

**Bronxville School District
Single Family**

2017

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Kensington 1 Square Feet: 1,419 MLS # - 4628243; Seller - Krithades, Christine	\$750,000	\$750,000	\$694,000 -7.5% \$489	7/12/16	12/19/16	3/13/17 160 244 142 (Agent DOM)	\$19,222	Town House 8 / 3 / 2&0 1918	Mitchell M. Queler Keller Williams Realty Partner	Joseph Houlihan Houlihan & O'Malley R. E. Serv
105 Kensington 2 Square Feet: 1,505 MLS # - 4711750; Seller - Hewitt Elizabeth B Trust	\$895,000	\$895,000	\$875,000 -2.2% \$581	3/30/17	4/14/17	6/19/17 15 81 15 (Agent DOM)	\$807,400 8.4% \$19,146	Tudor 7 / 4 / 2&0 0.0101 1928	Elizabeth D. Yienger Houlihan Lawrence Inc. Laura Stichter Houlihan Lawrence Inc.	Mirjana Balac Julia B Fee Sothebys Int. Rity
72 Parkway 3 Square Feet: 1,332 MLS # - 4737211; Seller - La Porta	\$989,000	\$989,000	\$955,000 -3.4% \$717	8/16/17	9/11/17	11/6/17 26 82 26 (Agent DOM)	\$745,000 28.2% \$16,995	Contemporary 6 / 3 / 2&1 0.0467 1956	Mirjana Balac Julia B Fee Sothebys Int. Rity	Nancy Rein Raphael Julia B Fee Sothebys Int. Rity
47 Parkway 4 Square Feet: 2,013 MLS # - 4705940; Seller - Withheld at Owners' Request	\$974,500	\$974,500	\$999,900 2.6% \$497	2/16/17	3/2/17	3/31/17 14 43 14 (Agent DOM)	\$887,625 12.6% \$20,363	Colonial 8 / 4 / 2&2 0.1448 1928	Priscilla Toomey Julia B Fee Sothebys Int. Rity	Priscilla Toomey Julia B Fee Sothebys Int. Rity
37 Sagamore 5 Square Feet: 1,853 MLS # - 4643072; Seller - withheld	\$1,195,000	\$1,195,000	\$1,150,000 -3.8% \$621	9/29/16	11/29/16	1/31/17 61 124 61 (Agent DOM)	\$1,090,400 5.5% \$23,195	Town House 7 / 4 / 2&0 0.04 1919	Kathleen Collins Julia B Fee Sothebys Int. Rity	Pamela Riccio Berkshire Hathaway HS West. Pr
47 Sagamore 6 Square Feet: 2,207 MLS # - 4640742; Seller - Aupperle/Fishbein	\$1,275,000	\$1,275,000	\$1,242,000 -2.6% \$563	9/15/16	9/30/16	1/5/17 15 112 15 (Agent DOM)	\$1,221,000 1.7% \$27,099	Town House 7 / 4 / 2&0 1919	Angelina Messenger Julia B Fee Sothebys Int. Rity Deborah B. Maxwell Julia B Fee Sothebys Int. Rity	Non Member-MLS Non-Member MLS

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38 Tanglewylde 7 Square Feet: 2,056 MLS # - 4649683; Seller - Withheld	\$1,495,000 \$727	\$1,465,000 \$713 -2.0%	\$1,400,000 \$681 -4.3%	11/21/16	8/24/17 276 187 (Agent DOM)	10/20/17 333	\$1,261,900 10.9% \$27,691	Town House 9 / 4 / 2&0 0.079 1924	Barbara Kerrigan HL Dual	Susie French Valerie B. Otto
46 Avon 8 Square Feet: 3,078 MLS # - 4709521; Seller - withheld	\$1,795,000 \$583	\$1,595,000 \$518 -11.1%	\$1,400,000 \$455 -10.9%	3/9/17	6/7/17 90 90 (Agent DOM)	7/28/17 141	\$1,800,000 -22.2% \$34,747	Colonial 10 / 5 / 3&1 0.3214 1922	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Sheila Stoltz Houlihan Lawrence Inc.
4 Hobart 9 Square Feet: 2,486 MLS # - 4652741; Seller - Bloomer	\$1,495,000 \$601	\$1,445,000 \$581 -3.3%	\$1,435,000 \$577 -0.7%	1/4/17	2/24/17 51 51 (Agent DOM)	5/1/17 117	\$1,283,000 11.8% \$24,913	Tudor 7 / 3 / 2&1 0.12 1925	Elizabeth D. Yienger HL Dual	Saskia Martin Saskia Martin
14 Hobart 10 Square Feet: 2,536 MLS # - 4703175; Seller - Withheld at owner request	\$1,595,000 \$629	\$1,545,000 \$609 -3.1%	\$1,500,000 \$591 -2.8%	2/1/17	4/26/17 84 84 (Agent DOM)	7/21/17 170	\$1,043,700 43.7% \$22,428	Victorian 10 / 5 / 2&1 0.1148 1903	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc.
37 Tanglewylde 11 Square Feet: 2,523 MLS # - 4718198; Seller - Withheld	\$1,595,000 \$632	\$1,595,000 \$632 -1.3%	\$1,575,000 \$624 -1.3%	4/29/17	5/30/17 31 31 (Agent DOM)	7/21/17 83	\$1,287,500 22.3% \$26,893	Colonial 10 / 6 / 3&1 0.1727 1905	Elizabeth Campbell	Non Member-MLS Non-Member MLS
39 Edgewood 12 Square Feet: 3,235 MLS # - 4708481; Seller - Connery Michael/Connery Susana	\$2,195,000 \$679	\$1,695,000 \$524 -22.8%	\$1,600,000 \$495 -4.3%	3/2/17	10/2/17 214 201 (Agent DOM)	11/20/17 263	\$1,953,500 -18.1% \$41,342	Colonial 8 / 5 / 3&1 0.2183 1924	Ellen Schwartz Douglas Elliman Real Estate	Eva Casoria Keller Williams NY Realty

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91 White Plains 13 Square Feet: 3,026 MLS # - 4545725; Seller - Distasi	\$1,889,000 \$624	\$1,699,000 \$561	\$1,649,500 \$545 -10.1% -2.6%	4/14/16	5/17/17 398 390 (Agent DOM)	6/23/17 435	\$1,638,940 0.6% \$38,052	Colonial 10 / 5 / 4&1 0.37 1964	Agnes Aliberto RE/MAX Prime Properties	Louise Baudoin
31 White Plains 14 Square Feet: 3,246 MLS # - 4641176; Seller - Withheld	\$1,795,000 \$553	\$1,795,000 \$553	\$1,700,000 \$524 -5.3%	9/21/16	12/20/16 90 90 (Agent DOM)	2/28/17 160	\$1,579,100 7.7% \$35,231	Capecod 9 / 5 / 3&1 0.4 1955	Elizabeth D. Yienger Houlihan Lawrence Inc.	Nermin Epperson Julia B Fee Sothebys Int. Rity
153 Midland 15 Square Feet: 2,628 MLS # - 4711334; Seller - Higgins John/Higgins Ross	\$1,795,000 \$683	\$1,795,000 \$683	\$1,750,000 \$666 -2.5%	3/23/17	5/19/17 57 57 (Agent DOM)	7/5/17 104	\$1,387,500 26.1% \$30,555	Colonial 7 / 3 / 3&1 0.1837 1933	Patricia Barry Park Sterling Realty Thomas Bimonte Park Sterling Realty	Lynn Joyce
30 Dusenberry 16 Square Feet: 3,010 MLS # - 4715774; Seller - Fredericks	\$2,295,000 \$762	\$1,810,000 \$601	\$1,775,000 \$590 -21.1% -1.5%	4/20/17	9/8/17 141 144 (Agent DOM)	10/30/17 193	\$1,752,400 1.3% \$38,064	Colonial 10 / 5 / 4&1 0.3012 1928	Susie French Houlihan Lawrence Inc. Saskia Martin Houlihan Lawrence Inc.	HL Dual Saskia Martin Houlihan Lawrence Inc. Susie French Houlihan Lawrence Inc.
34 Forest 17 Square Feet: 2,878 MLS # - 4702792; Seller - Ahmuty	\$1,845,000 \$641	\$1,795,000 \$624	\$1,780,000 \$618 -2.7% -0.8%	1/23/17	3/23/17 59 59 (Agent DOM)	6/12/17 140	\$1,781,600 -0.1% \$38,623	Colonial 8 / 4 / 3&1 0.17 1931	Colleen O' D. Fitzgerald Park Sterling Realty	Pat Barry Bronxville Real Estate
103 Midland 18 Square Feet: 2,481 MLS # - 4711059; Seller - Proios George/Proios Connie	\$1,795,000 \$723	\$1,795,000 \$723	\$1,825,000 \$736 1.7%	3/27/17	4/21/17 25 25 (Agent DOM)	6/23/17 88	\$1,460,900 24.9% \$33,629	Colonial 10 / 3 / 2&1 0.2754 1952	Michele K. Pagnotta Houlihan & O'Malley R. E. Serv Mary (Pat) Houlihan Houlihan & O'Malley R. E. Serv	Elizabeth Campbell Houlihan Lawrence Inc.

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10 Hemlock 19 Square Feet: 3,250 MLS # - 4649844; Seller - Phillips	\$2,395,000 \$737	\$2,195,000 \$675	\$1,850,000 \$569 -8.4% -14.4%	1/11/17	6/21/17 161 161 (Agent DOM)	8/30/17 231	\$2,259,300 -18.1% \$52,133	Tudor 7 / 5 / 4&0 0.33 1928	Sheila Stoltz	Sandra Waibel Park Sterling Realty
3 Oval 20 Square Feet: 3,073 MLS # - 4708077; Seller - Withheld	\$1,895,000 \$617	\$1,895,000 \$617	\$1,850,000 \$602 -2.4%	3/6/17	3/22/17 16 16 (Agent DOM)	6/20/17 106	\$1,611,100 14.8% \$28,736	Tudor 10 / 6 / 3&1 0.22 1906	Jane Vergari Houlihan Lawrence Inc. Happy French-Zingaro Houlihan Lawrence Inc.	HL Dual Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc.
80 Summit 21 Square Feet: 2,871 MLS # - 4606396; Seller - kittredge	\$2,290,000 \$798	\$2,095,000 \$730	\$1,950,000 \$679 -8.5% -6.3%	2/18/16	8/4/16 168 166 (Agent DOM)	1/30/17 347	\$1,804,700 8.1% \$38,241	Tudor 8 / 4 / 3&1 0.3 1922	Susie French	HL Dual Rita Steinkamp Barbara Kerrigan
37 Summit 22 Square Feet: 2,547 MLS # - 4708041; Seller - Withheld at Owners Request	\$1,995,000 \$783	\$1,995,000 \$783	\$1,950,000 \$766 -2.3%	3/16/17	4/28/17 43 43 (Agent DOM)	6/28/17 104	\$1,897,000 2.8% \$35,863	Colonial 11 / 5 / 3&1 0.2544 1958	Michele K. Pagnotta Houlihan & O'Malley R. E. Serv	Christi C. Weild Houlihan Lawrence Inc.
9 Lee 23 Square Feet: 3,026 MLS # - 4709911; Seller - rosato	\$1,995,000 \$659	\$1,995,000 \$659	\$1,995,000 \$659 20.2%	3/15/17	3/20/17 5 5 (Agent DOM)	6/13/17 90	\$1,660,000 \$35,931	Tudor 9 / 5 / 3&1 0.15 1925	Sheila Stoltz Leslie A. Corcoran	HL Dual Sheila Stoltz
60 Summit 24 Square Feet: 4,102 MLS # - 4704281; Seller - Hoffer	\$2,095,000 \$511	\$2,095,000 \$511	\$2,050,000 \$500 -2.1% -3.9%	2/10/17	4/4/17 53 53 (Agent DOM)	5/19/17 98	\$2,133,700 \$43,803	Tudor 11 / 7 / 4&1 0.3 1915	Susie French Houlihan Lawrence Inc.	Mary Cassidy Park Sterling Realty

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20 Woodland 25 Square Feet: 2,528 MLS # - 4714205; Seller - Smith	\$2,275,000 \$900	\$2,275,000 \$900	\$2,100,000 \$831 -7.7%	4/4/17	4/15/17 11 11 (Agent DOM)	6/20/17 77	\$2,066,000 1.6% \$46,848	Farm House 7 / 4 / 3&0 0.6 1895	Rita Steinkamp HL Dual	Susan Kelty Law HL Dual
26 Locust 26 Square Feet: 2,616 MLS # - 4712474; Seller - W/H at Owner's Request	\$2,395,000 \$916	\$2,275,000 \$870	\$2,150,000 \$822 -5.0% -5.2%	3/30/17	5/31/17 62 62 (Agent DOM)	7/28/17 120	\$1,633,200 31.6% \$36,398	Tudor 8 / 4 / 3&1 0.1721 1930	Elizabeth D. Yienger Houlihan Lawrence Inc. HL Dual	Mary Karen O'Shaughnessy Houlihan Lawrence Inc. Andrea Braunstein Houlihan Lawrence Inc.
27 Crows Nest 27 Square Feet: 2,850 MLS # - 4649660; Seller - Johnson	\$2,195,000 \$770	\$2,195,000 \$770	\$2,196,000 \$771 0.0%	11/21/16	12/29/16 38 38 (Agent DOM)	3/1/17 100	\$1,989,500 10.4% \$42,604	Colonial 10 / 4 / 4&1 0.16 1936	Sheila Stoltz HL Dual	Sheila Stoltz
28 Lookout 28 Square Feet: 3,250 MLS # - 4714678; Seller - Withheld at owner's request	\$2,395,000 \$737	\$2,395,000 \$737	\$2,200,000 \$677 -8.1%	4/12/17	5/17/17 35 35 (Agent DOM)	7/20/17 99	\$2,311,400 -4.8% \$49,862	Colonial 9 / 4 / 2&2 0.34 1892	William Q Dowling Julia B Fee Sothebys Int. Rlty	Leslie A. Corcoran Houlihan Lawrence Inc.
29 Argyle 29 Square Feet: 3,200 MLS # - 4724817; Seller - withheld	\$2,395,000 \$748	\$2,395,000 \$748	\$2,275,000 \$711 -5.0%	6/1/17	7/27/17 56 56 (Agent DOM)	11/17/17 169	\$1,562,900 45.6% \$34,323	Colonial 8 / 4 / 4&1 0.23 1950	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Kathleen Collins Julia B Fee Sothebys Int. Rlty Barbara Nanna Julia B Fee Sothebys Int. Rlty
30 Edgewood 30 Square Feet: 3,500 MLS # - 4700741; Seller - Withheld at owner request	\$2,380,000 \$680	\$2,380,000 \$680	\$2,300,000 \$657 -3.4%	1/11/17	2/8/17 28 28 (Agent DOM)	6/7/17 147	\$1,995,300 15.3% \$44,679	Tudor 10 / 4 / 3&0 0.2171 1932	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Mary Karen O'Shaughnessy Houlihan Lawrence Inc. Andrea Braunstein Houlihan Lawrence Inc.

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31 9 Sunnybrae Square Feet: 3,200 MLS # - 4702022; Seller - Withheld at Owner's Request	\$2,499,000 \$781	\$2,499,000 \$781	\$2,350,000 -6.0% \$734	1/17/17	2/7/17 21	4/17/17 90	\$2,502,400 -6.1% \$50,471	Colonial 10 / 4 / 3&1 0.23 1928	Mary Karen O'Shaughness Andrea Braunstein	Colleen O' D. Fitzgerald Bronxville Real Estate
32 6 Greenfield Square Feet: 3,500 MLS # - 4725056; Seller - Weirens	\$2,595,000 \$741	\$2,595,000 \$741	\$2,350,000 -9.4% \$671	6/2/17	6/9/17 7	8/2/17 61	\$2,576,000 -8.8% \$59,853	Colonial 9 / 4 / 3&2 0.39 1941	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Leslie A. Corcoran Houlihan Lawrence Inc.
33 10 Dusenberry Square Feet: 3,500 MLS # - 4617712; Seller - Radhakishun Vijay	\$2,450,000 \$700	\$2,450,000 \$700	\$2,400,000 -2.0% \$686	4/21/16	9/27/16 159	2/17/17 302	\$2,339,500 2.6% \$52,425	Colonial 10 / 5 / 5&1 0.34 1927	Sheila Stoltz HL Dual	Patricia Breen Therese M. Walsh
34 24 Hemlock Square Feet: 3,200 MLS # - 4643702; Seller - withheld at owner request	\$2,650,000 \$828	\$2,650,000 \$828	\$2,500,000 -5.7% \$781	10/4/16	2/1/17 120	4/26/17 204	\$2,035,169 22.8% \$46,412	Tudor 9 / 4 / 2&2 0.2421 1924	Susan Kelty Law Houlihan Lawrence Inc. Leslie A. Corcoran Houlihan Lawrence Inc.	HL Dual Leslie A. Corcoran Houlihan Lawrence Inc.
35 10 South Square Feet: 4,198 MLS # - 4726880; Seller - Withheld	\$3,550,000 \$846	\$2,999,000 \$714	\$2,550,000 -15.5% -12.6% \$607	6/28/17	11/16/17 141	12/19/17 174	\$2,161,300 18.0% \$48,595	Ranch 11 / 5 / 6&1 0.7956 1950	Phyllis Peterson Park Sterling Realty Lia Grasso Douglas Elliman Real Estate	Carol Conway Park Sterling Realty
36 22 Valley Square Feet: 3,394 MLS # - 4704999; Seller - Withheld	\$2,995,000 \$882	\$2,675,000 \$788	\$2,565,000 -10.7% -3.7% \$756	2/28/17	9/14/17 198	11/27/17 272	\$2,513,125 2.1% \$57,608	Colonial, Other/See Remarks 9 / 4 / 3&1 0.34 1933	Bonnie Stein Julia B Fee Sothebys Int. Rlty	Mary Karen O'Shaughness Houlihan Lawrence Inc. Andrea Braunstein Houlihan Lawrence Inc.

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50 Tanglewyde 37 Square Feet: 3,331 MLS # - 4700158; Seller - withheld	\$2,750,000 \$826	\$2,695,000 \$809	\$2,625,000 \$788 -2.0% -2.5%	1/18/17	3/18/17 59 60 (Agent DOM)	6/20/17 153	\$1,857,900 41.3% \$40,135	Tudor 10 / 4 / 3&1 0.23 1914	Susan Kelty Law HL Dual	Susan Kelty Law
11 Hemlock 38 Square Feet: 3,850 MLS # - 4706108; Seller - Giovanni	\$2,795,000 \$726	\$2,795,000 \$726	\$2,667,500 \$693 -4.6%	2/17/17	3/17/17 28 28 (Agent DOM)	7/11/17 144	\$2,569,600 3.8% \$57,000	Tudor 10 / 5 / 3&1 0.396 1924	Sheila Stoltz Houlihan Lawrence Inc.	Kathleen Collins Julia B Fee Sothebys Int. Rity
22 Homesdale 39 Square Feet: 3,016 MLS # - 4648017; Seller - Peterson	\$2,750,000 \$912	\$2,750,000 \$912	\$2,750,000 \$912	11/14/16	1/18/17 65 65 (Agent DOM)	4/7/17 144	\$2,056,000 33.8% \$45,384	Colonial 9 / 4 / 4&1 1924	Sarah French HL Dual Toni Bessone	Sheila Stoltz
1 Fordal 40 Square Feet: 4,526 MLS # - 4704311; Seller - Detwiler	\$2,895,000 \$640	\$2,895,000 \$640	\$2,750,000 \$608 -5.0%	2/15/17	3/21/17 34 34 (Agent DOM)	11/6/17 264	\$2,720,400 1.1% \$62,079	Colonial 12 / 4 / 3&2 0.5398 1939	Rita Steinkamp Houlihan Lawrence Inc. Sheila Stoltz Houlihan Lawrence Inc.	HL Dual Susie French Houlihan Lawrence Inc.
5 Edgehill 41 Square Feet: 4,500 MLS # - 4704912; Seller - withheld	\$3,195,000 \$710	\$2,895,000 \$643	\$2,780,000 \$618 -9.4% -3.6%	2/8/17	6/8/17 120 120 (Agent DOM)	9/20/17 224	\$2,124,500 30.9% \$46,614	Colonial 12 / 6 / 4&1 0.34 1935	Susan Kelty Law HL Dual	Leslie A. Corcoran
47 Prescott 42 Square Feet: 4,082 MLS # - 4717754; Seller - Withheld at owner request	\$2,795,000 \$685	\$2,795,000 \$685	\$2,880,000 \$706 3.0%	4/26/17	5/11/17 15 15 (Agent DOM)	9/8/17 135	\$2,962,800 -2.8% \$68,128	Other/See Remarks 11 / 4 / 3&2 0.4081 1951	Susan Kelty Law Houlihan Lawrence Inc.	HL Dual Susan Kelty Law Houlihan Lawrence Inc.

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3 Sherman 49 Square Feet: 4,750 MLS # - 4649059; Seller - Faulstich	\$3,695,000	\$3,695,000	\$3,500,000 -5.3%	1/23/17	3/4/17	6/28/17	\$3,000,000 16.7% \$65,007	Colonial 12 / 6 / 5&2 0.37 1930	Sheila Stoltz Sheila Stoltz	HL Dual Sheila Stoltz
50 Masterton 50 Square Feet: 6,526 MLS # - 4703193; Seller - Withheld	\$3,900,000	\$3,625,000	\$3,625,000 -7.1%	2/1/17	6/15/17	8/16/17	\$3,919,800 -7.5% \$87,285	Other/See Remarks 15 / 5 / 4&2 0.35 2016	Tracy Murray Park Sterling Realty	Gay Rosen Julia B Fee Sothebys Int. Rity
81 Tanglewylde 51 Square Feet: 5,050 MLS # - 4701129; Seller - Beach Bruce/Hudson Beach Dawn	\$4,275,000	\$4,275,000	\$3,885,000 -9.1%	1/23/17	4/18/17	8/2/17	\$3,194,700 21.6% \$79,000	Colonial 12 / 5 / 6&1 0.89 1901	Rita Steinkamp Sheila Stoltz	Nermin Epperson Julia B Fee Sothebys Int. Rity
30 Masterton 52 Square Feet: 6,403 MLS # - 4724531; Seller - Ak Homes & Design LLC	\$4,495,000	\$4,495,000	\$4,300,000 -4.3%	5/31/17	7/6/17	10/26/17	\$1,950,000 120.5% \$43,289	Colonial 14 / 6 / 5&2 0.299 1923	Jane Vergari Houlihan Lawrence Inc. Happy French-Zingaro Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.
100 White Plains 53 Square Feet: 5,956 MLS # - 4700132; Seller - Mcmanus M/Mcmanus S	\$4,995,000	\$4,600,000	\$4,350,000 -7.9% -5.0%	1/4/17	8/10/17	11/6/17	\$3,753,000 15.9% \$83,411	Colonial 13 / 7 / 4&2 1.5 1903	Rita Steinkamp	Agnes A. Seminara Holzber Julia B Fee Sothebys Int. Rity
29 Prescott 54 Square Feet: 6,740 MLS # - 4711554; Seller - withheld	\$5,300,000	\$4,850,000	\$4,625,000 -8.5% -4.2%	3/21/17	8/11/17	9/29/17	\$5,163,600 -10.4% \$107,259	Estate 14 / 8 / 6&3 0.73 1894	Kathleen Collins Julia B Fee Sothebys Int. Rity	Kathleen Collins Julia B Fee Sothebys Int. Rity

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24 Park	\$5,295,000	\$5,295,000	\$5,100,000	9/8/16	2/24/17	5/19/17	\$5,361,700	Estate	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Sheila Stoltz
55 Square Feet: 7,390 MLS # - 4637054; Seller - withheld	\$717	\$717	\$690 -3.7%		169	253 169 (Agent DOM)	-4.9% \$100,214	15 / 6 / 4&1 0.5085 1894		
11 Eastway	\$6,350,000	\$6,350,000	\$5,868,500	5/15/17	6/12/17	8/14/17	\$4,012,600	Colonial	Susan Kelty Law Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc.
56 Square Feet: 6,629 MLS # - 4721074; Seller - Withheld at owner request	\$958	\$958	\$885 -7.6%		28	91 28 (Agent DOM)	46.3% \$89,927	11 / 4 / 5&1 0.6541 1927	Anne Kelty Houlihan Lawrence Inc.	HL Dual

Total Bronxville 2017

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy
56	44 79%	36 64%	35 63%	27 48%

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Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$2,395,000	\$2,387,500	\$2,237,500	58	146	\$2,035,169	56	44	36	35	27
		-0.3%	-6.3%					79%	64%	63%	48%
Average:	\$2,632,188	\$2,535,991	\$2,419,998	89	169	\$2,266,153					
		-3.7%	-4.4%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$739	\$737	\$690	3,241
		-\$2	-\$46	
Average:	\$723	\$697	\$665	3,639
		-\$26	-\$32	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017
Homes Sold	3	2	3	4	4	13	8	6	3	3	6	1	56
Median Original Price	\$1,275,000	\$2,122,500	\$974,500	\$2,700,000	\$3,250,500	\$1,995,000	\$2,095,000	\$3,500,000	\$3,195,000	\$2,295,000	\$2,645,000	\$3,550,000	\$2,395,000
Median List Price	\$1,275,000	\$2,122,500	\$974,500	\$2,700,000	\$2,897,500	\$1,995,000	\$2,035,000	\$3,362,500	\$2,895,000	\$1,810,000	\$2,535,000	\$2,999,000	\$2,387,500
Median Sold Price	\$1,242,000	\$2,050,000	\$999,900	\$2,625,000	\$2,631,250	\$1,995,000	\$1,950,000	\$3,295,000	\$2,880,000	\$1,775,000	\$2,420,000	\$2,550,000	\$2,237,500
Average Sold Price	\$1,447,333	\$2,050,000	\$1,296,633	\$2,712,500	\$2,949,375	\$2,211,500	\$2,055,313	\$3,423,917	\$3,428,333	\$2,491,667	\$2,415,833	\$2,550,000	\$2,419,998

**Bronxville School District
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2016

	Address:			Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent			
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent			
							Amount	Acres					
								Yr Built					
1	73 Kensington	\$799,000	\$799,000	\$810,000	4/29/16	5/10/16	6/30/16	\$554,400	Tudor	Sheila Stoltz	Susan Kelty Law		
	Square Feet: 1,400	\$571	\$571	\$579		11	62	46.1%	7 / 3 / 2&0	HL	Dual		
	MLS # - 4619045; Seller - wthld					12 (Agent DOM)		\$13,100	0.06				
									1922				
2	65 Kensington	\$858,000	\$858,000	\$840,500	7/14/16	8/11/16	9/22/16	\$642,500	Town House	Susan D. Hawkins Julia B Fee Sothebys Int. Rty	Susan D. Hawkins Julia B Fee Sothebys Int. Rty		
	Square Feet: 1,717	\$500	\$500	\$490		28	70	30.8%	7 / 3 / 2&0				
	MLS # - 4631790; Seller - Withheld at owner's request					28 (Agent DOM)		\$15,357	0.0963				
									1922				
3	97 Kensington	\$895,000	\$895,000	\$895,000	7/7/16	7/23/16	9/28/16	\$775,546	Town House, Tudor	Elizabeth D. Yienger	Diane Hackett		
	Square Feet: 1,505	\$595	\$595	\$595		16	83	15.4%	7 / 4 / 2&0	HL	Dual		
	MLS # - 4630768; Seller - w/h at owner's request					16 (Agent DOM)		\$16,251	0.05		Valmarie Zorila		
									1928				
4	5 Kensington	\$889,000	\$889,000	\$900,000	10/16/15	11/11/15	2/12/16	\$943,400	Town House	Thalia Cody Bronxville Real Estate	Lydia Maria Petrosino Lydia Maria Real Estate		
	Square Feet: 1,760	\$505	\$505	\$511		26	119	-4.6%	6 / 3 / 2&0	Christina M. Raymond			
	MLS # - 4544335; Seller - Lojun Sharon					27 (Agent DOM)		\$20,475	0.06	Bronxville Real Estate			
									1918				
5	78 Kensington	\$995,000	\$995,000	\$900,000	1/5/16	1/25/16	2/26/16	\$752,600	Town House	Elizabeth D. Yienger	Sheila Stoltz		
	Square Feet: 1,345	\$740	\$740	\$669		20	52	19.6%	6 / 3 / 2&0	HL	Dual		
	MLS # - 4554517; Seller - Withheld					20 (Agent DOM)		\$18,434	0.06				
									1924				
6	79 Kensington	\$1,050,000	\$1,050,000	\$940,000	10/16/15	12/30/15	2/2/16	\$709,375	Town House, Tudor	Elizabeth D. Yienger	Saskia Martin		
	Square Feet: 1,581	\$664	\$664	\$595		75	109	32.5%	7 / 4 / 3&1	Houlihan Lawrence Inc.	Houlihan Lawrence Inc.		
	MLS # - 4543121; Seller - w/h at owner's request					75 (Agent DOM)		\$15,808	0.04	HL	Dual		
									1926				

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 1 Kensington Square Feet: 1,554 MLS # - 4633702; Seller - Coroneos, Despina	\$1,100,000 \$708	\$1,100,000 \$708	\$952,000 -13.5% \$613	7/25/16	10/10/16	10/27/16 77 94 77 (Agent DOM)	\$20,665	Other/See Remarks, Town House 8 / 3 / 2&0 3604 1918	Mitchell M. Queler Keller Williams Realty Partner	Dennis J. Tormey Diane Hackett
8 8 Park Avenue Square Feet: 1,900 MLS # - 4541196; Seller - Withheld	\$1,100,000 \$579	\$1,100,000 \$579	\$1,025,000 -6.8% \$539	9/9/15	12/24/15	3/9/16 106 182 108 (Agent DOM)	\$843,200 21.6% \$20,955	Mediterranean, Town House 8 / 4 / 2&0 0.04 1926	Marilyn Krizansky Houlihan Lawrence Inc.	Paulette Talley Houlihan Lawrence Inc. HL Dual
9 6 Beverly Square Feet: 1,544 MLS # - 4625404; Seller - Withheld	\$1,100,000 \$712	\$1,100,000 \$712	\$1,088,000 -1.1% \$705	6/3/16	6/23/16	7/29/16 20 56 20 (Agent DOM)	\$864,100 25.9% \$20,500	Other/See Remarks 7 / 3 / 2&0 0.06 1930	Sheila Stoltz	Sheila Stoltz HL Dual
10 45 Sagamore Square Feet: 1,918 MLS # - 4604633; Seller - Withheld	\$1,295,000 \$675	\$1,245,000 -3.9% \$649	\$1,230,000 -1.2% \$641	2/7/16	6/28/16	7/7/16 142 151 142 (Agent DOM)	\$990,000 24.2% \$22,849	Town House 8 / 4 / 2&0 0.05 1919	Priscilla Toomey Julia B Fee Sothebys Int. Rity	Susan D. Hawkins Julia B Fee Sothebys Int. Rity
11 1 Beverly Square Feet: 1,592 MLS # - 4528944; Seller - Berkemeyer James/Berkemeyer Karen	\$1,295,000 \$813	\$1,295,000 \$813	\$1,250,000 -3.5% \$785	6/22/15	12/2/15	3/1/16 163 253 135 (Agent DOM)	\$797,800 56.7% \$20,114	Town House 7 / 3 / 3&0 0.06 1922	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Andrea Braunstein
12 3 Park Avenue Square Feet: 1,825 MLS # - 4626790; Seller - Nielson	\$1,325,000 \$726	\$1,325,000 \$726	\$1,325,000 \$726	6/10/16	6/24/16	9/15/16 14 97 14 (Agent DOM)	\$918,600 44.2% \$21,983	Town House 7 / 4 / 2&0 0.04 1926	Rita Steinkamp Houlihan Lawrence Inc.	Eugenie M. Meluso Julia B Fee Sothebys Int. Rity James A. Sutherland Julia B Fee Sothebys Int. Rity

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
6 Merestone 13 Square Feet: 2,000 MLS # - 4633095; Seller - Barry Jeannette	\$1,495,000	\$1,495,000	\$1,360,000 -9.0%	7/20/16	10/18/16	12/15/16	\$1,051,100 29.4% \$23,374	Town House, Tudor 6 / 3 / 2&0 0.03 1924	Alice Regan Julia B Fee Sothebys Int. Rlty	Elizabeth Campbell
15 Bacon 14 Square Feet: 2,380 MLS # - 4627651; Seller - Withheld	\$1,350,000	\$1,350,000	\$1,385,000 2.6%	6/17/16	7/6/16	9/8/16	\$1,150,000 20.4% \$26,089	Town House 7 / 4 / 3&1 0.0418 1932	Susan Kelty Law Houlihan Lawrence Inc.	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
5 Hobart 15 Square Feet: 3,145 MLS # - 4602466; Seller - Paul & Ching Y Kwan	\$1,495,000	\$1,495,000	\$1,425,000 -4.7%	1/21/16	2/11/16	5/4/16	\$1,254,800 13.6% \$21,000	Colonial, Victorian 11 / 6 / 3&1 0.11 1898	Sheila Stoltz	Lori G. Yarom Pegeen Costa
360 Pondfield 16 Square Feet: 4,258 MLS # - 4528256; Seller - withheld	\$1,795,000	\$1,795,000	\$1,450,000 -19.2%	6/18/15	12/4/15	4/25/16	\$1,974,200 -26.6% \$46,596	Colonial 10 / 5 / 4&1 0.4 1928	Susan Kelty Law Houlihan Lawrence Inc.	Susan Kelty Law Houlihan Lawrence Inc.
21 Dusenberry 17 Square Feet: 2,458 MLS # - 4632682; Seller - Withheld	\$1,799,000	\$1,549,000	\$1,460,000 -13.9% -4.9%	7/25/16	10/6/16	12/19/16	\$18,650 7,728.4% \$35,279	Tudor 9 / 3 / 2&2 0.2298 1928	Nermin Epperson Julia B Fee Sothebys Int. Rlty	Sheila Stoltz
6 Bacon 18 Square Feet: 2,518 MLS # - 4553991; Seller - w/h at owner's request	\$1,550,000	\$1,500,000	\$1,465,000 -3.2% -2.3%	1/4/16	2/12/16	4/5/16	\$1,300,000 12.7% \$29,797	Town House 7 / 4 / 3&1 0.04 1932	Elizabeth D. Yienger Houlihan Lawrence Inc.	Elizabeth D. Yienger Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 Bacon 19 Square Feet: 2,368 MLS # - 4602366; Seller - Calder	\$1,529,000 \$646	\$1,525,000 \$644	\$1,504,000 \$635	2/15/16	5/11/16	7/7/16	\$1,576,000 -4.6% \$33,178	Town House 7 / 4 / 3&1 0.04 1932	Carol Conway Bronxville Real Estate Christina M. Raymond Bronxville Real Estate	Mary Karen O'Shaughnessy Andrea Braunstein
50 Elm Rock 20 Square Feet: 2,489 MLS # - 4606352; Seller - Gelinas	\$1,850,000 \$743	\$1,780,000 \$715	\$1,725,000 \$693	3/2/16	5/26/16	6/30/16	\$1,604,300 7.5% \$34,855	Colonial 8 / 3 / 2&1 0.1585 1950	Mary Cassidy Bronxville Real Estate	Saskia Martin Houlihan Lawrence Inc. Susie French Houlihan Lawrence Inc.
120 Tanglewylde 21 Square Feet: 2,800 MLS # - 4541322; Seller - Attwater Colan J/Attwater Lucy K	\$1,975,000 \$705	\$1,795,000 \$641	\$1,750,000 \$625	9/9/15	1/29/16	3/30/16	\$1,366,800 28.0% \$28,200	Colonial 10 / 4 / 2&1 0.18 1910	Sheila Stoltz	Susie French HL Dual
44 Woodland 22 Square Feet: 3,502 MLS # - 4624466; Seller - Jackson	\$2,050,000 \$585	\$2,050,000 \$585	\$1,850,000 \$528	6/1/16	6/23/16	8/19/16	\$1,738,000 6.4% \$36,807	Colonial 11 / 5 / 4&0 0.218 1923	Sarah French Houlihan Lawrence Inc. Toni Bessone Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
37 Summit 23 Square Feet: 2,547 MLS # - 4606012; Seller - withheld at owner request	\$1,895,000 \$744	\$1,895,000 \$744	\$1,875,000 \$736	2/17/16	3/25/16	6/17/16	\$1,571,294 19.3% \$35,986	Colonial 9 / 4 / 2&2 0.2544 1958	Susan Kelly Law	Michele K. Pagnotta Houlihan & O'Malley R. E. Serv Mary (Pat) Houlihan Houlihan & O'Malley R. E. Serv
32 Park 24 Square Feet: 2,798 MLS # - 4601617; Seller - Estate of Heintz Fredrick P	\$1,895,000 \$677	\$1,895,000 \$677	\$1,900,000 \$679	1/27/16	2/12/16	5/18/16	\$2,084,500 -8.9% \$40,309	Cottage 9 / 3 / 2&1 0.18 1900	William Q Dowling Julia B Fee Sothebys Int. Rlty	Barbara Nanna Julia B Fee Sothebys Int. Rlty William Q Dowling Julia B Fee Sothebys Int. Rlty

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25 Oakledge 25 Square Feet: 3,569 MLS # - 4624756; Seller - Janney	\$2,099,000 \$588	\$2,099,000 \$588	\$1,960,000 -6.6% \$549	6/1/16	7/22/16 51 51 (Agent DOM)	8/16/16 76	\$1,813,800 8.1% \$39,003	Ranch 9 / 5 / 3&1 0.413 1966	Gia A. Tomari Julia B Fee Sothebys Int. Rlty	Susan Kelty Law
6 Crows Nest 26 Square Feet: 3,077 MLS # - 4603527; Seller - withheld	\$2,195,000 \$713	\$2,150,000 -2.1% \$699	\$2,075,000 -3.4% \$674	2/8/16	4/11/16 63 63 (Agent DOM)	6/6/16 119	\$1,962,529 5.7% \$43,742	Colonial 9 / 4 / 3&1 0.2 1936	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Elizabeth Campbell Houlihan Lawrence Inc.
1 Pine 27 Square Feet: 3,652 MLS # - 4550304; Seller - Flannery R/Flannery N	\$2,395,000 \$656	\$2,295,000 -4.2% \$628	\$2,135,000 -6.7% \$585	12/10/15	6/6/16 179 140 (Agent DOM)	7/29/16 232	\$800,000 166.9% \$47,338	Colonial 9 / 4 / 3&1 0.34 1931	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Jane Vergari Happy French-Zingaro
7 Pine 28 Square Feet: 2,796 MLS # - 4614269; Seller - Hudson James D/Hudson Barbara	\$2,150,000 \$769	\$2,150,000 \$769	\$2,137,500 -0.6% \$764	4/4/16	4/21/16 17 17 (Agent DOM)	7/11/16 98	\$2,035,300 5.0% \$44,936	Colonial 9 / 4 / 2&2 0.22 1925	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Sheila Stoltz Houlihan Lawrence Inc.
57 Summit 29 Square Feet: 3,135 MLS # - 4607418; Seller - Witheld at owners request	\$2,250,000 \$718	\$2,250,000 \$718	\$2,185,000 -2.9% \$697	2/25/16	3/16/16 20 20 (Agent DOM)	6/23/16 119	\$1,792,900 21.9% \$38,994	Colonial 9 / 4 / 3&2 0.23 1928	Stacey Hughes	Denise Gutman-Tenner Coldwell Banker Res Brokerage
22 Sunny Brae 30 Square Feet: 3,480 MLS # - 4503967; Seller - withheld	\$2,750,000 \$790	\$2,395,000 -12.9% \$688	\$2,200,000 -7.1% \$632	2/2/15	12/17/15 318 318 (Agent DOM)	3/18/16 410	\$2,383,700 -7.7% \$51,292	Tudor 9 / 4 / 3&1 0.29 1927	Susan Kelty Law Houlihan Lawrence Inc.	Jane Vergari Houlihan Lawrence Inc. Happy French-Zingaro Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
2 Studio 31 Square Feet: 3,122 MLS # - 4535160; Seller - MacAllister Robert/MacAllister Marjorie	\$2,250,000	\$2,250,000	\$2,200,000 -2.2%	8/3/15	2/10/16	4/13/16	\$2,054,700 7.1% \$46,840	Colonial 9 / 4 / 4&1 0.28 1954	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Susie French
2 Dusenberry 32 Square Feet: 4,473 MLS # - 4607282; Seller - Withheld at owner request	\$2,495,000	\$2,375,000	\$2,265,000 -4.8% -4.4%	2/24/16	8/4/16	9/23/16	\$2,206,000 2.7% \$53,048	Colonial 10 / 4 / 3&1 0.4 1955	Susan Kelty Law Houlihan Lawrence Inc.	Sarah French Houlihan Lawrence Inc. Toni Bessone Houlihan Lawrence Inc.
9 Paddington 33 Square Feet: 3,680 MLS # - 4541225; Seller - withheld	\$2,385,000	\$2,385,000	\$2,300,000 -3.6%	9/23/15	10/13/15	4/1/16	\$2,372,800 -3.1% \$55,380	Contemporary 11 / 4 / 4&2 0.35 1956	Susan Kelty Law	Diane Hackett Valmarie Zorila
110 Tanglewylde 34 Square Feet: 5,791 MLS # - 4547525; Seller - Hossein Firooznia	\$2,695,000	\$2,500,000	\$2,325,000 -7.2% -6.5%	10/27/15	3/21/16	6/3/16	\$2,600,000 -10.6% \$57,500	Carriage House, Tudor 13 / 7 / 6&2 0.33 1881	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Kathleen Collins Julia B Fee Sothebys Int. Rlty
33 Summit 35 Square Feet: 4,460 MLS # - 4605950; Seller - Fleming Holly L/Marrinan Edward B	\$2,595,000	\$2,495,000	\$2,400,000 -3.9% -3.7%	2/24/16	4/22/16	6/17/16	\$2,640,300 -9.1% \$51,943	Colonial, Farm House 11 / 5 / 4&1 0.38 1936	Barbara Kerrigan Carol Moesel	Louise Baudoin Louise Baudoin
61 Sagamore 36 Square Feet: 4,537 MLS # - 4601161; Seller - withheld	\$2,595,000	\$2,595,000	\$2,525,000 -2.7%	1/20/16	2/2/16	4/5/16	\$2,091,465 20.7% \$44,780	Victorian 11 / 6 / 4&1 0.47 1870	Susan Kelty Law Houlihan Lawrence Inc.	Mary Claire White Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 The High 37 Square Feet: 3,437 MLS # - 4527709; Seller - Marshall	\$2,850,000	\$2,795,000 -1.9%	\$2,560,000 -8.2%	6/17/15	5/17/16 335 335 (Agent DOM)	7/14/16 393	\$2,802,400 -8.6% \$54,802	Colonial 11 / 5 / 4&2 0.25 1926	Susan Kelly Law Leslie A. Corcoran	Sheila Stoltz HL Dual
17 Sussex 38 Square Feet: 4,200 MLS # - 4605354; Seller - withheld	\$2,895,000	\$2,745,000 -5.2%	\$2,650,000 -3.3%	2/10/16	10/14/16 247 247 (Agent DOM)	12/16/16 310	\$2,654,992 -0.2% \$55,613	Tudor 10 / 6 / 4&2 0.28 1916	Kathleen Collins Julia B Fee Sothebys Int. Rty	Therese M. Walsh Houlihan Lawrence Inc.
25 Sycamore 39 Square Feet: 4,024 MLS # - 4610169; Seller - withheld	\$2,715,000	\$2,715,000	\$2,690,000 -0.9%	3/10/16	3/18/16 8 8 (Agent DOM)	6/24/16 106	\$2,459,600 9.4% \$52,684	Colonial 12 / 6 / 4&2 0.3 1914	Susan Kelly Law	Susan Kelly Law HL Dual
20 Masterton 40 Square Feet: 3,200 MLS # - 4617086; Seller - withheld	\$2,895,000	\$2,895,000	\$2,700,000 -6.7%	4/21/16	6/30/16 70 70 (Agent DOM)	8/24/16 125	\$2,234,167 20.9% \$51,435	Colonial 11 / 6 / 3&2 0.57 1922	Kathleen Collins Julia B Fee Sothebys Int. Rty	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
21 Sunset 41 Square Feet: 4,000 MLS # - 4602499; Seller - Van Tienhoven Conrad/Van Tienhoven Laura W	\$2,695,000	\$2,695,000	\$2,795,000 3.7%	1/21/16	1/29/16 8 8 (Agent DOM)	8/11/16 203	\$2,109,900 32.5% \$48,900	Contemporary 12 / 6 / 5&0 0.34 1966	Sheila Stoltz	Susie French HL Dual
8 The Byway 42 Square Feet: 4,326 MLS # - 4613857; Seller - Kenney John/Kenney Charlotte	\$2,795,000	\$2,795,000	\$2,795,000	5/2/16	6/3/16 32 32 (Agent DOM)	8/29/16 119	\$2,747,000 1.7% \$55,943	Colonial 12 / 5 / 4&2 0.2852 1928	Rita Steinkamp Houlihan Lawrence Inc.	Ann Marie Sullivan Houlihan Lawrence Inc. HL Dual

