

**Edgemont School District
Co-Operative**

2017

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

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

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

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
19	370 Central Park 5J	\$369,999	\$369,999	\$340,000	8/17/16	10/31/16	1/31/17		Mid Rise	Tracey H. Sullivan	Tracey H. Sullivan
				-8.1%		75	167		5 / 2 / 2&0	Coldwell Banker Res Brokerage	Coldwell Banker Res Brokerage
	Square Feet: 1,200	\$308	\$308	\$283							
	MLS # - 4636657; Seller - DeVito					75 (Agent DOM)			1969	Seely Place	
20	330 Central Park F8	\$359,000	\$359,000	\$345,000	2/15/17	2/17/17	4/18/17		Garden Apartment	Linda F. Russo	Alexandra L. Fischer
				-3.9%		2	62		5 / 2 / 1&1	Houlihan Lawrence Inc.	Keller Williams Realty Group
	Square Feet: 1,200	\$299	\$299	\$288							
	MLS # - 4706263; Seller - Central Ridge Properties/Cdt Management					2 (Agent DOM)			1970	Seely Place	
21	370 Central Park 4D	\$349,000	\$349,000	\$345,000	3/20/17	4/21/17	7/12/17		Mid Rise	Tracey H. Sullivan	Henrik Berisha
				-1.1%		32	114		5 / 2 / 2&0	Coldwell Banker Res Brokerage	Steckler Real Estate
	Square Feet: 1,200	\$291	\$291	\$288							
	MLS # - 4711224; Seller - Nardone					32 (Agent DOM)			1969	Seely Place	
22	2 Fountain 3N	\$349,000	\$349,000	\$349,000	8/21/17	9/13/17	12/8/17		Mid Rise	Jon Steckler	Michael Rinaldi
						23	109		5 / 2 / 1&1	Steckler Real Estate	Claire D. Leone Associates Ltd
	Square Feet: 1,400	\$249	\$249	\$249							
	MLS # - 4737929; Seller - Fountainhead owners Corp					23 (Agent DOM)			1981	Greenville	
23	370 Central Park 3D	\$359,000	\$359,000	\$359,000	2/20/17	3/3/17	3/21/17		Mid Rise	Susan J. Sena	Kyung Scalia
						11	29		5 / 2 / 2&0	Westchester Choice Realty, Inc	
	Square Feet: 1,200	\$299	\$299	\$299							
	MLS # - 4706709; Seller - Owner name withheld					11 (Agent DOM)			1969	Seely Place	Frank C. Scalia
24	330 Central Park F14	\$375,000	\$375,000	\$377,000	2/6/17	2/17/17	4/28/17		Garden Apartment	Linda F. Russo	Lolita Fenstermacher
				0.5%		11	81		5 / 2 / 2&0	Houlihan Lawrence Inc.	Bronxville Real Estate
	Square Feet: 1,150	\$326	\$326	\$328							
	MLS # - 4704987; Seller - Brands					11 (Agent DOM)			1970	Seely Place	

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
25	356 Central Park E9	\$397,000	\$397,000	\$380,000	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		
	MLS # - 4721894; Seller - Horowitz					42 (Agent DOM)			1970	William Ford Susman Coldwell Banker Res Brokerage	Seely Place
26	334 Central Park H12	\$450,000	\$420,000	\$390,000	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		
	MLS # - 4730049; Seller - Harris Heilig and Eneida Heilig					42 (Agent DOM)			1970		Seely Place
27	2 Fountain 3B	\$399,999	\$399,999	\$420,000	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

Units Sold

27

HL Agent Participation:				
<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>	
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>		<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>Dual</u>
Median:	\$262,599	\$262,599	\$262,599	49	134	27	7	3	4	
Average:	\$272,407	\$266,533	\$261,541	72	143		26%	11%	15%	
		-2.2%	-1.8%							
Co-Operative Price Per Square Foot:										
	Original	List	Sold	Sq Ft						
Median:	\$276	\$276	\$276	950						
Average:	\$272	\$266	\$261	1,003						
		-\$6	-\$5							

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