

**Tuckahoe School District
Single Family**

2017

	Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed		List Agent	Buyer Agent
								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
1	65 Maynard	\$599,000	\$499,000	\$450,000	6/23/17	9/22/17	11/10/17	\$7,700	Other/See Remarks	Margaret Polizzi	Lorenzo Signorile
			-16.7%	-8.2%		91	140		5 / 3 / 1&1	Gold Castle Real Estate	Berkshire Hathaway HS West. Pr
	Square Feet: 1,750	\$342	\$285	\$257					0.1184	William E. Cottle	
	MLS # - 4728795; Seller - Carapella Bernard R					91 (Agent DOM)		\$18,574	1944		
2	219 White Plains	\$649,900	\$599,000	\$513,299	2/2/17	4/4/17	6/30/17	\$11,400	Colonial	Michele I Brown-Lowe	Non Member-MLS
			-7.8%	-13.2%		61	148		12 / 5 / 3&0	Carrington Real Estate Service	Non-Member MLS
	Square Feet: 3,000	\$217	\$200	\$171					0.2971	David Torres	William E. Cottle
	MLS # - 4704655; Seller - US Bank Na					62 (Agent DOM)		\$30,613	1927	REALHome Services & Solutions	
3	38 Yonkers	\$499,000	\$499,000	\$537,000	9/21/17	10/6/17	11/27/17	\$6,550	Colonial	Matthew J. Valvano	Sally K. Griffiths
				7.6%		15	67		7 / 4 / 2&0	Berkshire Hathaway HS West. Pr	BHG Rand Realty
	Square Feet: 1,700	\$294	\$294	\$316					0.1138	William E. Cottle	
	MLS # - 4742362; Seller - Withheld					15 (Agent DOM)		\$16,434	1915		
4	37 Central	\$559,000	\$559,000	\$565,000	1/20/17	3/4/17	5/5/17	\$6,500	Colonial	Abe Deutsch	Lesley Amato
				1.1%		43	105		6 / 3 / 1&0	Keller Williams Realty Group	Barhite & Holzinger, Inc.
	Square Feet: 1,470	\$380	\$380	\$384					0.137	William E. Cottle	
	MLS # - 4702599; Seller - Brennan					44 (Agent DOM)		\$15,800	1926		
5	529 New Rochelle	\$599,000	\$579,999	\$570,000	2/28/17	6/25/17	8/29/17	\$7,400	Capecod	Patricia Breen	Frances Yoshitomi
			-3.2%	-1.7%		117	182		8 / 3 / 2&0		Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,571	\$381	\$369	\$363					0.11	Therese M. Walsh	William E. Cottle
	MLS # - 4707442; Seller - Shigesnke/Perotto					117 (Agent DOM)		\$16,550	1960		
6	63 Archer	\$630,000	\$630,000	\$575,000	1/6/17	2/21/17	5/5/17	\$6,500	Colonial	Maria Joseph	Michael Paganini
				-8.7%		46	119		6 / 3 / 1&1	Berkshire Hathaway HS West. Pr	ERA Insite Realty Services
	Square Feet: 1,550	\$406	\$406	\$371					0.0896	Barbara Luciano	William E. Cottle
	MLS # - 4700453; Seller - Schrank Anita					47 (Agent DOM)		\$14,537	1924	Berkshire Hathaway HS West. Pr	