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65 Tanglewyld 43 Square Feet: 5,000 MLS # - 4603641; Seller - withheld	\$2,925,000	\$2,925,000	\$2,890,000 -1.2%	1/28/16	2/3/16 6 6 (Agent DOM)	6/27/16 151	\$2,214,499 30.5% \$48,721	Colonial 12 / 6 / 5&1 0.26 1907	Susie French HL Dual	Susan Kelty Law
106 Tanglewyld 44 Square Feet: 4,874 MLS # - 4602501; Seller - Yu Nancy L/Kochansky Joseph M Jr	\$3,250,000	\$3,250,000	\$2,925,000 -10.0%	2/10/16	4/25/16 75 75 (Agent DOM)	7/13/16 154	\$2,817,300 3.8% \$63,000	Colonial 11 / 5 / 3&2 0.4 1922	Sheila Stoltz Houlihan Lawrence Inc.	Colleen O' D. Fitzgerald Bronxville Real Estate
8 Pine 45 Square Feet: 4,514 MLS # - 4616220; Seller - Redpath	\$2,995,000	\$2,995,000	\$2,995,000	4/13/16	4/28/16 15 15 (Agent DOM)	8/12/16 121	\$2,278,900 31.4% \$48,145	Colonial 11 / 5 / 4&1 0.31 1925	Rita Steinkamp HL Dual	Sheila Stoltz
233 Pondfield 46 Square Feet: 4,013 MLS # - 4608886; Seller - Conboy	\$3,195,000	\$3,195,000	\$3,000,000 -6.1%	3/9/16	4/1/16 23 23 (Agent DOM)	6/28/16 111	\$2,700,000 11.1% \$57,042	Colonial 10 / 6 / 3&2 0.29 1924	Rita Steinkamp Houlihan Lawrence Inc. Sheila Stoltz Houlihan Lawrence Inc.	Susan Kelty Law Houlihan Lawrence Inc.
35 Ridgecroft 47 Square Feet: 4,100 MLS # - 4604569; Seller - Saad	\$3,195,000	\$3,195,000	\$3,005,000 -5.9%	2/10/16	2/26/16 16 16 (Agent DOM)	7/8/16 149	\$2,518,400 19.3% \$48,259	Colonial 12 / 5 / 5&1 0.31 1957	Rita Steinkamp HL Dual Sheila Stoltz	Sheila Stoltz
17 Wood End 48 Square Feet: 4,210 MLS # - 4626375; Seller - with held at owners request	\$3,365,000	\$3,365,000	\$3,300,000 -1.9%	6/25/16	10/17/16 114 114 (Agent DOM)	11/30/16 158	\$27,700 11,813.4% \$43,000	Tudor 9 / 5 / 3&2 0.74 1924	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Non Member-MLS Non-Member MLS

**Bronxville School District
Single Family**

2016

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
6 Oriole 49 Square Feet: 4,000 MLS # - 4601663; Seller - withheld	\$3,495,000	\$3,350,000 -4.1%	\$3,325,000 -0.7%	1/15/16	4/14/16 90	7/7/16 174	\$3,328,800 -0.1% \$71,199	Tudor 10 / 4 / 3&2 0.23 1924	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Sheila Stoltz
46 Prescott 50 Square Feet: 2,906 MLS # - 4550836; Seller - MAM IR Trust #1	\$3,300,000	\$3,300,000 1.5%	\$3,350,000	11/22/15	2/4/16 74	4/14/16 144	\$2,376,400 41.0% \$55,192	Colonial 7 / 3 / 3&1 0.94 1949	Laura Stichter Houlihan Lawrence Inc.	Eva Casoria Keller Williams NY Realty
8 Orchard 51 Square Feet: 3,938 MLS # - 4612715; Seller - Palfrey and McRoberts	\$3,400,000	\$3,400,000	\$3,400,000	3/29/16	4/25/16 27	8/12/16 136	\$3,058,200 11.2% \$69,682	Colonial 11 / 5 / 3&2 0.37 1930	Laura Stichter	Sheila Stoltz HL Dual
5 Northway 52 Square Feet: 4,391 MLS # - 4554048; Seller - withheld	\$3,925,000	\$3,695,000 -5.9%	\$3,500,000 -5.0%	1/11/16	5/3/16 113	6/24/16 165	\$3,336,446 4.9% \$68,099	Colonial 13 / 5 / 5&1 0.42 1921	Janet R. Lyons Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
20 Argyle 53 Square Feet: 5,348 MLS # - 4602332; Seller - withheld	\$5,250,000	\$4,500,000 -14.3%	\$3,800,000 -13.3%	1/19/16	11/23/16 309	12/22/16 338	\$5,047,300 -24.7% \$105,034	Colonial 14 / 8 / 4&3 1 1929	Susan Kelty Law Anne Kelty	Maria Wein Devaney HL Dual
30 Elm Rock 54 Square Feet: 5,471 MLS # - 4531546; Seller - Mccann Robert W/Mccann Suzanne W	\$4,250,000	\$4,250,000	\$3,900,000 -8.2%	7/31/15	12/16/15 138	2/11/16 195	\$3,320,438 17.5% \$75,521	Tudor 12 / 5 / 4&1 0.51 1925	Sheila Stoltz Houlihan Lawrence Inc. Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual

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2016

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
15 Ridge 55 Square Feet: 6,000 MLS # - 4606659; Seller - withheld at owners' request	\$4,450,000	\$4,450,000	\$4,050,000 -9.0%	2/19/16	6/24/16	9/22/16	\$3,600,000 12.5% \$86,663	Other/See Remarks 13 / 7 / 5&1 0.55 1920	Rita Steinkamp Susan Kely Law	Maria Wein Devaney HL Dual
15 Hemlock 56 Square Feet: 5,599 MLS # - 4620063; Seller - Millson	\$4,350,000	\$4,350,000	\$4,250,000 -2.3%	5/5/16	5/24/16	7/28/16	\$4,397,500 -3.4% \$88,775	Other/See Remarks 15 / 7 / 4&1 0.45 1880	Susie French Houlihan Lawrence Inc.	Non Member-MLS Non-Member MLS
2 Crown 57 Square Feet: 6,183 MLS # - 4601830; Seller - Teresa Marziano & Steven Dallal	\$4,750,000	\$4,750,000	\$4,400,000 -7.4%	1/15/16	2/19/16	4/13/16	\$1	Colonial 16 / 6 / 6&1 0.39 2015	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Susan Kely Law
21 Crows Nest 58 Square Feet: 7,231 MLS # - 4521445; Seller - Withheld	\$6,395,000	\$5,795,000	\$5,200,000 -9.4% -9.3%	5/20/15	11/30/15	3/15/16	\$4,883,500 6.5% \$99,443	Other/See Remarks 13 / 5 / 6&2 0.76 1902	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.

Total Bronxville 2016

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
58	52	37	46	31
	90%	64%	79%	53%

**Bronxville School District
Single Family**

2016

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$2,317,500	\$2,272,500	\$2,192,500	61	131	\$2,045,000	58	52	37	46	31
		-1.9%	-3.5%					90%	64%	79%	53%
Average:	\$2,440,828	\$2,381,362	\$2,267,103	83	156	\$1,984,788					
		-2.4%	-4.7%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$670	\$657	\$634	3,459
		-\$13	-\$23	
Average:	\$709	\$692	\$659	3,442
		-\$17	-\$33	

Monthly Analysis:	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016
Homes Sold	4	5	7	2	11	10	7	6	1	1	4	58
Median Original Price	\$1,022,500	\$1,975,000	\$2,385,000	\$1,695,000	\$2,595,000	\$2,622,500	\$2,795,000	\$1,337,500	\$1,100,000	\$3,365,000	\$2,347,000	\$2,317,500
Median List Price	\$1,022,500	\$1,795,000	\$2,385,000	\$1,695,000	\$2,495,000	\$2,545,000	\$2,795,000	\$1,337,500	\$1,100,000	\$3,365,000	\$2,147,000	\$2,272,500
Median Sold Price	\$920,000	\$1,750,000	\$2,300,000	\$1,662,500	\$2,325,000	\$2,348,750	\$2,795,000	\$1,355,000	\$952,000	\$3,300,000	\$2,055,000	\$2,192,500
Average Sold Price	\$1,660,000	\$2,285,000	\$2,527,143	\$1,662,500	\$2,315,909	\$2,415,950	\$2,642,143	\$1,793,417	\$952,000	\$3,300,000	\$2,317,500	\$2,267,103

**Bronxville School District
Single Family**

2015

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
103 Kensington 1 Square Feet: 1,429 MLS # - 4506609; Seller - w/h at owners request	\$825,000	\$825,000	\$815,000 -1.2%	2/25/15	3/26/15 29	5/20/15 84	\$708,200 15.1% \$17,373	Town House 7 / 4 / 2&0 0.05 1924	Elizabeth D. Yienger HL Dual	Diane Hackett Valmarie Zorila
91 Kensington 2 Square Feet: 1,500 MLS # - 4503627; Seller - Chilenskaskas	\$849,000	\$849,000	\$844,000 -0.6%	1/29/15	2/27/15 29	4/27/15 88	\$741,400 13.8% \$16,053	Town House 7 / 4 / 2&0 0.05 1923	Elizabeth D. Yienger Houlihan Lawrence Inc.	Christine Luciano Weichert Realtors
93 Kensington 3 Square Feet: 1,750 MLS # - 4509519; Seller - McCarthy	\$860,000	\$860,000	\$860,000	3/13/15	3/25/15 12	6/9/15 88	\$707,900 21.5% \$17,816	Town House 8 / 4 / 2&0 0.05 1920	Valmarie Zorila Diane Hackett	John Colangelo Exit Realty Private Client
81 Kensington 4 Square Feet: 1,567 MLS # - 4420405; Seller - Wingender	\$895,000	\$895,000	\$865,000 -3.4%	6/17/14	1/30/15 227	3/31/15 287	\$836,600 3.4% \$21,120	Town House, Tudor 7 / 4 / 2&0 0.04 1926	Elizabeth D. Yienger Houlihan Lawrence Inc.	Nancy Jones Julia B Fee Sothebys Int. Rlty
69 Kensington 5 Square Feet: 1,641 MLS # - 4433579; Seller - DelliColli	\$935,000	\$935,000	\$870,000 -7.0%	9/8/14	11/13/14 66	1/13/15 127	\$671,800 29.5% \$15,870	Town House 7 / 4 / 2&1 0.07 1922	Elizabeth D. Yienger	Katherine Jennings Katherine Jennings
87 Parkway 6 Square Feet: 2,060 MLS # - 4512359; Seller - Nayyar Lal C	\$879,000	\$879,000	\$875,000 -0.5%	3/30/15	4/27/15 28	7/6/15 98	\$560,000 56.3% \$13,958	Colonial 9 / 3 / 1&0 0.06 1906	Leslie A. Corcoran Houlihan Lawrence Inc. Aimee Bester Houlihan Lawrence Inc.	Non Member-MLS Non-Member MLS

**Bronxville School District
Single Family**

2015

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:		
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent	
68 Kensington 7 Square Feet: 1,302 MLS # - 4441143; Seller - Sullivan	\$910,000	\$910,000	\$900,000 -1.1%	10/31/14	11/25/14 25 25 (Agent DOM)	1/30/15 91	\$756,100 19.0% \$18,926	Town House 6 / 3 / 2&0 0.04 1921	Susie French Andrea Braunstein	HL Dual 	Elizabeth D. Yienger
4 Beechtree 8 Square Feet: 1,561 MLS # - 4521427; Seller - T & H Dougherty	\$950,000	\$950,000	\$920,000 -3.2%	5/14/15	6/2/15 19 19 (Agent DOM)	7/28/15 75	\$863,478 6.5% \$19,898	Town House 6 / 3 / 2&0 0.03 1917	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual	Sheila Stoltz Houlihan Lawrence Inc.
45 Sagamore 9 Square Feet: 1,900 MLS # - 4502688; Seller - Luning	\$1,089,000	\$1,089,000	\$990,000 -9.1%	1/21/15	5/7/15 106 107 (Agent DOM)	5/21/15 120	\$15,200 6,413.2% \$22,631	Town House,Tudor 7 / 4 / 2&0 0.05 1919	Agnes Aliberto RE/MAX Prime Properties Richard A. LaRusso RE/MAX Prime Properties		Eugenie M. Meluso Julia B Fee Sothebys Int. Rty
8 Beverly 10 Square Feet: 1,408 MLS # - 4441846; Seller - Whipple	\$999,000	\$999,000	\$999,000	11/5/14	12/31/14 56 56 (Agent DOM)	5/28/15 204	\$762,100 31.1% \$19,081	Town House 6 / 3 / 2&0 1925	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.	HL Dual	Valmarie Zorila Houlihan Lawrence Inc.
5 Beverly 11 Square Feet: 1,358 MLS # - 4423942; Seller - withheld	\$1,195,000	\$1,149,000	\$1,100,000 -3.8% -4.1%	7/9/14	12/10/14 154 155 (Agent DOM)	1/30/15 205	\$797,000 38.0% \$20,286	Town House 7 / 3 / 3&0 0.04 1922	Susan Kely Law		Courtney W. Cherna Bronxville Real Estate Christina M. Raymond Bronxville Real Estate
3 Beverly 12 Square Feet: 1,400 MLS # - 4512243; Seller - Palmeri	\$1,149,000	\$1,149,000	\$1,100,000 -4.3%	3/30/15	5/7/15 38 40 (Agent DOM)	6/26/15 88	\$884,100 24.4% \$21,000	Town House 7 / 3 / 2&0 0.05 1925	Helen Gerken Houlihan Lawrence Inc.		Non Member-MLS Non-Member MLS

**Bronxville School District
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2015

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Beverly 13 Square Feet: 1,400 MLS # - 4521607; Seller - Ludvigsen Trena C	\$1,100,000	\$1,100,000	\$1,145,000 4.1%	5/14/15	5/26/15	7/16/15	\$848,800 34.9% \$20,704	Town House 6 / 3 / 2&0 0.07 1924	Valmarie Zorila Diane Hackett	Sheila Stoltz HL Dual
47 Sagamore 14 Square Feet: 2,207 MLS # - 4437656; Seller - Withheld	\$1,295,000	\$1,295,000	\$1,221,000 -5.7%	10/6/14	2/10/15	3/10/15	\$1,077,683 13.3% \$23,280	Town House 7 / 4 / 2&0 0.05 1919	Barbara Nanna Julia B Fee Sothebys Int. Rity	Angelina Messenger Julia B Fee Sothebys Int. Rity Deborah B. Maxwell Julia B Fee Sothebys Int. Rity
20 Beechtree 15 Square Feet: 2,450 MLS # - 4522425; Seller - Grubert	\$1,395,000	\$1,395,000	\$1,347,000 -3.4%	5/18/15	6/15/15	7/22/15	\$928,100 45.1% \$22,436	Town House 8 / 4 / 2&0 0.07 1918	Gerald Torch Barhite & Holzinger, Inc.	Joan A. Lennon Julia B Fee Sothebys Int. Rity
10 Park Avenue 16 Square Feet: 2,027 MLS # - 4502577; Seller - Gietl	\$1,350,000	\$1,350,000	\$1,350,000	1/21/15	3/17/15	5/29/15	\$884,000 52.7% \$20,620	Mediterranean 7 / 4 / 2&0 0.05 1929	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.	Elizabeth D. Yienger Houlihan Lawrence Inc. HL Dual
12 Custer 17 Square Feet: 2,050 MLS # - 4509012; Seller - Vance Russell/Vance Donia T	\$1,595,000	\$1,575,000	\$1,550,000 -1.3% -1.6%	3/10/15	5/19/15	8/7/15	\$1,290,300 20.1% \$27,500	Colonial 9 / 3 / 3&0 0.19 1918	Sheila Stoltz	Michelle Prisco ERA Insite Realty Services
21 Dusenberry 18 Square Feet: 2,458 MLS # - 4419588; Seller - Pace	\$1,735,000	\$1,735,000	\$1,560,000 -10.1%	6/24/14	12/31/14	3/30/15	\$1,394,000 11.9% \$32,196	Tudor 9 / 3 / 2&2 0.2 1928	Laura Stichter Houlihan Lawrence Inc.	Nermin Epperson Julia B Fee Sothebys Int. Rity

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
19 3 Normandy Square Feet: 2,397 MLS # - 4439933; Seller - withheld	\$1,690,000 \$705	\$1,675,000 \$699	\$1,578,500 \$659 -0.9% -5.7%	10/22/14	3/28/15 157 157 (Agent DOM)	6/10/15 231	\$1,284,600 22.9% \$27,850	Town House 8 / 4 / 3&2 0.07 1928	Nancy Beers-Nix Julia B Fee Sothebys Int. Rlty	Diane Hackett Valmarie Zorila
20 15 Hamilton Square Feet: 2,160 MLS # - 4501763; Seller - withheld	\$1,700,000 \$787	\$1,700,000 \$787	\$1,625,000 \$752 -4.4%	1/14/15	1/28/15 14 14 (Agent DOM)	3/31/15 76	\$1,478,200 9.9% \$33,835	Colonial 8 / 5 / 3&0 0.26 1917	Susan Kelty Law Houlihan Lawrence Inc.	Diane E. Hirsch EIK Homes Realty LLC
21 241 Pondfield Square Feet: 2,225 MLS # - 4503425; Seller - Withheld	\$1,850,000 \$831	\$1,850,000 \$831	\$1,700,000 \$764 -8.1%	1/27/15	3/16/15 48 48 (Agent DOM)	6/10/15 134	\$1,250,000 36.0% \$29,787	Ranch 7 / 3 / 2&0 0.32 1956	Sheila Stoltz	HL Dual Valmarie Zorila Diane Hackett
22 67 Park Square Feet: 3,194 MLS # - 4529974; Seller - Munro	\$1,900,000 \$595	\$1,700,000 \$532	\$1,700,000 \$532 -10.5%	6/26/15	8/3/15 38 38 (Agent DOM)	10/29/15 125	\$2,501,540 -32.0% \$46,764	Arts&Crafts, Other/See Remarks 9 / 4 / 3&1 0.44 1905	Helen Gerken Houlihan Lawrence Inc.	HL Dual Helen Gerken Houlihan Lawrence Inc.
23 30 Masterton Square Feet: 2,733 MLS # - 4509934; Seller - Bader	\$1,999,999 \$732	\$1,849,000 \$677	\$1,750,000 \$640 -7.5% -5.0%	3/17/15	9/2/15 169 156 (Agent DOM)	11/4/15 232	\$2,153,800 -18.7% \$48,060	Colonial 10 / 5 / 2&2 0.2915 1923	Diane Capone Claire D. Leone Associates Ltd	Jane Vergari Happy French-Zingaro
24 4 Morningside Square Feet: 2,295 MLS # - 4518136; Seller - Patel Dipen H/Patel Abigail B	\$1,895,000 \$826	\$1,895,000 \$826	\$1,775,000 \$773 -6.3%	5/13/15	6/19/15 37 37 (Agent DOM)	7/16/15 64	\$1,213,200 46.3% \$28,684	Colonial 7 / 4 / 4&0 0.18 1939	Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
16 Sturgis 25 Square Feet: 2,500 MLS # - 4528079; Seller - Scioli Emely	\$1,995,000 \$798	\$1,995,000 \$798	\$1,800,000 -9.8% \$720	6/16/15	8/4/15 49 49 (Agent DOM)	10/1/15 107	\$465,000 287.1% \$35,396	Bilevel, Tudor 8 / 4 / 3&0 0.1575 1922	Rita Steinkamp	Joan A. Lennon Julia B Fee Sothebys Int. Rlty
18 Locust 26 Square Feet: 3,757 MLS # - 4506878; Seller - Sneh Iftah/Sneh Galit	\$2,095,000 \$558	\$1,875,000 -10.5% \$499	\$1,815,000 -2.9% \$483	2/23/15	6/11/15 108 108 (Agent DOM)	7/21/15 148	\$1,848,200 -1.8% \$42,700	Contemporary 11 / 5 / 4&0 0.2523 1957	Sheila Stoltz Houlihan Lawrence Inc.	Anne Kelty Houlihan Lawrence Inc. HL Dual
16 Sycamore 27 Square Feet: 2,015 MLS # - 4519903; Seller - Berney Robert/Berney Jeanne	\$1,895,000 \$940	\$1,895,000 \$940	\$1,895,000 \$940	5/6/15	5/28/15 22 22 (Agent DOM)	7/15/15 70	\$1,317,200 43.9% \$35,284	Split Level 8 / 3 / 3&0 0.4 1951	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Amy Via
73 Park 28 Square Feet: 2,715 MLS # - 4503301; Seller - withheld	\$1,995,000 \$735	\$1,995,000 \$735	\$1,995,000 \$735	1/28/15	2/12/15 15 15 (Agent DOM)	4/29/15 91	\$1,778,300 12.2% \$39,316	Colonial 9 / 4 / 3&2 0.18 1935	Anne Kelty Houlihan Lawrence Inc.	Kathleen Collins Julia B Fee Sothebys Int. Rlty
160 Midland 29 Square Feet: 2,510 MLS # - 4516840; Seller - Hughes/Mintzer	\$1,895,000 \$755	\$1,895,000 \$755	\$2,050,000 8.2% \$817	4/22/15	5/15/15 23 23 (Agent DOM)	7/10/15 79	\$1,799,930 13.9% \$41,045	Colonial 8 / 3 / 3&1 0.43 1936	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Maria Wein Devaney
3 Legget 30 Square Feet: 4,227 MLS # - 4443330; Seller - Murray R/Murray S	\$1,850,000 \$438	\$1,850,000 \$438	\$2,105,000 13.8% \$498	1/8/15	1/15/15 7 7 (Agent DOM)	4/9/15 91	\$1,677,800 25.5% \$42,719	Split Level 9 / 4 / 4&1 0.3595 1952	Carol Conway Bronxville-Ley Real Estate LLC Claire Peddy Bronxville Real Estate	Louise Baudoin Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 115 White Plains Square Feet: 4,200 MLS # - 4503154; Seller - Beglin C K	\$2,195,000 \$523	\$2,195,000 \$523	\$2,150,000 -2.1% \$512	2/11/15	4/20/15 68 68 (Agent DOM)	7/10/15 149	\$2,105,600 2.1% \$44,526	Tudor 12 / 6 / 4&0 0.48 1908	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Kathleen Collins Julia B Fee Sothebys Int. Rlty
32 45 Greenfield Square Feet: 3,020 MLS # - 4510012; Seller - Withheld	\$2,395,000 \$793	\$2,395,000 \$793	\$2,200,000 -8.1% \$728	3/20/15	4/29/15 40 40 (Agent DOM)	7/1/15 103	\$2,011,400 9.4% \$47,109	Other/See Remarks 16 / 5 / 4&1 0.33 1954	Priscilla Toomey Julia B Fee Sothebys Int. Rlty	Kathleen Collins Julia B Fee Sothebys Int. Rlty Nancy Jones Julia B Fee Sothebys Int. Rlty
33 345 Pondfield Square Feet: 4,062 MLS # - 4513186; Seller - withheld	\$2,495,000 \$614	\$2,395,000 \$590	\$2,210,000 -4.0% -7.4% \$544	4/6/15	9/30/15 177 177 (Agent DOM)	12/16/15 254	\$2,037,500 8.5% \$46,352	Mediterranean 9 / 4 / 4&1 0.4585 1910	Josephine M. Conneally Julia B Fee Sothebys Int. Rlty Jamie Abruzzo Julia B Fee Sothebys Int. Rlty	Barbara Nanna Julia B Fee Sothebys Int. Rlty
34 62 Tanglewyld Square Feet: 3,850 MLS # - 4508116; Seller - Bunn James/Bunn Jacqueline	\$1,995,000 \$518	\$1,995,000 \$518	\$2,226,000 11.6% \$578	3/5/15	3/16/15 11 11 (Agent DOM)	6/1/15 88	\$1,948,500 14.2% \$41,251	Colonial 9 / 6 / 4&1 0.23 1905	Michele K. Pagnotta Houlihan & O'Malley R. E. Serv Joseph Houlihan Houlihan & O'Malley R. E. Serv	Sheila Stoltz Houlihan Lawrence Inc.
35 1 Northway Square Feet: 3,622 MLS # - 4502089; Seller - withheld	\$2,745,000 \$758	\$2,395,000 \$661	\$2,255,000 -12.8% -5.1% \$623	1/16/15	5/26/15 130 130 (Agent DOM)	7/16/15 181	\$2,592,000 -13.0% \$52,239	Colonial 10 / 5 / 3&2 0.41 1922	Susan Keltly Law HL Dual	Diane Hackett Valmarie Zorila
36 2 Hemlock Square Feet: 3,009 MLS # - 4529814; Seller - Lemberger Anthony A/Lemberger Anne E	\$2,385,000 \$793	\$2,385,000 \$793	\$2,300,000 -3.6% \$764	6/26/15	7/28/15 32 32 (Agent DOM)	10/19/15 115	\$1,735,600 32.5% \$41,810	Colonial 8 / 4 / 2&2 0.29 1966	Susie French Houlihan Lawrence Inc.	Frances Gwen Bolan Bronxville Real Estate

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
43 135 Park Square Feet: 5,046 MLS # - 4504731; Seller - Witheld	\$2,695,000 \$534	\$2,695,000 \$534	\$2,650,000 -1.7% \$525	2/6/15	3/26/15 48 48 (Agent DOM)	8/18/15 193	\$2,164,400 22.4% \$51,143	Colonial 12 / 6 / 4&2 0.6 1913	Elizabeth D. Yienger Susan Kelly Law	Priscilla Toomey Julia B Fee Sothebys Int. Rlty
44 31 Ridgcroft Square Feet: 3,913 MLS # - 4508260; Seller - De Giaino	\$2,880,000 \$736	\$2,880,000 \$736	\$2,720,000 -5.6% \$695	3/5/15	4/10/15 36 36 (Agent DOM)	5/15/15 71	\$2,532,500 7.4% \$58,998	Colonial 11 / 5 / 4&2 0.3469 1932	Mary (Pat) Houlihan Houlihan & O'Malley R. E. Serv	Mary Cassidy Bronxville Real Estate
45 15 Sunnybrae Square Feet: 3,424 MLS # - 4433767; Seller - Gerrity	\$2,850,000 \$832	\$2,795,000 -1.9% \$816	\$2,745,000 -1.8% \$802	9/10/14	1/19/15 131 115 (Agent DOM)	3/2/15 173	\$2,125,000 29.2% \$53,402	Colonial 11 / 5 / 4&1 0.232 1927	Rita Steinkamp	Susan Kelly Law HL Dual
46 18 Prescott Square Feet: 5,994 MLS # - 4504403; Seller - Izotov Sergey/Izotova Ekaterina V	\$3,495,000 \$583	\$2,995,000 -14.3% \$500	\$2,760,000 -6.7% \$460	2/4/15	9/23/15 231 231 (Agent DOM)	10/21/15 259	\$2,815,000 -2.0% \$61,964	Tudor 12 / 5 / 6&2 0.51 1911	Valmarie Zorila Houlihan Lawrence Inc. Elizabeth D. Yienger Houlihan Lawrence Inc.	Non Member-MLS Non-Member MLS
47 8 Sunnybrae Square Feet: 4,560 MLS # - 4505144; Seller - Davies R A/Haller K	\$2,850,000 \$625	\$2,850,000 \$625	\$2,775,000 -2.6% \$609	2/9/15	3/3/15 22 22 (Agent DOM)	6/22/15 133	\$2,969,700 -6.6% \$61,823	Estate 11 / 6 / 4&2 0.27 1928	Rita Steinkamp	Sheila Stoltz HL Dual
48 23 Sunnybrae Square Feet: 4,074 MLS # - 4507341; Seller - Fitzgerald J/Fitzgerald C	\$2,895,000 \$711	\$2,895,000 \$711	\$2,775,000 -4.1% \$681	3/4/15	4/29/15 56 57 (Agent DOM)	7/15/15 133	\$2,453,000 13.1% \$54,000	Tudor 9 / 5 / 4&2 0.2855 1929	Colleen O' D. Fitzgerald Bronxville Real Estate	Ilene Bellovin Berkshire Hathaway HS West. Pr

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Sherman 49 Square Feet: 4,768 MLS # - 4518148; Seller - with held	\$3,395,000	\$2,995,000 -11.8%	\$2,825,000 -5.0%	4/29/15	11/19/15 204 204 (Agent DOM)	12/17/15 232	\$3,355,000 -15.8% \$66,926	Colonial 11 / 5 / 5&1 0.26 2008	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Mary Karen O'Shaughnessy
5 Pine 50 Square Feet: 4,235 MLS # - 4506394; Seller - Withheld at owner's request	\$3,295,000	\$2,999,000 -9.0%	\$2,835,000 -5.0%	2/23/15	5/29/15 95 95 (Agent DOM)	8/3/15 161	\$2,288,400 23.9% \$51,706	Tudor 11 / 6 / 5&1 0.25 1927	Susan D. Hawkins Julia B Fee Sothebys Int. Rlty	Rita Steinkamp Houlihan Lawrence Inc.
36 Summit 51 Square Feet: 4,162 MLS # - 4439270; Seller - Carroll	\$2,750,000	\$2,750,000	\$2,850,000 3.6%	10/20/14	11/12/14 23 23 (Agent DOM)	2/27/15 130	\$2,640,000 8.0% \$55,796	Colonial 9 / 4 / 3&1 0.48 1921	Mary Cassidy Bronxville-Ley Real Estate LLC	Sheila Stoltz
37 Homesdale 52 Square Feet: 3,204 MLS # - 4505398; Seller - Waterman Justin C/Waterman Meredith	\$2,795,000	\$2,795,000	\$2,875,000 2.9%	2/13/15	2/20/15 7 7 (Agent DOM)	6/3/15 110	\$2,350,000 22.3% \$52,227	Colonial 9 / 5 / 3&2 0.2543 1927	Susan Kelty Law Houlihan Lawrence Inc.	Maria Wein Devaney Houlihan Lawrence Inc. HL Dual
19 Courseview 53 Square Feet: 4,100 MLS # - 4505123; Seller - Perry	\$3,250,000	\$3,250,000	\$2,995,000 -7.8%	2/9/15	3/20/15 39 39 (Agent DOM)	6/2/15 113	\$2,844,000 5.3% \$67,347	Tudor 10 / 4 / 3&1 0.42 1927	Sheila Stoltz	Sheila Stoltz HL Dual
142 White Plains 54 Square Feet: 5,364 MLS # - 4522349; Seller - McBride D	\$3,300,000	\$3,300,000	\$3,050,000 -7.6%	5/18/15	9/3/15 108 107 (Agent DOM)	11/23/15 189	\$2,892,200 5.5% \$65,583	Colonial 10 / 5 / 4&2 1.15 1920	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
							Amount	Acres		
								Yr Built		
21 Ridge	\$10,000,000	\$8,900,000	\$8,500,000	4/1/13	1/29/15	4/1/15	\$6,223,700	Mediterranean	Kathleen Collins	Sheila Stoltz
61 Square Feet: 9,000	\$1,111	\$989	\$944		668	730	36.6%	15 / 7 / 5&1	Julia B Fee Sothebys Int. Rlty	
MLS # - 3309499; Seller - Karen and Roland Morris					619 (Agent DOM)		\$125,000	1.2		
								1911		
31 Masterton	\$10,000,000	\$10,000,000	\$8,500,000	5/7/14	5/7/15	7/2/15	\$6,900,000	Estate	Rita Steinkamp	Non Member-MLS
62 Square Feet: 8,000	\$1,250	\$1,250	\$1,063		365	421	23.2%	12 / 6 / 6&3	Houlihan Lawrence Inc.	Non-Member MLS
MLS # - 4412325; Seller - Gogel D J					365 (Agent DOM)		\$150,000	0.8877		
								1926		

Total Bronxville 2015

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy
62	52	41	35	24
	84%	66%	56%	39%

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Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$2,145,000	\$2,095,000	\$2,175,000	49	128	\$1,969,759	62	52	41	35	24
		-2.3%	3.7%					84%	66%	56%	39%
Average:	\$2,486,935	\$2,419,065	\$2,313,194	87	154	\$2,052,196					
		-2.7%	-4.3%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$671	\$655	\$680	3,199
		-\$16	\$25	
Average:	\$724	\$704	\$673	3,435
		-\$20	-\$31	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Oct	Nov	Dec	2015
Homes Sold	3	2	5	4	6	12	16	5	5	2	2	62
Median Original Price	\$935,000	\$3,025,000	\$1,700,000	\$1,922,500	\$1,219,500	\$2,795,000	\$2,145,000	\$2,685,000	\$2,385,000	\$2,650,000	\$2,945,000	\$2,145,000
Median List Price	\$935,000	\$3,025,000	\$1,700,000	\$1,922,500	\$1,219,500	\$2,795,000	\$2,045,000	\$2,585,000	\$2,385,000	\$2,574,500	\$2,695,000	\$2,095,000
Median Sold Price	\$900,000	\$3,037,500	\$1,560,000	\$2,050,000	\$1,174,500	\$2,695,000	\$2,100,000	\$2,490,000	\$2,300,000	\$2,400,000	\$2,517,500	\$2,175,000
Average Sold Price	\$956,667	\$3,037,500	\$1,603,200	\$3,361,000	\$1,545,667	\$2,531,208	\$2,376,219	\$2,390,000	\$2,712,000	\$2,400,000	\$2,517,500	\$2,313,194

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
72 Parkway 1 Square Feet: 1,332 MLS # - 4409210; Seller - Richard Leska & Sarah Kent	\$799,000	\$799,000	\$745,000 -6.8%	4/28/14	6/2/14	7/1/14	\$684,700 8.8% \$16,264	Contemporary, Town House 6 / 3 / 2&1 0.05 1956	Nancy Beers-Nix Julia B Fee Sothebys Int. Rlty	Mirjana Balac Julia B Fee Sothebys Int. Rlty
63 Kensington 2 Square Feet: 1,717 MLS # - 4401570; Seller - Ebrahim	\$799,000	\$799,000	\$790,000 -1.1%	3/19/14	4/10/14	7/15/14	\$704,000 12.2% \$18,188	Town House 6 / 3 / 2&0 0.06 1922	Ann Marie Sullivan Houlihan Lawrence Inc.	Colleen O' D. Fitzgerald Bronxville-Ley Real Estate LLC
19 Parkway 3 Square Feet: 2,193 MLS # - 3313287; Seller - Lattimer	\$879,000	\$865,000	\$835,000 -1.6% -3.4%	4/30/13	4/14/14	6/4/14	\$9,000 9,177.8% \$20,090	Colonial 7 / 3 / 1&1 0.06 1925	Francis Craven RE/MAX Distinguished Homes & Properties	Robert J. Granata
25 Parkway 4 Square Feet: 2,701 MLS # - 4405089; Seller - Rosen	\$995,000	\$925,000	\$850,000 -7.0% -7.5%	4/4/14	5/30/14	7/21/14	\$884,700 -3.9% \$19,836	Tudor 10 / 4 / 3&1 0.17 1928	Priscilla Toomey Julia B Fee Sothebys Int. Rlty	Sheila Stoltz Houlihan Lawrence Inc.
4 Kensington 5 Square Feet: 1,709 MLS # - 4407157; Seller - Thomas	\$899,000	\$899,000	\$946,000 5.2%	4/25/14	5/13/14	8/19/14	\$807,100 17.2% \$19,865	Town House 6 / 3 / 2&0 0.06 1918	Christina M. Raymond Bronxville-Ley Real Estate LLC	Elizabeth D. Yienger
2 Beechtree 6 Square Feet: 1,482 MLS # - 3403783; Seller - Withheld	\$995,000	\$995,000	\$995,000	2/15/14	2/25/14	3/25/14	\$847,700 17.4% \$21,570	Town House 8 / 3 / 2&0 0.12 1917	Elizabeth D Yienger Houlihan Lawrence Inc.	Priscilla Toomey Julia B Fee Sothebys Int. Rlty

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
10 Beverly 7 Square Feet: 1,450 MLS # - 4411220; Seller - Kenney	\$1,130,000 \$779	\$1,050,000 \$724	\$999,999 \$690 -7.1% -4.4%	5/2/14	6/13/14 42 42 (Agent DOM)	7/21/14 80	\$850,000 17.6% \$20,300	Town House 6 / 3 / 2&0 0.04 1922	Helen Gerken	Tracey A. Di Brino Westchester Choice Realty, Inc
6 Bolton 8 Square Feet: 1,503 MLS # - 4413787; Seller - withheld	\$995,000 \$662	\$995,000 \$662	\$1,005,000 \$669 1.0%	5/14/14	5/20/14 6 7 (Agent DOM)	8/14/14 92	\$826,200 21.6% \$19,919	Town House 7 / 4 / 2&0 0.0255 1922	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc.
156 Pondfield 9 Square Feet: 1,737 MLS # - 4409949; Seller - McGraw K	\$1,100,000 \$633	\$1,100,000 \$633	\$1,020,000 \$587 -7.3%	4/28/14	5/16/14 18 18 (Agent DOM)	8/5/14 99	\$867,500 17.6% \$22,873	Town House 8 / 3 / 2&1 0.0336 1922	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Leslie A. Corcoran
23 Normandy 10 Square Feet: 1,700 MLS # - 3321548; Seller - Considine	\$1,200,000 \$706	\$1,200,000 \$706	\$1,090,000 \$641 -9.2%	7/26/13	1/7/14 165 184 (Agent DOM)	4/8/14 256	\$840,000 29.8% \$19,500	Other/See Remarks 7 / 4 / 2&0 0.05 1928	Edward Walsh ERA Insite Realty Services	Rosanne M. Fluet Bronxville-Ley Real Estate LLC
32 Bolton 11 Square Feet: 1,737 MLS # - 4402313; Seller - withheld	\$1,195,000 \$688	\$1,195,000 \$688	\$1,100,000 \$633 -7.9%	3/21/14	3/23/14 2 2 (Agent DOM)	7/7/14 108	\$886,800 24.0% \$21,729	Town House 7 / 4 / 2&1 0.044 1922	Susan Kelty Law	Christine Bartley Bronxville-Ley Real Estate LLC
12 Bolton 12 Square Feet: 1,737 MLS # - 4405007; Seller - Dennen R	\$1,050,000 \$604	\$1,050,000 \$604	\$1,100,000 \$633 4.8%	4/2/14	4/11/14 9 10 (Agent DOM)	6/11/14 70	\$820,000 34.1% \$20,659	Town House 7 / 4 / 2&0 0.031 1920	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Rita Steinkamp Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
5 Merestone 13 Square Feet: 1,780 MLS # - 3402138; Seller - McDonald	\$1,095,000 \$615	\$1,095,000 \$615	\$1,140,000 4.1%	1/27/14	2/22/14 26 26 (Agent DOM)	5/19/14 112	\$820,000 39.0% \$20,533	Town House 7 / 4 / 2&0 0.03 1924	Carol Conway Bronxville-Ley Real Estate LLC	Christina M. Raymond
24 Normandy 14 Square Feet: 1,862 MLS # - 3405910; Seller - withheld	\$1,325,000 \$712	\$1,275,000 \$685	\$1,155,000 -3.8% -9.1%	3/6/14	3/31/14 25 25 (Agent DOM)	5/13/14 68	\$981,900 17.6% \$23,417	Town House 7 / 4 / 2&0 0.06 1929	Nancy Beers-Nix Julia B Fee Sothebys Int. Rity	Maria Wein Devaney Houlihan Lawrence Inc.
4 Merestone 15 Square Feet: 1,850 MLS # - 4408402; Seller - Papadakis S	\$1,239,000 \$670	\$1,195,000 \$646	\$1,167,500 -3.6% -2.2%	4/25/14	6/9/14 45 45 (Agent DOM)	7/18/14 84	\$852,000 37.0% \$20,511	Town House 8 / 4 / 2&0 0.03 1924	Barbara Kerrigan	HL Dual Elizabeth D. Yienger
10 Hobart 16 Square Feet: 1,880 MLS # - 4400522; Seller - Mcgough	\$1,275,000 \$678	\$1,275,000 \$678	\$1,210,000 -5.1%	3/12/14	4/7/14 26 26 (Agent DOM)	7/3/14 113	\$917,600 31.9% \$18,866	Colonial 7 / 3 / 2&1 0.11 1935	Pat Barry Bronxville-Ley Real Estate LLC	Aimee Bester Houlihan Lawrence Inc.
9 Bolton Gardens 17 Square Feet: 1,800 MLS # - 4424260; Seller - noone	\$1,295,000 \$719	\$1,295,000 \$719	\$1,295,000	7/9/14	7/31/14 22 22 (Agent DOM)	8/25/14 47	\$1,062,000 21.9% \$25,100	Town House 7 / 4 / 2&0 0.12 1926	Sheila Stoltz	Jamie Abruzzo Julia B Fee Sothebys Int. Rity
9 Normandy 18 Square Feet: 2,213 MLS # - 3317790; Seller - Withheld	\$1,595,000 \$721	\$1,375,000 \$621	\$1,325,000 -13.8% -3.1%	5/28/13	1/13/14 230 268 (Agent DOM)	2/27/14 275	\$1,147,353 15.5% \$28,840	Tudor 8 / 4 / 3&1 0.08 1928	Priscilla Toomey Julia B Fee Sothebys Int. Rity	Happy French-Zingaro Houlihan Lawrence Inc. Toni Bessone Houlihan Lawrence Inc.

