&0			Seely Place
	MLS # - 4644790; Seller - Richman				196 (Agent DOM)					1969			
8	52 UNDERHILL MR	\$225,000	\$175,000 -22.2%	\$173,000 -0.9%	9/8/16	1/31/17	3/20/17			Garden Apartment		Mary Jane Adorno Steckler Real Estate	Lisa Bucolo Houlihan Lawrence Inc.
	Square Feet: 800	\$281	\$219	\$216		145	193			4 / 1 / 1&0			Seely Place
	MLS # - 4639357; Seller - withheld				145 (Agent DOM)					1939			
9	2 Fountain 1B	\$179,000	\$179,000	\$176,000 -1.7%	1/12/17	2/22/17	4/12/17			Mid Rise		Jon Steckler Steckler Real Estate	Eric Bernstein BHG Rand Realty
	Square Feet: 750	\$239	\$239	\$235		41	90			4 / 1 / 1&0			Greenville
	MLS # - 4701632; Seller - Fountainhead Owners Corp				41 (Agent DOM)					1981			
10	7 Sentry 1A	\$230,000	\$220,000 -4.3%	\$210,000 -4.3%	2/24/17	5/17/17	8/16/17			Garden Apartment		Lynn R. Trotta Berkshire Hathaway HS West. Pr	Raymond C. Magnani Houlihan Lawrence Inc.
	Square Feet: 800	\$288	\$275	\$263		82	173			3 / 1 / 1&0			Greenville
	MLS # - 4705867; Seller - Danielle ( Russo) Centani				82 (Agent DOM)					1939			
11	5 Campus MR	\$225,000	\$225,000	\$225,000	2/21/17	7/20/17	9/8/17			Mid Rise		Francis J. Morris Barhite & Holzinger, Inc.	Ann Marie Damashek Weichert Realtors
	Square Feet: 800	\$281	\$281	\$281		149	199			4 / 1 / 1&0			Greenville
	MLS # - 4707036; Seller - Bruno				51 (Agent DOM)					1939			
12	352 Central Park D24	\$239,000	\$229,000 -4.2%	\$229,000	11/14/16	4/6/17	5/10/17			Garden Apartment		Jeffrey Tuccillo Henry Djonalaj Real Estate	Joseph Barbieri Keller Williams NY Realty
	Square Feet: 900	\$266	\$254	\$254		143	177			3 / 1 / 1&0			Seely Place
	MLS # - 4648022; Seller - Estate of Leonard Polizzotto				143 (Agent DOM)					1969			

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13	352 Central Park D17	\$245,000	\$245,000	\$234,000 -4.5%	6/1/17	7/21/17	9/25/17			Garden Apartment 4 / 1 / 1&0		Barbara O'Connell BHG Rand Realty	Kosto Vuljevic Keller Williams Realty Group
	Square Feet: 950	\$258	\$258	\$246		50	116				1968		Seely Place
	MLS # - 4724793; Seller - Pedersen				50 (Agent DOM)								
14	52 Underhill TR	\$262,599	\$262,599	\$262,599	9/21/16	11/9/16	2/2/17			Garden Apartment 3 / 1 / 1&0		Maureen Jaeckel Houlihan Lawrence Inc.	Isaac Oserin ISO Property Corp
	Square Feet: 900	\$292	\$292	\$292		49	134				1939		Greenville
	MLS # - 4641785; Seller - Withheld				49 (Agent DOM)								
15	348 Central Park C13	\$299,000	\$299,000	\$290,000 -3.0%	8/4/17	9/7/17	11/15/17			Garden Apartment 4 / 2 / 1&0		Bradley Brammer Keller Williams NY Realty	Mauro Coletti Harborview Properties
	Square Feet: 950	\$315	\$315	\$305		34	103				1969		Seely Place
	MLS # - 4734878; Seller - Withheld				34 (Agent DOM)								
16	2 Fountain 1J	\$339,000	\$319,900 -5.6%	\$319,000 -0.3%	7/4/17	8/8/17	10/5/17			Mid Rise 5 / 2 / 2&0		Julia Ricciuti RE/MAX Prime Properties	Christopher T. Greco Richard Greco Real Estate
	Square Feet: 1,200	\$283	\$267	\$266		35	93				1981		Seely Place
	MLS # - 4730428; Seller - Schwartz				35 (Agent DOM)								
17	2 Fountain 2E	\$355,000	\$334,900 -5.7%	\$320,000 -4.2%	9/30/16	1/10/17	4/10/17			Mid Rise 5 / 2 / 2&0		Lisa D'Annibale Coldwell Banker Res Brokerage	Nuno R. Ribeiro Redfin Real Estate
	Square Feet: 1,200	\$296	\$279	\$267		102	192				1981		Deborah Monaghan Greenville Coldwell Banker Res Brokerage
	MLS # - 4642748; Seller - Burgos				80 (Agent DOM)								
18	372 Central 3B	\$319,000	\$324,999 1.9%	\$335,000 3.1%	8/16/16	2/1/17	4/7/17			Mid Rise 5 / 2 / 2&0		Joanne Heyman Weichert Realtors-House & Home	Barbara Nanna Julia B Fee Sothebys Int. Rty
	Square Feet: 1,200	\$266	\$271	\$279		169	234				1969		Seely Place
	MLS # - 4636857; Seller - Lichtman				90 (Agent DOM)								