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										SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
										Amount	Acres		
											Yr Built		
7	32 Jefferson	\$575,000	\$575,000	\$586,000			7/14/17	8/4/17	9/26/17	\$7,800	Colonial	Michele K. Pagnotta Houlihan & O'Malley R. E. Serv	Owen R. Berkowitz Douglas Elliman Real Estate
	Square Feet: 1,486	\$387	\$387	1.9%				21	74		6 / 3 / 2&0	Janet Hargadon	Carol Marrone
	MLS # - 4724108; Seller - Kaufman Jason/Kaufman Julia			\$394				21 (Agent DOM)		\$17,795	0.1166	William E. Cottle Houlihan & O'Malley R. E. Serv	Douglas Elliman Real Estate
8	36 Lockwood	\$589,000	\$589,000	\$589,000			9/16/17	10/2/17	12/1/17	\$7,200	Colonial	Patricia Breen Houlihan Lawrence Inc.	Kathleen Spadaro Spadaro Real Estate, Ltd.
	Square Feet: 1,573	\$374	\$374	\$374				16	76		6 / 3 / 1&1	Therese M. Walsh	William E. Cottle
	MLS # - 4741807; Seller - Healy							16 (Agent DOM)		\$16,270	0.12	Houlihan Lawrence Inc.	
9	493 California	\$675,000	\$627,000	\$596,500			10/19/16	1/17/17	6/26/17	\$10,800	Split Level	Crystal Hawkins Syska Keller Williams NY Realty	Jo-Ann Salzano RE/MAX Prime Properties
	Square Feet: 2,400	\$281	\$261	-7.1%	-4.5%			90	250		11 / 3 / 3&1	William E. Cottle	
	MLS # - 4645016; Seller - Paulo N/Paulo A			\$249				90 (Agent DOM)		\$24,153	0.2792		
10	10 Oak	\$559,000	\$559,000	\$601,918			4/26/17	5/19/17	9/15/17	\$5,300	Colonial	Camilla McFadden Julia B Fee Sothebys Int. Rlty	Carol Conway Park Sterling Realty
	Square Feet: 1,362	\$410	\$410	7.7%				23	142		5 / 2 / 2&1	Barbara Nanna	William E. Cottle
	MLS # - 4717810; Seller - Withheld			\$442				23 (Agent DOM)		\$13,222	0.0987	Julia B Fee Sothebys Int. Rlty	
11	64 Archer	\$649,000	\$629,000	\$615,000			8/24/16	11/18/16	1/18/17	\$8,160	Tudor	Patricia Forgione Patricia Forgione's Realty	Andrea Braunstein
	Square Feet: 2,145	\$303	\$293	-3.1%	-2.2%			86	147		8 / 3 / 2&1	William E. Cottle	Mary Karen O'Shaughnessy
	MLS # - 4637773; Seller - Cancro Marcella R/Cancro Marcella (Te)			\$287				86 (Agent DOM)		\$18,249	0.0894		
12	21 Archer	\$649,000	\$649,000	\$625,000			1/18/17	2/28/17	5/3/17	\$7,500	Colonial	Rose Bulfamante Houlihan Lawrence Inc.	Angelina Messenger Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,763	\$368	\$368	-3.7%				41	105		6 / 3 / 2&0	William E. Cottle	Deborah B. Maxwell
	MLS # - 4702081; Seller - Bastone J/Bastone C			\$355				41 (Agent DOM)		\$16,774	0.1445		Julia B Fee Sothebys Int. Rlty