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19 31 Garden Square Feet: 2,271 MLS # - 4418198; Seller - Escherich	\$1,395,000 \$614	\$1,350,000 \$594	\$1,358,500 \$598 -3.2% 0.6%	6/11/14	9/19/14 100 100 (Agent DOM)	11/24/14 166	\$1,167,100 16.4% \$26,781	Town House 7 / 4 / 2&0 0.15 1931	Edi P. Giguere Coldwell Banker Res Brokerage	Priscilla Toomey Julia B Fee Sothebys Int. Rlty
20 12 Park Avenue Square Feet: 1,800 MLS # - 4401813; Seller - Withheld	\$1,295,000 \$719	\$1,295,000 \$719	\$1,375,000 \$764 6.2%	3/24/14	4/15/14 22 22 (Agent DOM)	7/18/14 116	\$985,000 39.6% \$23,495	Town House 7 / 4 / 2&1 0.07 1929	Gia A. Tomari Julia B Fee Sothebys Int. Rlty	Priscilla Toomey Julia B Fee Sothebys Int. Rlty
21 8 Normandy Square Feet: 2,236 MLS # - 4402835; Seller - Murray	\$1,375,000 \$615	\$1,375,000 \$615	\$1,375,000 \$615 12.6%	3/26/14	4/7/14 12 12 (Agent DOM)	6/24/14 90	\$1,220,700 12.6% \$27,721	Tudor 7 / 4 / 3&0 3393 1928	Claire Peddy Bronxville-Ley Real Estate LLC Rosanne M. Fluet Bronxville-Ley Real Estate LLC	James A. Sutherland Julia B Fee Sothebys Int. Rlty
22 1 Willow Square Feet: 2,078 MLS # - 4418836; Seller - Raymond Christina M	\$1,300,000 \$626	\$1,300,000 \$626	\$1,400,000 \$674 7.7%	6/13/14	7/15/14 32 32 (Agent DOM)	9/5/14 84	\$1,123,200 24.6% \$26,496	Town House 8 / 4 / 2&1 0.15 1916	Christina M. Raymond Bronxville-Ley Real Estate LLC	Elizabeth D. Yienger Houlihan Lawrence Inc. Dennis J. Tormey Houlihan Lawrence Inc.
23 35 Garden Square Feet: 2,250 MLS # - 3406119; Seller - Wthld	\$1,295,000 \$576	\$1,295,000 \$576	\$1,415,000 \$629 9.3%	3/8/14	3/27/14 19 19 (Agent DOM)	6/9/14 93	\$1,077,400 31.3% \$24,000	Colonial 7 / 4 / 2&1 0.09 1931	Sheila Stoltz	HL Dual Sheila Stoltz
24 83 White Plains Square Feet: 3,900 MLS # - 3401426; Seller - wthl	\$1,925,000 \$494	\$1,498,000 \$384	\$1,425,000 \$365 -22.2% -3.8%	1/20/14	7/1/14 162 162 (Agent DOM)	8/14/14 206	\$1,982,000 -28.1% \$42,300	Tudor 12 / 5 / 3&2 0.28 1927	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.

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9 Kraft 25 Square Feet: 2,546 MLS # - 3404571; Seller - Harold & Kellye Warren	\$1,395,000 \$548	\$1,395,000 \$548	\$1,442,825 3.4% \$567	2/28/14	3/18/14 18 18 (Agent DOM)	4/29/14 60	\$1,255,000 15.0% \$28,500	Colonial 7 / 4 / 3&1 0.15 1916	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Nancy J. Wilson Julia B Fee Sothebys Int. Rlty
3 Fulling 26 Square Feet: 3,555 MLS # - 3307704; Seller - Weiler	\$1,650,000 \$464	\$1,488,000 -9.8% \$419	\$1,450,000 -2.3% \$408	3/15/13	12/6/13 266 314 (Agent DOM)	1/28/14 319	\$1,293,100 12.1% \$29,348	Colonial 7 / 5 / 3&2 0.25 1959	Susie French Houlihan Lawrence Inc. HL Dual	Elizabeth D Yienger Houlihan Lawrence Inc.
2 Bacon 27 Square Feet: 2,474 MLS # - 3334412; Seller - Witheld	\$1,295,000 \$523	\$1,295,000 \$523	\$1,450,000 12.0% \$586	11/21/13	11/26/13 5 78 (Agent DOM)	2/7/14 78	\$1,035,000 40.1% \$24,624	Town House 8 / 4 / 3&1 0.04 1932	Mary Claire White	Diane E Hirsch Elk Homes Realty LLC
79 Sagamore 28 Square Feet: 3,203 MLS # - 3404952; Seller - witheld	\$1,690,000 \$528	\$1,590,000 -5.9% \$496	\$1,500,000 -5.3% \$468	2/28/14	5/9/14 70 70 (Agent DOM)	7/16/14 138	\$1,396,200 7.4% \$30,526	Arts&Crafts 11 / 6 / 3&1 0.33 1908	Elizabeth D. Yienger Houlihan Lawrence Inc. HL Dual	Lynn Joyce Houlihan Lawrence Inc.
7 Hobart 29 Square Feet: 2,684 MLS # - 3405192; Seller - McCormick	\$1,450,000 \$540	\$1,450,000 \$540	\$1,500,000 3.4% \$559	3/5/14	3/25/14 20 20 (Agent DOM)	8/5/14 153	\$1,175,000 27.7% \$24,522	Victorian 10 / 5 / 3&1 0.11 1907	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Emilce E. Cacace Houlihan & O'Malley R. E. Serv
9 Avon 30 Square Feet: 2,549 MLS # - 4413885; Seller - McFadyen	\$1,649,000 \$647	\$1,649,000 \$647	\$1,525,000 -7.5% \$598	5/14/14	6/25/14 42 42 (Agent DOM)	8/26/14 104	\$1,225,000 24.5% \$28,890	Colonial 9 / 4 / 3&1 0.28 1960	Patricia Breen Houlihan Lawrence Inc. Carmella McFadyen Houlihan Lawrence Inc.	Non Member-MLS Non-Member MLS

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 111 Midland Square Feet: 2,570 MLS # - 4435792; Seller - Pascale Mark	\$1,565,000 \$609	\$1,565,000 \$609	\$1,525,000 -2.6% \$593	9/22/14	10/27/14 35 35 (Agent DOM)	12/29/14 98	\$1,030,000 48.1% \$26,500	Colonial 9 / 4 / 4&0 0.2 1930	Leslie A. Corcoran HL Dual	Sheila Stoltz
32 13 Bacon Square Feet: 2,600 MLS # - 4421954; Seller - Giangola	\$1,590,000 \$612	\$1,590,000 \$612	\$1,590,000	6/24/14	7/10/14 16 16 (Agent DOM)	8/19/14 56	\$1,116,800 42.4% \$26,676	Town House 8 / 4 / 3&1 0.04 1932	Elizabeth D. Yienger Houlihan Lawrence Inc.	Carol Conway Bronxville-Ley Real Estate LLC Christina M. Raymond Bronxville-Ley Real Estate LLC
33 46 Summit Square Feet: 2,636 MLS # - 3322028; Seller - Cady	\$1,950,000 \$740	\$1,825,000 -6.4% \$692	\$1,600,000 -11.5% \$607	7/10/13	5/9/14 303 206 (Agent DOM)	8/8/14 394	\$1,540,000 3.9% \$32,000	Colonial 9 / 4 / 3&0 0.21 1914	Gene Blendermann Laura Stichter	Colleen O' D. Fitzgerald Bronxville-Ley Real Estate LLC
34 55 Alder Square Feet: 2,634 MLS # - 3401380; Seller - Witheld	\$1,495,000 \$568	\$1,495,000 \$568	\$1,600,000 7.0% \$607	1/16/14	1/29/14 13 13 (Agent DOM)	4/11/14 85	\$29,296	Split Level 9 / 4 / 3&1 0.29 1954	Mary Claire White Houlihan Lawrence Inc.	Alice Regan Julia B Fee Sothebys Int. Rty
35 16 Hamilton Square Feet: 2,358 MLS # - 3404810; Seller - withheld	\$1,595,000 \$676	\$1,595,000 \$676	\$1,600,000 0.3% \$679	2/26/14	3/20/14 22 22 (Agent DOM)	5/13/14 76	\$1,587,800 0.8% \$34,946	Tudor 8 / 4 / 3&1 0.26 1926	Susan Kelly Law HL Dual	Diane Hackett Valmarie Zorila
36 8 Hobart Square Feet: 4,000 MLS # - 3403100; Seller - withheld	\$1,795,000 \$449	\$1,695,000 -5.6% \$424	\$1,650,000 -2.5% \$413	2/6/14	4/10/14 63 63 (Agent DOM)	6/10/14 124	\$1,569,700 5.1% \$34,050	Victorian 12 / 5 / 3&0 0.344 1900	Susan Kelly Law Houlihan Lawrence Inc.	Christine Bartley Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2014

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
172 Midland 37 Square Feet: 2,515 MLS # - 3404242; Seller - Colquhoun	\$1,795,000 \$714	\$1,750,000 \$696	\$1,675,000 \$666 -2.5% -4.2%	2/28/14	6/10/14 102 102 (Agent DOM)	7/31/14 153	\$1,514,600 10.6% \$34,851	Colonial 9 / 4 / 2&1 0.35 1927	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Patricia Breen
22 Edgewood 38 Square Feet: 3,095 MLS # - 4409723; Seller - Ciaputa	\$1,750,000 \$565	\$1,750,000 \$565	\$1,730,000 \$559 -1.1%	4/28/14	5/14/14 16 16 (Agent DOM)	8/29/14 123	\$1,627,000 6.3% \$34,783	Colonial 8 / 4 / 3&1 0.2376 1929	Stacey Hughes Houlihan Lawrence Inc. HL Dual	Happy French-Zingaro Houlihan Lawrence Inc. Jane Vergari Houlihan Lawrence Inc.
304 Pondfield 39 Square Feet: 2,460 MLS # - 4408590; Seller - Zambelli	\$1,750,000 \$711	\$1,750,000 \$711	\$1,750,000 \$711	4/29/14	5/21/14 22 22 (Agent DOM)	7/9/14 71	\$1,587,000 10.3% \$34,647	Capecod 7 / 4 / 3&2 0.38 1954	William Q Dowling Julia B Fee Sothebys Int. Rlty	Mary Cassidy Bronxville-Ley Real Estate LLC
11 Sussex 40 Square Feet: 2,832 MLS # - 3309512; Seller - withheld	\$1,975,000 \$697	\$1,895,000 \$669	\$1,800,000 \$636 -4.1% -4.8%	4/3/13	8/16/13 135 328 (Agent DOM)	2/25/14 328	\$1,903,300 -5.4% \$39,695	Colonial 10 / 4 / 3&2 0.26 1929	Susan Kelty Law Houlihan Lawrence Inc.	Priscilla Toomey Julia B Fee Sothebys Int. Rlty
119 White Plains 41 Square Feet: 4,205 MLS # - 3327646; Seller - Weiss	\$2,050,000 \$488	\$1,895,500 \$451	\$1,800,000 \$428 -7.5% -4.7%	9/23/13	3/11/14 169 165 (Agent DOM)	6/3/14 253	\$2,206,000 -18.4% \$47,302	Colonial 11 / 5 / 4&1 0.4 1909	Barbara Kerrigan	HL Dual Sheila Stoltz
6 Legget 42 Square Feet: 3,154 MLS # - 4421011; Seller - wthld	\$2,095,000 \$664	\$1,995,000 \$633	\$1,800,000 \$571 -4.8% -9.3%	6/18/14	11/17/14 152 152 (Agent DOM)	12/18/14 183	\$1,795,300 0.3% \$43,000	Colonial 8 / 4 / 3&1 0.39 1955	Sheila Stoltz Houlihan Lawrence Inc.	Susan Field Coldwell Banker Res Brokerage

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2014

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Vine 43 Square Feet: 2,600 MLS # - 4413499; Seller - Rodd Linda	\$1,825,000	\$1,825,000	\$1,825,825 0.0%	5/14/14	6/6/14 23	7/23/14 70	\$1,350,900 35.2% \$29,302	Colonial 10 / 4 / 3&1 0.023 1912	Laura Stichter Co-List Agent	Leslie A. Corcoran HL Dual
250 Pondfield 44 Square Feet: 3,477 MLS # - 3403829; Seller - DeFabio	\$1,995,000	\$1,925,000 -3.5%	\$1,840,000 -4.3%	2/17/14	4/8/14 50	6/11/14 114	\$1,652,700 11.3% \$38,993	Colonial 9 / 4 / 3&2 0.4 1958	Megan Posner Julia B Fee Sothebys Int. Rty Sheila Stoltz Houlihan Lawrence Inc.	Susan Kelty Law Houlihan Lawrence Inc. HL Dual
41 White Plains 45 Square Feet: 3,500 MLS # - 3327911; Seller - Bartsch	\$1,895,000	\$1,895,000	\$1,875,000 -1.1%	9/9/13	2/13/14 157	4/30/14 233	\$1,914,500 -2.1% \$40,924	Colonial 8 / 5 / 4&2 0.29 1942	Rita Steinkamp Co-List Agent	Sarah French HL Dual Toni Bessone
1 Hemlock 46 Square Feet: 2,781 MLS # - 4412491; Seller - Meserole	\$1,985,000	\$1,985,000	\$1,965,000 -1.0%	5/7/14	6/11/14 35	7/25/14 79	\$1,484,100 32.4% \$35,401	Colonial 9 / 4 / 2&1 0.2041 1935	Carol Bender Houlihan Lawrence Inc.	Kathleen Collins Julia B Fee Sothebys Int. Rty
43 Sturgis 47 Square Feet: 2,798 MLS # - 4434674; Seller - Miller	\$2,150,000	\$2,150,000	\$2,060,000 -4.2%	9/16/14	10/3/14 17	11/4/14 49	\$2,052,300 0.4% \$46,443	Colonial 10 / 5 / 3&2 0.29 1929	Carol Bender Co-List Agent	Susan Kelty Law HL Dual
13 Hawthorne 48 Square Feet: 2,900 MLS # - 3309694; Seller - Doyle	\$2,395,000	\$2,295,000 -4.2%	\$2,075,000 -9.2%	4/3/13	3/27/14 358	7/28/14 481	\$1,819,000 14.1% \$38,155	Colonial 8 / 4 / 2&1 0.2 1926	Helen Gerken Houlihan Lawrence Inc.	Lynn Joyce Houlihan Lawrence Inc. HL Dual

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2014

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
11 Greenfield 49 Square Feet: 3,632 MLS # - 4409857; Seller - Devereux R	\$2,275,000	\$2,275,000	\$2,120,000 -6.8%	4/28/14	6/23/14	9/18/14	\$1,747,300 21.3% \$41,372	Other/See Remarks 9 / 5 / 4&1 0.34 1982	Joseph Houlihan Houlihan & O'Malley R. E. Serv	Victoria Carter Bronxville-Ley Real Estate LLC
57 Park 50 Square Feet: 4,190 MLS # - 3315162; Seller - Perry	\$2,195,000	\$2,195,000	\$2,175,000 -0.9%	5/13/13	1/3/14	3/14/14	\$1,992,000 9.2% \$39,533	Colonial 11 / 5 / 5&0 0.2663 1906	William Q Dowling Julia B Fee Sothebys Int. Rty	Susan Kelty Law Houlihan Lawrence Inc.
23 Sturgis 51 Square Feet: 3,250 MLS # - 4400556; Seller - Lynn Samuel	\$2,195,000	\$2,195,000	\$2,185,000 -0.5%	3/13/14	4/3/14	5/22/14	\$1,877,000 16.4% \$41,000	Colonial 10 / 4 / 3&1 0.2559 1927	Sheila Stoltz	Susan Kelty Law HL Dual
1 Edgewood 52 Square Feet: 3,000 MLS # - 4400462; Seller - Withheld	\$2,195,000	\$2,195,000	\$2,195,000	3/12/14	3/28/14	5/15/14	\$1,498,500 46.5% \$35,107	Colonial 8 / 4 / 3&1 0.26 1929	Susan Kelty Law Houlihan Lawrence Inc.	Sheila Stoltz HL Dual
15 Park 53 Square Feet: 3,466 MLS # - 3316479; Seller - Marvin	\$2,225,000	\$2,250,000	\$2,200,000 1.1% -2.2%	5/22/13	4/29/14	7/1/14	\$2,449,800 -10.2% \$46,749	Victorian 10 / 5 / 2&2 0.2 1902	Laura Stichter	Tina Y. Adams Bronxville-Ley Real Estate LLC
38 Elm Rock 54 Square Feet: 2,688 MLS # - 3333684; Seller - Withheld	\$2,395,000	\$2,395,000	\$2,250,000 -6.1%	12/2/13	3/20/14	6/11/14	\$38,703	Tudor 9 / 4 / 3&1 0.26 1925	Debra Stephens Douglas Elliman Real Estate	Maria Wein Devaney Houlihan Lawrence Inc.

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2014

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
24 Courseview 55 Square Feet: 3,477 MLS # - 3403742; Seller - Withheld	\$2,295,000 \$660	\$2,295,000 \$660	\$2,250,000 \$647 -2.0%	2/15/14	3/6/14 19 19 (Agent DOM)	7/21/14 156	\$2,094,700 7.4% \$50,094	Colonial 9 / 5 / 3&1 0.4 1962	Susan D. Hawkins Julia B Fee Sothebys Int. Rlty	Megan Posner Julia B Fee Sothebys Int. Rlty
1 Oakledge 56 Square Feet: 4,225 MLS # - 4415632; Seller - Carbone	\$2,664,000 \$631	\$2,480,000 \$587	\$2,250,000 \$533 -6.9% -8.6%	5/22/14	8/19/14 89 89 (Agent DOM)	12/3/14 195	\$2,258,600 -0.4% \$51,321	Colonial 10 / 4 / 3&1 0.364 1964	Pat Barry Bronxville-Ley Real Estate LLC	Donna Olshan Olshan Group LLC Caroline M. Fitzgibbons Olshan Group LLC
63 Park 57 Square Feet: 3,855 MLS # - 3328348; Seller - withheld	\$2,265,000 \$588	\$2,265,000 \$588	\$2,265,000 \$588	9/16/13	9/27/13 11 168 (Agent DOM)	3/3/14 168	\$1,787,500 26.7% \$37,915	Victorian 10 / 5 / 4&1 0.34 1902	Susan Kelly Law	Susie French HL Dual
151 White Plains 58 Square Feet: 4,300 MLS # - 3402618; Seller - Connors	\$2,295,000 \$534	\$2,295,000 \$534	\$2,295,000 \$534	1/31/14	2/27/14 27 27 (Agent DOM)	4/30/14 89	\$1,737,800 32.1% \$37,773	Colonial 12 / 7 / 3&2 0.34 1905	Anne Kelly Houlihan Lawrence Inc.	Ellen Schwartz Douglas Elliman Real Estate
4 Woodland 59 Square Feet: 3,300 MLS # - 3330537; Seller - Steward	\$2,385,000 \$723	\$2,385,000 \$723	\$2,350,000 \$712 -1.5%	10/5/13	12/19/13 75 124 (Agent DOM)	2/6/14 124	\$2,081,400 12.9% \$48,833	Tudor 10 / 5 / 3&1 0.35 2003	Susie French	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
5 Hamilton 60 Square Feet: 3,600 MLS # - 3311946; Seller - Benner	\$2,595,000 \$721	\$2,495,000 \$693	\$2,375,000 \$660 -3.9% -4.6%	4/18/13	12/31/13 257 316 (Agent DOM)	2/28/14 316	\$44,939	Tudor 10 / 6 / 3&0 0.33 1911	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Sheila Stoltz Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
61 40 Greenfield Square Feet: 3,950 MLS # - 3401407; Seller - whld	\$2,495,000 \$632	\$2,495,000 \$632	\$2,425,000 -2.8% \$614	1/20/14	3/18/14 57 57 (Agent DOM)	6/17/14 148	\$2,945,700 -17.7% \$65,400	Mediterranean 9 / 4 / 5&0 0.34 1938	Sheila Stoltz HL Dual	Diane Hackett Valmarie Zorila
62 7 Summit Square Feet: 3,353 MLS # - 4406442; Seller - Corr	\$2,575,000 \$768	\$2,475,000 -3.9% \$738	\$2,425,000 -1.9% \$723	4/9/14	6/20/14 72 72 (Agent DOM)	9/12/14 156	\$1,905,000 27.3% \$40,595	Colonial 10 / 5 / 3&1 0.23 1926	Stacey Hughes Houlihan Lawrence Inc.	Ted C. Odom Douglas Elliman Real Estate
63 47 Avon Square Feet: 4,247 MLS # - 3401318; Seller - withheld	\$2,675,000 \$630	\$2,675,000 \$630	\$2,450,000 -8.4% \$577	1/15/14	3/8/14 52 52 (Agent DOM)	5/15/14 120	\$2,700,000 -9.3% \$58,802	Tudor 10 / 4 / 3&2 0.31 1929	Susan Kelly Law HL Dual	Susie French
64 59 Park Square Feet: 4,204 MLS # - 3333416; Seller - Withheld	\$2,575,000 \$613	\$2,575,000 \$613	\$2,460,000 -4.5% \$585	11/7/13	4/11/14 155 138 (Agent DOM)	6/12/14 217	\$2,200,300 11.8% \$42,647	Victorian 11 / 5 / 4&2 0.31 1904	Susan Kelly Law Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc.
65 7 Fordal Square Feet: 3,735 MLS # - 4402473; Seller - Stothers	\$2,350,000 \$629	\$2,350,000 \$629	\$2,475,000 5.3% \$663	3/24/14	4/15/14 22 22 (Agent DOM)	9/30/14 190	\$2,214,100 11.8% \$48,416	Tudor 11 / 7 / 3&2 0.459 1924	Stacey Hughes HL Dual	Valmarie Zorila Diane Hackett
66 21 Sturgis Square Feet: 3,578 MLS # - 3403099; Seller - withheld	\$2,875,000 \$804	\$2,595,000 -9.7% \$725	\$2,500,000 -3.3% \$699	2/5/14	5/21/14 105 105 (Agent DOM)	6/30/14 145	\$2,338,500 6.9% \$52,559	Colonial 10 / 6 / 3&2 0.32 1929	Susan Kelly Law Houlihan Lawrence Inc.	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Garden 67 Square Feet: 3,897 MLS # - 4404563; Seller - Withheld	\$2,895,000 \$743	\$2,595,000 \$666	\$2,500,000 \$642 -10.4% -3.3%	4/1/14	6/27/14 87 87 (Agent DOM)	7/31/14 121	\$1,899,400 31.6% \$40,189	Arts&Crafts 11 / 7 / 4&2 0.3 1908	Susan Kelly Law HL Dual	Maria Wein Devaney
52 Prescott 68 Square Feet: 4,000 MLS # - 4409285; Seller - Chen	\$2,640,000 \$660	\$2,640,000 \$660	\$2,575,000 \$644 -2.5%	4/25/14	7/1/14 67 67 (Agent DOM)	8/19/14 116	\$2,500,000 3.0% \$55,850	Contemporary 10 / 5 / 4&1 0.3 1908	Barbara Kerrigan Houlihan Lawrence Inc. Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Elizabeth D. Yienger Houlihan Lawrence Inc.
16 Sussex 69 Square Feet: 3,591 MLS # - 3404003; Seller - Withheld	\$2,795,000 \$778	\$2,795,000 \$778	\$2,600,000 \$724 -7.0%	2/14/14	3/14/14 28 28 (Agent DOM)	5/30/14 105	\$2,089,500 24.4% \$49,024	Colonial 7 / 3 / 4&0 0.26 1936	Susie French	Patricia Forgione Patricia Forgione's Realty
45 Sturgis 70 Square Feet: 3,558 MLS # - 4414740; Seller - Garber R	\$2,595,000 \$729	\$2,595,000 \$729	\$2,611,675 \$734 0.6%	5/21/14	6/3/14 13 13 (Agent DOM)	9/23/14 125	\$2,331,000 12.0% \$51,885	Colonial 12 / 4 / 3&1 0.2915 1928	Victoria Carter Bronxville-Ley Real Estate LLC	Colleen O' D. Fitzgerald Bronxville-Ley Real Estate LLC
58 Avon 71 Square Feet: 3,732 MLS # - 3320652; Seller - McNally	\$2,950,000 \$790	\$2,950,000 \$790	\$2,725,000 \$730 -7.6%	6/26/13	12/1/13 158 225 (Agent DOM)	2/6/14 225	\$2,338,700 16.5% \$49,582	Colonial 11 / 6 / 3&2 0.48 1916	Laura Stichter	HL Dual Susan Kelly Law
26 Valley 72 Square Feet: 3,200 MLS # - 4412354; Seller - Cherna Andrew	\$2,900,000 \$906	\$2,900,000 \$906	\$2,775,000 \$867 -4.3%	5/8/14	6/2/14 25 25 (Agent DOM)	8/19/14 103	\$2,089,000 32.8% \$47,531	Colonial 8 / 4 / 3&1 0.38 1935	Courtney W. Cherna Bronxville-Ley Real Estate LLC	Susan Kelly Law Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
73 14 Sunny Brae Place Square Feet: 3,600 MLS # - 4410593; Seller - wthld	\$2,750,000	\$2,750,000	\$2,885,000 4.9%	5/1/14	5/8/14 7	7/16/14 76	\$2,422,200 19.1% \$54,500	Tudor 11 / 5 / 4&1 0.27 1928	Sheila Stoltz HL Dual	Rita Steinkamp
74 1 Manor Square Feet: 5,064 MLS # - 3402778; Seller - Withheld	\$3,395,000	\$2,995,000	\$2,937,500 -11.8% -1.7%	2/17/14	7/1/14 134	9/5/14 200	\$2,492,700 17.8% \$55,965	Colonial 12 / 6 / 5&1 0.448 1926	Priscilla Toomey Julia B Fee Sothebys Int. Rty	Susan D. Hawkins Julia B Fee Sothebys Int. Rty
75 39 Prescott Square Feet: 5,516 MLS # - 4404310; Seller - Withheld	\$3,995,000	\$3,495,000	\$2,963,000 -12.5% -13.3%	3/31/14	10/28/14 211	12/17/14 261	\$3,721,700 -20.4% \$78,246	Other/See Remarks 14 / 7 / 4&2 0.32 1898	Maria Wein Devaney HL Dual	Sheila Stoltz
76 29 Valley Square Feet: 4,600 MLS # - 3331612; Seller - wthld	\$2,995,000	\$2,995,000	\$3,000,000 0.2%	10/16/13	10/28/13 12	3/11/14 146	\$3,408,300 -12.0% \$70,300	Other/See Remarks 10 / 6 / 3&2 0.3 1891	Sheila Stoltz Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc.
77 20 Tanglewyld Square Feet: 4,550 MLS # - 4403406; Seller - Weild David	\$3,295,000	\$3,295,000	\$3,000,000 -9.0%	3/28/14	6/13/14 77	9/3/14 159	\$2,588,600 15.9% \$56,505	Colonial 10 / 7 / 3&1 0.36 1912	Sheila Stoltz HL Dual	Diane Hackett Valmarie Zorila
78 308 Pondfield Square Feet: 4,395 MLS # - 3402976; Seller - Wthld	\$2,995,000	\$2,995,000	\$3,110,000 3.8%	2/3/14	2/16/14 13	4/10/14 66	\$2,024,300 53.6% \$45,050	Colonial 11 / 6 / 4&2 0.3 1926	Sheila Stoltz Houlihan Lawrence Inc.	Susan Kilty Law Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
47 Masterton	\$5,250,000	\$4,975,000	\$4,500,000	2/6/13	10/27/13	1/29/14	\$4,442,900	Mediterranean	Claire Peddy Bronxville-Ley Real Estate LLC	Rita Steinkamp
79 Square Feet: 5,563 MLS # - 3301877; Seller - Welshimer	\$944	\$894	\$809		263	357	1.3% \$101,990	11 / 5 / 4&2 0.81 1925		
44 Masterton	\$5,695,000	\$5,695,000	\$5,233,000	3/27/14	4/26/14	7/10/14	\$5,075,900	Colonial	Sheila Stoltz Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc.
80 Square Feet: 7,200 MLS # - 4403409; Seller - wthld	\$791	\$791	\$727		30	105	3.1% \$114,279	13 / 7 / 7&1 0.64 1930	HL Dual	

Total Bronxville 2014

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy
80	67	51	48	32
	84%	64%	60%	40%

**Bronxville School District
Single Family**

2014

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,937,500	\$1,860,000	\$1,800,000	35	119	\$1,587,800	80	67	51	48	32
		-4.0%	-3.1%					84%	64%	60%	40%
Average:	\$2,023,663	\$1,972,406	\$1,910,073	80	152	\$1,698,008					
		-2.5%	-3.1%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$657	\$631	\$610	2,950
		-\$26	-\$20	
Average:	\$659	\$643	\$622	3,070
		-\$17	-\$20	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Nov	Dec	2014
Homes Sold	2	6	4	6	7	11	19	12	7	2	4	80
Median Original Price	\$3,450,000	\$2,180,000	\$2,230,000	\$1,695,000	\$2,195,000	\$1,995,000	\$1,750,000	\$1,619,500	\$2,575,000	\$1,772,500	\$2,379,500	\$1,937,500
Median List Price	\$3,231,500	\$2,140,000	\$2,230,000	\$1,695,000	\$2,195,000	\$1,895,500	\$1,750,000	\$1,544,000	\$2,475,000	\$1,750,000	\$2,237,500	\$1,860,000
Median Sold Price	\$2,975,000	\$2,075,000	\$2,220,000	\$1,737,500	\$2,185,000	\$1,800,000	\$1,675,000	\$1,512,500	\$2,475,000	\$1,709,250	\$2,025,000	\$1,800,000
Average Sold Price	\$2,975,000	\$2,004,167	\$2,108,750	\$1,902,138	\$1,903,571	\$1,786,364	\$1,794,543	\$1,582,167	\$2,424,168	\$1,709,250	\$2,134,500	\$1,910,073

**Bronxville School District
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	Address:			Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent			
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent			
							Amount	Acres					
								Yr Built					
1	8 Kensington	\$795,000	\$759,000	\$737,500	8/30/12	12/12/12	3/1/13	\$745,400	Town House	Alice Regan Julia B Fee Sothebys Int. Rlty	Christina M Raymond		
	Square Feet: 1,600	\$497	\$474	\$461		104	183	-1.1%	6 / 3 / 2&0				
	MLS # - 3226450; Seller - Beldotti					183 (Agent DOM)	\$17,474		0.03				
									1918				
2	94 Kensington	\$799,000	\$799,000	\$760,000	7/9/12	3/18/13	7/9/13	\$10,150	Colonial	Lynn Joyce Houlihan Lawrence Inc.	Diane Hackett Houlihan Lawrence Inc.		
	Square Feet: 1,700	\$470	\$470	\$447		252	365	7,387.7%	7 / 3 / 1&1	HL Dual	Valmarie Zorila Houlihan Lawrence Inc.		
	MLS # - 3221642; Seller - R & A Devlin					365 (Agent DOM)	\$20,229		0.1				
									1922				
3	32 Bolton	\$895,000	\$875,000	\$810,000	6/25/12	3/24/13	5/20/13	\$886,800	Town House	Kathleen Gomprecht Bronxville-Ley Real Estate LLC	Susan Kelly Law		
	Square Feet: 1,940	\$461	\$451	\$418		272	329	-8.7%	7 / 4 / 2&0				
	MLS # - 3219936; Seller - George N & Doretta K Tarangoli					329 (Agent DOM)	\$21,233		0.044	Margaret A Johnson Bronxville-Ley Real Estate LLC			
									1922				
4	5 Bolton	\$845,000	\$845,000	\$820,000	3/25/13	4/12/13	6/28/13	\$875,000	Town House	Claire Peddy Bronxville-Ley Real Estate LLC	Frances Gwen Bolan Bronxville-Ley Real Estate LLC		
	Square Feet: 1,800	\$469	\$469	\$456		18	95	-6.3%	7 / 4 / 2&0				
	MLS # - 3306814; Seller - Murphy					95 (Agent DOM)	\$21,865		0.07				
									1920				
5	12 Beverly	\$849,000	\$849,000	\$832,000	9/10/12	12/5/12	1/24/13	\$699,500	Town House	Pat Barry Bronxville-Ley Real Estate LLC	Lynn Joyce		
	Square Feet: 1,408	\$603	\$603	\$591		86	136	18.9%	6 / 3 / 2&0				
	MLS # - 3227219; Seller - Atayan					136 (Agent DOM)	\$16,285		0.04				
									1926				
6	6 Bolton	\$870,000	\$870,000	\$835,000	10/8/12	7/17/13	8/5/13	\$826,200	Town House	Donna DeMarco Claire D. Leone Associates Ltd.	Susan Kelly Law Houlihan Lawrence Inc.		
	Square Feet: 1,503	\$579	\$579	\$556		282	301	1.1%	7 / 4 / 2&0				
	MLS # - 3230066; Seller - Withheld					301 (Agent DOM)	\$20,656		0.03				
									1922				

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Willow 7 Square Feet: 2,078 MLS # - 3320324; Seller - Swanson	\$890,000	\$890,000	\$875,000 -1.7%	6/26/13	7/24/13	9/5/13	\$886,500 -1.3%	Town House 7 / 4 / 2&0 0.083 1916	Christina M Raymond	Jamie Abruzzo Julia B Fee Sothebys Int. Rlty
4 Beverly 8 Square Feet: 1,400 MLS # - 3321839; Seller - Dougherty	\$899,000	\$889,000	\$875,000 -1.1% -1.6%	7/10/13	8/31/13	10/11/13	\$802,300 9.1%	Town House 7 / 3 / 2&0 0.05 1925	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.	HL Dual Aimee Bester Houlihan Lawrence Inc.
23 Bolton 9 Square Feet: 1,740 MLS # - 3313998; Seller - Schaffer	\$899,000	\$899,000	\$910,000 1.2%	5/5/13	5/20/13	7/9/13	\$912,500 -0.3%	Town House 7 / 4 / 2&0 0.041 1924	James McMahon	HL Dual Sheila Stoltz
35 Sagamore 10 Square Feet: 1,800 MLS # - 3302848; Seller - McCarthy	\$950,000	\$950,000	\$915,000 -3.7%	1/30/13	3/7/13	5/20/13	\$819,000 11.7%	Town House 7 / 4 / 2&0 0.05 1916	Lynn Joyce Houlihan Lawrence Inc.	Kathleen Collins Julia B Fee Sothebys Int. Rlty
16 Beverly 11 Square Feet: 1,630 MLS # - 3304217; Seller - Sproule	\$960,000	\$939,000	\$917,500 -2.2% -2.2%	2/13/13	4/10/13	6/28/13	\$817,000 12.3%	Town House 7 / 4 / 2&1 0.05 1924	Lynn Joyce	HL Dual Susie French
12 Field 12 Square Feet: 1,512 MLS # - 3325660; Seller - Fuchs	\$930,000	\$930,000	\$930,000	8/15/13	9/4/13	11/4/13	\$799,000 16.4%	Town House 7 / 4 / 2&1 0.06 1924	Christina M Raymond Houlihan Lawrence Inc.	Valon Nikci Link NY Realty