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		Original	List	Sold	List	Contract	Sold	Assessed	SP/AV%	Style Rms/Bds/Bths	Acres	List Agent	Buyer Agent
								Amount		Yr Built			
19	370 Central Park 5J Square Feet: 1,200 MLS # - 4636657;	\$369,999	\$369,999	\$340,000 -8.1%	8/17/16	10/31/16	1/31/17 75 167 75 (Agent DOM)			Mid Rise 5 / 2 / 2&0	Tracey H. Sullivan Coldwell Banker Res Brokerage Seely Place	Tracey H. Sullivan Coldwell Banker Res Brokerage	
20	330 Central Park F8 Square Feet: 1,200 MLS # - 4706263;	\$359,000	\$359,000	\$345,000 -3.9%	2/15/17	2/17/17	4/18/17 2 62 2 (Agent DOM)			Garden Apartment 5 / 2 / 1&1	Linda F. Russo Houlihan Lawrence Inc. Seely Place	Alexandra L. Fischer Keller Williams Realty Group	
21	370 Central Park 4D Square Feet: 1,200 MLS # - 4711224;	\$349,000	\$349,000	\$345,000 -1.1%	3/20/17	4/21/17	7/12/17 32 114 32 (Agent DOM)			Mid Rise 5 / 2 / 2&0	Tracey H. Sullivan Coldwell Banker Res Brokerage Seely Place	Henrik Berisha Steckler Real Estate	
22	2 Fountain 3N Square Feet: 1,400 MLS # - 4737929;	\$349,000	\$349,000	\$349,000	8/21/17	9/13/17	12/8/17 23 109 23 (Agent DOM)			Mid Rise 5 / 2 / 1&1	Jon Steckler Steckler Real Estate Greenville	Michael Rinaldi Claire D. Leone Associates Ltd	
23	370 Central Park 3D Square Feet: 1,200 MLS # - 4706709;	\$359,000	\$359,000	\$359,000	2/20/17	3/3/17	3/21/17 11 29 11 (Agent DOM)			Mid Rise 5 / 2 / 2&0	Susan J. Sena Westchester Choice Realty, Inc. Seely Place	Kyung Scalia Frank C. Scalia	
24	330 Central Park F14 Square Feet: 1,150 MLS # - 4704987;	\$375,000	\$375,000	\$377,000 0.5%	2/6/17	2/17/17	4/28/17 11 81 11 (Agent DOM)			Garden Apartment 5 / 2 / 2&0	Linda F. Russo Houlihan Lawrence Inc. Seely Place	Lolita Fenstermacher Bronxville Real Estate	