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								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
13	86 Lockwood	\$699,000	\$659,000	\$640,000	5/15/17	8/4/17	10/10/17	\$6,900	Tudor	Frank Acocella	Nicholas Pilla
			-5.7%	-2.7%						Homescapes Realty, Inc.	BHG Rand Realty
	Square Feet: 2,330	\$300	\$283	\$275		81	148		8 / 3 / 2&0		
	MLS # - 4721546; Seller - Amatulli T/Amatulli G					83 (Agent DOM)		\$15,591	0.1146	William E. Cottle	
									1930		
14	20 Grant	\$599,000	\$599,000	\$642,000	8/8/17	8/28/17	10/30/17	\$5,650	Two Story	Raymond E. Inello	Diane Ryan
				7.2%						Houlihan & O'Malley R. E. Serv	Houlihan Lawrence Inc.
	Square Feet: 1,760	\$340	\$340	\$365		20	83		6 / 3 / 2&1		
	MLS # - 4651423; Seller - Devitt Peter/Devitt Tracy					20 (Agent DOM)		\$14,232	0.1156	William E. Cottle	
									1945		
15	31 Ridge	\$659,000	\$659,000	\$655,000	1/31/17	5/19/17	6/29/17	\$6,900	Tudor	Elisa Dellafemina	Amy Dmytryshyn
				-0.6%						Patricia Forgione's Realty	Park Sterling Realty
	Square Feet: 1,500	\$439	\$439	\$437		108	149		7 / 3 / 1&0		
	MLS # - 4704086; Seller - Laracuento Carlos/Laracuento Deborah					98 (Agent DOM)		\$15,431	0.109	William E. Cottle	
									1928		
16	21 Ridge	\$689,000	\$689,000	\$670,000	12/8/16	12/28/16	2/24/17	\$9,400	Colonial	Lorenzo Signorile	Francine A. Flynn
				-2.8%						Berkshire Hathaway HS West. Pr	Patricia Forgione's Realty
	Square Feet: 1,800	\$383	\$383	\$372		20	78		8 / 4 / 1&1		
	MLS # - 4651119; Seller - Withheld					20 (Agent DOM)		\$21,023	0.2	William E. Cottle	
									1925		
17	34 Winter Hill	\$849,000	\$799,900	\$675,000	8/17/15	6/6/16	3/20/17	\$8,500	Colonial	Margarita A Kocovic	Margarita A Kocovic
			-5.8%	-14.7%						Keller Williams Realty Group	Keller Williams Realty Group
	Square Feet: 2,700	\$314	\$296	\$250		294	581		8 / 3 / 2&1		
	MLS # - 4538033; Seller - Valenti Attilio					297 (Agent DOM)		\$18,277	0.1313	William E. Cottle	Margarita A Kocovic
									1992		Keller Williams Realty Group
18	110 Ridge	\$650,000	\$650,000	\$675,000	5/19/17	6/6/17	8/28/17	\$7,700	Split Level	Gino Bello	Barbara Moscovitz
				3.8%						Houlihan Lawrence Inc.	Houlihan Lawrence Inc.
	Square Feet: 1,875	\$347	\$347	\$360		18	101		9 / 4 / 2&1	HL	
	MLS # - 4722658; Seller - Kreutzer					18 (Agent DOM)		\$17,220	0.1643	William E. Cottle	
									1954		

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								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
19	65 Archer	\$699,000	\$699,000	\$705,000	7/7/17	7/25/17	9/21/17	\$9,400	Tudor	Nermin Epperson	Raymond E. Inello
				0.9%		18	76		8 / 4 / 2&1	Julia B Fee Sothebys Int. Rlty	Houlihan & O'Malley R. E. Serv
	Square Feet: 2,058	\$340	\$340	\$343					0.1274		
	MLS # - 4730051; Seller - Withheld					19 (Agent DOM)		\$19,345	1929	William E. Cottle	
20	64 Winter Hill	\$749,000	\$749,000	\$722,000	3/10/17	6/8/17	7/19/17	\$7,680	Carriage House, Two	Miriam O'Malley-Dias	Justin Cottrell
				-3.6%		90	131		Story	ERA Insite Realty Services	Keller Williams NY Realty
	Square Feet: 2,300	\$326	\$326	\$314					7 / 4 / 2&0		
	MLS # - 4709694; Seller - withheld					75 (Agent DOM)		\$19,505	0.2418	William E. Cottle	
21	36 Central	\$735,000	\$735,000	\$730,000	6/27/17	7/15/17	9/13/17	\$7,500	Tudor	Katherine A. Dippolito	Carol Marrone
				-0.7%		18	78		8 / 3 / 2&1	Patricia Forgione's Realty	Douglas Elliman Real Estate
	Square Feet: 1,950	\$377	\$377	\$374					0.17		
	MLS # - 4729375; Seller - Ricotta Alfred Q					18 (Agent DOM)		\$18,302	1929	William E. Cottle	Owen R. Berkowitz
22	128 Siwanoy	\$750,000	\$750,000	\$740,000	4/21/17	5/18/17	6/21/17	\$8,980	Colonial	Gino Bello	Dawn M. Suter
				-1.3%		27	61		7 / 3 / 1&1	Houlihan Lawrence Inc.	Coldwell Banker Res Brokerage
	Square Feet: 1,786	\$420	\$420	\$414					0.21		
	MLS # - 4707915; Seller - McGurn					27 (Agent DOM)		\$20,290	1937	William E. Cottle	
23	53 Lispenard	\$759,000	\$759,000	\$750,000	12/2/16	1/4/17	1/31/17	\$8,650	Capecod	Carol Buccheri	Eric Stein
				-1.2%		33	60		7 / 4 / 3&0	Ragette Real Estate, Inc.	RE/MAX Distinguished
	Square Feet: 2,000	\$380	\$380	\$375					0.2462		Hms.&Prop
	MLS # - 4650292; Seller - Withheld					33 (Agent DOM)		\$19,345	1955	William E. Cottle	
24	53 Ridge	\$750,000	\$750,000	\$750,000	5/9/17	5/31/17	7/25/17	\$8,400	Colonial	Patricia Forgione	Cindy Waxman
						22	77		7 / 3 / 2&1	Patricia Forgione's Realty	Douglas Elliman Real Estate
	Square Feet: 1,600	\$469	\$469	\$469					0.11		
	MLS # - 4720508; Seller - W/H					22 (Agent DOM)		\$18,900	1949	William E. Cottle	Ellen Schwartz