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Merestone 13 Square Feet: 1,961 MLS # - 3304002; Seller - Richard Ditoro	\$999,999 \$510	\$949,000 \$484	\$939,000 \$479 -5.1% -1.0%	2/11/13	5/22/13 100 168 (Agent DOM)	7/29/13 168	\$631,500 48.7% \$16,167	Town House 7 / 4 / 2&1 0.04 1920	Barbara Kerrigan 	Paul Legname HL Dual
15 Bolton 14 Square Feet: 1,737 MLS # - 3305289; Seller - Witheld	\$975,000 \$561	\$975,000 \$561	\$950,000 \$547 -2.6%	2/25/13	5/15/13 79 140 (Agent DOM)	7/15/13 140	\$918,600 3.4% \$21,770	Town House 7 / 4 / 2&0 0.05 1926	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Joseph Houlihan Houlihan & O'Malley Real Estate Services
148 Pondfield 15 Square Feet: 1,800 MLS # - 3208158; Seller - Joseph L & Marguerite O Conway	\$999,900 \$556	\$999,900 \$556	\$975,000 \$542 -2.5%	3/22/12	9/22/12 184 184 (Agent DOM)	6/3/13 438	\$915,300 6.5% \$21,068	Tudor 7 / 4 / 2&1 0.053 1922	Patricia Breen 	Susan Kelly Law HL Dual
15 Bolton 16 Square Feet: 1,737 MLS # - 3328076; Seller - Witheld	\$995,000 \$573	\$995,000 \$573	\$975,000 \$561 -2.0%	9/10/13	10/22/13 42 94 (Agent DOM)	12/13/13 94	\$918,600 6.1% \$22,279	Town House 7 / 4 / 2&0 0.05 1926	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
5 Willow 17 Square Feet: 1,800 MLS # - 3318583; Seller - Witheld	\$935,000 \$519	\$935,000 \$519	\$990,000 \$550 5.9%	6/9/13	6/19/13 10 63 (Agent DOM)	8/12/13 64	\$860,000 15.1% \$20,173	Tudor 7 / 4 / 2&1 0.083 1933	Mary Claire White 	Susan Kelly Law HL Dual
9 Merestone 18 Square Feet: 1,700 MLS # - 3308702; Seller - Cobb	\$1,025,000 \$603	\$1,025,000 \$603	\$1,101,650 \$648 7.5%	5/1/13	5/20/13 19 92 (Agent DOM)	8/1/13 92	\$796,600 38.3% \$20,138	Tudor 7 / 4 / 2&0 0.03 1924	Joan A Lennon Julia B Fee Sothebys Int. Rity	Rita Steinkamp Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Park Avenue 19 Square Feet: 1,867 MLS # - 3206591; Seller - Peter & Cheryl Tague	\$1,195,000	\$1,195,000	\$1,117,500 -6.5%	3/2/12	10/28/12	2/11/13	\$850,100 31.5% \$20,591	Town House 7 / 4 / 2&0 0.04 1923	Victoria Carter Bronxville-Ley Real Estate LLC	Pat Barry Bronxville-Ley Real Estate LLC
11 Normandy 20 Square Feet: 2,288 MLS # - 3216541; Seller - Withheld	\$1,295,000	\$1,189,000	\$1,155,000 -8.2% -2.6%	5/21/12	2/4/13	4/23/13	\$24,221	Town House 7 / 4 / 3&1 0.108 1928	Jane Vergari Houlihan Lawrence Inc. Christine D Vergari Houlihan Lawrence Inc.	HL Dual Susan Kelty Law Houlihan Lawrence Inc.
7 Kraft 21 Square Feet: 2,700 MLS # - 3229231; Seller - withheld	\$1,325,000	\$1,325,000	\$1,163,000 -12.2%	9/28/12	11/16/12	1/11/13	\$1,186,200 -2.0% \$27,000	Colonial / 3 / 4&1 0.14 1914	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Jane Vergari Christine D Vergari
144 Pondfield 22 Square Feet: 1,800 MLS # - 3333293; Seller - Orth	\$1,195,000	\$1,195,000	\$1,185,000 -0.8%	11/7/13	11/25/13	12/9/13	\$957,700 23.7% \$21,995	Tudor 7 / 4 / 2&0 0.053 1922	Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc.	HL Dual Andrea Braunstein Houlihan Lawrence Inc.
38 Forest 23 Square Feet: 2,100 MLS # - 3310245; Seller - G. Roventini	\$1,325,000	\$1,325,000	\$1,250,000 -5.7%	4/10/13	6/6/13	7/24/13	\$1,277,500 -2.2% \$28,558	Colonial 7 / 3 / 4&0 0.175 1932	Diane Hackett Valmarie Zorila	Diane E Hirsch Elk Homes Realty LLC
4 Morningside 24 Square Feet: 2,295 MLS # - 3210481; Seller - Liao	\$1,395,000	\$1,395,000	\$1,260,000 -9.7%	4/2/12	12/11/12	1/11/13	\$1,198,800 5.1% \$25,361	Colonial 7 / 4 / 3&0 0.18 1939	Laura Stichter Houlihan Lawrence Inc.	HL Dual Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
39 Garden 25 Square Feet: 2,000 MLS # - 3303848; Seller - Wthld	\$1,100,000	\$1,100,000	\$1,275,000 15.9%	2/7/13	2/15/13 8 141 (Agent DOM)	6/28/13 141	\$910,000 40.1% \$20,500	Colonial 7 / 4 / 2&0 0.21 1931	Sheila Stoltz Co-List Agent	Sheila Stoltz HL Dual
9 Hobart 26 Square Feet: 2,757 MLS # - 3131979; Seller - Ray/Robb	\$1,545,000	\$1,395,000 -9.7%	\$1,300,000 -6.1%	10/21/11	1/11/13 448 607 (Agent DOM)	6/21/13 609	\$1,482,600 -12.3% \$30,007	Victorian 9 / 5 / 3&1 0.11 1903	Susan Kelty Law Houlihan Lawrence Inc. Co-List Agent	Sheila Stoltz HL Dual Houlihan Lawrence Inc.
2 Village 27 Square Feet: 1,961 MLS # - 3232114; Seller - Folsom	\$1,325,000	\$1,325,000	\$1,300,000 -1.9%	11/5/12	2/5/13 92 164 (Agent DOM)	4/23/13 169	\$1,503,200 -13.5% \$35,397	Colonial 7 / 4 / 2&0 0.3 1949	Diane Hackett Co-List Agent	Terra Corning Coldwell Banker Residential Brokerage
7 Willow 28 Square Feet: 2,395 MLS # - 3307547; Seller - withheld	\$1,295,000	\$1,295,000	\$1,320,000 1.9%	3/19/13	4/8/13 20 132 (Agent DOM)	7/29/13 132	\$989,500 33.4% \$23,203	Town House / 5 / 4&0 0.11 1916	Caroline M Fitzgibbons Olshan Group LLC Co-List Agent	Maria Wein Devaney HL Dual Houlihan Lawrence Inc.
149 Midland 29 Square Feet: 3,028 MLS # - 3300559; Seller - Wilson	\$1,479,000	\$1,399,999 -5.3%	\$1,362,000 -2.6%	1/7/13	4/10/13 93 144 (Agent DOM)	5/31/13 144	\$1,397,600 -2.5% \$31,012	Tudor 8 / 3 / 2&1 0.18 1933	Valmarie Zorila Co-List Agent	Kathleen Collins Julia B Fee Sothebys Int. Rlty
14 Bacon 30 Square Feet: 2,650 MLS # - 3315304; Seller - Withheld	\$1,495,000	\$1,495,000	\$1,375,000 -8.0%	5/13/13	5/28/13 15 77 (Agent DOM)	7/29/13 77	\$1,170,200 17.5% \$26,400	Town House 7 / 4 / 3&2 0.05 1934	Sheila Stoltz Houlihan Lawrence Inc. Co-List Agent	Barbara Kerrigan HL Dual Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
50 Masterton 31 Square Feet: 1,950 MLS # - 3214882; Seller - Anthony & Andrea Horn	\$1,525,000	\$1,525,000	\$1,385,000 -9.2%	5/7/12	1/8/13	5/6/13	\$1,644,200 -15.8% \$34,669	Colonial 7 / 3 / 4&0 0.33 1947	Kelly S Jelensperger	Frances Gwen Bolan Bronxville-Ley Real Estate LLC
9 Village 32 Square Feet: 3,117 MLS # - 3227560; Seller - Rittman	\$1,600,000	\$1,425,000	\$1,385,000 -10.9% -2.5%	9/11/12	11/20/12	2/12/13	\$1,611,700 -14.1% \$38,468	Colonial 8 / 5 / 4&1 0.41 1952	Alice Regan Julia B Fee Sothebys Int. Rty	Bradley Brammer Keller Williams NY Realty Kathy L Brammer Keller Williams Realty Group
4 Oval 33 Square Feet: 2,692 MLS # - 3320020; Seller - withheld	\$1,495,000	\$1,495,000	\$1,457,500 -2.5%	6/21/13	7/5/13	8/1/13	\$1,184,500 23.0% \$25,613	Tudor 9 / 4 / 2&1 0.26 1907	Susan Kelly Law Elizabeth D Yienger	HL Dual Christina M Raymond
226 Pondfield 34 Square Feet: 2,650 MLS # - 3301493; Seller - K & R Diserens	\$1,529,000	\$1,529,000	\$1,465,000 -4.2%	1/16/13	3/12/13	5/24/13	\$1,454,700 0.7% \$31,502	Victorian 9 / 5 / 3&1 0.47 1892	Pat Brandon Houlihan Lawrence Inc.	HL Dual Nancy Jones Houlihan Lawrence Inc.
107 White Plains 35 Square Feet: 2,281 MLS # - 3300874; Seller - Marc Guild	\$1,600,000	\$1,600,000	\$1,500,000 -6.3%	1/23/13	3/27/13	6/27/13	\$1,207,100 24.3% \$28,176	Colonial 8 / 4 / 2&1 0.23 1940	Victoria Carter Bronxville-Ley Real Estate LLC	Diane Hackett Valmarie Zorila
12 Greenfield 36 Square Feet: 3,000 MLS # - 3218019; Seller - Eric & Cynthia Bothwell	\$1,825,000	\$1,699,999	\$1,525,000 -6.8% -9.6%	6/6/12	4/11/13	4/11/13	\$1,365,300 11.7% \$31,721	Ranch 11 / 5 / 3&0 0.28 1961	Susan Hawkins Julia B Fee Sothebys Int. Rty	Susie French Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
16 Crows Nest 37 Square Feet: 3,000 MLS # - 3215761; Seller - Thomas Moore & Susan Hawkins	\$1,725,000	\$1,595,000 -7.5%	\$1,540,000 -3.2%	5/16/12	12/15/12 213	1/22/13 251	\$1,507,400 2.2% \$31,709	Colonial 9 / 5 / 3&0 0.197 1936	Susan Hawkins Julia B Fee Sothebys Int. Rlty	Maria Wein Devaney
1 Orchard 38 Square Feet: 2,685 MLS # - 3307356; Seller - Bonde	\$2,000,000	\$1,795,000 -10.3%	\$1,550,000 -12.3%	3/14/13	7/23/13 131	10/30/13 230	\$1,790,000 -13.4% \$36,493	Colonial 9 / 4 / 2&2 0.34 1930	Christine Y Adams Bronxville-Ley Real Estate LLC	Non-Member MLS (888888) Non-Member MLS (888888)
5 Orchard 39 Square Feet: 2,174 MLS # - 3310867; Seller - Kau	\$1,650,000	\$1,650,000	\$1,567,500 -5.0%	4/10/13	6/12/13 63	7/12/13 93	\$1,349,900 16.1% \$31,716	Colonial 8 / 4 / 3&1 0.21 1924	Laura Stichter	Priscilla Toomey Julia B Fee Sothebys Int. Rlty
39 Forest 40 Square Feet: 2,700 MLS # - 3309754; Seller - Fabros	\$1,795,000	\$1,795,000	\$1,622,500 -9.6%	4/4/13	4/26/13 22	6/21/13 78	\$1,289,800 25.8% \$29,347	Colonial 8 / 4 / 3&2 0.22 1935	Susan Kelty Law Houlihan Lawrence Inc.	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
7 Sycamore 41 Square Feet: 2,768 MLS # - 3233050; Seller - Boyd	\$1,500,000	\$1,500,000	\$1,651,000 10.1%	11/19/12	12/11/12 22	1/4/13 46	\$1,500,000 10.1% \$34,136	Colonial 10 / 4 / 3&1 0.29 1947	Diane Hackett Valmarie Zorila	HL Dual Carol Moesel
43 White Plains 42 Square Feet: 3,608 MLS # - 3220497; Seller - M & E Harrington	\$1,795,000	\$1,695,000 -5.6%	\$1,655,000 -2.2%	6/27/12	11/20/12 146	1/9/13 196	\$1,815,700 -8.9% \$40,337	Colonial 16 / 5 / 3&1 0.317 1932	Susan Kelty Law Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Lee 43 Square Feet: 3,026 MLS # - 3304504; Seller - Roediger	\$1,705,000	\$1,705,000	\$1,660,000 -2.6%	2/25/13	3/22/13 25 121 (Agent DOM)	6/26/13 121	\$1,398,500 18.7% \$30,250	Tudor 9 / 5 / 3&1 0.15 1925	Lynn Joyce Co-List Agent	Sheila Stoltz HL Dual
21 Studio 44 Square Feet: 3,066 MLS # - 3301315; Seller - Withheld	\$1,725,000	\$1,725,000	\$1,725,000	1/14/13	1/28/13 14 63 (Agent DOM)	3/18/13 63	\$1,802,400 -4.3% \$40,019	Colonial 9 / 5 / 3&1 0.23 1924	Susie French Houlihan Lawrence Inc. HL Dual	Susie French Houlihan Lawrence Inc.
46 Elm Rock 45 Square Feet: 4,003 MLS # - 3312253; Seller - withheld	\$2,100,000	\$1,839,000 -12.4%	\$1,775,000 -3.0%	4/22/13	9/27/13 158 232 (Agent DOM)	12/10/13 232	\$1,895,000 -6.3% \$40,796	Tudor 11 / 4 / 2&2 0.3 1925	Susan Kelly Law HL Dual	Rita Steinkamp
160 Midland 46 Square Feet: 2,500 MLS # - 3303143; Seller - Macari	\$1,900,000	\$1,900,000	\$1,800,000 -5.3%	2/6/13	4/24/13 77 146 (Agent DOM)	7/2/13 146	\$1,799,930 0.0% \$39,621	Colonial 8 / 3 / 3&1 0.43 1936	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Lucille Declet Coldwell Banker Carlson Real Estate
18 Locust 47 Square Feet: 3,000 MLS # - 3310774; Seller - Michelsen	\$1,895,000	\$1,895,000	\$1,850,000 -2.4%	4/12/13	5/6/13 24 105 (Agent DOM)	7/26/13 105	\$1,649,000 12.2% \$39,531	Contemporary 11 / 5 / 4&0 0.25 1957	Mary (Pat) Houlihan Houlihan & O'Malley Real Estate Services	Sheila Stoltz
119 Midland 48 Square Feet: 3,441 MLS # - 3306309; Seller - Branthover	\$1,800,000	\$1,800,000	\$1,900,000 5.6%	3/4/13	4/4/13 31 118 (Agent DOM)	6/30/13 118	\$1,323,000 43.6% \$31,125	Other/See Remarks 9 / 5 / 3&1 0.36 1913	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Sheila Stoltz Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
25 Dusenberry 49 Square Feet: 3,052 MLS # - 3310997; Seller - Hubert	\$2,140,000 \$701	\$2,140,000 \$701	\$1,910,000 -10.7% \$626	4/17/13	7/1/13 75 135 (Agent DOM)	8/30/13 135	\$22,450 8,407.8% \$39,256	Colonial 9 / 5 / 3&2 0.03 1927	Lynn Joyce	Susan Hawkins Julia B Fee Sothebys Int. Rlty
52 Woodland 50 Square Feet: 3,791 MLS # - 3325364; Seller - Withheld	\$2,225,000 \$587	\$2,100,000 \$554	\$1,925,000 -5.6% -7.9% \$508	8/12/13	8/28/13 16 49 (Agent DOM)	9/30/13 49	\$1,796,100 7.2% \$43,045	Colonial 10 / 5 / 3&1 0.31 1959	Rhonda B Carey Houlihan Lawrence Inc.	Susan Hawkins Julia B Fee Sothebys Int. Rlty
60 Prescott 51 Square Feet: 2,407 MLS # - 3232970; Seller - Murray	\$2,100,000 \$872	\$2,100,000 \$872	\$2,000,000 -4.8% \$831	11/16/12	12/10/12 24 76 (Agent DOM)	1/31/13 76	\$1	Tudor 8 / 4 / 3&2 0.21 1930	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Victoria Carter Bronxville-Ley Real Estate LLC
45 Oriole 52 Square Feet: 3,149 MLS # - 3305029; Seller - Boxhill	\$2,395,000 \$761	\$2,195,000 \$697	\$2,000,000 -8.4% -8.1% \$635	2/25/13	4/22/13 56 115 (Agent DOM)	6/20/13 115	\$2,096,600 -4.6% \$44,982	Colonial 9 / 5 / 3&1 0.35 1918	Margaret A Johnson Bronxville-Ley Real Estate LLC	Alice Regan Julia B Fee Sothebys Int. Rlty
25 Valley 53 Square Feet: 2,078 MLS # - 3332104; Seller - Wald	\$1,900,000 \$914	\$1,900,000 \$914	\$2,000,000 5.3% \$962	10/21/13	11/7/13 17 57 (Agent DOM)	12/17/13 57	\$1,665,200 20.1% \$40,573	Split Level 7 / 3 / 3&0 0.32 1953	Muriel Aragona Toni Bessone	Lesley Amato Barhite & Holzinger, Inc.
47 Sturgis 54 Square Feet: 4,450 MLS # - 3234325; Seller - Hopwood	\$2,300,000 \$517	\$2,200,000 \$494	\$2,019,000 -4.3% -7.9% \$454	12/10/12	3/27/13 107 175 (Agent DOM)	6/3/13 175	\$1,914,700 5.4% \$43,855	Colonial 11 / 6 / 3&2 0.284 1929	Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc.	Anne C Kelly Houlihan Lawrence Inc. HL Dual

**Bronxville School District
Single Family**

2013

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
345 Pondfield 55 Square Feet: 3,888 MLS # - 3303344; Seller - M & P Imperiale	\$2,195,000	\$2,195,000	\$2,037,500 -7.2%	2/4/13	2/15/13	10/11/13	\$1,750,000 16.4% \$41,027	Mediterranean 9 / 4 / 4&1 0.46 1910	Sheila Stoltz HL Dual	Susie French HL Dual
14 Sussex 56 Square Feet: 3,019 MLS # - 3301475; Seller - Leahy	\$1,895,000	\$1,895,000	\$2,100,000 10.8%	1/16/13	2/14/13	4/12/13	\$1,581,400 32.8% \$37,144	Cottage 10 / 4 / 3&1 0.26 1920	Susan Kelly Law Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc.
56 Summit 57 Square Feet: 3,400 MLS # - 3304515; Seller - Daly	\$2,295,000	\$2,295,000	\$2,100,000 -8.5%	2/16/13	3/8/13	6/30/13	\$2,226,800 -5.7% \$48,740	Colonial 11 / 6 / 3&1 0.4 1908	Susan Kelly Law HL Dual	Sheila Stoltz
37 Oriole 58 Square Feet: 3,140 MLS # - 3228253; Seller - Bevan	\$2,295,000	\$2,295,000	\$2,110,500 -8.0%	9/19/12	3/1/13	6/5/13	\$1,887,400 11.8% \$40,915	Colonial 11 / 5 / 4&1 0.25 1935	Susan Kelly Law Houlihan Lawrence Inc. HL Dual	Sheila Stoltz Houlihan Lawrence Inc.
30 Studio 59 Square Feet: 3,020 MLS # - 3301482; Seller - Schoyer	\$1,950,000	\$1,950,000	\$2,147,500 10.1%	1/28/13	2/6/13	4/10/13	\$1,771,700 21.2% \$40,211	Other/See Remarks 8 / 5 / 4&1 0.18 1922	Claire Peddy Bronxville-Ley Real Estate LLC	Carol Conway Bronxville-Ley Real Estate LLC
51 Summit 60 Square Feet: 3,471 MLS # - 3305435; Seller - Withheld	\$2,245,000	\$2,245,000	\$2,150,000 -4.2%	2/25/13	4/23/13	8/13/13	\$1,763,700 21.9% \$38,655	Colonial 11 / 4 / 3&1 0.22 1916	Maria Wein Devaney Houlihan Lawrence Inc. HL Dual	Valmarie Zorila Houlihan Lawrence Inc. Sharon Zanzano Houlihan Lawrence Inc.

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2013

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
28 Grove 61 Square Feet: 3,450 MLS # - 3310145; Seller - Sands	\$2,150,000 \$623	\$2,150,000 \$623	\$2,150,000 \$623	4/8/13	4/28/13 20 74 (Agent DOM)	6/21/13 74	\$1,874,300 14.7% \$41,958	Colonial 11 / 5 / 4&1 0.29 1931	Mary Cassidy Bronxville-Ley Real Estate LLC	Brian Galvin Coldwell Banker Residential Brokerage
7 Paddington 62 Square Feet: 4,100 MLS # - 3305296; Seller - withheld	\$2,195,000 \$535	\$2,195,000 \$535	\$2,155,000 -1.8% \$526	2/25/13	3/18/13 21 98 (Agent DOM)	6/3/13 98	\$2,132,500 1.1% \$50,695	Contemporary 11 / 6 / 3&1 0.35 1955	Susan Kelly Law Houlihan Lawrence Inc.	Rosemarie Smalheiser ERA Insite Realty Services
6 Paddington 63 Square Feet: 4,068 MLS # - 3306649; Seller - withheld	\$2,525,000 \$621	\$2,395,000 -5.1% \$589	\$2,200,000 -7.7% \$541	3/6/13	11/16/13 255 280 (Agent DOM)	12/13/13 282	\$2,325,000 -5.4% \$54,546	Colonial 10 / 4 / 4&1 0.47 1961	Rita Steinkamp	HL Dual Rita Steinkamp
56 Prescott 64 Square Feet: 3,078 MLS # - 3327903; Seller - Foxley - Kerno	\$2,295,000 \$746	\$2,295,000 \$746	\$2,200,000 -4.1% \$715	9/9/13	10/4/13 25 84 (Agent DOM)	12/3/13 85	\$1,824,200 20.6% \$41,285	Tudor 10 / 4 / 3&1 0.17 1928	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Rhonda B Carey Houlihan Lawrence Inc.
18 Village 65 Square Feet: 3,200 MLS # - 3315656; Seller - Withheld	\$2,295,000 \$717	\$2,295,000 \$717	\$2,202,500 -4.0% \$688	5/15/13	7/1/13 47 121 (Agent DOM)	9/13/13 121	\$1,564,500 40.8% \$32,411	Contemporary 7 / 4 / 3&0 0.54 1959	Sheila Stoltz	HL Dual Diane Hackett Valmarie Zorila
34 Dusenberry 66 Square Feet: 3,462 MLS # - 3304625; Seller - Abbatecola/Babyak	\$2,595,000 \$750	\$2,400,000 -7.5% \$693	\$2,212,500 -7.2% \$639	2/14/13	6/14/13 120 144 (Agent DOM)	7/19/13 155	\$2,147,600 3.0% \$47,817	Tudor 10 / 4 / 3&1 0.3 1930	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Felicia Bazargan Century 21 Royal

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:		
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent	
55 Summit 67 Square Feet: 4,507 MLS # - 3204689; Seller - Near	\$2,695,000 \$598	\$2,445,000 \$542	\$2,300,000 \$510 -9.3% -5.4%	2/13/12	2/9/13	4/30/13	\$1,800,000 27.8% \$37,507	Colonial 10 / 5 / 4&2 0.02 1930	Diane Hackett Valmarie Zorila	HL Dual	Maria Wein Devaney
6 Sunny Brae 68 Square Feet: 3,150 MLS # - 3305889; Seller - Withheld	\$2,295,000 \$729	\$2,295,000 \$729	\$2,312,000 \$734 0.7%	2/28/13	3/8/13	7/1/13	\$2,044,000 13.1% \$43,456	Colonial 11 / 4 / 3&1 0.27 1921	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual	Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc.
1 Woodland 69 Square Feet: 4,012 MLS # - 3303889; Seller - Meyer	\$2,450,000 \$611	\$2,450,000 \$611	\$2,325,000 \$580 -5.1%	2/13/13	3/1/13	4/30/13	\$2,367,100 -1.8% \$52,007	Mediterranean 13 / 5 / 3&2 0.34 1904	Nancy Jones	HL Dual	Susie French
6 Fordal 70 Square Feet: 3,844 MLS # - 3304251; Seller - Lund	\$2,975,000 \$774	\$2,675,000 \$696	\$2,375,000 \$618 -10.1% -10.1%	2/13/13	5/15/13	7/19/13	\$2,207,700 7.6% \$48,087	Tudor 12 / 6 / 4&1 0.38 1929	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.	HL Dual	Jane Vergari Houlihan Lawrence Inc. Christine D Vergari Houlihan Lawrence Inc.
12 Hawthorne 71 Square Feet: 3,298 MLS # - 3310491; Seller - Kranenburg	\$2,315,000 \$702	\$2,315,000 \$702	\$2,400,000 \$728 3.7%	4/8/13	4/25/13	7/16/13	\$1,766,900 35.8% \$38,250	Tudor 10 / 4 / 3&1 0.2 1924	Rita Steinkamp	HL Dual	Susie French
10 Plateau 72 Square Feet: 4,347 MLS # - 3228454; Seller - Minetti	\$2,975,000 \$684	\$2,695,000 \$620	\$2,450,000 \$564 -9.4% -8.2%	9/21/12	6/10/13	8/20/13	\$3,019,200 -18.9% \$60,690	Colonial 12 / 6 / 3&2 0.31 1915	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.	HL Dual	Sheila Stoltz Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
5 The High 73 Square Feet: 3,786 MLS # - 3305765; Seller - Marion Cromarty	\$2,750,000	\$2,575,000 -6.4%	\$2,450,000 -4.5%	2/28/13	7/13/13	8/6/13	\$2,397,000 2.2% \$51,152	Tudor 9 / 4 / 4&2 0.26 1929	Michele Barnette Clickit Realty	Susan Kelty Law
27 Homesdale 74 Square Feet: 3,555 MLS # - 3315032; Seller - withheld	\$2,495,000	\$2,495,000	\$2,450,000 -1.8%	5/13/13	5/24/13	8/12/13	\$2,026,200 20.9% \$46,729	Colonial 9 / 5 / 3&1 0.21 1925	Susan Kelty Law Houlihan Lawrence Inc.	Susan Sparkman Prudential Centennial Realty
16 Argyle 75 Square Feet: 4,023 MLS # - 3301853; Seller - Knox	\$2,750,000	\$2,750,000	\$2,600,000 -5.5%	1/21/13	2/14/13	4/23/13	\$2,340,800 11.1% \$50,001	Other/See Remarks 11 / 5 / 4&1 0.26 1915	Susan Kelty Law	HL Dual Diane Hackett Valmarie Zorila
28 Homesdale 76 Square Feet: 3,447 MLS # - 3304524; Seller - withheld	\$2,850,000	\$2,850,000	\$2,625,000 -7.9%	2/18/13	3/14/13	5/1/13	\$2,250,000 16.7% \$49,677	Tudor 10 / 6 / 3&2 0.343 1927	Louise Baudoin Houlihan Lawrence Inc.	HL Dual Susan Kelty Law Houlihan Lawrence Inc.
18 Ridge 77 Square Feet: 4,458 MLS # - 3206203; Seller - Thomas Tumlinson & Leslie Lammers	\$3,975,000	\$2,995,000 -24.7%	\$2,840,000 -3.9%	3/19/12	6/4/13	7/18/13	\$3,300,000 -13.9% \$76,858	Mediterranean 12 / 5 / 5&2 0.33 1953	Sheila Stoltz	Kathleen Collins Julia B Fee Sothebys Int. Rlty
6 Paradise 78 Square Feet: 5,557 MLS # - 3329617; Seller - J & T Wood	\$3,650,000	\$3,650,000	\$2,950,000 -19.2%	9/25/13	10/4/13	11/14/13	\$3,392,300 -13.0% \$78,283	Victorian 12 / 6 / 4&1 0.31 1895	William Q Dowling Julia B Fee Sothebys Int. Rlty	Susan Kelty Law Houlihan Lawrence Inc.

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2013

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
16 Sunny Brae 79 Square Feet: 4,120 MLS # - 3317253; Seller - Tutrone	\$2,800,000	\$2,800,000	\$3,025,000 8.0%	5/30/13	6/10/13 11	11/1/13 155	\$2,695,000 12.2% \$48,627	Tudor 9 / 4 / 3&2 0.025 1930	Rita Steinkamp HL Dual	Sheila Stoltz
6 Oriole 80 Square Feet: 4,000 MLS # - 3326779; Seller - withheld	\$3,295,000	\$3,295,000	\$3,400,000 3.2%	8/28/13	8/30/13 2	9/27/13 30	\$3,000,000 13.3% \$66,601	Tudor 10 / 4 / 3&2 0.23 1924	Susan Kelty Law Houlihan Lawrence Inc.	Donna Olshan Olshan Group LLC Caroline M Fitzgibbons Olshan Group LLC
6 Courseview 81 Square Feet: 5,575 MLS # - 3227190; Seller - Kuhns	\$4,395,000	\$4,200,000 -4.4%	\$3,950,000 -5.7%	9/10/12	3/18/13 189	6/11/13 274	\$5,047,911 -21.7% \$104,330	Tudor 13 / 6 / 8&2 0.8 1928	Diane Hackett HL Dual Valmarie Zorila	Rita Steinkamp
19 Masterton 82 Square Feet: 6,584 MLS # - 3209349; Seller - J & P Barr	\$6,250,000	\$6,250,000	\$5,500,000 -12.0%	3/23/12	2/8/13 322	4/30/13 403	\$5,217,000 5.4% \$109,774	Tudor 14 / 6 / 7&2 0.75 1929	Rita Steinkamp Houlihan Lawrence Inc.	Sarah French Houlihan Lawrence Inc. Toni Bessone Houlihan Lawrence Inc.
27 Masterton 83 Square Feet: 7,000 MLS # - 3118156; Seller - Sullivan	\$9,250,000	\$8,500,000 -8.1%	\$7,000,000 -16.2%	6/3/11	6/22/12 385	2/28/13 636	\$5,571,500 25.6% \$120,367	Tudor 12 / 5 / 4&3 1.2 1925	Rita Steinkamp	Frances Gwen Bolan Bronxville-Ley Real Estate LLC

Total Bronxville 2013

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
83	71	58	55	42
	86%	70%	66%	51%

**Bronxville School District
Single Family**

2013

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,795,000	\$1,725,000	\$1,655,000	55	134	\$1,564,500	83	71	58	55	42
		-3.9%	-3.9%					86%	70%	66%	51%
Average:	\$1,973,481	\$1,911,445	\$1,816,809	100	173	\$1,671,830					
		-3.1%	-4.8%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$598	\$575	\$552	3,000
		-\$23	-\$23	
Average:	\$666	\$645	\$613	2,962
		-\$21	-\$32	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2013
Homes Sold	7	3	2	9	6	16	15	9	4	3	3	6	83
Median Original Price	\$1,500,000	\$1,600,000	\$1,260,000	\$1,950,000	\$1,502,000	\$1,797,500	\$1,650,000	\$2,140,000	\$2,260,000	\$2,000,000	\$2,800,000	\$2,000,000	\$1,795,000
Median List Price	\$1,500,000	\$1,425,000	\$1,242,000	\$1,950,000	\$1,462,500	\$1,797,500	\$1,650,000	\$2,140,000	\$2,197,500	\$1,795,000	\$2,800,000	\$1,869,500	\$1,725,000
Median Sold Price	\$1,540,000	\$1,385,000	\$1,231,250	\$2,147,500	\$1,373,500	\$1,780,000	\$1,567,500	\$1,910,000	\$2,063,750	\$1,550,000	\$2,950,000	\$1,887,500	\$1,655,000
Average Sold Price	\$1,443,000	\$3,167,500	\$1,231,250	\$2,328,056	\$1,427,000	\$1,778,406	\$1,657,400	\$1,754,906	\$2,100,625	\$1,487,500	\$2,301,667	\$1,722,500	\$1,816,809

**Bronxville School District
Single Family**

2012

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
1 74 Parkway Square Feet: 1,332 MLS # - 3208200; Seller - Estate of Mary E Culhane	\$439,000	\$439,000	\$413,000 -5.9%	3/14/12	6/26/12	8/28/12	\$645,300 -36.0% \$15,069	Town House 6 / 3 / 1&1 0.05 1956	Barbara Kerrigan Houlihan Lawrence Inc. Stacey Hughes Houlihan Lawrence Inc.	Non-Member MLS (888888) Non-Member MLS (888888)
2 65 Kensington Square Feet: 1,717 MLS # - 3224746; Seller - Frank R & Katie F Cottingham	\$699,000	\$679,000	\$631,000 -2.9% -6.9%	8/9/12	10/5/12	11/20/12	\$710,300 -11.2% \$15,089	Town House 6 / 3 / 2&0 0.09 1922	Priscilla Toomey Julia B Fee Sothebys Int. Rlty	Susan Hawkins Julia B Fee Sothebys Int. Rlty
3 16 Field Square Feet: 1,680 MLS # - 3200173; Seller - Stephen & Stephanie Turk	\$829,000	\$729,000	\$680,000 -12.1% -5.9%	1/5/12	3/5/12	6/29/12	\$13,250 5,032.1% \$20,942	Town House 7 / 4 / 2&0 0.04 1926	Mary Ann Giacobbe Houlihan Lawrence Inc.	HL Dual Carol Bender Houlihan Lawrence Inc.
4 93 Kensington Square Feet: 1,750 MLS # - 3208758; Seller - withld	\$699,000	\$699,000	\$710,000 1.6%	3/19/12	4/2/12	7/9/12	\$707,900 0.3% \$15,400	Town House 8 / 4 / 2&0 0.05 1920	Sheila Stoltz	HL Dual Diane Hackett Valmarie Zorila
5 72 Kensington Square Feet: 1,400 MLS # - 3219801; Seller - Ashvin & Lisa Rao	\$715,000	\$715,000	\$715,000	7/10/12	7/23/12	9/28/12	\$718,757 -0.5% \$17,124	Town House 6 / 3 / 2&0 0.04 1922	Nancy Beers-Nix Julia B Fee Sothebys Int. Rlty	Lynn Joyce Houlihan Lawrence Inc.
6 3 Bolton Square Feet: 1,503 MLS # - 3204368; Seller - withheld	\$790,000	\$749,999	\$725,000 -5.1% -3.2%	2/16/12	6/18/12	8/3/12	\$905,025 -19.9% \$20,338	Tudor 6 / 4 / 2&0 0.033 1922	Robert J Granata	HL Dual Marybeth Gillen

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2012

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 20 Bolton Square Feet: 1,567 MLS # - 3214827; Seller - M & N Radik	\$860,000 \$549	\$860,000 \$549	\$810,000 -5.8% \$517	5/15/12	7/23/12 69 163 (Agent DOM)	10/26/12 164	\$865,900 -6.5% \$20,242	Town House 7 / 4 / 2&0 0.032 1922	Susan Hawkins Julia B Fee Sothebys Int. Rlty Nancy Beers-Nix Julia B Fee Sothebys Int. Rlty	Virginia Esposito Bronxville-Ley Real Estate LLC
8 10 Beverly Square Feet: 1,450 MLS # - 3217243; Seller - Stephen & Karen Kennedy	\$859,000 \$592	\$859,000 \$592	\$850,000 -1.0% \$586	5/28/12	8/13/12 77 95 (Agent DOM)	8/31/12 95	\$745,100 14.1% \$18,000	Town House 6 / 3 / 2&0 0.04 1922	Sheila Stoltz HL Dual	Helen Gerken
9 19 Bolton Square Feet: 1,750 MLS # - 3204838; Seller - Scott Billings & Francine Schwadel	\$899,000 \$514	\$999,000 11.1% \$571	\$883,000 -12.9% \$505	2/15/12	3/5/12 19 121 (Agent DOM)	6/15/12 121	\$899,800 -1.9% \$20,305	Tudor 7 / 4 / 2&0 0.05 1922	Sheila Stoltz Houlihan Lawrence Inc. HL Dual	Patricia Breen Houlihan Lawrence Inc.
10 16 Beverly Square Feet: 1,630 MLS # - 3132001; Seller - Christopher & Jennifer Granger	\$975,000 \$598	\$925,000 -5.1% \$567	\$890,000 -3.6% \$546	10/19/11	2/6/12 110 208 (Agent DOM)	5/14/12 208	\$817,000 8.9% \$17,592	Town House 7 / 4 / 2&0 0.05 1924	Susan Hawkins Julia B Fee Sothebys Int. Rlty	Lynn Joyce
11 157 Midland Square Feet: 2,924 MLS # - 3121043; Seller - Baker	\$1,195,000 \$409	\$899,000 -24.8% \$307	\$900,000 0.1% \$308	6/28/11	1/10/12 196 253 (Agent DOM)	3/8/12 254	\$1,258,500 -28.5% \$26,114	Colonial 9 / 4 / 3&1 0.17 1925	Ann Marie Sullivan Houlihan Lawrence Inc. HL Dual	Ann Marie Sullivan Houlihan Lawrence Inc.
12 28 Tanglewyld Square Feet: 1,978 MLS # - 3121873; Seller - Mitchell	\$999,000 \$505	\$849,000 -15.0% \$429	\$900,000 5.1% \$455	7/6/11	4/26/12 295 326 (Agent DOM)	5/31/12 330	\$964,200 -6.7% \$21,862	Town House 7 / 4 / 2&0 0.04 1924	Diane Hackett Valmarie Zorila	Diane E Hirsch EIK Homes Realty LLC

**Bronxville School District
Single Family**

2012

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 11 Park Avenue Terr Square Feet: 1,804 MLS # - 3214159; Seller - T & M Wilczewski	\$985,000	\$985,000	\$935,000 -5.1%	5/9/12	7/9/12 61	8/14/12 97	\$875,200 6.8% \$20,866	Town House 7 / 4 / 2&0 0.05 1929	Edi P Giguere Coldwell Banker Residential Brokerage	Susan Kelly Law Houlihan Lawrence Inc.
14 60 Prescott Square Feet: 2,496 MLS # - 3134498; Seller - A T Copeland	\$985,000	\$985,000	\$950,000 -3.6%	11/21/11	12/9/11 18	1/5/12 45	\$834,800 13.8% \$19,093	Tudor 7 / 3 / 3&1 0.18 1930	Stacey Hughes	Frances Gwen Bolan Bronxville-Ley Real Estate LLC
15 41 Sagamore Square Feet: 1,850 MLS # - 3209322; Seller - Trombley	\$989,000	\$989,000	\$950,000 -3.9%	2/23/12	4/20/12 57	7/2/12 130	\$19,074	Town House 7 / 4 / 3&0 0.04 1919	Sarah French Houlihan Lawrence Inc. Toni Bessone Houlihan Lawrence Inc.	HL Dual Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
16 16 Bacon Court Square Feet: 2,700 MLS # - 3213540; Seller - Karen Lee	\$999,000	\$999,000	\$965,000 -3.4%	4/26/12	6/7/12 42	7/20/12 85	\$1,151,900 -16.2% \$24,600	Tudor / 5 / 3&1 0.1 1932	Susie French	HL Dual Louise Baudoin
17 27 Normandy Square Feet: 1,752 MLS # - 3202313; Seller - William & Jennifer Matthaei	\$1,150,000	\$999,999	\$975,000 -13.0% -2.2%	1/24/12	5/2/12 99	7/2/12 160	\$706,600 38.0% \$19,400	Town House 7 / 4 / 2&0 0.17 1928	Helen Gerken Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.
18 10 Field Square Feet: 1,755 MLS # - 3206846; Seller - metcalf	\$999,000	\$999,000	\$980,000 -1.9%	3/7/12	3/30/12 23	6/28/12 113	\$974,300 0.6% \$20,998	Town House 7 / 4 / 2&0 0.07 1920	Susan Kelly Law	HL Dual Diane Hackett Valmarie Zorila

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
19 44 Sagamore Square Feet: 2,508 MLS # - 3112888; Seller - J Kilbourn	\$1,195,000 \$476	\$999,000 \$398	\$985,000 -16.4% -1.2% \$393	4/27/11	3/8/12 316 403 (Agent DOM)	6/11/12 411	\$874,100 12.7% \$17,216	Town House 9 / 5 / 3&0 0.05 1906	Carol Bender Houlihan Lawrence Inc. HL Dual	Lynn Joyce Houlihan Lawrence Inc.
20 144 Pondfield Square Feet: 1,800 MLS # - 3201135; Seller - Jill P Fowler	\$999,000 \$555	\$999,000 \$555	\$985,000 -1.4% \$547	1/11/12	3/3/12 52 92 (Agent DOM)	4/12/12 92	\$957,700 2.9% \$22,820	Town House 7 / 4 / 2&0 0.053 1922	Diane Hackett Valmarie Zorila HL Dual	Diane Hackett Valmarie Zorila
21 12 Park Avenue Square Feet: 1,800 MLS # - 3203348; Seller - Kim	\$999,000 \$555	\$999,000 \$555	\$985,000 -1.4% \$547	2/1/12	3/8/12 36 158 (Agent DOM)	7/9/12 159	\$890,900 10.6% \$20,706	Town House 7 / 4 / 2&1 0.07 1929	Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc. HL Dual	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
22 2 Avon Square Feet: 2,538 MLS # - 3128605; Seller - Winant	\$1,099,000 \$433	\$1,099,000 \$433	\$986,000 -10.3% \$388	9/15/11	12/21/11 97 165 (Agent DOM)	2/27/12 165	\$1,079,000 -8.6% \$19,667	Colonial 9 / 5 / 2&0 0.128 1906	Valmarie Zorila Diane Hackett	Susan Hawkins Julia B Fee Sothebys Int. Rlty
23 12 McKinley Square Feet: 2,072 MLS # - 3201837; Seller - R & A Oconnor	\$1,250,000 \$603	\$1,095,000 \$528	\$987,000 -12.4% -8.6% \$476	1/18/12	5/25/12 128 211 (Agent DOM)	8/16/12 211	\$909,663 8.5% \$20,329	Colonial 7 / 4 / 2&1 0.17 1920	Joseph Houlihan Houlihan & O'Malley Real Estate Services HL Dual	Laura A Nardone Keller Williams Realty Group
24 10 Tanglewyld Square Feet: 5,750 MLS # - 3109523; Seller - wthld	\$1,995,000 \$347	\$1,995,000 \$347	\$1,000,000 -49.9% \$174	3/30/11	12/28/11 273 406 (Agent DOM)	5/10/12 407	\$4,047,167 -75.3% \$1	Colonial 12 / 4 / 2&4 0.29 1929	Sheila Stoltz	Dale Green Keller Williams NY Realty

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25 50 Summit Square Feet: 2,027 MLS # - 3128361; Seller - S & O Pekovic	\$1,275,000 \$629	\$1,195,000 \$590 -6.3%	\$1,075,000 \$530 -9.4%	9/15/11	6/16/12	7/10/12 299 290 (Agent DOM)	\$1,197,000 -10.2% \$24,180	Colonial 8 / 4 / 3&0 0.21 1922	Michele K Pagnotta Houlihan & O'Malley Real Estate Services	Diane E Hirsch Eik Homes Realty LLC
26 339 Pondfield Square Feet: 3,100 MLS # - 3026725; Seller - Withheld	\$1,295,000 \$418	\$1,250,000 \$403 -3.5%	\$1,200,000 \$387 -3.9%	8/12/10	5/5/12	8/15/12 734 730 (Agent DOM)	\$1,250,000 -4.0% \$25,474	Colonial 9 / 4 / 3&1 0.5 1811	Sarah French Toni Bessone	HL Dual Lisa DeFonce
27 108 Midland Square Feet: 3,246 MLS # - 3203921; Seller - Ruth Henderson	\$1,350,000 \$416	\$1,350,000 \$416	\$1,200,000 \$370 -11.1%	2/6/12	2/28/12	4/13/12 67 67 (Agent DOM)	\$1,756,559 -31.7% \$36,830	Colonial 8 / 4 / 3&1 0.22 1934	Rita Steinkamp Houlihan Lawrence Inc.	Carol Conway Bronxville-Ley Real Estate LLC
28 11 Merestone Square Feet: 2,500 MLS # - 3206390; Seller - E B Mcginnis	\$1,249,000 \$500	\$1,249,000 \$500	\$1,200,000 \$480 -3.9%	2/29/12	4/19/12	7/25/12 147 147 (Agent DOM)	\$944,500 27.1% \$22,322	Town House 8 / 5 / 2&0 0.06 1924	Barbara Kerrigan	HL Dual Susie French
29 2 Elm Square Feet: 2,771 MLS # - 3200573; Seller - N & B Bennett	\$1,225,000 \$442	\$1,225,000 \$442	\$1,225,000 \$442	1/9/12	2/3/12	6/1/12 144 144 (Agent DOM)	\$1,250,000 -2.0% \$29,326	Split Level 9 / 4 / 2&1 0.24 1952	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Terra Corning Coldwell Banker Residential Brokerage
30 8 Custer Square Feet: 2,169 MLS # - 3213283; Seller - P & King T Henley	\$1,350,000 \$622	\$1,350,000 \$622	\$1,280,000 \$590 -5.2%	4/25/12	6/8/12	9/21/12 149 149 (Agent DOM)	\$1,390,900 -8.0% \$30,046	Colonial 9 / 3 / 3&1 0.3 1918	Susan Kelty Law	Donna Edlund Coldwell Banker Residential Brokerage

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 238 Pondfield Square Feet: 3,422 MLS # - 3131976; Seller - DRiehm	\$1,325,000	\$1,325,000	\$1,300,000 -1.9%	10/19/11	12/1/11	1/27/12	\$1,511,700 -14.0% \$35,425	Colonial 11 / 5 / 3&2 0.35 1956	Barbara Kerrigan Houlihan Lawrence Inc. HL Dual	Sarah French Houlihan Lawrence Inc. Toni Bessone Houlihan Lawrence Inc.
32 45 Greenfield Square Feet: 3,020 MLS # - 3201154; Seller - P & C Marasco	\$1,399,000	\$1,299,000	\$1,300,000 -7.1% 0.1%	1/11/12	2/17/12	3/30/12	\$1,552,500 -16.3% \$36,455	Capecod 9 / 4 / 3&0 0.3 1954	Susan Kelly Law Diane Hackett	Priscilla Toomey Bronxville-Ley Real Estate LLC
33 27 Studio Square Feet: 2,834 MLS # - 3200067; Seller - Withheld	\$1,295,000	\$1,295,000	\$1,310,000 1.2%	1/11/12	3/12/12	6/7/12	\$1,699,700 -22.9% \$37,241	Colonial 10 / 5 / 3&1 0.26 1924	Shirley Schaeffer Coldwell Banker Residential Brokerage	Alice Regan Julia B Fee Sothebys Int. Rlty
34 63 Summit Square Feet: 2,720 MLS # - 3132956; Seller - Uriarte	\$1,395,000	\$1,299,000	\$1,320,000 -6.9% 1.5%	10/31/11	3/19/12	6/22/12	\$1,616,100 -18.3% \$31,934	Colonial 9 / 4 / 3&1 0.24 1920	Diane Hackett Valmarie Zorila	Diane Hackett Valmarie Zorila
35 22 Hobart Square Feet: 3,639 MLS # - 3122603; Seller - H & K Soutendijk	\$1,540,000	\$1,450,000	\$1,350,000 -5.8% -6.5%	7/12/11	5/11/12	7/31/12	\$1,417,600 -4.8% \$29,739	Colonial 10 / 6 / 3&1 0.3 1920	Louise Baudoin Houlihan Lawrence Inc. HL Dual	Susan Kelly Law Houlihan Lawrence Inc.
36 9 Wood End Square Feet: 2,701 MLS # - 3212767; Seller - G & Murphy S Triandis	\$1,395,000	\$1,395,000	\$1,362,500 -2.3%	4/20/12	7/10/12	8/7/12	\$1,414,990 -3.7% \$31,374	Colonial 9 / 4 / 3&1 0.181 1925	Susan Kelly Law	Nancy Beers-Nix Julia B Fee Sothebys Int. Rlty

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1 Legget 37 Square Feet: 3,100 MLS # - 3210608; Seller - Desmond Emanuel & Beverly Mauvareen	\$1,575,000	\$1,575,000	\$1,435,000 -8.9%	4/3/12	6/4/12	8/31/12	\$1,550,800 -7.5% \$35,528	Split Level 10 / 4 / 4&0 0.319 1952	Patricia Muldoon Coughlin Houlihan Lawrence Inc. Rose Carmellino Houlihan Lawrence Inc.	Christine Bartley Bronxville-Ley Real Estate LLC
24 Sturgis 38 Square Feet: 2,704 MLS # - 3216606; Seller - C & M Huber	\$1,495,000	\$1,495,000	\$1,467,500 -1.8%	5/23/12	6/15/12	8/9/12	\$1,639,300 -10.5% \$33,875	Colonial 8 / 4 / 3&0 0.21 1925	Doris Blair	Caroline M Fitzgibbons Olshan Group LLC
19 Hawthorne 39 Square Feet: 2,569 MLS # - 3205334; Seller - K Weld	\$1,599,000	\$1,599,000	\$1,500,000 -6.2%	2/22/12	3/23/12	6/15/12	\$1,564,800 -4.1% \$32,978	Tudor 9 / 5 / 3&1 0.2 1921	Maryann Pope Bronxville-Ley Real Estate LLC	Sheila Stoltz Houlihan Lawrence Inc.
40 Elm Rock 40 Square Feet: 3,700 MLS # - 3115365; Seller - John & Jacqueline Brusco	\$1,695,000	\$1,625,000	\$1,527,000 -4.1% -5.8%	5/11/11	12/21/11	1/27/12	\$1,641,000 -6.9% \$34,269	Colonial 11 / 6 / 4&1 0.24 1915	Sheila Stoltz	Lynn K Ruckman Julia B Fee Sothebys Int. Rlty
93 Tanglewyde 41 Square Feet: 6,439 MLS # - 3127948; Seller - Withheld	\$2,150,000	\$1,650,000	\$1,600,000 -23.3% -2.3%	9/12/11	12/15/11	2/8/12	\$2,198,000 -27.2% \$46,795	Other/See Remarks 11 / 4 / 5&0 0.3 1910	Michelle Nead Coldwell Banker Residential Brokerage	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
61 Summit 42 Square Feet: 2,475 MLS # - 3133967; Seller - S & P Malinowski	\$1,750,000	\$1,695,000	\$1,600,000 -3.1% -5.4%	11/14/11	5/1/12	6/18/12	\$1,521,100 5.2% \$31,374	Tudor 10 / 4 / 2&2 0.21 1923	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Claire Peddy Bronxville-Ley Real Estate LLC