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		Original	List	Sold	List	Contract	Sold	Assessed	SP/AV%	Style Rms/Bds/Bths	Acres	Yr Built	List Agent	Buyer Agent
25	356 Central Park E9	\$397,000	\$397,000	<b>\$380,000</b> -4.3%	5/31/17	7/12/17	9/25/17			Garden Apartment			Gina M. Cipriani Coldwell Banker Res Brokerage	Tracey H. Sullivan Coldwell Banker Res Brokerage
	Square Feet: 1,200	\$331	\$331	\$317		42	117			5 / 2 / 1&1			William Ford Sussman Seely Place	
	MLS # - 4721894; Seller - Horowitz				42 (Agent DOM)					1970			Coldwell Banker Res Brokerage	
26	334 Central Park H12	\$450,000	\$420,000	<b>\$390,000</b> -6.7% -6.7%	6/30/17	8/11/17	10/23/17			Town House			Qizhan J. Yao Realmart Realty LLC	Non Member-MLS Non-Member MLS
	Square Feet: 1,200	\$375	\$350	\$325		42	115			6 / 3 / 1&1			Seely Place	
	MLS # - 4730049; Seller - Harris Heilig and Eneida Heilig				42 (Agent DOM)					1970				
27	2 Fountain 3B	\$399,999	\$399,999	<b>\$420,000</b> 5.0%	3/29/17	4/6/17	7/26/17			Mid Rise			Al Vanacoro BHG Rand Realty	Honey Sackelman
	Square Feet: 1,478	\$271	\$271	\$284		8	119			6 / 2 / 2&1			Greenville	
	MLS # - 4712878; Seller - Beckerman				8 (Agent DOM)					1981				

**Total Edgemont 2017**

**HL Agent Participation:**

<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
27	7	3	4	
26%	11%	15%		

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**Summary Analysis:**

Co-Operative Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Contract</u>	<u>Sold</u>					
<b>Median:</b>	<b>\$262,599</b>	<b>\$262,599</b>	<b>\$262,599</b>	<b>49</b>	<b>134</b>		<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>
							<b>27</b>	<b>7</b>	<b>3</b>	<b>4</b>
<b>Average:</b>	<b>\$272,407</b>	<b>\$266,533</b>	<b>\$261,541</b>	<b>72</b>	<b>143</b>					
								<b>26%</b>	<b>11%</b>	<b>15%</b>
<b>Co-Operative Price Per Square Foot:</b>										
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>						
<b>Median:</b>	<b>\$276</b>	<b>\$276</b>	<b>\$276</b>	<b>950</b>						
<b>Average:</b>	<b>\$272</b>	<b>\$266</b>	<b>\$261</b>	<b>1,003</b>						
		<b>-\$6</b>	<b>-\$5</b>							

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017
<b>Homes Sold</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>27</b>
<b>Median Original Price</b>	<b>\$369,999</b>	<b>\$218,750</b>	<b>\$292,000</b>	<b>\$355,000</b>	<b>\$197,000</b>	<b>\$163,500</b>	<b>\$374,500</b>	<b>\$139,999</b>	<b>\$245,000</b>	<b>\$394,500</b>	<b>\$214,000</b>	<b>\$247,000</b>	<b>\$262,599</b>
<b>Median List Price</b>	<b>\$369,999</b>	<b>\$210,800</b>	<b>\$267,000</b>	<b>\$334,900</b>	<b>\$192,000</b>	<b>\$159,000</b>	<b>\$374,500</b>	<b>\$134,999</b>	<b>\$245,000</b>	<b>\$369,950</b>	<b>\$214,000</b>	<b>\$247,000</b>	<b>\$262,599</b>
<b>Median Sold Price</b>	<b>\$340,000</b>	<b>\$208,800</b>	<b>\$266,000</b>	<b>\$335,000</b>	<b>\$187,000</b>	<b>\$158,000</b>	<b>\$382,500</b>	<b>\$130,000</b>	<b>\$234,000</b>	<b>\$354,500</b>	<b>\$207,500</b>	<b>\$245,750</b>	<b>\$262,599</b>
<b>Average Sold Price</b>	<b>\$340,000</b>	<b>\$208,800</b>	<b>\$266,000</b>	<b>\$310,600</b>	<b>\$187,000</b>	<b>\$158,000</b>	<b>\$382,500</b>	<b>\$155,833</b>	<b>\$279,667</b>	<b>\$354,500</b>	<b>\$207,500</b>	<b>\$245,750</b>	<b>\$261,541</b>