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								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
25	9 Allen	\$839,000	\$789,900	\$754,000	4/30/17	9/15/17	10/19/17	\$11,450	Capecod,	Johan Gomez Tola	Nermin Epperson
			-5.9%	-4.3%					Contemporary	Keller Williams Realty Group	Julia B Fee Sothebys Int. Rlty
	Square Feet: 2,500	\$336	\$316	\$302		138	172		10 / 3 / 3&0		
MLS # - 4718887; Seller - Dias Ribeiro Tamar/Duque Nilton S					138 (Agent DOM)			\$19,000	0.1364	William E. Cottle	
									1951		
26	86 Siwanoy	\$999,500	\$799,000	\$760,000	5/1/17	8/10/17	9/26/17	\$13,300	Colonial	Valmarie Zorila	Michele K. Pagnotta
			-20.1%	-3.9%						Houlihan Lawrence Inc.	Houlihan & O'Malley R. E. Serv
	Square Feet: 2,000	\$500	\$400	\$380		101	148		6 / 3 / 2&1		
MLS # - 4716032; Seller - The Estate of Marcella Gillman					100 (Agent DOM)			\$23,275	0.31	Diane Hackett William E. Cottle	
									1948	Houlihan Lawrence Inc.	
27	21 Northway	\$769,000	\$769,000	\$769,000	8/25/17	10/2/17	11/14/17	\$8,640	Ranch	Kristine Desmarais	Stacey Hughes
	Square Feet: 1,679	\$458	\$458	\$458		38	81		6 / 3 / 2&1	HL	Dual
MLS # - 4736939; Seller - withheld					38 (Agent DOM)			\$19,522	0.3042	William E. Cottle	
									1958		
28	25 Hewitt	\$849,901	\$824,801	\$799,000	11/3/16	12/14/16	3/24/17	\$9,500	Colonial	Aaron M. Wittenstein	Annette Hawkins
			-3.0%	-3.0%						Keller Williams NY Realty	Century 21 Marciano
	Square Feet: 2,300	\$370	\$359	\$347		41	141		8 / 3 / 2&1		
MLS # - 4647476; Seller - Name Withheld					41 (Agent DOM)			\$24,377	0.2983	William E. Cottle	
									1958		
29	12 Hubbard	\$849,000	\$849,000	\$820,000	2/3/17	2/22/17	3/16/17	\$8,980	Split Level	Janey E. Varvara	Frank Sanchez
				-3.4%						William Raveis Real Estate	Weichert Realtors
	Square Feet: 4,056	\$209	\$209	\$202		19	41		12 / 6 / 4&0		
MLS # - 4703300; Seller - Kaplan R/Kaplan E					19 (Agent DOM)			\$20,083	0.3164	William E. Cottle	
									1964		
30	6 Stebbins	\$997,000	\$889,000	\$850,000	4/20/16	1/25/17	5/8/17	\$9,930	Contemporary	James McMahon	Elizabeth Campbell
			-10.8%	-3.9%						Houlihan Lawrence Inc.	Houlihan Lawrence Inc.
	Square Feet: 3,075	\$324	\$289	\$276		280	383		8 / 4 / 2&1	HL	Dual
MLS # - 4617315; Seller - Conte					256 (Agent DOM)			\$25,008	0.12	William E. Cottle	
									1995		