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43 64 Summit Square Feet: 2,800 MLS # - 3219345; Seller - wthld	\$1,750,000 \$625	\$1,750,000 \$625	\$1,670,000 -4.6% \$596	6/15/12	8/8/12 54 124 (Agent DOM)	10/17/12 124	\$1,550,000 7.7% \$37,000	Colonial 8 / 4 / 2&1 0.22 1922	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual Lynn Joyce Houlihan Lawrence Inc.
44 32 Courseview Square Feet: 2,900 MLS # - 3029878; Seller - Withheld	\$2,075,000 \$716	\$1,875,000 -9.6% \$647	\$1,800,000 -3.6% \$621	9/15/10	3/15/12 547 669 (Agent DOM)	7/16/12 670	\$1,895,300 -5.0% \$39,065	Colonial 8 / 4 / 4&1 0.32 1934	Vera Blendermann	Lynn K Ruckman Julia B Fee Sothebys Int. Rlty
45 32 Grove Square Feet: 3,646 MLS # - 3207297; Seller - Todd Emerson & Amanda Rapp	\$2,425,000 \$665	\$1,995,000 -17.7% \$547	\$1,825,000 -7.0% \$501	3/7/12	5/8/12 62 125 (Agent DOM)	7/10/12 125	\$1,731,200 5.4% \$37,977	Colonial 10 / 5 / 4&1 0.18 1931	Sheila Stoltz Houlihan Lawrence Inc.	Vicki Brodsky Wessel Coldwell Banker Residential Brokerage
46 52 Woodland Square Feet: 3,791 MLS # - 3206119; Seller - Colavita	\$1,895,000 \$500	\$1,895,000	\$1,830,000 -3.4% \$483	2/27/12	3/27/12 29 126 (Agent DOM)	7/2/12 126	\$1,719,400 6.4% \$39,520	Colonial 11 / 5 / 3&1 0.31 1959	Diane Hackett Valmarie Zorila	Susan Hawkins Julia B Fee Sothebys Int. Rlty
47 74 Park Square Feet: 3,472 MLS # - 3204597; Seller - wthld	\$1,795,000 \$517	\$1,795,000	\$1,875,000 4.5% \$540	2/13/12	3/12/12 28 136 (Agent DOM)	6/28/12 136	\$1,700,000 10.3% \$35,000	Colonial 11 / 5 / 3&1 0.18 1922	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
48 20 Forest Square Feet: 4,300 MLS # - 3210980; Seller - John & Shawn ONeil	\$2,140,000 \$498	\$1,999,000 -6.6% \$465	\$1,885,000 -5.3% \$438	4/9/12	10/7/12 181 221 (Agent DOM)	11/16/12 221	\$2,361,900 -20.2% \$49,994	Other/See Remarks 10 / 6 / 4&1 0.91 1953	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Nancy Beers-Nix Julia B Fee Sothebys Int. Rlty

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49 340 Pondfield Square Feet: 3,625 MLS # - 3131273; Seller - G & S Vojta	\$2,350,000 \$648	\$2,350,000 \$648	\$1,900,000 -19.1% \$524	10/12/11	11/24/11 43	1/25/12 105	\$2,279,300 -16.6% \$48,995	Colonial 9 / 5 / 3&1 0.406 1925	Laura Stichter Houlihan Lawrence Inc. HL Dual	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
50 60 Summit Square Feet: 3,989 MLS # - 3202875; Seller - R & P Dohrenwend	\$1,785,000 \$447	\$1,785,000 \$447	\$1,900,000 6.4% \$476	1/30/12	4/16/12 77	5/24/12 115	\$1,750,000 8.6% \$36,588	Tudor 11 / 7 / 4&1 0.3 1915	Claire Peddy Bronxville-Ley Real Estate LLC	Susie French
51 46 Sturgis Square Feet: 3,816 MLS # - 3114885; Seller - withheld	\$2,195,000 \$575	\$2,195,000 \$575	\$1,975,000 -10.0% \$518	5/9/11	2/9/12 276	4/4/12 331	\$2,237,200 -11.7% \$48,052	Colonial 11 / 6 / 3&2 0.29 1929	Susan Kelly Law Houlihan Lawrence Inc. HL Dual	Maria Wein Devaney Houlihan Lawrence Inc.
52 33 Oriole Square Feet: 3,199 MLS # - 3204359; Seller - C & V Maxwell	\$2,200,000 \$688	\$2,200,000 \$688	\$1,985,000 -9.8% \$621	2/9/12	4/17/12 68	8/31/12 204	\$1,993,200 -0.4% \$44,144	Colonial 9 / 6 / 3&1 0.23 1936	Laura Stichter HL Dual	Susan Kelly Law
53 48 Valley Square Feet: 4,465 MLS # - 3102066; Seller - R & D Frehse	\$3,200,000 \$717	\$2,495,000 \$559	\$2,150,000 -22.0% -10.8% \$482	1/24/11	3/5/12 406	6/6/12 499	\$2,795,000 -23.1% \$56,624	Victorian 12 / 6 / 4&2 0.031 1907	William Q Dowling Julia B Fee Sothebys Int. Rlty	Susan Kelly Law Houlihan Lawrence Inc. Susie French Houlihan Lawrence Inc.
54 28 Locust Square Feet: 3,856 MLS # - 3205097; Seller - Tara & Scott Bacigalupo	\$2,495,000 \$647	\$2,195,000 \$569	\$2,185,000 -12.0% -0.4% \$567	2/17/12	4/27/12 70	6/7/12 111	\$140,000 1,460.7% \$49,500	Colonial 9 / 4 / 3&1 0.286 1926	Sheila Stoltz HL Dual	Valmarie Zorila Diane Hackett

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4 Park 55 Square Feet: 3,716 MLS # - 3205854; Seller - W & S Donner	\$2,490,000	\$2,340,000 -6.0%	\$2,200,000 -5.6%	3/6/12	5/5/12 60 134 (Agent DOM)	7/18/12 134	\$2,281,900 -3.6% \$47,548	Colonial 10 / 5 / 4&1 0.4 1907	Laura Stichter Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
7 Lookout 56 Square Feet: 4,100 MLS # - 3201707; Seller - withheld	\$2,295,000	\$2,295,000	\$2,260,000 -1.5%	1/17/12	2/22/12 36 93 (Agent DOM)	4/19/12 93	\$2,103,833 7.4% \$41,075	Tudor 13 / 6 / 4&1 0.23 1896	Susie French Susan Kelty Law	Pat Barry Bronxville-Ley Real Estate LLC
50 Prescott 57 Square Feet: 3,800 MLS # - 3206195; Seller - wthld	\$2,295,000	\$2,295,000	\$2,295,000	3/12/12	3/23/12 11 112 (Agent DOM)	7/2/12 112	\$2,682,700 -14.5% \$58,648	Other/See Remarks 10 / 6 / 4&1 0.44 1956	Sheila Stoltz Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc. HL Dual
23 Homesdale 58 Square Feet: 3,545 MLS # - 3203582; Seller - S & E Howard	\$2,545,000	\$2,375,000 -6.7%	\$2,300,000 -2.9%	2/8/12	5/1/12 83 131 (Agent DOM)	6/18/12 131	\$2,498,300 -7.9% \$54,688	Tudor 9 / 5 / 4&1 0.42 1926	Mary Cassidy Bronxville-Ley Real Estate LLC	Susan Kelty Law
11 Wood End 59 Square Feet: 4,400 MLS # - 3213694; Seller - Janet M Barrett	\$2,595,000	\$2,595,000	\$2,320,000 -10.6%	4/27/12	6/27/12 61 178 (Agent DOM)	10/22/12 178	\$2,481,600 -6.5% \$54,332	Colonial 14 / 7 / 4&1 0.44 1929	Rita Steinkamp Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
384 New Rochelle 60 Square Feet: 4,900 MLS # - 3132103; Seller - T & A Collins	\$2,600,000	\$2,400,000 -7.7%	\$2,325,000 -2.9%	10/20/11	3/28/12 160 245 (Agent DOM)	6/21/12 245	\$2,704,600 -14.0% \$64,464	Colonial 12 / 7 / 5&2 0.43 1927	Rita Steinkamp	Susan Kelty Law HL Dual

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61 11 Sturgis Square Feet: 3,935 MLS # - 3133839; Seller - Withheld	\$2,550,000	\$2,395,000 -6.1%	\$2,350,000 -1.8%	11/9/11	5/7/12	7/27/12	\$1,877,700 25.2% \$42,893	Other/See Remarks 11 / 6 / 3&2 0.38 1928	Rita Steinkamp Houlihan Lawrence Inc.	Mary Cassidy Bronxville-Ley Real Estate LLC
62 37 Homesdale Square Feet: 3,250 MLS # - 3208222; Seller - P Douglas & Stafford V Meyer	\$2,350,000	\$2,350,000	\$2,350,000	3/14/12	3/30/12	11/15/12	\$2,094,000 12.2% \$44,000	Colonial 9 / 5 / 3&1 0.254 1926	Sheila Stoltz HL Dual	Susan Kelty Law
63 10 Summit Square Feet: 3,200 MLS # - 3215842; Seller - Robert & Laura Villani	\$2,795,000	\$2,550,000 -8.8%	\$2,350,000 -7.2%	5/16/12	8/16/12	10/26/12	\$2,009,900 16.9% \$42,513	Colonial 8 / 4 / 4&1 0.3 1926	Nancy Beers-Nix Julia B Fee Sothebys Int. Rty	Alice Regan Julia B Fee Sothebys Int. Rty
64 321 Pondfield Square Feet: 4,564 MLS # - 3208631; Seller - Steven Littman & Diane Tarbell	\$2,495,000	\$2,495,000	\$2,400,000 -3.8%	3/19/12	4/25/12	7/2/12	\$2,518,000 -4.7% \$57,000	Colonial 11 / 5 / 3&1 0.4 1949	Sheila Stoltz HL Dual	Sheila Stoltz
65 58 Park Square Feet: 3,465 MLS # - 3202586; Seller - A & Horgan-Bugas M Bugas	\$2,150,000	\$2,150,000	\$2,500,000 16.3%	1/26/12	2/3/12	7/5/12	\$1,971,700 26.8% \$41,396	Colonial 12 / 5 / 3&1 0.03 1905	Carol Bender Houlihan Lawrence Inc. Rita Steinkamp Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
66 54 Tanglewyld Square Feet: 4,788 MLS # - 3206030; Seller - D & J Case	\$2,650,000	\$2,650,000	\$2,560,000 -3.4%	2/29/12	3/24/12	7/16/12	\$2,668,400 -4.1% \$53,083	Colonial 13 / 7 / 4&1 0.4 1906	Susan Kelty Law HL Dual	Sheila Stoltz

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25 Ridge 67 Square Feet: 4,658 MLS # - 3109455; Seller - Veronica A Kearney	\$2,890,000	\$2,890,000	\$2,600,000 -10.0%	3/30/11	3/22/12	6/26/12	\$3,043,377 -14.6% \$57,535	Colonial 11 / 6 / 3&1 0.3 1922	Victoria Carter Bronxville-Ley Real Estate LLC	Lynn Joyce Houlihan Lawrence Inc.
40 Avon 68 Square Feet: 3,788 MLS # - 3205323; Seller - Fred & Barbara Taylor	\$2,950,000	\$2,750,000	\$2,600,000 -6.8% -5.1%	2/20/12	4/15/12	7/24/12	\$2,880,100 -9.7% \$60,000	Colonial 10 / 6 / 3&1 0.33 1920	Barbara Kerrigan	Rita Steinkamp HL Dual
22 Oriole 69 Square Feet: 3,568 MLS # - 3120217; Seller - Roderick F & Katherine Mac Farquhar	\$2,795,000	\$2,695,000	\$2,650,000 -3.6% -1.6%	7/4/11	5/30/12	6/26/12	\$2,046,400 29.5% \$44,393	Other/See Remarks 10 / 5 / 3&2 0.26 1929	Michele K Pagnotta Houlihan & O'Malley Real Estate Services	Susan Kelty Law Houlihan Lawrence Inc.
39 Elm 70 Square Feet: 4,587 MLS # - 3207086; Seller - Paul Boardman	\$3,295,000	\$2,995,000	\$2,750,000 -9.1% -7.4%	3/6/12	8/13/12	10/3/12	\$2,836,300 -3.0% \$66,848	Other/See Remarks 11 / 6 / 5&0 0.62 1954	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Christine Bartley Bronxville-Ley Real Estate LLC
17 Courseview 71 Square Feet: 4,231 MLS # - 3206745; Seller - W & E Sprague	\$2,995,000	\$2,895,000	\$2,775,000 -3.3% -4.0%	3/5/12	5/7/12	12/14/12	\$3,073,900 -9.7% \$65,117	Mediterranean 14 / 5 / 4&1 0.599 1929	Mary Cassidy Bronxville-Ley Real Estate LLC	Sheila Stoltz Houlihan Lawrence Inc.
16 Park 72 Square Feet: 3,959 MLS # - 3200701; Seller - T & E Likovich	\$2,985,000	\$2,985,000	\$2,800,000 -6.2%	1/7/12	3/14/12	6/22/12	\$3,217,155 -13.0% \$62,393	Colonial 11 / 6 / 3&2 0.28 1908	Mary Cassidy Bronxville-Ley Real Estate LLC	Susan Kelty Law

**Bronxville School District
Single Family**

2012

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
73 19 Courseview Square Feet: 4,102 MLS # - 3134966; Seller - J & K Cordsen	\$2,850,000 \$695	\$2,850,000 \$695	\$2,850,000 \$695	11/28/11	12/13/11 15 77 (Agent DOM)	2/13/12 77	\$2,554,000 11.6% \$58,175	Tudor 9 / 4 / 3&1 0.42 1927	Rita Steinkamp Houlihan Lawrence Inc.	Carol Goldberg Vincent & Whittemore Real Estate
74 14 Plateau Square Feet: 3,840 MLS # - 3208399; Seller - Withheld	\$3,295,000 \$858	\$3,295,000 \$858	\$3,000,000 -9.0% \$781	3/16/12	8/27/12 164 180 (Agent DOM)	9/21/12 189	\$1,950,000 53.8% \$50,000	Colonial 9 / 5 / 3&2 0.386 1911	Susie French HL Dual	Valmarie Zorila Diane Hackett
75 2 Summit Square Feet: 4,484 MLS # - 3111823; Seller - Mary Louise Bond	\$3,295,000 \$735	\$3,295,000 \$735	\$3,101,000 -5.9% \$692	4/19/11	1/24/12 280 238 (Agent DOM)	3/22/12 338	\$2,840,700 9.2% \$57,800	Tudor 12 / 5 / 4&2 0.4 1927	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Kathleen Collins Julia B Fee Sothebys Int. Rlty
76 34 Avon Square Feet: 3,978 MLS # - 3210093; Seller - B & S Machtiger	\$3,300,000 \$830	\$3,300,000 \$830	\$3,200,000 -3.0% \$804	3/29/12	4/18/12 20 81 (Agent DOM)	6/18/12 81	\$3,211,200 -0.3% \$67,000	Colonial 11 / 5 / 4&2 1916	Laura Stichter HL Dual	Susan Kelly Law
77 1 Beechwood Square Feet: 4,800 MLS # - 3110499; Seller - Withheld	\$4,650,000 \$969	\$3,995,000 \$832	\$3,775,000 -14.1% -4.7% \$786	4/6/11	3/22/12 351 436 (Agent DOM)	6/15/12 436	\$4,198,200 -10.1% \$83,703	Tudor 11 / 6 / 5&2 0.57 1927	Maria Wein Devaney Houlihan Lawrence Inc.	Kathleen Collins Julia B Fee Sothebys Int. Rlty
78 42 Elm Rock Square Feet: 5,800 MLS # - 3113350; Seller - Naso	\$4,200,000 \$724	\$3,995,000 \$689	\$3,875,000 -4.9% -2.9% \$668	4/28/11	2/17/12 295 374 (Agent DOM)	5/11/12 379	\$3,571,000 8.5% \$68,000	Colonial 10 / 6 / 5&2 0.5 1924	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Sheila Stoltz

**Bronxville School District
Single Family**

2012

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
							Amount	Acres		
								Yr Built		
7 Plateau West	\$4,350,000	\$4,350,000	\$4,175,000	2/1/12	3/8/12	6/25/12	\$3,691,700	Colonial	Diane Hackett Houlihan Lawrence Inc.	Laura Stichter Houlihan Lawrence Inc.
79 Square Feet: 5,000	\$870	\$870	\$835		36	145	13.1%	12 / 6 / 4&2		HL Dual
MLS # - 3203375; Seller - Adrian					145 (Agent DOM)		\$71,115	0.5	Valmarie Zorila Houlihan Lawrence Inc.	
								1918		
5 Leonard	\$5,875,000	\$5,875,000	\$5,450,000	1/17/12	2/14/12	4/17/12	\$4,424,400	Tudor	Rita Steinkamp	Sheila Stoltz
80 Square Feet: 7,500	\$783	\$783	\$727		28	91	23.2%	16 / 6 / 6&2		HL Dual
MLS # - 3201509; Seller - Thaler					91 (Agent DOM)		\$110,494	1.24		
								1911		
21 Elm Rock	\$9,000,000	\$7,500,000	\$7,150,000	2/13/12	8/27/12	10/5/12	\$6,293,000	Tudor	Rita Steinkamp Houlihan Lawrence Inc.	Michelle Nead Coldwell Banker Residential Brokerage
81 Square Feet: 6,200	\$1,452	\$1,210	\$1,153		196	235	13.6%	14 / 6 / 4&2		
MLS # - 3204662; Seller - Brunie					235 (Agent DOM)		\$138,786	1.68	Susie French Houlihan Lawrence Inc.	
								1927		

Total Bronxville 2012

Units Sold

81

HL Agent Participation:

List or Buy

70

86%

List

57

70%

Buy

50

62%

List and Buy

37

46%

**Bronxville School District
Single Family**

2012

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,750,000	\$1,695,000	\$1,600,000	63	155	\$1,699,850	81	70	57	50	37
		-3.1%	-5.4%					86%	70%	62%	46%
Average:	\$2,034,556	\$1,937,654	\$1,839,296	120	197	\$1,869,318					
		-4.8%	-4.8%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$539	\$522	\$493	3,246
		-\$17	-\$29	
Average:	\$618	\$589	\$559	3,292
		-\$29	-\$30	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2012
Homes Sold	4	3	3	5	5	20	18	10	3	6	3	1	81
Median Original Price	\$1,510,000	\$2,150,000	\$1,399,000	\$2,195,000	\$1,785,000	\$2,145,000	\$1,985,000	\$1,272,500	\$1,350,000	\$2,695,000	\$2,140,000	\$2,995,000	\$1,750,000
Median List Price	\$1,475,000	\$1,650,000	\$1,299,000	\$2,195,000	\$1,785,000	\$1,995,000	\$1,885,000	\$1,172,500	\$1,350,000	\$2,572,500	\$1,999,000	\$2,895,000	\$1,695,000
Median Sold Price	\$1,413,500	\$1,600,000	\$1,300,000	\$1,975,000	\$1,000,000	\$2,012,500	\$1,812,500	\$1,093,500	\$1,280,000	\$2,335,000	\$1,885,000	\$2,775,000	\$1,600,000
Average Sold Price	\$1,419,250	\$1,812,000	\$1,767,000	\$2,374,000	\$1,713,000	\$2,025,900	\$1,698,333	\$1,136,000	\$1,665,000	\$2,841,667	\$1,622,000	\$2,775,000	\$1,839,296

**Bronxville School District
Single Family**

2011

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
60 Parkway 1 Square Feet: 1,650 MLS # - 3110218; Seller - V & R Keowongwan	\$535,000	\$535,000	\$460,000 -14.0%	4/5/11	6/8/11 64 189 (Agent DOM)	10/11/11 189	\$12,811	Colonial 8 / 3 / 1&1 0.09 1920	Francis G Craven RE/MAX Distinguished Homes & Properties	Eileen A Endico
65 Kensington 2 Square Feet: 1,717 MLS # - 3111808; Seller - withheld	\$650,000	\$650,000	\$635,000 -2.3%	4/15/11	5/23/11 38 88 (Agent DOM)	7/12/11 88	\$9,300 6,728.0% \$15,756	Town House 7 / 3 / 2&0 0.09 1922	Deborah Meiliken Keller Williams NY Realty	Deborah Meiliken Keller Williams NY Realty
8 Bolton 3 Square Feet: 1,737 MLS # - 3116776; Seller - L & M Brabrook	\$725,000	\$699,000	\$660,000 -3.6% -5.4%	5/23/11	7/7/11 45 78 (Agent DOM)	8/9/11 78	\$884,000 -25.3% \$20,592	Town House 7 / 4 / 2&0 0.067 1922	Jamie Abruzzo	Frances Gwen Bolan Bronxville-Ley Real Estate LLC
12 Parkway 4 Square Feet: 2,000 MLS # - 3012999; Seller - Bask Lic	\$949,000	\$779,000	\$775,000 -17.9% -0.4%	4/20/10	1/12/11 267 309 (Agent DOM)	2/23/11 309	\$742,500 4.4% \$15,350	Colonial 7 / 4 / 2&1 0.08	Susan Field Coldwell Banker Residential Brokerage	Susan Field Coldwell Banker Residential Brokerage
4 Avon 5 Square Feet: 1,800 MLS # - 3110576; Seller - Reilly	\$928,000	\$928,000	\$899,000 -3.1%	4/20/11	5/17/11 27 87 (Agent DOM)	8/4/11 106	\$869,700 3.4% \$15,789	Colonial 6 / 3 / 2&0 0.125 1916	Susie French	HL Dual Susie French
33 Sagamore 6 Square Feet: 1,947 MLS # - 3034840; Seller - Witheld	\$949,000	\$949,000	\$907,000 -4.4%	11/1/10	6/27/11 238 303 (Agent DOM)	8/31/11 303	\$850,000 6.7% \$17,428	Town House 8 / 4 / 2&0 0.05 1919	Mary Claire White Houlihan Lawrence Inc.	Glorianne Mattesi BHG Rand Realty

**Bronxville School District
Single Family**

2011

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 32 Tanglewyld Square Feet: 1,956 MLS # - 3102321; Seller - Hammond	\$985,000 \$504	\$985,000 \$504	\$920,000 -6.6% \$470	1/26/11	5/27/11 121 146 (Agent DOM)	6/21/11 146	\$1,066,000 -13.7% \$21,527	Town House 7 / 4 / 2&0 0.04 1922	Nancy Beers-Nix HL Dual	Susie French
8 9 Willow Square Feet: 1,718 MLS # - 3027979; Seller - Withheld	\$1,095,000 \$637	\$1,095,000 \$637	\$925,000 -15.5% \$538	8/25/10	11/3/10 70 183 (Agent DOM)	2/25/11 184	\$1,252,041 -26.1% \$27,422	Town House 7 / 4 / 3&0 0.13 1921	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Stacey Hughes Houlihan Lawrence Inc.
9 41 Sagamore Square Feet: 1,850 MLS # - 3105771; Seller - Withheld	\$985,000 \$532	\$985,000 \$532	\$925,000 -6.1% \$500	3/2/11	5/24/11 83 149 (Agent DOM)	7/29/11 149	\$804,000 15.0% \$20,400	Town House 7 / 4 / 3&0 0.04 1913	Sheila Stoltz Lynn A Harmonay North Country Sotheby's International Realty	
10 11 Midland Square Feet: 2,226 MLS # - 3112491; Seller - Ruthann Brazill	\$1,295,000 \$582	\$1,199,000 -7.4% \$539	\$1,100,000 -7.6% \$494	4/21/11	6/14/11 54 124 (Agent DOM)	8/23/11 124	\$1,052,800 4.5% \$22,671	Colonial 9 / 4 / 3&1 0.16 1900	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Alice Regan Julia B Fee Sothebys Int. Rlty
11 6 Sycamore Square Feet: 2,200 MLS # - 3114329; Seller - Segarra	\$1,265,000 \$575	\$1,195,000 -5.5% \$543	\$1,100,000 -7.5% \$500	5/4/11	8/12/11 100 142 (Agent DOM)	9/23/11 142	\$1,251,500 -12.1% \$28,925	Colonial 7 / 3 / 2&1 0.17 1952	Diane Hackett HL Dual Valmarie Zorila	Diane Hackett Valmarie Zorila
12 3 Bacon Square Feet: 2,650 MLS # - 3100471; Seller - J & R Lewis	\$1,165,000 \$440	\$1,165,000 \$440	\$1,129,000 -3.1% \$426	1/9/11	3/18/11 68 156 (Agent DOM)	6/14/11 156	\$1,076,400 4.9% \$21,254	Town House 8 / 4 / 3&1 0.04 1932	Stacey Hughes Houlihan Lawrence Inc. HL Dual	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2011

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
6 Normandy 13 Square Feet: 2,000 MLS # - 3023683; Seller - T & K McManus	\$1,380,000	\$1,248,000	\$1,200,000 -9.6% -3.5%	7/14/10	6/17/11	8/3/11	\$1,256,000 -4.5% \$25,000	Town House 7 / 4 / 3&1 0.09 1928	Ken Gehris Housepad LLP	Sherry Wiggs BHG Rand Realty Michele R Gonzalez Hudson Homes Sotheby's International Realty
72 Summit 14 Square Feet: 3,373 MLS # - 3030223; Seller - Stein	\$1,450,000	\$1,450,000	\$1,275,000 -12.1%	9/15/10	11/9/10	2/1/11	\$1,752,294 -27.2% \$33,664	Tudor 10 / 6 / 3&2 0.3 1925	Laura Stichter Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
18 Village 15 Square Feet: 2,300 MLS # - 3107113; Seller - Joseph A & Gina Lodi	\$1,450,000	\$1,450,000	\$1,300,000 -10.3%	3/11/11	4/8/11	5/19/11	\$1,250,000 4.0% \$29,290	Contemporary 7 / 3 / 2&1 0.54 1959	Rita Steinkamp	Sheila Stoltz HL Dual
30 Grove 16 Square Feet: 3,978 MLS # - 3114929; Seller - Withheld	\$1,350,000	\$1,350,000	\$1,412,500 4.6%	5/9/11	5/27/11	8/5/11	\$1,997,500 -29.3% \$39,800	Tudor 10 / 4 / 3&1 0.22 1931	Susie French Houlihan Lawrence Inc.	Mary (Pat) Houlihan Houlihan & O'Malley Real Estate Services
316 Pondfield 17 Square Feet: 3,455 MLS # - 3020923; Seller - Richard & Joan Cassin	\$1,700,000	\$1,595,000	\$1,467,375 -6.2% -7.5%	6/17/10	7/12/11	7/12/11	\$1,666,666 -12.0% \$34,154	Capecod 9 / 4 / 4&1 0.33 1952	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Non-Member MLS (888888) Non-Member MLS (888888)
6 Vine 18 Square Feet: 2,985 MLS # - 3119817; Seller - Michael Elliott & Emma Oxford	\$1,595,000	\$1,595,000	\$1,500,000 -6.0%	6/23/11	8/25/11	9/30/11	\$1,358,300 10.4% \$30,417	Colonial 10 / 5 / 3&2 0.2 1912	Laura Stichter Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual

**Bronxville School District
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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
57 Summit 19 Square Feet: 3,029 MLS # - 3102021; Seller - wthld	\$1,635,000 \$540	\$1,595,000 \$527	\$1,533,000 \$506 -2.4% -3.8%	1/23/11	4/29/11 96 144 (Agent DOM)	6/16/11 144	\$1,710,500 -10.4% \$33,408	Colonial 9 / 4 / 3&1 0.23 1928	Stacey Hughes HL Dual	Stacey Hughes
102 Midland 20 Square Feet: 3,596 MLS # - 3118691; Seller - Loukis & Sophia Louka	\$1,750,000 \$487	\$1,750,000 \$487	\$1,622,500 \$451 -7.3%	6/9/11	7/18/11 39 113 (Agent DOM)	9/30/11 113	\$1,685,100 -3.7% \$36,120	Tudor 9 / 5 / 4&1 0.25 1930	Susan Kelty Law Houlihan Lawrence Inc.	Rene Wolfer Coldwell Banker Residential Brokerage Patricia Lipman Coldwell Banker Residential Brokerage
59 Valley 21 Square Feet: 3,142 MLS # - 3104441; Seller - Schumacher	\$1,985,000 \$632	\$1,775,000 \$565	\$1,647,500 \$524 -10.6% -6.4%	2/16/11	7/22/11 156 186 (Agent DOM)	9/8/11 204	\$2,295,400 -28.2% \$44,621	Tudor 8 / 4 / 3&1 0.19 1905	Susan Kelty Law HL Dual Anne C Kelty	Susan Kelty Law
15 Edgewood 22 Square Feet: 3,246 MLS # - 3025007; Seller - Kathleen Taylor	\$1,995,000 \$615	\$1,850,000 \$570	\$1,725,000 \$531 -7.3% -6.3%	7/26/10	1/14/11 172 281 (Agent DOM)	5/4/11 282	\$2,428,175 -29.0% \$47,948	Tudor 10 / 5 / 4&2 0.35 1930	Christine Bartley Bronxville-Ley Real Estate LLC	Susan Kelty Law Houlihan Lawrence Inc.
155 White Plains 23 Square Feet: 4,848 MLS # - 3021729; Seller - K & A Mustafa	\$1,995,000 \$412	\$1,995,000 \$412	\$1,795,000 \$370 -10.0%	6/26/10	1/7/11 195 246 (Agent DOM)	2/28/11 247	\$2,168,055 -17.2% \$41,871	Mediterranean 11 / 6 / 4&2 0.33 1917	Alice Regan Julia B Fee Sothebys Int. Rlty	Susan Kelty Law
10 Paddington 24 Square Feet: 4,385 MLS # - 3115102; Seller - David&Franca Dalpra	\$1,970,000 \$449	\$1,939,900 \$442	\$1,860,000 \$424 -1.5% -4.1%	5/10/11	7/22/11 73 106 (Agent DOM)	8/24/11 106	\$2,077,500 -10.5% \$45,892	Colonial 11 / 5 / 3&1 0.387 1954	Anthony DeBellis William Raveis-New York LLC	Sheila Stoltz Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
25 Studio 31 Square Feet: 3,850 MLS # - 3034681; Seller - wthld	\$2,495,000	\$2,495,000	\$2,334,270 -6.4%	11/1/10	1/6/11	4/5/11	\$2,467,037 -5.4%	Tudor 8 / 5 / 3&1 0.23 1929	Sheila Stoltz	Sheila Stoltz HL Dual
5 Pine 32 Square Feet: 4,231 MLS # - 3031893; Seller - M & P Smith	\$2,525,000	\$2,395,000	\$2,345,000 -5.1% -2.0%	9/30/10	1/31/11	6/3/11	\$240,592 874.7%	Tudor 11 / 6 / 5&1 0.25 1927	Rita Steinkamp Houlihan Lawrence Inc.	Mary Welch Coldwell Banker Residential Brokerage
11 Hemlock 33 Square Feet: 3,850 MLS # - 3110114; Seller - A Gwathmey	\$2,350,000	\$2,350,000	\$2,350,000	4/4/11	4/15/11	6/15/11	\$2,081,000 12.9%	Tudor 10 / 5 / 3&1 0.396 1924	Sheila Stoltz	Jane Vergari HL Dual Christine D Vergari
102 Tanglewylde 34 Square Feet: 4,868 MLS # - 3104184; Seller - J & M Kibbe	\$2,495,000	\$2,495,000	\$2,355,000 -5.6%	2/14/11	3/9/11	8/3/11	\$2,433,666 -3.2%	Colonial 9 / 4 / 4&1 0.3 1914	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Sheila Stoltz Houlihan Lawrence Inc.
24 Oriole 35 Square Feet: 4,225 MLS # - 3107806; Seller - Tib Realty Llc	\$2,795,000	\$2,650,000	\$2,375,000 -5.2% -9.8%	3/23/11	8/30/11	9/27/11	\$2,417,600 -1.8%	Colonial 10 / 5 / 4&2 0.23 1923	Sheila Stoltz	Sheila Stoltz HL Dual
16 Summit 36 Square Feet: 3,736 MLS # - 3020543; Seller - T & C Power	\$2,550,000	\$2,550,000	\$2,450,000 -3.9%	6/15/10	7/30/10	4/20/11	\$2,261,759 8.3%	Colonial 10 / 5 / 5&1 0.35 1929	Claire Peddy Bronxville-Ley Real Estate LLC	Sheila Stoltz Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
21 Sunnybrae 37 Square Feet: 3,850 MLS # - 3113092; Seller - wthld	\$2,750,000	\$2,650,000 -3.6%	\$2,485,000 -6.0%	4/27/11	6/21/11 55	8/2/11 97	\$2,468,000 0.7% \$55,500	Tudor 10 / 5 / 4&1 0.292 1927	Sheila Stoltz Co-List Agent	Rita Steinkamp HL Dual
15 Sunnybrae 38 Square Feet: 3,424 MLS # - 3113905; Seller - Nu Coapass Mobility	\$2,395,000	\$2,395,000	\$2,505,000 4.6%	5/2/11	5/26/11 24	8/9/11 99	\$2,125,000 17.9% \$45,000	Colonial 11 / 5 / 4&1 0.232 1927	Sheila Stoltz Houlihan Lawrence Inc. Susan Kelly Law Houlihan Lawrence Inc.	Rita Steinkamp HL Dual Houlihan Lawrence Inc.
4 Fordal 39 Square Feet: 4,400 MLS # - 3014133; Seller - S & C Pepe	\$3,500,000	\$2,950,000 -15.7%	\$2,590,000 -10.3%	4/26/10	3/4/11 312	3/21/11 329	\$3,405,000 -23.9% \$75,000	Ranch 9 / 4 / 3&1 1.144 1964	Rita Steinkamp	Charles Cinquemani Prudential Centennial Realty
75 Summit 40 Square Feet: 4,053 MLS # - 3104366; Seller - Garvey	\$2,435,000	\$2,435,000	\$2,600,000 6.8%	2/16/11	3/1/11 13	6/27/11 131	\$2,457,000 5.8% \$52,386	Tudor 10 / 5 / 3&1 0.4 1926	Rita Steinkamp Houlihan Lawrence Inc.	Mary Cassidy Bronxville-Ley Real Estate LLC
10 The Byway 41 Square Feet: 3,683 MLS # - 3103661; Seller - T & E Kenney	\$2,695,000	\$2,695,000	\$2,645,000 -1.9%	2/9/11	3/22/11 41	7/29/11 170	\$2,497,129 5.9% \$51,140	Colonial 13 / 6 / 4&2 0.285 1925	Laura Stichter	Maria Wein Devaney HL Dual
7 Oriole 42 Square Feet: 3,760 MLS # - 3033049; Seller - W & A Petersen	\$2,825,000	\$2,825,000	\$2,700,000 -4.4%	10/12/10	10/30/10 18	4/6/11 176	\$2,719,339 -0.7% \$54,114	Colonial 10 / 5 / 3&2 0.45 1967	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp HL Dual Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
17 Oriole 43 Square Feet: 3,720 MLS # - 3109177; Seller - Withheld	\$2,795,000	\$2,795,000	\$2,750,000 -1.6%	4/6/11	5/27/11	6/28/11	\$2,512,100 9.5% \$54,123	Other/See Remarks 9 / 4 / 4&1 0.45 1930	Michele K Pagnotta Houlihan & O'Malley Real Estate Services Joseph Houlihan Houlihan & O'Malley Real Estate Services	Susan Kelty Law
19 Ridge 44 Square Feet: 6,000 MLS # - 3108284; Seller - Glazer, D & J	\$3,250,000	\$3,250,000	\$3,000,000 -7.7%	3/21/11	4/6/11	5/16/11	\$3,423,400 -12.4% \$69,842	Colonial 13 / 8 / 4&2 0.49 1912	Jane Vergari Houlihan Lawrence Inc. Christine D Vergari Houlihan Lawrence Inc.	HL Dual Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc.
8 Sherman 45 Square Feet: 4,768 MLS # - 3118107; Seller - Americas Capital Advisors Corp &	\$3,495,000	\$3,495,000	\$3,118,750 -10.8%	6/2/11	8/29/11	9/7/11	\$3,050,000 2.3% \$63,009	Colonial 11 / 5 / 5&1 0.26 2008	Priscilla Toomey Bronxville-Ley Real Estate LLC	Kathleen Collins Julia B Fee Sothebys Int. Rlty
3 Beechwood 46 Square Feet: 4,652 MLS # - 3106897; Seller - T & L Jones	\$4,995,000	\$4,995,000	\$4,850,000 -2.9%	3/9/11	4/1/11	7/1/11	\$5,249 92,298.6% \$100,255	Colonial 14 / 6 / 5&2 0.91 1923	Rita Steinkamp Houlihan Lawrence Inc.	Sherry Wiggs BHG Rand Realty
44 Masterton 47 Square Feet: 7,216 MLS # - 3111349; Seller - William & Betsy Goodell	\$5,300,000	\$5,300,000	\$5,150,000 -2.8%	4/12/11	5/2/11	8/2/11	\$3,800,000 35.5% \$84,011	Colonial 13 / 6 / 7&2 0.638 1930	Rita Steinkamp	HL Dual Sheila Stoltz

Total Bronxville 2011

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
47	42	34	31	23
	89%	72%	66%	49%

**Bronxville School District
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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:	\$1,995,000	\$1,995,000	\$1,860,000	63	146	\$1,973,750	47	42	34	31	23
			-6.8%					89%	72%	66%	49%
Average:	\$2,104,532	\$2,027,530	\$1,916,881	103	174	\$1,788,059					
		-3.7%	-5.3%								

Single Family Price Per Square Foot:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>
Median:	\$555	\$555	\$517	3,596
			-\$38	
Average:	\$610	\$588	\$556	3,448
		-\$22	-\$32	

Monthly Analysis:	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	2011
Homes Sold	4	1	4	3	8	7	13	6	1	47
Median Original Price	\$1,272,500	\$3,500,000	\$2,687,500	\$1,995,000	\$2,262,500	\$2,297,000	\$1,970,000	\$1,867,500	\$535,000	\$1,995,000
Median List Price	\$1,272,500	\$2,950,000	\$2,550,000	\$1,850,000	\$2,262,500	\$2,297,000	\$1,939,900	\$1,762,500	\$535,000	\$1,995,000
Median Sold Price	\$1,100,000	\$2,590,000	\$2,392,135	\$1,725,000	\$2,196,250	\$2,050,000	\$1,860,000	\$1,635,000	\$460,000	\$1,860,000
Average Sold Price	\$1,192,500	\$2,590,000	\$2,451,068	\$2,008,333	\$1,959,313	\$2,110,339	\$1,894,885	\$1,893,958	\$460,000	\$1,916,881

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
73 Kensington 1 Square Feet: 1,350 MLS # - 3002069; Seller - Antoine & Aimee Broustra	\$670,000	\$499,000 -25.5%	\$470,000 -4.3%	1/20/10	5/21/10 121 153 (Agent DOM)	6/22/10 153	\$699,000 -32.8% \$15,777	Tudor 7 / 3 / 2&0 0.06 1922	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.
97 Kensington 2 Square Feet: 1,700 MLS # - 3002692; Seller - Petrasovites	\$750,000	\$695,000 -7.3%	\$590,000 -14.0%	2/22/10	9/3/10 193 213 (Agent DOM)	9/23/10 213	\$792,348 -25.5% \$15,831	Tudor 7 / 4 / 2&0 0.05 1926	Polly Davis Houlihan & O'Malley Real Estate Services	Susie French
8 Mckinley 3 Square Feet: 2,100 MLS # - 2831855; Seller - withheld	\$1,195,000	\$895,000 -25.1%	\$777,500 -9.8%	10/7/08	8/1/10 663 677 (Agent DOM)	9/20/10 713	\$17,300 4,394.2% \$18,587	Tudor 8 / 4 / 2&1 0.17 1929	Toni Bessone Houlihan Lawrence Inc. Sarah French Houlihan Lawrence Inc.	HL Dual Louise Baudoin Houlihan Lawrence Inc.
12 Field 4 Square Feet: 1,660 MLS # - 3001564; Seller - Edward & Donovan Kelly Coyne	\$835,000	\$835,000	\$799,000 -4.3%	1/15/10	3/30/10 74 187 (Agent DOM)	7/21/10 187	\$855,322 -6.6% \$19,111	Town House 7 / 4 / 2&1 0.06 1925	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Christina M Raymond Anne C Kelly
5 Merestone 5 Square Feet: 1,800 MLS # - 3025889; Seller - J Lennon	\$850,000	\$850,000	\$820,000 -3.5%	8/4/10	9/22/10 49 82 (Agent DOM)	10/25/10 82	\$995,444 -17.6% \$19,977	Town House 7 / 4 / 2&0 0.03 1924	Joan A Lennon Julia B Fee Sothebys Int. Rity	Carol Conway Bronxville-Ley Real Estate LLC
12 Beechtree 6 Square Feet: 1,800 MLS # - 2914303; Seller - Withheld	\$879,000	\$879,000	\$825,000 -6.1%	5/7/09	11/2/09 179 234 (Agent DOM)	1/4/10 242	\$878,189 -6.1% \$18,893	Town House 7 / 3 / 2&0 0.06 1917	Mary Claire White	HL Dual Mary Claire White

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent	
9 Beverly 7 Square Feet: 1,600 MLS # - 3008350; Seller - Jason & Michele Fruchtmann	\$979,000 \$612	\$875,000 \$547 -10.6%	\$845,000 \$528 -3.1%	3/15/10	6/16/10 93 143 (Agent DOM)	8/5/10 143	\$835,722 1.1% \$17,173	Town House 6 / 3 / 2&0 0.068 1924	Barbara Kerrigan Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.	HL Dual	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
5 Willow 8 Square Feet: 1,800 MLS # - 2919469; Seller - K & C Price	\$910,000 \$506	\$875,000 \$486 -3.8%	\$860,000 \$478 -1.6%	6/17/09	12/16/09 182 238 (Agent DOM)	2/10/10 238	\$899,876 -4.4% \$18,541	Tudor 7 / 4 / 2&1 0.083 1933	Rita Steinkamp 	HL Dual	Mary Claire White
148 Pondfield 9 Square Feet: 1,800 MLS # - 3020142; Seller - M Davie	\$940,000 \$522	\$940,000 \$522	\$860,000 \$478 -8.5%	6/28/10	10/18/10 112 158 (Agent DOM)	12/3/10 158	\$21,156	Town House 6 / 3 / 2&1 0.053 1922	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.	HL Dual	Patricia Breen Houlihan Lawrence Inc.
13 Park Avenue 10 Square Feet: 1,800 MLS # - 3001751; Seller - Matthew & Deborah Kolb	\$995,000 \$553	\$898,500 \$499 -9.7%	\$888,000 \$493 -1.1%	1/18/10	7/22/10 185 209 (Agent DOM)	8/19/10 213	\$945,155 -6.0% \$20,638	Town House 7 / 4 / 2&0 0.04 1929	Rita C Marsh Weichert Realtors		Carol Moesel
1 Normandy 11 Square Feet: 2,213 MLS # - 3010839; Seller - Dorothy B Adolph	\$999,000 \$451	\$999,000 \$451	\$914,900 \$413 -8.4%	4/5/10	5/17/10 42 84 (Agent DOM)	6/28/10 84	\$1,123,461 -18.6% \$23,851	Other/See Remarks 7 / 4 / 3&1 0.08 1928	Jamie Abruzzo Bronxville-Ley Real Estate LLC Luci Abruzzo Bronxville-Ley Real Estate LLC		Sheila Stoltz Houlihan Lawrence Inc.
11 Willow 12 Square Feet: 1,755 MLS # - 3029269; Seller - Jared Hershberg	\$975,999 \$556	\$975,000 \$556 -0.1%	\$915,000 \$521 -6.1%	9/8/10	11/9/10 62 100 (Agent DOM)	12/17/10 100	\$1,037,521 -11.8% \$22,041	Town House 8 / 4 / 3&0 0.06 1921	Sheila Stoltz	HL Dual	Jamie Abruzzo