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							Amount	Acres		
								Yr Built		
96 Stebbins	\$869,000	\$869,000	\$865,000	11/1/17	11/15/17	12/28/17	\$7,200	Arts&Crafts, Capecod	Patricia Forgione	Patricia Forgione
31			-0.5%		14	57		6 / 3 / 2&0	Patricia Forgione's Realty	Patricia Forgione's Realty
Square Feet: 1,550	\$561	\$561	\$558					5061		
MLS # - 4748152; Seller - Withheld at owner request					14 (Agent DOM)		\$16,508	1954	William E. Cottle	
31 Crawford	\$995,000	\$959,000	\$871,250	6/14/16	11/22/16	2/13/17	\$11,000	Colonial	Alice Regan	Sheila Stoltz
32		-3.6%	-8.8%		161	244		10 / 5 / 3&1	Julia B Fee Sothebys Int. Rity	Houlihan Lawrence Inc.
Square Feet: 2,703	\$368	\$355	\$322					0.22		William E. Cottle
MLS # - 4627252; Seller - Mc Guirk Crawford LLC					161 (Agent DOM)		\$25,000	1931		
3 Pine	\$929,000	\$889,000	\$875,000	2/3/17	4/21/17	7/7/17		Colonial	Susie French	Barbara O'Connell
33		-4.3%	-1.5%		77	154		8 / 3 / 3&1		BHG Rand Realty
Square Feet: 2,441	\$381	\$364	\$358					0.155	Saskia Martin	William E. Cottle
MLS # - 4704649; Seller - Kropp Adam					77 (Agent DOM)		\$25,495	1981		
88 Rose	\$1,150,000	\$950,000	\$905,000	7/13/17	10/24/17	12/19/17	\$11,000	Capecod, Colonial	Cristina Soberano	Aidan Ruane
34		-17.4%	-3.9%		103	159		10 / 4 / 2&1	Keller Williams Realty Group	David Ruane Realty Associates
Square Feet: 2,991	\$384	\$318	\$303					0.27	Charles J. Cinquemani	William E. Cottle
MLS # - 4731351; Seller - Tuason Miguel/Gonzales Maria Cristina					104 (Agent DOM)		\$24,855	1954	Keller Williams Realty Group	
20 Everett	\$929,000	\$929,000	\$915,000	6/1/17	6/20/17	8/11/17	\$10,000	Colonial	Maria DeRosa	Katherine A. Dippolito
35			-1.5%		19	71		8 / 4 / 2&1	Berkshire Hathaway HS West. Pr	Patricia Forgione's Realty
Square Feet: 2,850	\$326	\$326	\$321					0.1612		William E. Cottle
MLS # - 4724427; Seller - Withheld					19 (Agent DOM)		\$25,459	1967		
126 Sagamore	\$925,000	\$925,000	\$922,000	8/7/17	9/20/17	12/8/17	\$8,550	Arts&Crafts	Carol Conway	Carol Conway
36			-0.3%		44	123		8 / 4 / 3&0	Park Sterling Realty	Park Sterling Realty
Square Feet: 2,804	\$330	\$330	\$329					0.2118		William E. Cottle
MLS # - 4733914; Seller - Hoak R/Hoak E					44 (Agent DOM)		\$19,225	1918		

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								Amount	Acres		
									Yr Built		
37	7 Summit	\$1,050,000	\$925,000	\$930,000	4/18/17	9/28/17	12/15/17	\$10,950	Capecod	Maria Joseph	Mary Ann Giacobbe
			-11.9%	0.5%						Berkshire Hathaway HS West. Pr	
	Square Feet: 2,500	\$420	\$370	\$372		163	241		8 / 4 / 3&1	Lisa Sirabella	William E. Cottle
MLS # - 4716277; Seller - Callanan						163 (Agent DOM)		\$24,753	0.2257	Berkshire Hathaway HS West. Pr	
									1953		
38	18 Everett	\$999,999	\$999,999	\$955,000	5/17/17	8/8/17	9/19/17	\$8,100	Capecod	Mariellen S. Carpenter	Barbara Kerrigan
				-4.5%						Houlihan Lawrence Inc.	Houlihan Lawrence Inc.
	Square Feet: 2,500	\$400	\$400	\$382		83	125		8 / 4 / 2&1	HL	
MLS # - 4722286; Seller - Carpenter Real Estate/Advisors LLC						83 (Agent DOM)		\$19,288	0.1643	William E. Cottle	
									1948		
39	21 Hewitt	\$1,199,000	\$999,999	\$985,000	9/8/16	1/5/17	2/10/17	\$9,000	Colonial, Split Level	Lorenzo Signorile	Kate Mercado
			-16.6%	-1.3%						Berkshire Hathaway HS West. Pr	BHG Rand Realty
	Square Feet: 2,750	\$436	\$364	\$358		119	155		8 / 4 / 3&0		
MLS # - 4640021; Seller - Withheld						119 (Agent DOM)		\$23,757	0.2532	William E. Cottle	
									1969		
40	3 Corwood	\$1,185,000	\$1,150,000	\$1,092,500	7/6/17	10/16/17	11/6/17	\$11,900	Contemporary	Gerarda Tiangco	Ann Rende
			-3.0%	-4.9%						Julia B Fee Sothebys Int. Rlty	Julia B Fee Sothebys Int. Rlty
	Square Feet: 3,200	\$370	\$359	\$341		102	123		7 / 3 / 2&1		
MLS # - 4729655; Seller - Withheld						102 (Agent DOM)		\$26,889	0.4492	William E. Cottle	
									1949		
41	42 Deerfield	\$1,150,000	\$1,150,000	\$1,100,000	5/8/17	6/12/17	8/31/17	\$10,250	Colonial	Katherine A. Dippolito	Kira Jennings
				-4.3%						Patricia Forgione's Realty	
	Square Feet: 2,230	\$516	\$516	\$493		35	115		7 / 4 / 2&1		
MLS # - 4720091; Seller - Bull Brian/Bull Amanda						35 (Agent DOM)		\$23,160	0.1536	Colleen A. Forgione	William E. Cottle
									1953	Patricia Forgione's Realty	Elizabeth D. Yienger
42	96 Siwanoy	\$1,095,000	\$1,095,000	\$1,150,000	7/25/17	8/10/17	10/23/17	\$11,800	Tudor	Elizabeth Campbell	Joseph Houlihan
				5.0%						Houlihan Lawrence Inc.	Houlihan & O'Malley R. E. Serv
	Square Feet: 2,307	\$475	\$475	\$498		16	90		7 / 3 / 3&0		
MLS # - 4733659; Seller - Withheld						16 (Agent DOM)		\$26,663	0.2291	Susan Kelty Law	William E. Cottle
									1932	Houlihan Lawrence Inc.	Richard D. Salinaro
											Houlihan & O'Malley R. E. Serv