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent	
13 120 Tanglewyde Square Feet: 2,350 MLS # - 3010854; Seller - R & M Farrelly	\$1,075,000 \$457	\$1,075,000 \$457	\$950,000 -11.6% \$404	4/5/10	4/23/10 18 59 (Agent DOM)	6/3/10 59	\$1,195,000 -20.5% \$22,251	Colonial 8 / 3 / 2&1 0.18 1910	Patricia Breen Houlihan Lawrence Inc. Therese M Walsh Houlihan Lawrence Inc.	HL Dual	Patricia Breen Houlihan Lawrence Inc. Therese M Walsh Houlihan Lawrence Inc.
14 18 Field Square Feet: 1,833 MLS # - 3015333; Seller - Marie Fristedt	\$997,000 \$544	\$997,000 \$544	\$980,000 -1.7% \$535	5/4/10	6/3/10 30 76 (Agent DOM)	7/20/10 77	\$1,088,889 -10.0% \$23,272	Town House 8 / 4 / 2&1 0.08 1915	Susan Kely Law 	HL Dual	Mary Claire White
15 63 White Plains Square Feet: 1,834 MLS # - 3016959; Seller - V Vijayan V Nair	\$1,100,000 \$600	\$1,100,000 \$600	\$990,000 -10.0% \$540	5/18/10	6/3/10 16 79 (Agent DOM)	8/5/10 79	\$1,343,241 -26.3% \$29,731	Ranch 3 / 3 / 2&2 0.35 1953	Carol Young Houlihan Lawrence Inc.	HL Dual	Nancy Jones Houlihan Lawrence Inc.
16 24 Bolton Gardens Square Feet: 1,960 MLS # - 3012380; Seller - Withheld	\$1,049,000 \$535	\$1,049,000 \$535	\$1,030,000 -1.8% \$526	4/14/10	5/4/10 20 72 (Agent DOM)	6/25/10 72	\$1,043,796 -1.3% \$22,201	Town House 7 / 4 / 2&0 0.04 1927	Sheila Stoltz 	HL Dual	Sheila Stoltz
17 11 Bacon Square Feet: 2,650 MLS # - 2932329; Seller - Shelley and Richard Pilsbury	\$1,285,000 \$485	\$1,285,000 \$485	\$1,120,000 -12.8% \$423	10/19/09	1/15/10 88 133 (Agent DOM)	3/1/10 133	\$930,092 20.4% \$19,660	Town House 8 / 4 / 3&1 0.04 1931	Richard C Pilsbury Jr BHG Rand Realty		Susan Kely Law Houlihan Lawrence Inc.
18 2 Morningside Square Feet: 2,200 MLS # - 3001871; Seller - Richard F Murphy & Sarah E Muehlhausen	\$1,195,000 \$543	\$1,195,000 \$543	\$1,175,000 -1.7% \$534	1/18/10	1/25/10 7 158 (Agent DOM)	6/25/10 158	\$1,083,898 8.4% \$24,026	Colonial 7 / 3 / 2&1 0.18 1946	Sheila Stoltz 	HL Dual	Rita Steinkamp

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17 Mckinley 19 Square Feet: 2,800 MLS # - 3015861; Seller - John & Mary Engelhardt	\$1,195,000	\$1,195,000	\$1,195,000	5/10/10	5/24/10	7/12/10	\$13,400 8,817.9% \$22,371	Other/See Remarks 8 / 4 / 2&1 0.251 1908	Susan Kelly Law Houlihan Lawrence Inc.	Marina Kolmer Houlihan Lawrence Inc. HL Dual
1 Middleton 20 Square Feet: 2,800 MLS # - 3000483; Seller - Conaton	\$1,295,000	\$1,295,000	\$1,200,000 -7.3%	1/6/10	4/15/10	6/28/10	\$1,469,050 -18.3% \$30,208	Split Level 9 / 5 / 3&1 0.3 1964	Susie French	Patricia Breen HL Dual
14 Normandy 21 Square Feet: 2,349 MLS # - 3002833; Seller - Pamela Carey	\$1,425,000	\$1,295,000	\$1,200,000 -9.1% -6.7%	1/26/10	4/30/10	6/18/10	\$16,450 7,194.8% \$20,282	Tudor 7 / 4 / 3&1 0.1 1928	Bonnie Stapleton Bronxville-Ley Real Estate LLC	Rita Steinkamp Houlihan Lawrence Inc.
15 Midland 22 Square Feet: 2,825 MLS # - 3019630; Seller - Patterson	\$1,299,000	\$1,299,000	\$1,215,000 -6.5%	6/8/10	8/3/10	10/15/10	\$1,212,500 0.2% \$22,688	Colonial 9 / 4 / 3&1 0.17 1910	Claire Buckley	Claire Peddy Bronxville-Ley Real Estate LLC
35 Forest 23 Square Feet: 2,850 MLS # - 3000233; Seller - Withheld	\$1,495,000	\$1,295,000	\$1,247,500 -13.4% -3.2%	1/4/10	10/15/10	12/20/10	\$1,654,000 -24.6% \$34,354	Colonial 9 / 4 / 3&1 0.22 1933	Mary Claire White Houlihan Lawrence Inc.	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
18 Village 24 Square Feet: 2,300 MLS # - 3018422; Seller - F & Mangano H Dunbar	\$1,480,000	\$1,480,000	\$1,250,000 -15.5%	5/28/10	7/23/10	8/27/10	\$1,481,000 -15.6% \$31,762	Ranch 7 / 3 / 2&1 0.454 1959	Joan A Lennon Ragette Real Estate, Inc.	Kimberly Pistolesi Mister Realty

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
22 Mckinley 25 Square Feet: 2,770 MLS # - 2819274; Seller - J & Albright D Mercurio	\$1,749,000	\$1,345,000 -23.1%	\$1,264,500 -4.6%	6/11/08	4/16/10	6/10/10	\$1,379,154 -8.3% \$25,608	Colonial 9 / 4 / 2&1 0.19 1927	Carol Moesel Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.
5 Greenfield 26 Square Feet: 2,377 MLS # - 3005807; Seller - Renata Karas Trust	\$1,195,000	\$1,195,000	\$1,300,000 8.8%	3/8/10	3/18/10	4/26/10	\$1,350,000 -3.7% \$25,253	Colonial 8 / 3 / 2&1 0.172 1925	Frederick J Schramm Houlihan & O'Malley Real Estate Services	Diane Hackett
6 Bacon 27 Square Feet: 2,700 MLS # - 3010827; Seller - F & M Penna	\$1,395,000	\$1,395,000	\$1,300,000 -6.8%	4/5/10	6/2/10	7/28/10	\$15,950 8,050.5% \$21,862	Town House 7 / 4 / 3&1 0.04 1931	Gerald Torch Barhite & Holzinger, Inc.	Anna S Glazier Houlihan Lawrence Inc.
3 Oval 28 Square Feet: 3,300 MLS # - 2929706; Seller - Daniel & Andrea Brereton	\$1,695,000	\$1,375,000 -18.9%	\$1,325,000 -2.9%	9/23/09	5/25/10	6/30/10	\$1,673,803 -20.8% \$29,977	Tudor 11 / 6 / 3&1 0.22 1906	Barbara Kerrigan	HL Dual Jane Vergari Christine D Vergari
38 Edgewood 29 Square Feet: 2,645 MLS # - 3000579; Seller - D & S Mechlin	\$1,395,000	\$1,325,000 -5.0%	\$1,325,000	1/7/10	4/20/10	6/28/10	\$1,705,275 -22.3% \$34,693	Tudor 8 / 4 / 3&1 0.22 1930	Claire Peddy Bronxville-Ley Real Estate LLC	Maria Wein Devaney Houlihan Lawrence Inc.
10 Sherman 30 Square Feet: 2,587 MLS # - 3007763; Seller - D & A Thurm	\$1,750,000	\$1,395,000 -20.3%	\$1,350,000 -2.6%	3/10/10	6/22/10	8/10/10	\$1,804,074 -25.2% \$35,388	Colonial 9 / 4 / 3&1 0.26 1920	Susan Kelty Law	Priscilla Toomey Bronxville-Ley Real Estate LLC

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31 6 Sunset Square Feet: 3,084 MLS # - 2931536; Seller - J & D Wilson trust	\$1,650,000 \$535	\$1,485,000 \$482	\$1,352,000 \$438 -10.0% -8.1%	10/9/09	2/4/10	2/24/10 138 (Agent DOM)	\$1,900,000 -28.8% \$36,594	Victorian 9 / 5 / 3&0 0.4 1891	Mary Cassidy Bronxville-Ley Real Estate LLC	Frances Gwen Bolan Bronxville-Ley Real Estate LLC
32 46 Tanglewyld Square Feet: 2,703 MLS # - 3006519; Seller - Withheld	\$1,495,000 \$553	\$1,450,000 \$536	\$1,375,000 \$509 -3.0% -5.0%	3/1/10	5/28/10	7/12/10 133 (Agent DOM)	\$1,459,922 -5.8% \$27,247	Colonial 9 / 3 / 3&1 0.2 1907	Priscilla Toomey Bronxville-Ley Real Estate LLC Sheila Stoltz	HL Dual Anne C Kelly
33 33 North Square Feet: 2,625 MLS # - 3007665; Seller - Joseph Kochansky & Nancy Yu	\$1,495,000 \$570	\$1,495,000 \$570	\$1,447,500 \$551 -3.2%	3/9/10	4/14/10	6/17/10 100 (Agent DOM)	\$1,595,000 -9.2% \$36,520	Colonial 8 / 3 / 3&1 0.28 1947	Sheila Stoltz Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.
34 7 Sycamore Square Feet: 2,768 MLS # - 2931966; Seller - withheld	\$1,500,000 \$542	\$1,500,000 \$542	\$1,500,000 \$542	10/15/09	11/25/09	2/12/10 120 (Agent DOM)	\$1,986,068 -24.5% \$33,497	Colonial 10 / 4 / 3&1 0.29 1947	Stacey Hughes	HL Dual Marilyn J Krizansky
35 18 Crows Nest Square Feet: 2,950 MLS # - 2905822; Seller - Christopher & Lynsey Provost	\$1,695,000 \$575	\$1,695,000 \$575	\$1,560,000 \$529 -8.0%	2/25/09	11/21/09	1/15/10 324 (Agent DOM)	\$1,574,074 -0.9% \$31,080	Colonial 9 / 4 / 3&0 0.23 1936	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Rita Steinkamp Houlihan Lawrence Inc.
36 74 Park Square Feet: 3,178 MLS # - 3013635; Seller - Gerard & Sara Bellesheim	\$1,825,000 \$574	\$1,825,000 \$574	\$1,700,000 \$535 -6.8%	4/22/10	7/8/10	8/30/10 130 (Agent DOM)	\$160,721 957.7% \$30,561	Colonial 11 / 5 / 3&1 0.18 1922	Christine Bartley Bronxville-Ley Real Estate LLC	Sheila Stoltz

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24 Hemlock 37 Square Feet: 3,200 MLS # - 2923211; Seller - S Meaney & P Incledon	\$1,825,000	\$1,825,000	\$1,750,000 -4.1%	7/21/09	2/26/10	4/27/10	\$1,850,740 -5.4%	Tudor 9 / 4 / 2&2 0.25 1924	Derek Eisenberg Continental Real Estate Group	Susan Kelty Law Houlihan Lawrence Inc.
1 Morningside 38 Square Feet: 2,600 MLS # - 3030959; Seller - Withd	\$1,925,000	\$1,925,000	\$1,750,000 -9.1%	9/22/10	10/26/10	12/21/10	\$1,685,872 3.8%	Colonial 8 / 4 / 3&1 0.19 1935	Sheila Stoltz	HL Dual Susan Kelty Law
159 White Plains 39 Square Feet: 4,155 MLS # - 2931964; Seller - Withheld	\$1,890,000	\$1,890,000	\$1,760,000 -6.9%	10/15/09	3/11/10	8/17/10	\$2,020,370 -12.9%	Colonial 8 / 4 / 3&2 0.47 1920	Susie French Houlihan Lawrence Inc.	HL Dual Jane Vergari Houlihan Lawrence Inc. Christine D Vergari Houlihan Lawrence Inc.
5 Sussex 40 Square Feet: 2,700 MLS # - 3017229; Seller - Matthew & Kristen Bernard	\$1,895,000	\$1,895,000	\$1,781,600 -6.0%	5/19/10	6/10/10	8/6/10	\$1,856,000 -4.0%	Colonial 8 / 4 / 3&1 0.22 1922	Susan Kelty Law	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
43 Dusenberry 41 Square Feet: 4,463 MLS # - 2909519; Seller - Lin Mo	\$2,300,000	\$2,100,000	\$1,800,000 -8.7% -13.0%	3/30/09	3/25/10	6/25/10	\$2,359,500 -23.7%	Other/See Remarks 10 / 5 / 4&0 0.347 1965	Lynn Joyce Houlihan Lawrence Inc.	Joseph Houlihan Houlihan & O'Malley Real Estate Services
160 Midland 42 Square Feet: 2,500 MLS # - 3014481; Seller - Withheld	\$1,850,000	\$1,850,000	\$1,800,000 -2.7%	4/28/10	6/24/10	9/2/10	\$1,800,000 0.0%	Colonial 8 / 3 / 3&1 0.42 1936	Rita Steinkamp	Luci Abruzzo Bronxville-Ley Real Estate LLC

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2010

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
43 14 Plateau Square Feet: 3,750 MLS # - 3006558; Seller - Harriss	\$1,895,000 \$505	\$1,895,000 \$505	\$1,850,000 -2.4% \$493	3/2/10	3/19/10 17 127 (Agent DOM)	7/7/10 127	\$2,777,778 -33.4% \$50,228	Colonial 10 / 6 / 3&2 0.386 1911	Louise Baudoin Houlihan Lawrence Inc.	HL Dual Susie French Houlihan Lawrence Inc.
44 23 White Plains Square Feet: 3,400 MLS # - 3016566; Seller - withheld	\$1,950,000 \$574	\$1,950,000 \$574	\$1,860,000 -4.6% \$547	5/15/10	6/29/10 45 115 (Agent DOM)	9/9/10 117	\$2,083,333 -10.7% \$44,026	Colonial 11 / 4 / 3&2 0.3 1972	Stacey Hughes	HL Dual Susie French
45 21 Hemlock Square Feet: 2,550 MLS # - 2935497; Seller - John & Diana Lapins	\$1,895,000 \$743	\$1,895,000 \$743	\$1,875,000 -1.1% \$735	11/23/09	1/12/10 50 102 (Agent DOM)	3/5/10 102	\$1,895 98,844.6% \$32,899	Colonial 8 / 4 / 4&1 0.17 1924	Barbara Kerrigan Houlihan Lawrence Inc.	HL Dual Maria Wein Devaney Houlihan Lawrence Inc.
46 6 Elm Square Feet: 4,000 MLS # - 3006215; Seller - Withheld	\$2,350,000 \$588	\$1,999,999 \$500	\$1,900,000 -14.9% -4.3% \$475	2/24/10	7/15/10 141 261 (Agent DOM)	11/12/10 261	\$2,115,758 -10.2% \$41,029	Colonial 8 / 4 / 4&1 0.3 1933	Helen Gerken	HL Dual Rita Steinkamp
47 77 Park Square Feet: 4,374 MLS # - 2934579; Seller - withheld	\$1,950,000 \$446	\$1,950,000 \$446	\$1,950,000	11/10/09	1/13/10 64 115 (Agent DOM)	3/5/10 115	\$2,391,111 -18.4% \$43,876	Colonial / 6 / 4&1 0.37 1910	Wendy Murphy Bronxville-Ley Real Estate LLC	Stacey Hughes Houlihan Lawrence Inc. Mary Claire White Houlihan Lawrence Inc.
48 5 Fordal Square Feet: 3,380 MLS # - 3008255; Seller - withheld	\$2,395,000 \$709	\$1,995,000 \$590	\$1,950,000 -16.7% -1.9% \$577	3/15/10	5/25/10 71 107 (Agent DOM)	6/30/10 107	\$2,211,500 -11.8% \$46,448	Tudor 10 / 5 / 3&1 0.463 1928	Stacey Hughes	HL Dual Carol Young

**Bronxville School District
Single Family**

2010

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
49 93 Tanglewyld Square Feet: 6,439 MLS # - 2936351; Seller - Richard & Joanna Atkinson	\$2,495,000 \$387	\$1,995,000 -20.0% \$310	\$1,995,000 \$310	12/7/09	8/3/10 239 308 (Agent DOM)	10/27/10 324	\$1,961,905 1.7% \$41,668	Other/See Remarks 11 / 4 / 5&0 0.3 1910	Laura Stichter Houlihan Lawrence Inc.	Michelle Nead Coldwell Banker Residential Brokerage
50 13 Sunny Brae Square Feet: 3,500 MLS # - 3003121; Seller - Krestinski	\$2,395,000 \$684	\$1,999,000 -16.5% \$571	\$1,999,000 \$571	1/28/10	4/26/10 88 173 (Agent DOM)	7/20/10 173	\$2,124,352 -5.9% \$45,776	Tudor 10 / 6 / 3&2 0.22 1929	Susan Kely Law Anne C Kely	Florence Alkalay Julia B Fee Sothebys Int. Rlty
51 39 Oriole Square Feet: 3,951 MLS # - 3001204; Seller - Robert & Bonnie Stapleton	\$2,250,000 \$569	\$2,250,000 -11.1% \$569	\$2,000,000 \$506	1/13/10	4/29/10 106 189 (Agent DOM)	7/21/10 189	\$2,369,074 -15.6% \$44,857	Colonial 11 / 6 / 3&1 0.29 1900	Bonnie Stapleton Bronxville-Ley Real Estate LLC	Joseph Houlihan Houlihan & O'Malley Real Estate Services
52 11 Library Square Feet: 3,850 MLS # - 3007963; Seller - Nicholas	\$2,425,000 \$630	\$2,295,000 -5.4% \$596	\$2,180,000 -4.7% \$566	3/11/10	5/28/10 78 106 (Agent DOM)	6/25/10 106	\$1,983,055 9.9% \$41,000	Colonial 11 / 6 / 4&2 0.5 1939	Sheila Stoltz	HL Dual Sheila Stoltz
53 42 Sturgis Square Feet: 3,492 MLS # - 3004897; Seller - Hoover	\$2,565,000 \$735	\$2,485,000 -3.1% \$712	\$2,225,000 -10.1% \$637	2/12/10	7/1/10 139 227 (Agent DOM)	9/27/10 227	\$2,344,259 -5.1% \$43,763	Tudor 9 / 4 / 3&2 0.23 1926	Pat Barry Bronxville-Ley Real Estate LLC	Sheila Stoltz Houlihan Lawrence Inc.
54 18 Avon Square Feet: 4,395 MLS # - 3006663; Seller - Withheld	\$2,595,000 \$590	\$2,595,000 -13.9% \$590	\$2,235,000 \$509	3/8/10	4/9/10 32 92 (Agent DOM)	6/8/10 92	\$2,084,677 7.2% \$42,770	Colonial 12 / 6 / 5&1 0.5 1920	Sheila Stoltz	Donna T Gravenese Vincent & Whittemore Real Estate

**Bronxville School District
Single Family**

2010

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Crown 55 Square Feet: 3,504 MLS # - 2935357; Seller - Withheld	\$2,950,000	\$2,595,000 -12.0%	\$2,250,000 -11.7%	11/20/09	5/20/10 181 217 (Agent DOM)	6/25/10 217	\$2,416,791 -6.9% \$50,350	Colonial 9 / 4 / 3&1 0.41 1956	Maria Wein Devaney Houlihan Lawrence Inc.	HL Dual Maria Wein Devaney Houlihan Lawrence Inc.
5 The High 56 Square Feet: 3,786 MLS # - 2924754; Seller - Brendan & Kelly Dolan	\$2,450,000	\$2,450,000	\$2,375,000 -3.1%	8/7/09	1/8/10 154 234 (Agent DOM)	3/29/10 234	\$2,526,574 -6.0% \$48,473	Tudor 9 / 4 / 4&2 0.3 1929	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Susan Keltly Law
20 Sussex 57 Square Feet: 4,200 MLS # - 3007497; Seller - Withheld	\$2,595,000	\$2,495,000 -3.9%	\$2,400,000 -3.7%	3/8/10	5/17/10 70 158 (Agent DOM)	8/13/10 158	\$2,134,166 12.5% \$44,391	Tudor 9 / 5 / 3&1 0.38 1929	Sheila Stoltz Houlihan Lawrence Inc.	Pat Barry Bronxville-Ley Real Estate LLC
8 The High 58 Square Feet: 3,800 MLS # - 2919711; Seller - Withheld	\$2,595,000	\$2,495,000 -3.9%	\$2,425,000 -2.7%	6/18/09	2/8/10 235 350 (Agent DOM)	7/7/10 384	\$1,990,740 21.8% \$40,054	Tudor 10 / 4 / 3&1 0.3 1930	Susie French	HL Dual Rita Steinkamp
24 Sunnybrae 59 Square Feet: 4,325 MLS # - 3011790; Seller - J E Hoke Slaughter & Laurel Beckett	\$2,750,000	\$2,600,000 -5.5%	\$2,450,000 -5.5%	4/10/10	6/10/10 61 124 (Agent DOM)	8/12/10 124	\$2,600,277 -5.8% \$53,900	Colonial 11 / 5 / 4&1 0.29 1931	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Susan Keltly Law Houlihan Lawrence Inc.
9 Locust 60 Square Feet: 3,520 MLS # - 3002581; Seller - WH	\$3,100,000	\$2,695,000 -13.1%	\$2,500,000 -6.3%	1/25/10	5/17/10 112 178 (Agent DOM)	7/22/10 178	\$2,871,111 -12.9% \$59,341	Tudor 9 / 4 / 4&1 0.67 1928	Sheila Stoltz	HL Dual Sheila Stoltz

**Bronxville School District
Single Family**

2010

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
61 12 Sunny Brae Square Feet: 4,126 MLS # - 3012362; Seller - withheld	\$2,795,000 \$677	\$2,695,000 \$653	\$2,574,000 \$624 -3.6% -4.3%	4/15/10	5/28/10 43 99 (Agent DOM)	7/23/10 99	\$2,714,722 -5.2% \$57,615	Colonial 12 / 7 / 4&1 0.271 1930	Susan Keltly Law Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
62 19 Woodland Square Feet: 4,113 MLS # - 3010871; Seller - Witheld	\$2,650,000 \$644	\$2,650,000 \$644	\$2,650,000 \$644	4/5/10	4/19/10 14 102 (Agent DOM)	7/16/10 102	\$2,673,796 -0.9% \$55,900	Colonial 10 / 5 / 4&1 0.3 2000	Sheila Stoltz	Kathleen Collins Julia B Fee Sothebys Int. Rlty
63 281 Pondfield Square Feet: 3,654 MLS # - 3032581; Seller - E & J Silvi	\$2,975,000 \$814	\$2,975,000 \$814	\$2,975,000 \$814	10/6/10	10/25/10 19 83 (Agent DOM)	12/28/10 83	\$2,974,150 0.0% \$57,702	Tudor 9 / 4 / 3&2 0.5 1927	Kathleen Collins Julia B Fee Sothebys Int. Rlty	Sheila Stoltz Houlihan Lawrence Inc.
64 6 Oriole Square Feet: 3,900 MLS # - 3000299; Seller - Gary & Amanda Brown	\$3,150,000 \$808	\$3,150,000 \$808	\$3,000,000 \$769 -4.8%	1/5/10	2/11/10 37 56 (Agent DOM)	3/2/10 56	\$2,600 115,284.6% \$52,858	Tudor 10 / 4 / 3&1 0.23 1924	Rita Steinkamp	Susan Keltly Law HL Dual
65 7 Locust Square Feet: 3,910 MLS # - 3012472; Seller - C & J Foley	\$3,200,000 \$818	\$3,200,000 \$818	\$3,000,000 \$767 -6.3%	4/14/10	5/29/10 45 121 (Agent DOM)	8/13/10 121	\$3,060 97,939.2% \$60,319	Tudor 9 / 4 / 4&1 0.48 1928	Rita Steinkamp Houlihan Lawrence Inc.	Laura Stichter Houlihan Lawrence Inc. HL Dual
66 4 Westway Square Feet: 4,700 MLS # - 3004637; Seller - Atkins	\$4,450,000 \$947	\$3,395,000 \$722	\$3,125,000 \$665 -23.7% -6.1%	2/9/10	8/25/10 197 211 (Agent DOM)	9/9/10 212	\$4,252,036 -26.5% \$85,340	Colonial 13 / 6 / 5&1 0.93 1924	Susan Keltly Law	Stacey Hughes HL Dual

**Bronxville School District
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2010

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
11 The High 67 Square Feet: 6,061 MLS # - 3000548; Seller - Jacob & Jennifer Hyde	\$4,200,000 \$693	\$3,450,000 \$569	\$3,200,000 -17.9% -6.0% \$528	1/13/10	8/15/10 214 266 (Agent DOM)	10/7/10 267	\$3,494,914 -8.4% \$77,005	Other/See Remarks 14 / 5 / 5&1 0.32 1926	Laura Stichter Houlihan Lawrence Inc. HL Dual	Maria Wein Devaney Houlihan Lawrence Inc.
32 Woodland 68 Square Feet: 4,851 MLS # - 3006134; Seller - Yeager	\$3,250,000 \$670	\$3,250,000 \$670	\$3,250,000 \$670	2/24/10	3/15/10 19 97 (Agent DOM)	6/1/10 97	\$3,177,037 2.3% \$60,994	Other/See Remarks 13 / 7 / 3&4 0.61 1917	Laura Stichter	Kathleen Collins Julia B Fee Sothebys Int. Rty
3 Leonard 69 Square Feet: 4,200 MLS # - 2914547; Seller - Flanagan	\$3,495,000 \$832	\$3,495,000 \$832	\$3,300,000 -5.6% \$786	5/8/09	1/8/10 245 404 (Agent DOM)	6/21/10 409	\$3,522,000 -6.3% \$70,311	Other/See Remarks 11 / 6 / 5&1 0.46 1927	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Maria Wein Devaney Houlihan Lawrence Inc.
20 Ridge 70 Square Feet: 5,025 MLS # - 2937507; Seller - Sharlyn R Carter	\$3,700,000 \$736	\$3,700,000 \$736	\$3,300,000 -10.8% \$657	1/6/10	3/8/10 61 111 (Agent DOM)	4/27/10 111	\$3,698,148 -10.8% \$68,896	Colonial 13 / 6 / 4&3 0.34 1910	Victoria Carter Bronxville-Ley Real Estate LLC	Susan Kelly Law
8 Park 71 Square Feet: 7,000 MLS # - 2931546; Seller - Collins	\$3,900,000 \$557	\$3,145,000 \$449	\$3,410,000 -19.4% 6.8% \$487	10/9/09	1/19/10 102 134 (Agent DOM)	3/1/10 143	\$3,352 101,630.3% \$63,115	Victorian 15 / 8 / 4&2 0.574 1897	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Anne C Kelly Houlihan Lawrence Inc.
37 Studio 72 Square Feet: 5,860 MLS # - 3002121; Seller - W & C Staudt	\$3,600,000 \$614	\$3,600,000 \$614	\$3,500,000 -2.8% \$597	1/20/10	2/11/10 22 184 (Agent DOM)	7/23/10 184	\$29,447 11,785.8% \$58,900	Colonial 17 / 7 / 5&2 0.44 1928	Rita Steinkamp	Rita Steinkamp HL Dual

**Bronxville School District
Single Family**

2010

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
							Amount	Acres		
								Yr Built		
35 Prescott	\$3,900,000	\$3,900,000	\$3,500,000	4/5/10	4/26/10	6/25/10	\$3,879	Victorian	Rita Steinkamp Houlihan Lawrence Inc.	Susan Kely Law Houlihan Lawrence Inc.
73 Square Feet: 5,797	\$673	\$673	\$604		21	81	90,129.4%	13 / 7 / 4&1		HL Dual
MLS # - 3010918; Seller - Patricia Straub					81 (Agent DOM)		\$69,716	0.28		
								1896		
8 Woodland	\$3,825,000	\$3,825,000	\$4,215,000	3/29/10	4/14/10	8/11/10	\$3,877,129	Victorian	Pat Barry Bronxville-Ley Real Estate LLC	Sheila Stoltz
74 Square Feet: 8,010	\$478	\$478	\$526		16	135	8.7%	11 / 5 / 4&2		
MLS # - 3009824; Seller - P & E De Saint Phalle					135 (Agent DOM)		\$72,470	0.6		
								1905		
2 Elm Rock	\$5,900,000	\$5,900,000	\$5,350,000	1/6/10	4/13/10	8/13/10	\$5,555,000	Tudor	Rita Steinkamp Houlihan Lawrence Inc.	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
75 Square Feet: 6,010	\$982	\$982	\$890		97	219	-3.7%	12 / 6 / 4&1		
MLS # - 3000461; Seller - G & B Yeager					219 (Agent DOM)		\$110,000	0.6		
								1928		

Total Bronxville 2010

Units Sold

75

HL Agent Participation:

List or Buy

71

95%

List

53

71%

Buy

58

77%

List and Buy

40

53%

**Bronxville School District
Single Family**

2010

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,850,000	\$1,850,000	\$1,750,000 -5.4%	77	138	\$1,679,838	75	71	53	58	40
Average:	\$2,066,427	\$1,956,060 -5.3%	\$1,857,673 -4.8%	112	178	\$1,685,903		95%	71%	77%	53%

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$600	\$600	\$567 -\$32	3,084
Average:	\$618	\$585 -\$33	\$555 -\$29	3,345

Monthly Analysis:	Jan	Feb	Mar	Apr	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2010
Homes Sold	2	3	6	3	19	13	13	6	4	1	5	75
Median Original Price	\$1,287,000	\$1,500,000	\$2,200,000	\$1,825,000	\$1,695,000	\$2,250,000	\$1,890,000	\$1,900,000	\$1,897,000	\$2,350,000	\$1,495,000	\$1,850,000
Median List Price	\$1,287,000	\$1,485,000	\$2,200,000	\$1,825,000	\$1,375,000	\$1,999,000	\$1,890,000	\$1,900,000	\$1,647,000	\$1,999,999	\$1,295,000	\$1,850,000
Median Sold Price	\$1,192,500	\$1,352,000	\$2,162,500	\$1,750,000	\$1,325,000	\$1,999,000	\$1,760,000	\$1,830,000	\$1,605,000	\$1,900,000	\$1,247,500	\$1,750,000
Average Sold Price	\$1,192,500	\$1,237,333	\$2,288,333	\$2,116,667	\$1,724,574	\$1,934,385	\$2,152,277	\$1,729,583	\$1,807,500	\$1,900,000	\$1,549,500	\$1,857,673

**Bronxville School District
Single Family**

2009

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
16 Parkway 1 Square Feet: 2,300 MLS # - 2917989; Seller - Pasquale	\$750,000	\$750,000	\$725,000 -3.3%	6/5/09	7/2/09 27	8/28/09 84	\$765,000 -5.2% \$14,844	Colonial 10 / 4 / 2&1 0.09 1913	Bonnie Stapleton Bronxville-Ley Real Estate LLC	Lydia Maria Petrosino Lydia Maria Real Estate
66 Kensington 2 Square Feet: 1,302 MLS # - 2903669; Seller - Frederick Eaton & Caroline Hewitt	\$799,000	\$825,000	\$775,000 3.3% -6.3%	2/6/09	2/13/09 7	3/23/09 45	\$784,000 -1.1% \$15,991	Town House 6 / 3 / 2&0 0.04 1921	Sheila Stoltz Houlihan Lawrence Inc.	Maria Wein Devaney Houlihan Lawrence Inc. HL Dual
13 Bolton 3 Square Feet: 1,800 MLS # - 2907549; Seller - Henry & Holly Quiles	\$1,095,000	\$800,000	\$802,500 -26.9% 0.2%	3/15/09	9/2/09 171	9/24/09 193	\$15,530	Tudor 7 / 4 / 2&1 0.03 1921	William Q Dowling Sotheby's International Realty	Paulette C Talley
33 Garden 4 Square Feet: 1,870 MLS # - 2913368; Seller - Chris R Noble & Deborah Rice	\$1,175,000	\$997,000	\$925,000 -15.1% -6.1%	4/29/09	11/24/09 209	12/17/09 232	\$1,064,570 -13.1% \$19,935	Town House 7 / 4 / 3&0 0.09 1931	Susie French Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc. HL Dual
4 Bolton 5 Square Feet: 2,237 MLS # - 2907792; Seller - Despina Kartson	\$1,019,000	\$1,019,000	\$998,620 -2.0%	3/16/09	4/8/09 23	6/17/09 93	\$1,027,220 -2.8% \$19,968	Town House 7 / 4 / 2&0 0.07 1927	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Mirjana Balac Bronxville-Ley Real Estate LLC
4 Bacon 6 Square Feet: 2,700 MLS # - 2830895; Seller - Alden Toevs	\$1,295,000	\$1,195,000	\$1,100,000 -7.7% -7.3%	10/1/08	7/14/09 286	8/26/09 329	\$22,999	Town House 9 / 4 / 3&1 0.04 1931	William Q Dowling Sotheby's International Realty	Sheila Stoltz Houlihan Lawrence Inc.

**Bronxville School District
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2009

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
15 Willow 7 Square Feet: 2,100 MLS # - 2816505; Seller - w/h	\$1,650,000	\$1,300,000 -21.2%	\$1,210,000 -5.5%	5/18/08	3/4/09	5/15/09	\$1,475,000 -18.0% \$24,256	Town House 8 / 4 / 3&1 0.21 1917	Kathleen Collins Sotheby's International Realty Alice Regan Sotheby's International Realty	Nancy Jones
52 Midland 8 Square Feet: 2,500 MLS # - 2812618; Seller - C & J Mullen	\$1,670,000	\$1,495,000 -10.5%	\$1,300,000 -11.7%	4/18/08	3/4/09	6/2/09	\$1,524,259 -14.7% \$28,687	Capecod 7 / 4 / 3&0 0.23 1949	Barbara Kerrigan Houlihan Lawrence Inc. HL Dual	Valmarie Zorila Houlihan Lawrence Inc. Diane Hackett Houlihan Lawrence Inc.
22 Homesdale 9 Square Feet: 2,903 MLS # - 2829521; Seller - Philip & Ann Ingalls	\$1,950,000	\$1,475,000 -24.4%	\$1,300,000 -9.0%	9/17/08	9/17/09	10/30/09	\$2,120,822 -38.7% \$41,515	Colonial 10 / 5 / 3&2 0.3 1924	Patricia S Button HL Dual	Sarah French Toni Bessone
95 Sagamore 10 Square Feet: 3,423 MLS # - 2929569; Seller - Gjon Chota & Vera Popovic	\$1,445,000	\$1,445,000	\$1,300,000 -10.0%	9/22/09	10/22/09	12/29/09	\$899,000 44.6% \$20,340	Tudor 11 / 6 / 4&0 0.202 1908	Gjon Chota Chota Realty Group Inc	Antonella Cioffoletti Patricia Forgione's Realty Network, Inc.
80 Park 11 Square Feet: 3,160 MLS # - 2900404; Seller - Withheld	\$1,750,000	\$1,750,000	\$1,500,000 -14.3%	1/5/09	7/13/09	8/7/09	\$1,639,213 -8.5% \$37,140	Colonial 10 / 4 / 3&1 0.43 1941	Laura Stichter HL Dual	Maria Wein Devaney
40 Woodland 12 Square Feet: 3,169 MLS # - 2910467; Seller - Blair Faulstich	\$1,895,000	\$1,750,000 -7.7%	\$1,600,000 -7.9%	4/6/09	6/5/09	7/15/09	\$2,037,222 -21.5% \$43,820	Colonial 9 / 4 / 3&1 0.23 1923	Sheila Stoltz Houlihan Lawrence Inc.	Priscilla Toomey Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2009

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
50 Tanglewyld 13 Square Feet: 3,331 MLS # - 2836327; Seller - w/h	\$2,095,000 \$629	\$1,895,000 \$569	\$1,725,000 \$518 -9.5% -8.1%	12/1/08	4/29/09	6/30/09	\$1,979,461 -12.9% \$38,569	Tudor 9 / 4 / 3&1 0.23 1914	Alice Regan Sotheby's International Realty	Susan Kelty Law
1 Sussex 14 Square Feet: 3,312 MLS # - 2921461; Seller - Jill & Thomas Ruppel	\$2,095,000 \$633	\$1,895,000 \$572	\$1,750,000 \$528 -9.5% -6.9%	7/8/09	10/22/09	10/30/09	\$2,243,796 -22.0% \$46,229	Colonial 10 / 5 / 3&1 0.28 1912	Susan Kelty Law Houlihan Lawrence Inc.	Jane H Carmody Houlihan Lawrence Inc. HL Dual
51 Avon 15 Square Feet: 4,361 MLS # - 2901007; Seller - Charles & Julia Meade	\$2,295,000 \$526	\$1,995,000 \$457	\$1,810,000 \$415 -13.1% -8.1%	1/14/09	7/3/09	8/12/09	\$2,295,000 -21.1% \$43,725	Tudor 11 / 6 / 4&1 0.47 1917	Sheila Stoltz	Bonnie Stapleton Bronxville-Ley Real Estate LLC
81 Park 16 Square Feet: 3,114 MLS # - 2835549; Seller - Michael R Halaby & Christine Y Adams	\$2,250,000 \$723	\$2,250,000 \$723	\$1,875,000 \$602 -16.7%	11/17/08	12/30/08	3/12/09	\$2,300,000 -18.5% \$41,931	Tudor 10 / 4 / 3&2 0.4 1924	Victoria Carter Bronxville-Ley Real Estate LLC	Lynn Joyce Houlihan Lawrence Inc.
18 Prescott 17 Square Feet: 5,143 MLS # - 2901069; Seller - Gurbst/Hartfield	\$2,500,000 \$486	\$2,100,000 \$408	\$2,000,000 \$389 -16.0% -4.0%	1/12/09	7/21/09	10/1/09	\$2,800,000 -28.6% \$56,349	Tudor 12 / 5 / 4&1 0.51 1911	Mary Cassidy Bronxville-Ley Real Estate LLC	Valmarie Zorila Diane Hackett
4 Sussex 18 Square Feet: 3,668 MLS # - 2907281; Seller - WITHHELD	\$2,795,000 \$762	\$2,200,000 \$600	\$2,150,000 \$586 -21.3% -1.8%	3/11/09	8/21/09	8/31/09	\$2,484,352 -13.5% \$48,251	Other/See Remarks 10 / 5 / 4&1 0.42 1906	Susan Kelty Law Houlihan Lawrence Inc.	Carol Conway Bronxville-Ley Real Estate LLC

**Bronxville School District
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2009

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
39 Woodland 19 Square Feet: 3,731 MLS # - 2810456; Seller - Peter W & Quenby C Williamson	\$3,999,000	\$3,495,000 -12.6%	\$2,310,000 -29.6%	4/3/08	7/1/08	3/6/09	\$3,144,500 -26.5% \$53,118	Colonial 10 / 6 / 3&2 0.91 1917	Laura Stichter HL Dual	Susie French HL Dual
10 Eastway 20 Square Feet: 3,287 MLS # - 2909241; Seller - James Gomez	\$2,495,000	\$2,495,000 -1.8%	\$2,450,000 -1.8%	3/27/09	5/5/09	7/10/09	\$2,288,055 7.1% \$47,349	Mediterranean 11 / 5 / 5&1 0.31 1924	Susie French Houlihan Lawrence Inc.	Christine Bartley Bronxville-Ley Real Estate LLC
4 Manor 21 Square Feet: 4,300 MLS # - 2836523; Seller - L & J Santoro	\$3,695,000	\$2,575,000 -30.3%	\$2,600,000 0.7%	12/2/08	10/10/09	12/23/09	\$3,286,900 -20.9% \$56,072	Mediterranean 12 / 5 / 3&1 0.5 1927	Diane Hackett Mary Cassidy Bronxville-Ley Real Estate LLC	Mary (Pat) Houlihan Houlihan & O'Malley Real Estate Services
24 Sycamore 22 Square Feet: 4,311 MLS # - 2916060; Seller - Rulon-Miller	\$2,795,000	\$2,795,000 -7.0%	\$2,600,000 -7.0%	5/20/09	6/15/09	7/15/09	\$2,406 107,963.2% \$52,245	Contemporary 11 / 5 / 5&0 0.36 1982	Rita Steinkamp Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
3 Sherman 23 Square Feet: 4,893 MLS # - 2915516; Seller - Warble	\$2,850,000	\$2,850,000	\$2,850,000	5/15/09	6/5/09	7/15/09	\$2,790 102,050.5% \$56,287	Colonial 12 / 6 / 5&2 0.37 1930	Rita Steinkamp HL Dual	Sheila Stoltz HL Dual
229 Pondfield 24 Square Feet: 4,000 MLS # - 2904019; Seller - Thomas G & Andrea D Fitzgerald	\$3,250,000	\$2,995,000 -7.8%	\$2,950,000 -1.4%	2/9/09	5/22/09	7/22/09	\$3,101,851 -4.9% \$63,417	Tudor 10 / 5 / 4&1 0.74 1888	Sheila Stoltz Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
15 Northern 25 Square Feet: 4,450 MLS # - 2810094; Seller - Morgan	\$4,200,000	\$3,800,000 -9.5%	\$3,200,000 -14.3%	3/31/08	11/12/09 591 634 (Agent DOM)	12/30/09 639	\$4,093 78,082.3% \$73,299	Other/See Remarks 11 / 5 / 3&1 0.44 1908	Rita Steinkamp HL Dual	Maria Wein Devaney
10 North 26 Square Feet: 5,304 MLS # - 2827963; Seller - M/Entr E Hill Minter	\$4,750,000	\$3,750,000 -21.1%	\$3,637,500 -2.4%	9/3/08	8/10/09 341 379 (Agent DOM)	9/17/09 379	\$3,885,600 -6.4% \$62,136	Colonial 14 / 8 / 5&1 0.87 1938	Kathleen Collins Sotheby's International Realty	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Houlihan Lawrence Inc.
43 Prescott 27 Square Feet: 6,963 MLS # - 2907482; Seller - Lee Waite & Leslie Alberti	\$5,300,000	\$5,300,000	\$4,900,000 -7.5%	3/12/09	4/27/09 46 130 (Agent DOM)	7/20/09 130	\$4,379,000 11.9% \$81,900	Other/See Remarks 12 / 7 / 5&1 0.38 1896	Rita Steinkamp HL Dual	Susan Kelly Law
42 Prescott 28 Square Feet: 7,200 MLS # - 2814493; Seller - Barbara & Arthur Murphy	\$7,200,000	\$5,500,000 -23.6%	\$5,000,000 -6.9%	4/6/08	5/13/09 402 404 (Agent DOM)	5/19/09 408	\$6,138,000 -18.5% \$105,000	Other/See Remarks 14 / 7 / 5&1 1.06 1993	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc.

Total Bronxville 2009

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
28	25	18	20	13
	89%	64%	71%	46%

**Bronxville School District
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2009

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:	\$2,172,500	\$1,945,000	\$1,780,000	156	202	\$2,079,022	28	25	18	20	13
		-10.5%	-7.6%					89%	64%	71%	46%
Average:	\$2,537,750	\$2,238,964	\$2,047,986	170	226	\$2,064,312					
		-11.8%	-7.5%								

Single Family Price Per Square Foot:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>
Median:	\$654	\$586	\$536	3,322
		-\$68	-\$50	
Average:	\$705	\$622	\$569	3,601
		-\$83	-\$53	

Monthly Analysis:	Mar	May	Jun	Jul	Aug	Sep	Oct	Dec	2009
Homes Sold	3	2	3	6	5	2	3	4	28
Median Original Price	\$2,250,000	\$4,425,000	\$1,670,000	\$2,822,500	\$1,750,000	\$2,922,500	\$2,095,000	\$2,570,000	\$2,172,500
Median List Price	\$2,250,000	\$3,400,000	\$1,495,000	\$2,822,500	\$1,750,000	\$2,275,000	\$1,895,000	\$2,010,000	\$1,945,000
Median Sold Price	\$1,875,000	\$3,105,000	\$1,300,000	\$2,725,000	\$1,500,000	\$2,220,000	\$1,750,000	\$1,950,000	\$1,780,000
Average Sold Price	\$1,653,333	\$3,105,000	\$1,341,207	\$2,891,667	\$1,457,000	\$2,220,000	\$1,683,333	\$2,006,250	\$2,047,986

**Bronxville School District
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2008

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Parkway 1 Square Feet: 1,177 MLS # - 2735780; Seller - Lillian Kelly	\$375,000	\$375,000	\$210,000 -44.0%	11/28/07	1/28/08	6/2/08	\$6,350 3,207.1% \$10,124	Colonial 5 / 2 / 1&0 0.094 1916	Margot Bennett Margot Bennett, Inc.	Barbara O'Connell Margot Bennett, Inc.
12 Parkway 2 Square Feet: 1,880 MLS # - 2803056; Seller - Kelly	\$590,000	\$590,000	\$315,000 -46.6%	1/28/08	3/10/08	6/2/08	\$7,900 3,887.3% \$11,228	Colonial 8 / 4 / 2&1 0.174 1924	Margot Bennett Margot Bennett, Inc.	Barbara O'Connell Margot Bennett, Inc.
69 Kensington 3 Square Feet: 1,550 MLS # - 2728252; Seller - Withheld	\$839,000	\$699,000	\$590,450 -16.7% -12.9%	9/9/07	7/16/08	9/8/08	\$805,000 -26.7% \$16,400	Tudor 8 / 4 / 2&1 0.08 1934	Sheila Stoltz	Helen Gerken HL Dual
97 Kensington 4 Square Feet: 1,700 MLS # - 2812665; Seller - Hotter	\$795,000	\$795,000	\$770,000 -3.1%	4/18/08	5/28/08	6/26/08	\$873,200 -11.8% \$16,318	Town House 7 / 4 / 2&0 0.05 1926	Susie French Houlihan Lawrence Inc.	Polly Davis Houlihan & O'Malley Real Estate Services
120 Midland 5 Square Feet: 1,900 MLS # - 2816213; Seller - Withheld	\$917,000	\$917,000	\$840,000 -8.4%	5/15/08	6/25/08	7/2/08	\$1,193,500 -29.6% \$19,097	Tudor 8 / 4 / 2&1 0.15 1924	Mary Claire White	Mary Claire White HL Dual
67 Kensington 6 Square Feet: 1,850 MLS # - 2810461; Seller - Nolon	\$835,000	\$835,000	\$860,000 3.0%	4/2/08	5/7/08	7/1/08	\$932,470 -7.8% \$17,725	Town House 7 / 4 / 3&0 0.08 1924	Susie French Houlihan Lawrence Inc.	Helen Gerken Houlihan Lawrence Inc. HL Dual

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2008

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Beverly 7 Square Feet: 1,400 MLS # - 2817614; Seller - Orth	\$925,000	\$925,000	\$915,000 -1.1%	5/29/08	6/26/08	7/28/08	\$845,400 8.2% \$16,684	Town House 6 / 3 / 2&0 0.05 1926	Rita Steinkamp HL Dual	Barbara Kerrigan
14 Field 8 Square Feet: 1,836 MLS # - 2817224; Seller - Jiampietro	\$999,000	\$999,000	\$955,000 -4.4%	5/28/08	9/4/08	9/18/08	\$1,210,692 -21.1% \$23,067	Town House 6 / 3 / 2&0 0.11 1925	Susan Keltz Law Houlihan Lawrence Inc. HL Dual	Maria Wein Devaney Houlihan Lawrence Inc.
45 Sagamore 9 Square Feet: 1,900 MLS # - 2728481; Seller - Withheld	\$1,150,000	\$1,025,000	\$980,000 -10.9% -3.9%	9/12/07	4/21/08	6/26/08	\$934,000 4.9% \$17,632	Tudor 8 / 4 / 2&0 0.05 1918	Susie French	James R Napoli Century 21 Wolff
1 Willow 10 Square Feet: 1,806 MLS # - 2801763; Seller - Meghan & John Duval	\$1,075,000	\$999,999	\$985,000 -7.0% -1.4%	1/9/08	7/9/08	7/15/08	\$1,116,000 -11.7% \$20,350	Town House 7 / 4 / 2&0 0.15 1923	Maryann Pope Bronxville-Ley Real Estate LLC	Christina M Raymond Houlihan Lawrence Inc.
60 Kensington 11 Square Feet: 2,600 MLS # - 2811491; Seller - Frances & Donald Blakeslee	\$1,365,000	\$1,095,000	\$1,037,000 -19.8% -4.2%	4/9/08	8/1/08	10/24/08	\$1,328,096 -21.9% \$23,679	Colonial 9 / 4 / 3&1 0.26 1926	Susie French HL Dual	Sheila Stoltz
6 Park Avenue 12 Square Feet: 1,900 MLS # - 2808142; Seller - Russell & Dona Vance	\$1,095,000	\$1,095,000	\$1,075,000 -1.8%	3/14/08	4/8/08	6/13/08	\$981,568 9.5% \$18,087	Mediterranean 8 / 4 / 2&0 0.03 1929	Sheila Stoltz Houlihan Lawrence Inc. HL Dual	Susan Keltz Law Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 1 Park Avenue Terrace Square Feet: 2,028 MLS # - 2806122; Seller - Phyliss P Meaders	\$1,282,000	\$1,175,000 -8.3%	\$1,150,000 -2.0%	2/26/08	5/28/08 92	6/26/08 121	\$1,103,872 4.2% \$20,724	Town House 8 / 4 / 3&0 0.11 1928	Carol Bender HL Dual	Susie French
14 12 Custer Square Feet: 2,013 MLS # - 2807093; Seller - Withheld	\$1,425,000	\$1,425,000 -1.9%	\$1,398,000 -1.9%	3/5/08	4/8/08 34	6/4/08 91	\$1,315,944 6.2% \$22,831	Colonial 9 / 3 / 3&0 0.19 1920	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Sheila Stoltz Houlihan Lawrence Inc.
15 4 Crows Nest Square Feet: 2,600 MLS # - 2800521; Seller - W Carter & Tania Neild	\$1,875,000	\$1,595,000 -14.9%	\$1,515,000 -4.3%	1/7/08	6/5/08 150	7/28/08 203	\$1,787,300 -15.2% \$31,080	Colonial 8 / 4 / 4&0 0.16 1936	Sheila Stoltz HL Dual	Patricia Breen
16 35 Ridgcroft Square Feet: 3,000 MLS # - 2717090; Seller - Mary & Stuart Charles Holden	\$2,397,000	\$1,825,000 -23.9%	\$1,525,000 -12.5%	5/29/07	11/20/07 175	1/31/08 247	\$2,425,000 -37.1% \$46,637	Colonial 9 / 4 / 3&1 0.31 1957	Florence Balint Houlihan Lawrence Inc. HL Dual	Mary Claire White Houlihan Lawrence Inc.
17 3 Edgewood Square Feet: 2,100 MLS # - 2804037; Seller - Withheld	\$1,595,000	\$1,595,000 -4.4%	\$1,525,000 -4.4%	2/6/08	6/18/08 133	9/8/08 215	\$1,339,600 13.8% \$25,336	Ranch / 3 / 3&0 0.22 1950	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Susie French
18 141 White Plains Square Feet: 2,611 MLS # - 2809255; Seller - Elizabeth & John M Coussa	\$1,695,000	\$1,695,000 -6.8%	\$1,580,000 -6.8%	3/25/08	4/29/08 35	7/16/08 113	\$1,774,200 -10.9% \$31,700	Colonial 8 / 4 / 2&1 0.28 1964	Sheila Stoltz Houlihan Lawrence Inc. HL Dual	Sheila Stoltz Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Hobart 19 Square Feet: 2,818 MLS # - 2810289; Seller - Barbara L Burton	\$1,765,000 \$626	\$1,695,000 \$601	\$1,680,000 \$596 -4.0% -0.8%	3/31/08	7/9/08 100 134 (Agent DOM)	8/12/08 134	\$1,437,464 16.9% \$24,359	Victorian 9 / 5 / 3&1 0.11 1903	Susie French Houlihan Lawrence Inc.	Susie French HL Dual
4 Edgehill Close 20 Square Feet: 2,700 MLS # - 2709314; Seller - Withheld	\$1,825,000 \$676	\$1,775,000 \$657	\$1,700,000 \$630 -2.7% -4.1%	3/25/07	2/18/08 330 413 (Agent DOM)	5/12/08 414	\$1,758,100 -3.3% \$29,016	Colonial 10 / 5 / 2&1 0.2 1937	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp HL Dual Houlihan Lawrence Inc.
25 Hobart 21 Square Feet: 2,981 MLS # - 2802110; Seller - withheld	\$1,875,000 \$629	\$1,875,000 \$629	\$1,750,000 \$587 -6.7%	1/23/08	4/30/08 98 127 (Agent DOM)	5/29/08 127	\$1,739,200 0.6% \$28,660	Colonial 9 / 3 / 3&1 0.25 1935	Polly Davis Houlihan & O'Malley Real Estate Services	Nancy Jones
6 Village 22 Square Feet: 2,600 MLS # - 2806240; Seller - Rodman	\$1,850,000 \$712	\$1,850,000 \$712	\$1,795,000 \$690 -3.0%	2/27/08	5/14/08 77 121 (Agent DOM)	6/27/08 121	\$1,824,500 -1.6% \$33,168	Colonial 10 / 5 / 3&1 0.31 1958	Susie French Houlihan Lawrence Inc.	Maria Gennarelli Prudential Centennial Realty
39 Elm Rock 23 Square Feet: 3,300 MLS # - 2736398; Seller - Maryanne Craven	\$2,375,000 \$720	\$2,195,000 \$665	\$1,801,000 \$546 -7.6% -16.6%	12/8/07	2/16/08 70 142 (Agent DOM)	4/28/08 142	\$29,600	Colonial 11 / 5 / 2&1 0.29 1925	Francis G Craven RE/MAX Prime Properties	Alice Regan Sotheby's International Realty
10 Fordal 24 Square Feet: 3,722 MLS # - 2728440; Seller - Rajesh & Natasha Sriraman	\$2,100,000 \$564	\$1,895,000 \$509	\$1,950,000 \$524 -9.8% 2.6%	8/7/07	2/14/08 191 318 (Agent DOM)	6/20/08 318	\$1,906,100 2.3% \$33,303	Ranch 9 / 4 / 3&1 0.4 1957	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Stacey Hughes Houlihan Lawrence Inc.

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
25 29 Studio Square Feet: 3,300 MLS # - 2729219; Seller - Withheld	\$2,200,000 \$667	\$1,995,000 \$605	\$1,950,000 \$591 -9.3% -2.0%	9/19/07	6/2/08 257 323 (Agent DOM)	8/7/08 323	\$2,104,100 -7.3% \$35,860	Colonial 11 / 4 / 3&1 0.24 1922	Rita Steinkamp Co-List Agent	Victoria Carter Bronxville-Ley Real Estate LLC Co-Buyer Agent
26 45 Tanglewyld Square Feet: 3,300 MLS # - 2816029; Seller - withheld	\$2,095,000 \$635	\$2,095,000 \$635	\$1,950,000 \$591 -6.9%	5/14/08	6/11/08 28 70 (Agent DOM)	7/23/08 70	\$2,238,500 -12.9% \$42,419	Colonial 9 / 5 / 4&1 0.32 1964	Jamie Abruzzo Bronxville-Ley Real Estate LLC Luci Abruzzo	Maria Wein Devaney Houlihan Lawrence Inc.
27 42 Summit Square Feet: 3,000 MLS # - 2808427; Seller - David & Nadine Fite	\$2,250,000 \$750	\$2,095,000 \$698	\$1,965,000 \$655 -6.9% -5.8%	3/17/08	5/11/08 55 130 (Agent DOM)	7/25/08 130	\$1,712,200 14.8% \$28,294	Colonial 9 / 6 / 3&2 0.3 1927	Nadine K Fite	Alice Regan Sotheby's International Realty
28 308 Pondfield Square Feet: 3,320 MLS # - 2716412; Seller - Timothy & Catherine Hurley	\$2,450,000 \$738	\$2,195,000 \$661	\$2,020,000 \$608 -10.4% -7.1%	5/21/07	4/24/08 339 421 (Agent DOM)	7/15/08 421	\$2,466,000 -18.1% \$40,825	Colonial 11 / 5 / 4&2 0.3 1928	Luci Abruzzo Bronxville-Ley Real Estate LLC Jamie Abruzzo Bronxville-Ley Real Estate LLC	Elizabeth Salimbene Bronxville-Ley Real Estate LLC
29 5 Woodland Square Feet: 3,342 MLS # - 2732363; Seller - W & M Carr	\$2,195,000 \$657	\$2,195,000 \$657	\$2,065,000 \$618 -5.9%	10/10/07	12/21/07 72 113 (Agent DOM)	1/31/08 113	\$2,185,600 -5.5% \$40,946	Colonial 9 / 4 / 3&2 0.3 1954	Mary Cassidy Bronxville-Ley Real Estate LLC	Betty Saccardo Century 21 Mancuso
30 23 Sturgis Square Feet: 3,180 MLS # - 2804147; Seller - Withheld	\$2,300,000 \$723	\$2,100,000 \$660	\$2,075,000 \$653 -8.7% -1.1%	2/6/08	4/21/08 75 177 (Agent DOM)	8/1/08 177	\$2,258,000 -8.1% \$39,997	Colonial 9 / 4 / 3&1 0.25 1927	Rita Steinkamp Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 30 Studio Square Feet: 3,020 MLS # - 2811798; Seller - Howitt	\$2,195,000 \$727	\$2,195,000 \$727	\$2,100,000 -4.3% \$695	4/11/08	7/15/08 95 172 (Agent DOM)	9/30/08 172	\$1,986,500 5.7% \$35,876	Tudor 10 / 5 / 4&0 0.17 1925	Susie French	Claire Peddy Bronxville-Ley Real Estate LLC
32 52 Summit Square Feet: 3,300 MLS # - 2808353; Seller - P & C Raymond	\$2,300,000 \$697	\$2,197,000 -4.5% \$666	\$2,197,000	3/15/08	4/30/08 46 153 (Agent DOM)	8/15/08 153	\$1,911,400 14.9% \$31,300	Colonial / 5 / 4&1 0.23 1910	Christina M Raymond Houlihan Lawrence Inc. HL Dual	Maria Wein Devaney Houlihan Lawrence Inc.
33 21 Sunset Square Feet: 3,800 MLS # - 2812071; Seller - David Goldring & Rachel Shulman	\$2,639,000 \$694	\$2,639,000 \$694	\$2,365,000 -10.4% \$622	4/16/08	6/17/08 62 97 (Agent DOM)	7/22/08 97	\$2,200,000 7.5% \$41,172	Contemporary 12 / 6 / 5&0 0.35 1965	Maryann Pope Bronxville-Ley Real Estate LLC	Nancy Beers-Nix
34 50 Greenfield Square Feet: 3,795 MLS # - 2729165; Seller - Withheld	\$2,495,000 \$657	\$2,495,000 \$657	\$2,495,000	9/21/07	12/18/07 88 251 (Agent DOM)	5/29/08 251	\$2,258,100 10.5% \$37,686	Tudor 12 / 6 / 3&2 0.29 1918	Susie French Houlihan Lawrence Inc. HL Dual	Maria Wein Devaney Houlihan Lawrence Inc.
35 84 Summit Square Feet: 3,784 MLS # - 2811380; Seller - Tony E Godfrey & Litle Virginia	\$2,695,000 \$712	\$2,695,000 \$712	\$2,650,000 -1.7% \$700	4/9/08	5/1/08 22 85 (Agent DOM)	7/3/08 85	\$2,415,000 9.7% \$38,828	Colonial 11 / 6 / 4&1 0.45 1923	Sheila Stoltz	HL Dual Louise Baudoin
36 7 The High Square Feet: 3,500 MLS # - 2707682; Seller - Withheld	\$3,500,000 \$1,000	\$2,995,000 -14.4% \$856	\$2,700,000 -8.4% \$771	3/12/07	3/13/08 367 406 (Agent DOM)	4/21/08 406	\$2,503,200 7.9% \$37,502	Colonial 10 / 5 / 4&2 0.25 1922	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Susan Kilty Law Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2008

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
37 106 Tanglewyld Square Feet: 4,874 MLS # - 2807215; Seller - Florence & George Kooluris	\$3,495,000 \$717	\$3,195,000 \$656	\$2,715,000 \$557 -8.6% -13.7%	3/10/08	8/8/08 151 228 (Agent DOM)	10/24/08 228	\$3,120,900 -13.0% \$54,995	Colonial 9 / 5 / 3&2 0.4 1922	Leah Caro Bronxville-Ley Real Estate LLC	Sheila Stoltz
38 69 Tanglewyld Square Feet: 4,200 MLS # - 2728951; Seller - Erica & Henri Gourd	\$2,950,000 \$702	\$2,950,000 \$702	\$2,840,000 \$676 -3.7%	9/6/07	1/7/08 123 131 (Agent DOM)	1/15/08 131	\$2,196,000 29.3% \$36,320	Colonial 11 / 6 / 3&1 0.36 1905	Pat Barry Bronxville-Ley Real Estate LLC	Susan Kilty Law Houlihan Lawrence Inc.
39 3 The Byway Square Feet: 3,698 MLS # - 2713467; Seller - Withheld	\$3,150,000 \$852	\$2,750,000 \$744	\$2,910,000 \$787 -12.7% 5.1%	4/30/07	10/24/07 177 308 (Agent DOM)	3/3/08 308	\$2,753,300 5.7% \$46,656	Colonial 11 / 6 / 4&2 0.28 1936	Carol Young	Rita Steinkamp HL Dual
40 15 Greenfield Square Feet: 4,450 MLS # - 2807624; Seller - Withheld	\$3,100,000 \$697	\$3,100,000 \$697	\$2,950,000 \$663 -4.8%	3/10/08	3/24/08 14 130 (Agent DOM)	7/18/08 130	\$2,600,000 13.5% \$46,552	Tudor 11 / 6 / 4&1 0.37 1930	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
41 12 Orchard Square Feet: 3,500 MLS # - 2801657; Seller - Stichter	\$3,395,000 \$970	\$3,395,000 \$970	\$3,000,000 \$857 -11.6%	1/15/08	4/25/08 101 198 (Agent DOM)	7/31/08 198	\$3,400,000 -11.8% \$54,320	Colonial 11 / 5 / 4&2 0.5 1924	Laura Stichter	Susie French HL Dual
42 7 White Plains Square Feet: 3,733 MLS # - 2730730; Seller - Withheld	\$3,100,000 \$830	\$3,100,000 \$830	\$3,100,000 \$830	10/3/07	10/15/07 12 91 (Agent DOM)	1/2/08 91	\$2,737,300 13.3% \$51,139	Tudor 9 / 5 / 3&2 0.64 1934	Susan Kilty Law Houlihan Lawrence Inc.	Kathleen Collins Sotheby's International Realty

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
							Amount	Acres		
								Yr Built		
10 Sussex	\$3,595,000	\$3,195,000	\$3,200,000	3/24/08	5/7/08	7/30/08	\$2,903,000	Colonial	Susan Kelty Law	Susan Kelty Law
43 Square Feet: 3,800		-11.1%	0.1%		44	128	10.2%	11 / 5 / 3&2		HL Dual
MLS # - 2809397; Seller - William C & Gloria L Kelsey	\$946	\$841	\$842		128 (Agent DOM)		\$46,927	0.52 1919		
17 Gladwin	\$4,000,000	\$4,000,000	\$4,000,000	9/6/07	2/1/08	10/3/08	\$4,562,700	Colonial	Laura Stichter	Rita Steinkamp
44 Square Feet: 5,302					148	393	-12.3%	13 / 7 / 4&1	Houlihan Lawrence Inc.	Houlihan Lawrence Inc.
MLS # - 2733635; Seller - R & E Frater	\$754	\$754	\$754		378 (Agent DOM)		\$72,610	0.45 1903		HL Dual
21 Crows Nest	\$4,199,000	\$4,199,000	\$4,150,000	3/26/08	4/15/08	5/20/08	\$3,957,300	Converted Barn	Jane Vergari	Sheila Stoltz
45 Square Feet: 5,688			-1.2%		20	55	4.9%	12 / 6 / 4&0		HL Dual
MLS # - 2809380; Seller - Belden	\$738	\$738	\$730		55 (Agent DOM)		\$66,809	0.76 1952		

Total Bronxville 2008

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy
45	40	32	33	25
	89%	71%	73%	56%

**Bronxville School District
Single Family**

2008

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$2,100,000	\$1,895,000	\$1,801,000	88	134	\$1,865,300	45	40	32	33	25
		-9.8%	-4.5%					89%	71%	73%	56%
Average:	\$2,073,711	\$1,971,556	\$1,873,299	111	181	\$1,888,967					
		-4.9%	-4.7%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$700	\$632	\$600	3,000
		-\$68	-\$31	
Average:	\$697	\$663	\$630	2,975
		-\$34	-\$33	

Monthly Analysis:	Jan	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	2008
Homes Sold	4	1	2	4	9	14	4	4	3	45
Median Original Price	\$2,673,500	\$3,150,000	\$2,937,500	\$2,185,000	\$1,150,000	\$2,172,500	\$2,250,000	\$1,297,000	\$3,495,000	\$2,100,000
Median List Price	\$2,572,500	\$2,750,000	\$2,595,000	\$2,185,000	\$1,095,000	\$2,095,000	\$2,047,500	\$1,297,000	\$3,195,000	\$1,895,000
Median Sold Price	\$2,452,500	\$2,910,000	\$2,250,500	\$2,122,500	\$1,075,000	\$1,957,500	\$2,012,500	\$1,240,000	\$2,715,000	\$1,801,000
Average Sold Price	\$2,382,500	\$2,910,000	\$2,250,500	\$2,523,750	\$1,071,444	\$1,913,929	\$1,975,500	\$1,292,613	\$2,584,000	\$1,873,299

**Bronxville School District
Single Family**

2007

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
72 Parkway 1 Square Feet: 1,550 MLS # - 2700884; Seller - Withheld	\$699,000	\$699,000	\$680,000 -2.7%	1/9/07	5/3/07 114	5/31/07 142	\$9,000 7,455.6% \$10,294	Town House 6 / 3 / 1&1 0.05 1979	Nancy Beers-Nix Houlihan Lawrence Inc.	Non-Member MLS (888888) Non-Member MLS (888888)
12 Beverly 2 Square Feet: 1,400 MLS # - 2719064; Seller - Mosle	\$839,000	\$799,000	\$766,000 -4.8% -3.9%	6/12/07	10/31/07 141	12/7/07 178	\$833,200 -8.1% \$15,880	Town House 6 / 3 / 2&0 0.04 1926	Sheila Stoltz	HL Dual Sheila Stoltz
101 Kensington 3 Square Feet: 1,850 MLS # - 2718012; Seller - Pascale	\$854,000	\$854,000	\$818,000 -4.2%	6/5/07	8/2/07 58	9/6/07 93	\$873,700 -6.4% \$15,540	Tudor 8 / 4 / 2&0 0.05 1926	Betsy Ellis Houlihan Lawrence Inc.	HL Dual Carol Bender Houlihan Lawrence Inc.
41 Sagamore 4 Square Feet: 1,850 MLS # - 2634127; Seller - Witheld	\$899,000	\$850,000	\$841,500 -5.5% -0.9%	12/28/06	4/4/07 97	4/23/07 116	\$862,300 -2.4% \$19,829	Town House 7 / 4 / 2&0 0.04 1913	Stacey Hughes	HL Dual Betsy Ellis
4 Kensington Terrace 5 Square Feet: 1,600 MLS # - 2627960; Seller - Cowan-berzheimer	\$895,000	\$895,000	\$872,000 -2.6%	10/1/06	1/25/07 116	2/23/07 145	\$22,100 3,845.7% \$13,747	Town House 6 / 3 / 2&0 0.2 1919	Amy F Via Houlihan Lawrence Inc.	HL Dual Anita Kowarick Houlihan Lawrence Inc.
7 Park Avenue 6 Square Feet: 1,800 MLS # - 2628870; Seller - Dario Villani & Gina Valeri	\$985,000	\$925,000	\$915,000 -6.1% -1.0%	10/10/06	5/3/07 205	5/16/07 218	\$13,200 6,831.8% \$18,649	Town House 7 / 4 / 2&0 0.04 1923	Victoria Carter Bronxville-Ley Real Estate LLC	Lynn Baldwin

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 13 Hobart Square Feet: 1,360 MLS # - 2626044; Seller - Hanley	\$895,000 \$658	\$895,000 \$658	\$922,300 3.1% \$678	9/13/06	10/12/06 29	2/8/07 148	\$23,900 3,759.0% \$15,927	Colonial 7 / 3 / 1&1 0.11 1924	Claire Peddy Bronxville-Ley Real Estate LLC	Sheila Stoltz Houlihan Lawrence Inc.
8 3 Beverly Square Feet: 1,400 MLS # - 2706770; Seller - Robley & Erin Moor	\$895,000 \$639	\$895,000 \$639	\$925,000 3.4% \$661	3/5/07	3/20/07 15	5/25/07 81	\$845,700 9.4% \$15,500	Town House 7 / 3 / 2&0 0.05 1925	Sheila Stoltz	Helen Gerken HL Dual
9 16 Beverly Gardens Square Feet: 1,500 MLS # - 2714982; Seller - Bender	\$929,000 \$619	\$929,000 \$619	\$929,000 \$619	5/9/07	7/23/07 75	9/13/07 127	\$16,599	Town House 7 / 4 / 2&0 0.05 1926	Amy F Via Houlihan Lawrence Inc.	Maria Wein Devaney Houlihan Lawrence Inc. HL Dual
10 7 Bolton Gardens Square Feet: 1,900 MLS # - 2625854; Seller - Withheld	\$975,000 \$513	\$935,000 -4.1% \$492	\$935,000 \$492	9/11/06	3/20/07 190	6/1/07 263	\$21,800 4,189.0% \$17,196	Town House 7 / 4 / 2&0 0.02 1925	Susie French	Sheila Stoltz HL Dual
11 13 Hobart Square Feet: 1,400 MLS # - 2718738; Seller - Joseph M & Allison R Hanna	\$995,000 \$711	\$995,000 \$711	\$942,500 -5.3% \$673	6/11/07	8/2/07 52	8/3/07 53	\$895,000 5.3% \$14,600	Colonial 7 / 3 / 1&1 0.11 1924	Sheila Stoltz Houlihan Lawrence Inc.	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
12 4 Beverly Square Feet: 1,400 MLS # - 2708242; Seller - Withheld	\$995,000 \$711	\$975,000 -2.0% \$696	\$960,000 -1.5% \$686	3/16/07	5/15/07 60	6/6/07 82	\$23,600 3,967.8% \$18,289	Town House 7 / 3 / 2&0 0.05 1925	Susie French	Valmarie Zorila Bronxville-Ley Real Estate LLC Diane Hackett Bronxville-Ley Real Estate LLC

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
12 Field	\$1,050,000	\$1,050,000	\$990,000	4/10/07	7/16/07	8/17/07	\$942,600	Town House	Susan Kelly Law Houlihan Lawrence Inc.	Priscilla Toomey Houlihan Lawrence Inc.
13 Square Feet: 1,660	\$633	\$633	\$596		97	129	5.0%	7 / 4 / 2&1 0.06	HL Dual	
MLS # - 2711223; Seller - Withheld					129 (Agent DOM)		\$17,936	1925		
11 Field	\$1,150,000	\$1,090,000	\$1,023,975	12/16/06	2/20/07	3/30/07	\$1,210,100	Town House	Mary Cassidy Bronxville-Ley Real Estate LLC	Victoria Carter Bronxville-Ley Real Estate LLC
14 Square Feet: 1,800	\$639	\$606	\$569		66	104	-15.4%	7 / 4 / 2&0 0.11		
MLS # - 2633760; Seller - Roediger					104 (Agent DOM)		\$21,307	1924		
2 Normandy	\$1,250,000	\$1,095,000	\$1,042,500	3/12/07	6/28/07	8/10/07	\$1,369,400	Tudor	Sheila Stoltz Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc.
15 Square Feet: 2,300	\$543	\$476	\$453		108	151	-23.9%	8 / 5 / 2&1 0.07	HL Dual	
MLS # - 2707842; Seller - Michael J Mace & Carolyn Bell					151 (Agent DOM)		\$23,230	1918		
1 Park Avenue	\$1,250,000	\$1,150,000	\$1,075,000	4/17/06	8/8/07	8/9/07	\$1,126,400	Town House	Jamie Abruzzo Bronxville-Ley Real Estate LLC	Carol Bender
16 Square Feet: 2,028	\$616	\$567	\$530		478	479	-4.6%	8 / 4 / 3&0 0.11	Luci Abruzzo Bronxville-Ley Real Estate LLC	
MLS # - 2610441; Seller - J & L Boland					479 (Agent DOM)		\$20,724	1928		
27 Normandy	\$1,195,000	\$1,195,000	\$1,100,000	6/25/07	9/19/07	12/10/07	\$778,700	Town House	Pat Barry Bronxville-Ley Real Estate LLC	Mirjana Balac Bronxville-Ley Real Estate LLC
17 Square Feet: 1,600	\$747	\$747	\$688		86	168	41.3%	7 / 4 / 2&0 0.17		
MLS # - 2720472; Seller - W & A Sorensen					168 (Agent DOM)		\$15,831	1929		
144 Pondfield	\$1,085,000	\$1,085,000	\$1,207,000	4/8/07	4/19/07	7/17/07	\$1,060,000	Tudor	Sheila Stoltz	Diane Hackett Bronxville-Ley Real Estate LLC
18 Square Feet: 1,800	\$603	\$603	\$671		11	100	13.9%	7 / 4 / 2&0 0.06		Valmarie Zorila Bronxville-Ley Real Estate LLC
MLS # - 2710739; Seller - Andrew Callaway & Callaway S Carter					100 (Agent DOM)		\$19,250	1920		

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
11 Kraft 19 Square Feet: 2,762 MLS # - 2700320; Seller - Withheld	\$1,795,000	\$1,395,000 -22.3%	\$1,210,000 -10.3%	1/3/07	5/17/07	6/15/07	\$1,381,200 -12.4% \$25,616	Victorian 12 / 4 / 3&1 0.17 1910	Susan Kelly Law Houlihan Lawrence Inc.	Alice Regan Bronxville-Ley Real Estate LLC
65 Sagamore 20 Square Feet: 2,750 MLS # - 2713571; Seller - Withheld	\$1,250,000	\$1,250,000	\$1,250,000	4/30/07	8/9/07	8/13/07	\$1,213,500 3.0% \$26,292	Town House 9 / 5 / 3&1 0.09 1932	Louise Baudoin	Priscilla Toomey HL Dual
5 Hobart 21 Square Feet: 3,145 MLS # - 2710581; Seller - Juliane Di Blasi	\$1,495,000	\$1,350,000 -9.7%	\$1,260,000 -6.0%	4/23/07	9/27/07	11/13/07	\$1,382,800 -8.9% \$23,037	Victorian 11 / 6 / 3&1 0.114 1898	Lewis Arlt Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
14 Bacon 22 Square Feet: 2,650 MLS # - 2714358; Seller - LoGalbo	\$1,350,000	\$1,350,000	\$1,305,000 -3.3%	5/6/07	6/22/07	9/25/07	\$1,025,000 27.3% \$18,515	Town House 8 / 4 / 3&2 0.04 1931	Mary (Pat) Houlihan Houlihan & O'Malley Real Estate Services	Jamie Abruzzo Bronxville-Ley Real Estate LLC
16 Normandy 23 Square Feet: 2,000 MLS # - 2719149; Seller - Rosemary & Ralph Alexander	\$1,297,000	\$1,297,000	\$1,421,000 9.6%	6/13/07	7/13/07	8/22/07	\$16,400 8,564.6% \$16,833	Town House 8 / 5 / 3&1 0.02 1928	Carolyn C Martin Bronxville-Ley Real Estate LLC	Jane Vergari Houlihan Lawrence Inc.
14 Sussex 24 Square Feet: 2,580 MLS # - 2627274; Seller - Mahood	\$1,675,000	\$1,595,000 -4.8%	\$1,500,000 -5.7%	9/25/06	4/5/07	4/9/07	\$1,531,200 -2.0% \$30,557	Tudor 8 / 3 / 2&1 0.29 1925	Claire Peddy Bronxville-Ley Real Estate LLC	Susie French

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
25 31 White Plains Square Feet: 3,000 MLS # - 2711386; Seller - Withheld	\$1,595,000 \$532	\$1,595,000 \$532	\$1,500,000 -6.0% \$500	4/12/07	5/1/07 19 71 (Agent DOM)	6/22/07 71	\$1,550,000 -3.2% \$27,900	Capecod 10 / 5 / 3&1 0.43 1955	Susan Kelly Law Houlihan Lawrence Inc.	HL Dual Anne C Kelly Houlihan Lawrence Inc. Louise Baudoin Houlihan Lawrence Inc.
26 9 Lee Square Feet: 2,500 MLS # - 2625709; Seller - Withheld	\$1,695,000 \$678	\$1,660,000 -2.1% \$664	\$1,620,000 -2.4% \$648	9/10/06	11/28/06 79 186 (Agent DOM)	3/15/07 186	\$38,600 4,096.9% \$26,353	Colonial 9 / 5 / 3&1 0.17 1925	Barbara Kerrigan	Mirjana Balac Bronxville-Ley Real Estate LLC
27 31 Edgewood Square Feet: 3,500 MLS # - 2724895; Seller - Frank & Barbara Iacovelli	\$1,895,000 \$541	\$1,775,000 -6.3% \$507	\$1,744,500 -1.6% \$498	8/6/07	10/29/07 84 92 (Agent DOM)	11/6/07 92	\$2,125,500 -17.9% \$36,490	Tudor 9 / 4 / 3&0 0.22 1930	Barbara Kerrigan Houlihan Lawrence Inc.	Michael Stout Prudential Centennial Realty
28 45 North Square Feet: 3,627 MLS # - 2702818; Seller - Withheld	\$1,795,000 \$495	\$1,795,000 \$495	\$1,760,000 -1.9% \$485	1/24/07	6/11/07 138 195 (Agent DOM)	8/7/07 195	\$41,725 4,118.1% \$30,000	Colonial 10 / 5 / 3&1 0.69 1956	Susie French	Cara Kealy Bronxville-Ley Real Estate LLC
29 102 Midland Square Feet: 3,100 MLS # - 2703567; Seller - Withheld	\$1,895,000 \$611	\$1,849,000 -2.4% \$596	\$1,800,000 -2.6% \$581	1/31/07	7/23/07 173 275 (Agent DOM)	11/2/07 275	\$44,500 3,944.9% \$33,707	Tudor 10 / 5 / 4&1 0.25 1922	Carol Moesel Houlihan Lawrence Inc.	HL Dual Carmen Rivera Houlihan Lawrence Inc.
30 147 White Plains Square Feet: 3,074 MLS # - 2709511; Seller - Michael Rurik Halaby & Christine Yukiko Adams	\$1,880,000 \$612	\$1,880,000 \$612	\$1,850,000 -1.6% \$602	3/28/07	5/28/07 61 110 (Agent DOM)	7/16/07 110	\$1,680,600 10.1% \$29,501	Colonial 9 / 4 / 3&1 0.3 1904	Victoria Carter Bronxville-Ley Real Estate LLC	Amy F Via

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	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 78 Tanglewyde Square Feet: 3,200 MLS # - 2702941; Seller - Paul & Ginger Austi	\$2,190,000 \$684	\$1,999,000 \$625	\$1,950,000 \$609 -8.7% -2.2%	1/26/07	6/15/07 140 215 (Agent DOM)	8/29/07 215	\$31,100	Colonial 10 / 4 / 3&1 0.26 1997	Julia Ricciuti RE/MAX Prime Properties	Diane Hackett Bronxville-Ley Real Estate LLC Valmarie Zorila Bronxville-Ley Real Estate LLC
32 6 Leggett Square Feet: 3,154 MLS # - 2702778; Seller - Raasch	\$2,100,000 \$666	\$2,100,000 \$666	\$2,000,000 \$634 -4.8%	1/24/07	2/20/07 27 141 (Agent DOM)	6/14/07 141	\$2,233,900 -10.5% \$41,650	Colonial 9 / 4 / 3&1 0.39 1955	Pat Barry Bronxville-Ley Real Estate LLC	Sheila Stoltz
33 1 Governors Square Feet: 4,895 MLS # - 2703753; Seller - Withheld	\$2,540,000 \$519	\$2,495,000 \$510	\$2,050,000 \$419 -1.8% -17.5%	2/9/07	6/8/07 119 210 (Agent DOM)	9/7/07 210	\$2,541,300 -19.3% \$47,379	Contemporary 11 / 5 / 4&1 0.65 1950	Mary (Pat) Houlihan Houlihan & O'Malley Real Estate Services	Susie French Houlihan Lawrence Inc.
34 24 Courseview Square Feet: 3,477 MLS # - 2704188; Seller - J & M Cassidy	\$2,195,000 \$631	\$2,195,000 \$631	\$2,100,000 \$604 -4.3%	2/7/07	3/12/07 33 170 (Agent DOM)	7/27/07 170	\$2,300,000 -8.7% \$41,786	Colonial 9 / 5 / 3&1 0.4 1962	Mary Cassidy Bronxville-Ley Real Estate LLC	Stacey Hughes
35 11 Hamilton Square Feet: 3,409 MLS # - 2704749; Seller - withheld	\$2,100,000 \$616	\$2,100,000 \$616	\$2,100,000 \$616	2/12/07	3/14/07 30 214 (Agent DOM)	9/14/07 214	\$2,091,000 0.4% \$34,000	Colonial 10 / 5 / 4&0 0.22 1925	Patricia Breen Houlihan Lawrence Inc.	Sheila Stoltz HL Dual Houlihan Lawrence Inc.
36 2 Paddington Square Feet: 4,000 MLS # - 2630128; Seller - Withheld	\$2,295,000 \$574	\$2,195,000 \$549	\$2,150,000 \$538 -4.4% -2.0%	10/25/06	4/5/07 162 245 (Agent DOM)	6/27/07 245	\$2,257,300 -4.8% \$39,893	Colonial 10 / 5 / 4&1 0.34 1956	Louise Baudoin	Carol Bender HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
28 Locust 37 Square Feet: 3,500 MLS # - 2628834; Seller - Loughlin	\$2,295,000 \$656	\$2,295,000 \$656	\$2,200,000 -4.1% \$629	10/11/06	12/12/06 62	3/21/07 161	\$23,200 9,382.8% \$23,655	Colonial 10 / 5 / 2&1 0.28 1926	Mary Cassidy Bronxville-Ley Real Estate LLC	Claire Buckley Houlihan Lawrence Inc.
21 Sussex 38 Square Feet: 3,775 MLS # - 2627489; Seller - Withheld	\$2,275,000 \$603	\$2,275,000 \$603	\$2,205,000 -3.1% \$584	9/27/06	1/25/07 120	3/12/07 166	\$57,000 3,768.4% \$39,700	Colonial 9 / 5 / 4&1 0.27 1927	Rita Steinkamp	HL Dual Rita Steinkamp
11 Middle 39 Square Feet: 3,500 MLS # - 2709576; Seller - Brandicourt	\$2,280,000 \$651	\$2,280,000 \$651	\$2,250,000 -1.3% \$643	3/28/07	4/20/07 23	7/18/07 112	\$2,280,000 -1.3% \$37,301	Colonial 10 / 6 / 3&1 0.27 1938	Carol Bender Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.
15 Prescott 40 Square Feet: 3,500 MLS # - 2629948; Seller - Knight	\$2,350,000 \$671	\$2,350,000 \$671	\$2,300,000 -2.1% \$657	10/23/06	3/29/07 157	5/30/07 219	\$44,800 5,033.9% \$31,834	Colonial 10 / 5 / 3&2 0.17 1919	Lynn Baldwin	Mary Cassidy Bronxville-Ley Real Estate LLC
81 Park 41 Square Feet: 3,114 MLS # - 2708007; Seller - withheld	\$2,150,000 \$690	\$2,150,000 \$690	\$2,300,000 7.0% \$739	3/14/07	6/1/07 79	6/1/07 79	\$2,625,800 -12.4% \$41,733	Tudor 10 / 4 / 3&2 0.36 1924	Susan Kelty Law Houlihan Lawrence Inc.	Victoria Carter Bronxville-Ley Real Estate LLC
20 Sussex 42 Square Feet: 4,200 MLS # - 2715583; Seller - Neubelt	\$2,325,000 \$554	\$2,325,000 \$554	\$2,300,000 -1.1% \$548	5/16/07	6/29/07 44	9/14/07 121	\$2,487,400 -7.5% \$41,562	Tudor 10 / 6 / 3&1 0.37 1929	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Susan Kelty Law

**Bronxville School District
Single Family**

2007

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
23 White Plains 43 Square Feet: 3,400 MLS # - 2718031; Seller - Lamadrid	\$2,294,000	\$2,294,000	\$2,350,000 2.4%	6/5/07	6/18/07 13	7/20/07 45	\$1,722,100 36.5% \$33,037	Colonial 11 / 4 / 3&2 0.3 1972	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Stacey Hughes Houlihan Lawrence Inc.
11 Northway 44 Square Feet: 4,115 MLS # - 2708756; Seller - V & M Freeman	\$2,500,000	\$2,500,000	\$2,375,000 -5.0% \$577	3/21/07	7/26/07 127	8/15/07 147	\$2,691,700 -11.8% \$50,080	Colonial 13 / 5 / 4&1 0.4 1929	Pat Barry Bronxville-Ley Real Estate LLC	Amy F Via
25 Sunny Brae 45 Square Feet: 3,000 MLS # - 2700046; Seller - Byrne	\$2,375,000	\$2,375,000	\$2,400,000 1.1% \$800	1/2/07	5/14/07 132	7/2/07 181	\$2,256,300 6.4% \$44,101	Colonial 8 / 4 / 2&2 0.34 1938	Anne C Kelty Houlihan Lawrence Inc. HL Dual	Jane Vergari Houlihan Lawrence Inc.
315 Pondfield 46 Square Feet: 4,443 MLS # - 2702396; Seller - Withheld	\$2,785,000	\$2,595,000	\$2,500,000 -6.8% \$563	1/21/07	5/3/07 102	6/29/07 159	\$2,645,000 -5.5% \$44,591	Colonial 10 / 5 / 3&1 0.54 1924	Mary Claire White HL Dual	Susan Kelty Law
125 White Plains 47 Square Feet: 4,000 MLS # - 2725585; Seller - Christopher & Karen Bowen	\$2,695,000	\$2,695,000	\$2,550,000 -5.4% \$638	8/13/07	9/24/07 42	11/8/07 87	\$2,447,100 4.2% \$43,130	Colonial 11 / 5 / 2&1 0.45 1941	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Sheila Stoltz Houlihan Lawrence Inc.
16 Eastway 48 Square Feet: 4,100 MLS # - 2615777; Seller - Withheld	\$3,050,000	\$2,850,000	\$2,715,000 -6.6% \$662	5/31/06	8/18/06 79	5/15/07 349	\$2,695,700 0.7% \$52,252	Tudor 10 / 5 / 4&2 0.45 1926	Rita Steinkamp HL Dual	Susan Kelty Law