**Tuckahoe School District
Single Family**

2017

	Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed		List Agent	Buyer Agent
								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
43	7 Corwood	\$2,299,000	\$1,595,000	\$1,250,000	5/30/17	11/2/17	11/28/17	\$32,000	Trilevel	Barbara Gause Besmatch Real Estate	Barbara Gause Besmatch Real Estate
	Square Feet: 5,500	\$418	\$290	\$227		156	182		20 / 5 / 7&0		
	MLS # - 4723238; Seller - Colucci F					156 (Agent DOM)		\$87,106	2.3175	William E. Cottle	Barbara Gause Besmatch Real Estate
									1951		
44	4 Meredith	\$1,595,000	\$1,595,000	\$1,440,000	2/6/17	5/25/17	9/7/17	\$18,250	Colonial	Sheila Stoltz Houlihan Lawrence Inc.	Cristina Gameiro J. Philip Real Estate, LLC.
	Square Feet: 3,675	\$434	\$434	\$392		108	213		13 / 4 / 2&2		
	MLS # - 4649094; Seller - Carey					108 (Agent DOM)		\$40,815	0.364	William E. Cottle	
									1950		
45	43 Northway	\$1,595,000	\$1,595,000	\$1,500,000	5/9/17	6/30/17	7/28/17	\$18,300	Colonial	Heidy Muse Park Sterling Realty	Susan Kelly Law
	Square Feet: 4,054	\$393	\$393	\$370		52	80		9 / 4 / 3&1		
	MLS # - 4719868; Seller - Ouzounian M/Rogers P					52 (Agent DOM)		\$41,350	0.544	William E. Cottle	Rita Steinkamp
									1950		
46	11 Leonard	\$1,995,000	\$1,695,000	\$1,640,000	6/4/16	2/23/17	6/2/17		Colonial, Two Story	Lynda M. Lee DJK Residential LLC	Kristine Desmarais Houlihan Lawrence Inc.
	Square Feet: 3,500	\$570	\$484	\$469		264	363		11 / 4 / 3&1		
	MLS # - 4625636; Seller - Baxter Timothy/Baxter Shannon C					258 (Agent DOM)		\$37,016	0.3279	William E. Cottle	
									1937		
47	Hewitt	\$2,500,000	\$2,299,000	\$2,100,000	10/24/16	3/13/17	6/30/17	\$23,000	Colonial	Colleen A. Forgione Patricia Forgione's Realty	Colleen A. Forgione Patricia Forgione's Realty
	Square Feet: 4,700	\$532	\$489	\$447		140	249		11 / 5 / 4&1		
	MLS # - 4645896; Seller - Forgione J/Forgione P					140 (Agent DOM)		\$50,430	0.8	Francine A. Flynn William E. Cottle	Francine A. Flynn Patricia Forgione's Realty
									1929		

Total Tuckahoe 2017

HL Agent Participation:

Units Sold

List or Buy

List

Buy

List and Buy

47

19

12

11

4

40%

26%

23%

9%

**Tuckahoe School District
Single Family**

2017

Summary Analysis:

Single Family 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:	\$769,000	\$769,000	\$750,000	52	125	\$8,650	47	19	12	11	4
			-2.5%								
Average:	\$927,283	\$873,034	\$838,840	78	147	\$10,035		40%	26%	23%	9%
		-5.9%	-3.7%								
Single Family Price Per Square Foot:											
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>							
Median:	\$334	\$334	\$326	2,300							
			-\$8								
Average:	\$385	\$362	\$348	2,411							
		-\$23	-\$14								

Monthly Analysis:		Jan	Feb	Mar	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017
	Homes Sold	2	3	3	4	6	4	4	7	4	5	5	47
	Median Original Price	\$704,000	\$995,000	\$849,000	\$639,500	\$712,500	\$839,500	\$789,500	\$735,000	\$769,000	\$769,000	\$925,000	\$769,000
	Median List Price	\$694,000	\$959,000	\$824,801	\$639,500	\$704,500	\$819,500	\$789,500	\$735,000	\$724,450	\$769,000	\$925,000	\$769,000
	Median Sold Price	\$682,500	\$871,250	\$799,000	\$600,000	\$697,500	\$812,500	\$795,000	\$730,000	\$698,000	\$769,000	\$905,000	\$750,000
	Average Sold Price	\$682,500	\$842,083	\$764,667	\$653,750	\$1,040,800	\$961,750	\$815,000	\$825,417	\$796,500	\$819,700	\$842,200	\$838,840