**Bronxville School District
Single Family**

2007

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
49 80 Tanglewyld Square Feet: 3,900 MLS # - 2710864; Seller - Withheld	\$2,695,000 \$691	\$2,695,000 \$691	\$2,730,000 1.3% \$700	4/9/07	4/18/07 9 92 (Agent DOM)	7/10/07 92	\$2,260,100 20.8% \$38,043	Other/See Remarks 11 / 5 / 3&2 0.18 1934	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Rita Steinkamp Houlihan Lawrence Inc.
50 24 Oriole Square Feet: 4,100 MLS # - 2701515; Seller - Vergari	\$2,950,000 \$720	\$2,875,000 -2.5% \$701	\$2,750,000 -4.2% \$671	1/15/07	5/18/07 123 219 (Agent DOM)	8/22/07 219	\$56,322 4,782.6% \$35,338	Colonial 9 / 5 / 4&2 0.23 1928	Jane Vergari	Mary Cassidy Bronxville-Ley Real Estate LLC
51 5 The High Square Feet: 3,786 MLS # - 2701519; Seller - Withheld	\$3,100,000 \$819	\$3,100,000 \$819	\$2,750,000 -11.3% \$726	1/17/07	4/16/07 89 149 (Agent DOM)	6/15/07 149	\$53,200 5,069.2% \$36,719	Tudor 9 / 4 / 4&2 0.25 1929	Jane Vergari Houlihan Lawrence Inc.	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
52 21 Gladwin Square Feet: 3,680 MLS # - 2704001; Seller - Withheld	\$2,995,000 \$814	\$2,995,000 \$814	\$2,950,000 -1.5% \$802	2/5/07	2/21/07 16 73 (Agent DOM)	4/19/07 73	\$2,812,300 4.9% \$41,500	Colonial 11 / 4 / 3&1 0.34 1950	Maria Wein Devaney	Frances Gwen Bolan Bronxville-Ley Real Estate LLC
53 36 Homesdale Square Feet: 4,400 MLS # - 2707566; Seller - H & C Mc Cleery	\$2,885,000 \$656	\$2,885,000 \$656	\$2,960,000 2.6% \$673	3/14/07	3/22/07 8 69 (Agent DOM)	5/22/07 69	\$60,500 4,792.6% \$44,556	Colonial / 4 / 4&2 0.287 1924	Barbara Kerrigan Houlihan Lawrence Inc.	HL Dual Anne C Kelty Houlihan Lawrence Inc. Susan Kelty Law Houlihan Lawrence Inc.
54 35 Elm Rock Square Feet: 4,903 MLS # - 2715041; Seller - W & P Foss	\$3,195,000 \$652	\$3,195,000 \$652	\$2,975,000 -6.9% \$607	5/10/07	8/9/07 91 141 (Agent DOM)	9/28/07 141	\$2,624,500 13.4% \$47,656	Colonial 12 / 7 / 5&2 0.5 1944	Pat Barry Bronxville-Ley Real Estate LLC	Stacey Hughes

**Bronxville School District
Single Family**

2007

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
11 Paddington 55 Square Feet: 4,460 MLS # - 2628627; Seller - Withheld	\$3,250,000	\$3,225,000 -0.8%	\$3,000,000 -6.9%	10/9/06	11/9/06 31	1/12/07 95	\$100,900 2,873.2% \$63,500	Contemporary 10 / 5 / 3&2 0.99 1962	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Rita Steinkamp Houlihan Lawrence Inc.
6 Paddington 56 Square Feet: 4,068 MLS # - 2705413; Seller - Brent & Dina Pendleton	\$2,925,000	\$2,925,000	\$3,100,000 6.0%	1/12/07	6/4/07 143	6/15/07 154	\$3,090,700 0.3% \$47,000	Colonial 10 / 4 / 4&1 0.53 1961	Pat Barry Bronxville-Ley Real Estate LLC	Susan Kelty Law
229 Pondfield 57 Square Feet: 5,000 MLS # - 2620523; Seller - Boyle	\$3,795,000	\$3,595,000 -5.3%	\$3,350,000 -6.5%	7/17/06	5/4/07 291	6/19/07 337	\$74,000 4,427.0% \$59,499	Other/See Remarks 12 / 5 / 4&0 0.75 1888	Amy F Via Houlihan Lawrence Inc.	HL Dual Elizabeth Salimbene Houlihan Lawrence Inc.
4 Hemlock 58 Square Feet: 5,000 MLS # - 2633176; Seller - Fallon	\$3,650,000	\$3,650,000	\$3,352,000 -8.2%	12/6/06	7/16/07 222	8/24/07 261	\$70,300 4,668.1% \$54,515	Tudor 12 / 6 / 5&2 0.38 1925	Christine Bartley Prudential Centennial Realty	Diane Hackett Bronxville-Ley Real Estate LLC Valmarie Zorila Bronxville-Ley Real Estate LLC
44 Greenfield 59 Square Feet: 4,179 MLS # - 2704128; Seller - Withheld	\$3,775,000	\$3,775,000	\$3,652,500 -3.2%	2/5/07	4/20/07 74	6/27/07 142	\$66,900 5,359.6% \$49,732	Colonial 12 / 5 / 4&0 0.33 1939	Susie French Houlihan Lawrence Inc.	Mary Cassidy Bronxville-Ley Real Estate LLC
22 Gladwin 60 Square Feet: 5,016 MLS # - 2701496; Seller - Withheld	\$4,500,000	\$4,500,000	\$4,825,000 7.2%	1/15/07	1/25/07 10	3/30/07 74	\$53,500 8,918.7% \$43,972	Colonial 13 / 7 / 3&2 0.5 1907	Rita Steinkamp	HL Dual Maria Wein Devaney

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Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
2 Northwestway 61 Square Feet: 5,300 MLS # - 2631183; Seller - Withheld	\$6,600,000	\$6,600,000	\$6,650,000 0.8%	11/7/06	12/15/06	6/29/07	\$90,200 7,272.5% \$69,000	Other/See Remarks 13 / 7 / 4&1 0.85 1920	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Rita Steinkamp Houlihan Lawrence Inc.

Total Bronxville 2007

HL Agent Participation:				
<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
61	56	42	42	28
	92%	69%	69%	46%

**Bronxville School District
Single Family**

2007

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$2,100,000	\$1,999,000	\$1,950,000	84	147	\$1,025,000	61	56	42	42	28
		-4.8%	-2.3%					92%	69%	69%	46%
Average:	\$2,074,770	\$2,035,820	\$1,983,685	96	158	\$1,148,386					
		-1.9%	-2.5%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$666	\$634	\$618	3,154
		-\$32	-\$16	
Average:	\$668	\$655	\$639	3,106
		-\$13	-\$17	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Nov	Dec	2007
Homes Sold	1	2	5	3	6	13	7	11	7	4	2	61
Median Original Price	\$3,250,000	\$895,000	\$2,275,000	\$1,675,000	\$1,667,500	\$2,295,000	\$2,280,000	\$1,297,000	\$2,100,000	\$1,895,000	\$1,017,000	\$2,100,000
Median List Price	\$3,225,000	\$895,000	\$2,275,000	\$1,595,000	\$1,637,500	\$2,195,000	\$2,280,000	\$1,297,000	\$2,100,000	\$1,812,000	\$997,000	\$1,999,000
Median Sold Price	\$3,000,000	\$897,150	\$2,200,000	\$1,500,000	\$1,612,500	\$2,300,000	\$2,250,000	\$1,421,000	\$2,050,000	\$1,772,250	\$933,000	\$1,950,000
Average Sold Price	\$3,000,000	\$897,150	\$2,374,795	\$1,763,833	\$1,749,167	\$2,542,885	\$2,126,714	\$1,718,909	\$1,782,429	\$1,838,625	\$933,000	\$1,983,685

**Bronxville School District
Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
68 Kensington 1 Square Feet: 1,400 MLS # - 2606156; Seller - O'doherty	\$739,000	\$739,000	\$715,000 -3.2%	3/8/06	4/5/06 28	6/21/06 105	\$22,400 3,092.0% \$16,041	Town House 6 / 3 / 2&0 0.04 1921	Anne C Kelty HL Dual	Patricia Breen
72 Kensington 2 Square Feet: 1,600 MLS # - 2516569; Seller - Withheld	\$829,000	\$779,000	\$779,000 -6.0%	7/7/05	11/28/05 144	4/7/06 274	\$21,800 3,473.4% \$15,208	Town House 6 / 3 / 2&0 0.04 1921	Susie French Houlihan Lawrence Inc. HL Dual	Nancy Beers-Nix Houlihan Lawrence Inc.
9 Kensington 3 Square Feet: 1,500 MLS # - 2606639; Seller - St. Phillip	\$822,000	\$815,000	\$815,000 -0.9%	3/13/06	5/7/06 55	7/10/06 119	\$21,900 3,621.5% \$13,567	Town House 6 / 3 / 2&0 0.03 1919	Barbara Kerrigan HL Dual	Priscilla Toomey
8 Kensington 4 Square Feet: 1,500 MLS # - 2614662; Seller - Withheld	\$839,000	\$839,000	\$829,000 -1.2%	5/17/06	6/7/06 21	7/19/06 63	\$21,900 3,685.4% \$15,130	Town House 6 / 3 / 2&0 0.03 1920	Susan Kelty Law Houlihan Lawrence Inc. Anne C Kelty Houlihan Lawrence Inc.	Alice Regan Bronxville-Ley Real Estate LLC
2 Beverly Gardens 5 Square Feet: 1,517 MLS # - 2602994; Seller - Withheld	\$839,000	\$839,000	\$835,000 -0.5%	2/3/06	2/25/06 22	6/7/06 124	\$24,800 3,266.9% \$18,044	Town House 7 / 3 / 2&2 0.07 1921	Susan Kelty Law HL Dual	Susan Kelty Law
13 Bolton Gardens 6 Square Feet: 1,750 MLS # - 2615760; Seller - Monahan	\$950,000	\$895,000	\$837,500 -5.8% -6.1%	5/30/06	10/18/06 141	12/8/06 192	\$31,400 2,567.2% \$15,737	Town House 7 / 4 / 2&0 0.02 1921	Elizabeth Salimbene ElizabethSalimbeneRltyNetwork	William Q Dowling Prudential Centennial Realty

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Beverly 7 Square Feet: 1,400 MLS # - 2606690; Seller - Withheld	\$830,000	\$830,000	\$846,000 1.9%	3/13/06	3/29/06	5/10/06	\$23,300 3,530.9%	Town House 6 / 3 / 2&0 0.05 1926	Susie French HL Dual	Susie French
9 Park 8 Square Feet: 1,900 MLS # - 2609014; Seller - Withheld	\$895,000	\$895,000	\$895,000	4/3/06	5/11/06	8/1/06	\$26,200 3,316.0%	Raised Ranch 7 / 4 / 2&0 1928	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc.
9 Beverly Gardens 9 Square Feet: 1,470 MLS # - 2608466; Seller - Withheld	\$885,000	\$885,000	\$900,000 1.7%	3/29/06	4/7/06	6/27/06	\$25,000 3,500.0%	Town House 6 / 3 / 2&0 0.07 1924	Susan Kelly Law	Ellen Donat Coldwell Banker Residential Brokerage
5 Kensington 10 Square Feet: 1,650 MLS # - 2604813; Seller - Mensud & Claire Kurjakovic	\$920,000	\$920,000	\$910,000 -1.1%	2/23/06	3/29/06	6/14/06	\$11,800 7,611.9%	Town House 6 / 3 / 2&0 0.06 1920	Claire Kurjakovic Steckler Real Estate	Steven J Carino iReal Estate Ltd.
32 Bolton Gardens 11 Square Feet: 1,900 MLS # - 2614867; Seller - D & S Griffiths	\$975,000	\$975,000	\$925,000 -5.1%	5/22/06	9/5/06	11/15/06	\$25,100 3,585.3%	Town House 7 / 4 / 2&0 0.04 1930	Mirjana Balac Bronxville-Ley Real Estate LLC	Julia Ricciuti RE/MAX Prime Properties
30 Tanglewyld 12 Square Feet: 2,032 MLS # - 2522511; Seller - Rittenhouse	\$995,000	\$979,000	\$928,000 -1.6% -5.1%	9/12/05	12/4/05	1/23/06	\$28,000 3,214.3%	Town House 7 / 4 / 2&0 0.04 1923	Claire Peddy Bronxville-Ley Real Estate LLC	Alice Regan Bronxville-Ley Real Estate LLC Diane Hackett Bronxville-Ley Real Estate LLC

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 16 Bolton Gardens Square Feet: 2,200 MLS # - 2606913; Seller - Steven Lysohir	\$975,000 \$443	\$975,000 \$443	\$940,000 -3.6% \$427	3/14/06	4/18/06 35 133 (Agent DOM)	7/25/06 133	\$33,300 2,722.8% \$15,584	Town House 7 / 4 / 2&0 0.02 1923	Steven C Lysohir Bronxville-Ley Real Estate LLC	Harry Singh Century 21 Royal
14 7 Willow Square Feet: 1,800 MLS # - 2512514; Seller - Kerrigan	\$1,095,000 \$608	\$995,000 -9.1% \$553	\$970,000 -2.3% \$539	5/25/05	12/27/05 216 279 (Agent DOM)	2/28/06 279	\$26,000 3,630.8% \$18,552	Town House 7 / 4 / 2&0 0.11 1917	Anne C Kelty Houlihan Lawrence Inc. Houlihan Lawrence Inc.	Alice Regan Bronxville-Ley Real Estate LLC Valmarie Zorila Bronxville-Ley Real Estate LLC
15 52 Woodland Square Feet: 2,430 MLS # - 2615368; Seller - Coley	\$1,279,000 \$526	\$1,100,000 -14.0% \$453	\$994,500 -8.2% \$409	5/26/06	8/25/06 91 189 (Agent DOM)	12/1/06 189	\$53,400 1,762.4% \$30,535	Ranch 7 / 3 / 2&1 0.31 1959	Cindy Krumholtz-Hughes Prudential Centennial Realty	Margaret Colavita Ragette Realtors
16 10 Bacon Square Feet: 2,775 MLS # - 2608407; Seller - Withheld	\$1,150,000 \$414	\$1,150,000 \$414	\$1,025,000 -10.9% \$369	3/29/06	5/11/06 43 103 (Agent DOM)	7/10/06 103	\$31,100 3,195.8% \$21,324	Town House 9 / 4 / 3&1 0.04 1931	Louise Baudoin Houlihan Lawrence Inc.	Alice Regan Bronxville-Ley Real Estate LLC
17 10 Hobart Square Feet: 1,800 MLS # - 2603546; Seller - B & E Kaminer	\$1,195,000 \$664	\$1,195,000 \$664	\$1,150,000 -3.8% \$639	2/7/06	4/17/06 69 93 (Agent DOM)	5/11/06 93	\$9,000 12,677.8% \$18,503	Colonial 7 / 3 / 2&1 0.11 1935	Jamie Abruzzo Bronxville-Ley Real Estate LLC	Pat Barry Bronxville-Ley Real Estate LLC
18 9 Kraft Square Feet: 2,427 MLS # - 2603224; Seller - O & M Gonzalez	\$1,320,000 \$544	\$1,270,000 -3.8% \$523	\$1,152,000 -8.9% \$475	2/6/06	4/26/06 79 136 (Agent DOM)	6/22/06 136	\$13,100 8,693.9% \$15,252	Colonial 8 / 3 / 2&1 0.15 1916	Donna Tierney Ragette Realtors	Mary M Burr Ragette Realtors

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
32 Tanglewylde 19 Square Feet: 1,956 MLS # - 2602415; Seller - Duch	\$1,145,000	\$1,145,000	\$1,175,000 2.6%	1/27/06	2/23/06 27	3/22/06 54	\$27,500 4,172.7% \$19,220	Town House 7 / 4 / 2&0 0.04 1922	Laura Stichter HL Dual	Nancy Beers-Nix
47 Sagamore 20 Square Feet: 2,300 MLS # - 2603502; Seller - Ghavamian	\$1,199,000	\$1,199,000	\$1,185,000 -1.2%	2/8/06	3/24/06 44	6/29/06 141	\$29,000 3,986.2% \$18,000	Town House 8 / 4 / 2&0 0.05 1919	Rhonda B Carey Bronxville-Ley Real Estate LLC	Barbara Nanna Houlihan Lawrence Inc.
9 White Plains 21 Square Feet: 4,000 MLS # - 2526586; Seller - Shah	\$1,299,999	\$1,299,999	\$1,200,000 -7.7%	10/26/05	5/18/06 204	7/21/06 268	\$65,250 1,739.1% \$28,088	Raised Ranch 12 / 5 / 3&0 0.28 1984	Robin S Schafer Coldwell Banker Residential Brokerage	Patricia Breen
10 Oval 22 Square Feet: 2,200 MLS # - 2611337; Seller - Fuller	\$1,100,000	\$1,100,000	\$1,210,000 10.0%	4/24/06	5/3/06 9	6/5/06 42	\$44,600 2,613.0% \$29,632	Other/See Remarks 8 / 4 / 2&1 0.32 1960	Barbara Kerrigan Houlihan Lawrence Inc.	Mary (Pat) Houlihan Houlihan & O'Malley Real Estate Services
42 Tanglewylde 23 Square Feet: 2,100 MLS # - 2600107; Seller - Petrello	\$1,300,000	\$1,300,000	\$1,285,000 -1.2%	1/3/06	1/30/06 27	4/3/06 90	\$13,950 9,111.5% \$23,063	Town House 8 / 4 / 3&0 0.08 1916	Jamie Abruzzo Bronxville-Ley Real Estate LLC	Sheila Stoltz
12 Bacon 24 Square Feet: 2,650 MLS # - 2608156; Seller - With Held	\$1,495,000	\$1,345,000	\$1,295,000 -10.0% -3.3%	3/27/06	10/19/06 206	10/20/06 207	\$13,450 9,528.3% \$21,375	Tudor 8 / 4 / 3&1 0.04 1931	Sheila Stoltz Houlihan Lawrence Inc.	Lynn K Ruckman Patricia Forgione's Realty Network, Inc.

**Bronxville School District
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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:		
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent	
50 Midland 25 Square Feet: 2,500 MLS # - 2600911; Seller - Voges	\$1,395,000	\$1,395,000	\$1,350,000 -3.2%	1/11/06	2/4/06 24 148 (Agent DOM)	6/8/06 148	\$40,000 3,275.0% \$29,058	Other/See Remarks 8 / 4 / 3&0 0.23 1949	Gisela Vaughan Cecile Spellman	HL Dual Gisela Vaughan	Cecile Spellman Gisela Vaughan
125 Midland 26 Square Feet: 3,000 MLS # - 2608122; Seller - S.&J Gorelick	\$1,595,000	\$1,545,000	\$1,400,000 -3.1% -9.1%	3/27/06	5/25/06 59 126 (Agent DOM)	7/31/06 126	\$28,000 4,900.0% \$13,950	Colonial 6 / 3 / 2&0 0.4 1900	Rhonda B Carey Bronxville-Ley Real Estate LLC		Frances Gwen Bolan Bronxville-Ley Real Estate LLC
8 Sherman 27 Square Feet: 3,200 MLS # - 2623132; Seller - B & H Burbank	\$1,800,000	\$1,575,000	\$1,400,000 -12.5% -9.7%	8/12/06	11/7/06 87 124 (Agent DOM)	12/14/06 124	\$42,200 3,217.5% \$28,000	Colonial 12 / 5 / 3&1 0.25 1920	Philly Scoca Village Realty of Westchester		Bonnie Stapleton Bronxville-Ley Real Estate LLC
34 Garden 28 Square Feet: 2,400 MLS # - 2511192; Seller - Lapins	\$1,595,000	\$1,495,000	\$1,475,000 -6.3% -1.3%	5/12/05	10/26/05 167 344 (Agent DOM)	4/21/06 344	\$33,300 4,329.4% \$22,779	Farm House 7 / 4 / 2&1 0.15 1881	Barbara Kerrigan Houlihan Lawrence Inc.		Brian Galvin Coldwell Banker Residential Brokerage
39 Dusenberry 29 Square Feet: 2,500 MLS # - 2601729; Seller - Moulton	\$1,950,000	\$1,675,000	\$1,545,000 -14.1% -6.7%	1/20/06	6/7/06 138 206 (Agent DOM)	8/14/06 206	\$57,900 2,568.4% \$27,536	Tudor 7 / 4 / 3&0 0.33 1929	Barbara Hawkins Deed Real Estate Agency, Inc.		Joan A Lennon Ragette Realtors
26 Elm 30 Square Feet: 2,500 MLS # - 2603662; Seller - Withheld	\$1,695,000	\$1,695,000	\$1,637,500 -3.4%	2/9/06	3/29/06 48 125 (Agent DOM)	6/14/06 125	\$41,100 3,884.2% \$27,612	Colonial 8 / 4 / 2&2 0.2 1937	Susie French Houlihan Lawrence Inc.	HL Dual	Susan Kilty Law Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 18 Crows Nest Square Feet: 2,951 MLS # - 2517157; Seller - Grunberg	\$1,895,000 \$642	\$1,650,000 -12.9% \$559	\$1,650,000 \$559	7/13/05	4/10/06 271 293 (Agent DOM)	5/2/06 293	\$52,900 3,019.1% \$34,939	Colonial 9 / 4 / 3&0 0.23 1936	Lillian Lochanko Dimas HL Dual	Rita Steinkamp Co-Buyer Agent
32 11 Library Square Feet: 3,500 MLS # - 2524572; Seller - McElroy	\$1,800,000 \$514	\$1,800,000 -5.6% \$514	\$1,700,000 \$486	10/3/05	11/17/05 45 93 (Agent DOM)	1/4/06 93	\$69,800 2,335.5% \$46,580	Colonial 10 / 6 / 5&1 0.45 1939	Craig Carlson Coldwell Banker Carlson Real Estate	Kathleen Collins Coldwell Banker Carlson Real Estate
33 40 North Square Feet: 3,100 MLS # - 2600151; Seller - Withheld	\$2,395,000 \$773	\$1,760,000 -26.5% \$568	\$1,700,000 -2.5% \$548	1/4/06	11/13/06 313 344 (Agent DOM)	12/14/06 344	\$33,375 4,993.6% \$22,333	Colonial 9 / 5 / 4&2 0.27 1954	Jane Vergari HL Dual	Anita Kowarick
34 250 Pondfield Square Feet: 3,200 MLS # - 2526797; Seller - Kerrigan	\$1,850,000 \$578	\$1,850,000 \$578	\$1,850,000 \$578	10/28/05	3/15/06 138 214 (Agent DOM)	5/30/06 214	\$40,000 4,525.0% \$28,600	Colonial 9 / 4 / 3&2 0.4 1958	Barbara Kerrigan Houlihan Lawrence Inc.	Cecile Spellman Houlihan Lawrence Inc. Gisela Vaughan Houlihan Lawrence Inc.
35 21 Hemlock Square Feet: 2,800 MLS # - 2607430; Seller - Withheld	\$1,795,000 \$641	\$1,795,000 \$641	\$1,850,000 3.1% \$661	3/20/06	3/31/06 11 95 (Agent DOM)	6/23/06 95	\$42,200 4,283.9% \$26,199	Colonial 8 / 4 / 4&1 0.17 1924	Rita Steinkamp HL Dual	Barbara Kerrigan
36 18 Locust Square Feet: 3,000 MLS # - 2613553; Seller - Withheld	\$1,750,000 \$583	\$1,750,000 \$583	\$1,850,000 5.7% \$617	5/10/06	6/1/06 22 141 (Agent DOM)	9/28/06 141	\$39,200 4,619.4% \$29,328	Contemporary 10 / 5 / 4&0 0.26 1957	Susan Kelty Law Houlihan Lawrence Inc.	Mary (Pat) Houlihan Houlihan & O'Malley Real Estate Services

**Bronxville School District
Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
69 Park 37 Square Feet: 2,875 MLS # - 2608928; Seller - David C & Romy E Coquillette	\$2,095,000 \$729	\$1,945,000 \$677	\$1,875,000 \$652 -7.2% -3.3%	4/3/06	7/14/06 102 193 (Agent DOM)	10/13/06 193	\$49,300 3,703.2% \$33,000	Colonial 8 / 4 / 3&1 0.19 1935	Sheila Stoltz HL Dual	Sheila Stoltz Buyer Agent Co-Buyer Agent
5 Middle 38 Square Feet: 3,400 MLS # - 2607684; Seller - Withheld	\$2,195,000 \$646	\$2,195,000 \$646	\$1,894,475 \$557 -13.7%	3/22/06	4/17/06 26 113 (Agent DOM)	7/13/06 113	\$72,600 2,509.5% \$39,384	Capecod 10 / 5 / 4&0 0.9 1951	Louise Baudoin Houlihan Lawrence Inc. HL Dual	Sarah French Houlihan Lawrence Inc. Toni Bessone Houlihan Lawrence Inc.
10 Kraft 39 Square Feet: 4,500 MLS # - 2601485; Seller - Mahon	\$2,050,000 \$456	\$1,999,999 \$444	\$1,900,000 \$422 -2.4% -4.9%	1/17/06	4/28/06 101 157 (Agent DOM)	6/23/06 157	\$36,600 5,091.3% \$23,500	Colonial 11 / 4 / 6&0 0.22 2004	Peter Lazare HL Dual	Dennis J Goin Weichert Realtors
5 Byway 40 Square Feet: 3,000 MLS # - 2602148; Seller - Withheld	\$1,950,000 \$650	\$1,950,000 \$650	\$1,900,000 \$633 -2.6%	1/25/06	3/17/06 51 132 (Agent DOM)	6/6/06 132	\$43,700 4,247.8% \$30,787	Colonial 10 / 5 / 3&1 0.23 1936	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Susie French Houlihan Lawrence Inc.
151 White Plains 41 Square Feet: 4,500 MLS # - 2603223; Seller - Lalumia	\$2,350,000 \$522	\$2,285,000 \$508	\$1,900,000 \$422 -2.8% -16.4%	2/6/06	5/2/06 85 175 (Agent DOM)	7/31/06 175	\$46,800 3,959.8% \$30,302	Colonial 12 / 7 / 3&2 0.34 1905	Pamela Lalumia HL Dual	Anne C Kelly
33 Woodland 42 Square Feet: 3,501 MLS # - 2526570; Seller - Withheld	\$2,050,000 \$586	\$2,050,000 \$586	\$1,925,000 \$550 -6.1%	10/25/05	1/31/06 98 139 (Agent DOM)	3/13/06 139	\$22,200 8,571.2% \$40,455	Colonial 10 / 6 / 4&1 0.25 1934	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc.

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Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
19 Hamilton 43 Square Feet: 3,330 MLS # - 2619261; Seller - Withheld	\$1,995,000	\$1,995,000	\$1,970,000 -1.3%	7/5/06	7/31/06 26	9/25/06 82	\$51,200 3,747.7% \$36,441	Colonial 11 / 5 / 3&1 0.22 1921	Susan Kelly Law	Diane Hackett Bronxville-Ley Real Estate LLC
24 Homesdale 44 Square Feet: 3,200 MLS # - 2604509; Seller - M & Rama M Reiter	\$2,150,000	\$2,150,000	\$1,990,000 -7.4%	2/20/06	4/26/06 65	6/20/06 120	\$46,600 4,170.4% \$30,353	Tudor 9 / 5 / 4&0 0.24 1925	Victoria Carter Bronxville-Ley Real Estate LLC Carol Moesel Houlihan Lawrence Inc.	HL Dual Sheila Stoltz Houlihan Lawrence Inc.
5 Sussex 45 Square Feet: 2,850 MLS # - 2607696; Seller - Withheld	\$1,895,000	\$1,895,000	\$2,008,000 6.0%	3/22/06	4/12/06 21	6/28/06 98	\$38,400 5,129.2% \$24,831	Colonial 8 / 4 / 3&1 0.22 1922	Susan Kelly Law	HL Dual Barbara Nanna
35 Woodland 46 Square Feet: 3,410 MLS # - 2528406; Seller - S & N Shahida	\$2,350,000	\$2,185,000	\$2,080,000 -7.0% -4.5%	11/16/05	5/30/06 195	7/19/06 245	\$58,500 3,455.6% \$39,668	Colonial 9 / 4 / 2&1 0.18 1930	Pat Barry Bronxville-Ley Real Estate LLC	Jamie Abruzzo Bronxville-Ley Real Estate LLC
37 Homesdale 47 Square Feet: 3,050 MLS # - 2507359; Seller - Withheld	\$2,350,000	\$2,175,000	\$2,100,000 -7.4% -3.2%	4/5/05	6/23/06 444	8/2/06 484	\$56,200 3,636.7% \$36,891	Raised Ranch 9 / 5 / 3&2 0.27 1927	Carolyn C Martin Bronxville-Ley Real Estate LLC	Cara Kealy Bronxville-Ley Real Estate LLC
8 The High 48 Square Feet: 3,920 MLS # - 2624778; Seller - Withheld	\$2,625,000	\$2,495,000	\$2,100,000 -5.0% -15.0%	8/31/06	11/10/06 71	12/22/06 113	\$57,500 3,552.2% \$38,064	Tudor 10 / 5 / 4&2 0.3 1930	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Susie French Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Paddington 49 Square Feet: 4,100 MLS # - 2613194; Seller - Withheld	\$2,795,000	\$2,375,000 -15.0%	\$2,125,000 -8.9%	5/8/06	11/16/06 192 214 (Agent DOM)	12/8/06 214	\$65,500 3,144.3% \$46,588	Colonial 9 / 5 / 3&2 0.45 1963	Rita Steinkamp HL Dual	Sheila Stoltz HL Dual
34 Sturgis 50 Square Feet: 3,450 MLS # - 2600923; Seller - Withheld	\$2,450,000	\$2,450,000	\$2,300,000 -6.1%	1/11/06	3/31/06 79 154 (Agent DOM)	6/14/06 154	\$55,600 4,036.7% \$35,338	Colonial 9 / 5 / 3&2 0.25 1932	Rita Steinkamp Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc.
27 Homesdale 51 Square Feet: 3,500 MLS # - 2608460; Seller - Withheld	\$2,350,000	\$2,350,000	\$2,300,000 -2.1%	3/29/06	5/5/06 37 125 (Agent DOM)	8/1/06 125	\$52,700 4,264.3% \$35,738	Colonial 9 / 5 / 3&1 0.2 1928	Rita Steinkamp HL Dual	Susan Kelly Law HL Dual
10 Elm 52 Square Feet: 3,400 MLS # - 2604520; Seller - Withheld	\$2,450,000	\$2,450,000	\$2,450,000	2/20/06	3/8/06 16 73 (Agent DOM)	5/4/06 73	\$53,700 4,462.4% \$36,801	Colonial 9 / 4 / 4&1 0.34 1950	Rita Steinkamp Houlihan Lawrence Inc.	Luci Abruzzo Bronxville-Ley Real Estate LLC Jamie Abruzzo Bronxville-Ley Real Estate LLC
25 Studio 53 Square Feet: 3,900 MLS # - 2626555; Seller - Withheld	\$2,795,000	\$2,650,000 -5.2%	\$2,475,000 -6.3%	9/18/06	12/14/06 87 101 (Agent DOM)	12/28/06 101	\$57,300 4,219.4% \$39,987	Tudor 8 / 4 / 3&1 0.23 1929	Sheila Stoltz HL Dual	Kathleen Collins Sotheby's International Realty
4 Hawthorne 54 Square Feet: 3,700 MLS # - 2607659; Seller - Withheld	\$2,495,000	\$2,495,000	\$2,485,000 -0.4%	3/22/06	4/3/06 12 140 (Agent DOM)	8/9/06 140	\$54,700 4,443.0% \$37,500	Tudor 10 / 6 / 3&1 0.24 1923	Sheila Stoltz Houlihan Lawrence Inc.	Maria Wein Devaney Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 Homesdale 55 Square Feet: 4,500 MLS # - 2500913; Seller - Withheld	\$2,945,000 \$654	\$2,699,000 \$600	\$2,500,000 \$556 -8.4% -6.8%	1/14/05	3/21/06 431 530 (Agent DOM)	6/28/06 530	\$60,700 4,018.6% \$35,058	Colonial 11 / 4 / 3&2 0.2 1925	Nancy Beers-Nix HL Dual	Lynn Joyce HL Dual
6 Sunny Brae 56 Square Feet: 3,100 MLS # - 2615692; Seller - Withheld	\$2,550,000 \$823	\$2,550,000 \$823	\$2,500,000 \$806 -2.0%	5/30/06	6/16/06 17 91 (Agent DOM)	8/29/06 91	\$48,500 5,054.6% \$32,760	Colonial 11 / 4 / 3&1 0.33 1921	Patricia S Button Houlihan Lawrence Inc. HL Dual	Stacey Hughes Houlihan Lawrence Inc. HL Dual
29 Homesdale 57 Square Feet: 3,000 MLS # - 2603570; Seller - Withheld	\$2,495,000 \$832	\$2,495,000 \$832	\$2,600,000 \$867 4.2%	2/8/06	3/6/06 26 62 (Agent DOM)	4/11/06 62	\$54,500 4,670.6% \$35,407	Tudor 11 / 5 / 3&1 0.2 1929	Susan Kely Law HL Dual	Susan Kely Law HL Dual
22 Oriole 58 Square Feet: 3,600 MLS # - 2627495; Seller - Carey	\$2,700,000 \$750	\$2,700,000 \$750	\$2,600,000 \$722 -3.7%	9/27/06	10/12/06 15 84 (Agent DOM)	12/20/06 84	\$57,200 4,445.5% \$39,513	Other/See Remarks 10 / 6 / 3&2 0.3 1929	Patricia S Button Houlihan Lawrence Inc. HL Dual	Susan Kely Law Houlihan Lawrence Inc. HL Dual
19 Woodland 59 Square Feet: 3,226 MLS # - 2607709; Seller - R & Peterson K Lynch	\$2,695,000 \$835	\$2,695,000 \$835	\$2,755,000 \$854 2.2%	3/22/06	4/7/06 16 119 (Agent DOM)	7/19/06 119	\$30,650 8,888.6% \$39,509	Colonial 10 / 5 / 4&1 0.3 2000	Thomas Bimonte Bronxville-Ley Real Estate LLC HL Dual	Sheila Stoltz HL Dual
10 Sussex 60 Square Feet: 4,000 MLS # - 2603578; Seller - Withheld	\$3,125,000 \$781	\$2,895,000 \$724	\$2,825,000 \$706 -7.4% -2.2%	2/8/06	4/12/06 63 140 (Agent DOM)	6/28/06 140	\$59,200 4,672.0% \$38,276	Colonial 11 / 5 / 3&2 0.52 1919	Susan Kely Law Houlihan Lawrence Inc. HL Dual	Susan Kely Law Houlihan Lawrence Inc. HL Dual

**Bronxville School District
Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
61 233 Pondfield Square Feet: 4,013 MLS # - 2603558; Seller - Withheld	\$2,995,000 \$746	\$2,995,000 \$746	\$2,850,000 -4.8% \$710	2/8/06	3/30/06 50 113 (Agent DOM)	6/1/06 113	\$60,500 4,610.7% \$38,635	Colonial 10 / 6 / 3&2 0.29 1924	Rita Steinkamp Co-List Agent	Rita Steinkamp HL Dual
62 9 Locust Square Feet: 3,577 MLS # - 2605358; Seller - Grandpre	\$3,195,000 \$893	\$3,195,000 \$893	\$3,050,000 -4.5% \$853	2/16/06	7/25/06 159 175 (Agent DOM)	8/10/06 175	\$68,500 4,352.6% \$47,824	Tudor 9 / 4 / 4&1 0.67 1928	Mary Cassidy Bronxville-Ley Real Estate LLC	Sheila Stoltz Houlihan Lawrence Inc.
63 380 New Rochelle Square Feet: 4,900 MLS # - 2605451; Seller - Withheld	\$3,150,000 \$643	\$3,150,000 \$643	\$3,075,000 -2.4% \$628	3/1/06	8/4/06 156 240 (Agent DOM)	10/27/06 240	\$42,000 7,221.4% \$28,549	Colonial 12 / 6 / 5&2 0.42 1963	Sarah French Toni Bessone	Mary Claire White HL Dual
64 2 Governors Square Feet: 5,000 MLS # - 2612297; Seller - Withheld	\$3,500,000 \$700	\$3,500,000 \$700	\$3,500,000 \$700	5/1/06	5/11/06 10 74 (Agent DOM)	7/14/06 74	\$57,400 5,997.6% \$36,430	Other/See Remarks 12 / 7 / 3&3 0.4 1912	Rita Steinkamp Houlihan Lawrence Inc.	Maria Wein Devaney Houlihan Lawrence Inc.
65 15 Ridge Square Feet: 5,406 MLS # - 2525281; Seller - Withheld	\$3,875,000 \$717	\$3,875,000 \$717	\$3,775,000 -2.6% \$698	10/11/05	1/4/06 85 170 (Agent DOM)	3/30/06 170	\$46,200 8,071.0% \$37,485	Colonial 14 / 7 / 5&1 0.55 1921	Rita Steinkamp	Rita Steinkamp HL Dual
66 28 Avon Square Feet: 5,264 MLS # - 2528047; Seller - Murray	\$3,950,000 \$750	\$3,950,000 \$750	\$3,800,000 -3.8% \$722	11/14/05	1/27/06 74 93 (Agent DOM)	2/15/06 93	\$62,700 5,960.6% \$41,112	Colonial 12 / 7 / 5&2 0.53 1912	Rita Steinkamp Houlihan Lawrence Inc.	Susan Keltz Law Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2006

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Plateau	\$3,950,000	\$3,950,000	\$4,050,000	1/19/06	1/27/06	3/30/06	\$73,600	Colonial	Rita Steinkamp	Rita Steinkamp
67 Square Feet: 5,000	\$790	\$790	\$810		8	70	5,402.7%	12 / 7 / 4&2		HL Dual
MLS # - 2601577; Seller - Withheld					70 (Agent DOM)		\$48,867	0.5 1918		

Total Bronxville 2006

HL Agent Participation:

<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
67	53	48	41	36
	79%	72%	61%	54%

**Bronxville School District
Single Family**

2006

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,895,000	\$1,795,000	\$1,850,000	59	126	\$42,200	67	53	48	41	36
		-5.3%	2.9%					79%	72%	61%	54%
Average:	\$1,926,881	\$1,868,478	\$1,803,895	88	155	\$41,850					
		-3.0%	-3.4%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$632	\$598	\$617	3,000
		-\$33	\$18	
Average:	\$642	\$623	\$601	3,001
		-\$19	-\$22	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2006
Homes Sold	2	2	4	4	5	18	11	7	2	3	1	8	67
Median Original Price	\$1,397,500	\$2,522,500	\$2,962,500	\$1,447,500	\$1,850,000	\$1,745,000	\$1,595,000	\$2,350,000	\$1,872,500	\$2,095,000	\$975,000	\$2,510,000	\$1,895,000
Median List Price	\$1,389,500	\$2,472,500	\$2,962,500	\$1,397,500	\$1,650,000	\$1,745,000	\$1,545,000	\$2,350,000	\$1,872,500	\$1,945,000	\$975,000	\$2,067,500	\$1,795,000
Median Sold Price	\$1,314,000	\$2,385,000	\$2,850,000	\$1,380,000	\$1,650,000	\$1,743,750	\$1,400,000	\$2,300,000	\$1,910,000	\$1,875,000	\$925,000	\$1,900,000	\$1,850,000
Average Sold Price	\$1,314,000	\$2,385,000	\$2,731,250	\$1,534,750	\$1,589,200	\$1,667,639	\$1,667,134	\$2,125,000	\$1,910,000	\$2,081,667	\$925,000	\$1,779,000	\$1,803,895

**Bronxville School District
Single Family**

2005

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
1 8 Kensington Square Feet: 1,500 MLS # - 2502789; Seller - Withheld	\$749,000 \$499	\$749,000 \$499	\$745,000 -0.5% \$497	2/9/05	3/4/05 23 48 (Agent DOM)	3/29/05 48	\$21,900 3,301.8% \$13,552	Town House 6 / 3 / 2&0 0.03 1920	Susan Kelty Law Houlihan Lawrence Inc. HL Dual	Susan Kelty Law Houlihan Lawrence Inc.
2 11 Beverly Square Feet: 1,400 MLS # - 2521171; Seller - Garofalo	\$799,000 \$571	\$779,000 \$556	\$760,000 -2.5% -2.4% \$543	8/28/05	11/3/05 67 93 (Agent DOM)	11/29/05 93	\$22,400 3,292.9% \$16,051	Town House 6 / 3 / 2&0 0.04 1926	Anne C Kelty HL Dual	Anne C Kelty
3 81 Kensington Square Feet: 1,650 MLS # - 2424325; Seller - Hayes / Arber	\$835,000 \$506	\$835,000 \$506	\$799,000 -4.3% \$484	12/1/04	3/1/05 90 166 (Agent DOM)	5/16/05 166	\$22,600 3,435.4% \$13,644	Town House 7 / 4 / 2&0 0.04 1926	Laura Stichter Houlihan Lawrence Inc. HL Dual	Stacey Hughes Houlihan Lawrence Inc.
4 14 Park Square Feet: 1,900 MLS # - 2416837; Seller - Withheld	\$925,000 \$487	\$850,000 \$447	\$850,000 -8.1% \$447	8/11/04	1/6/05 148 205 (Agent DOM)	3/4/05 205	\$28,400 2,893.0% \$17,761	Raised Ranch 8 / 4 / 2&0 0.05 1920	Rita Steinkamp HL Dual	Sheila Stoltz
5 19 Bolton Gardens Square Feet: 1,800 MLS # - 2503415; Seller - Withheld	\$896,000 \$498	\$885,000 \$492	\$860,000 -1.2% -2.8% \$478	2/16/05	7/11/05 145 184 (Agent DOM)	8/19/05 184	\$23,700 3,528.7% \$15,551	Town House 7 / 4 / 2&0 0.05 1921	Beth Acocella Coldwell Banker Residential Brokerage	Mary Cassidy Bronxville-Ley Real Estate LLC
6 18 Bolton Gardens Square Feet: 1,750 MLS # - 2417991; Seller - Khan	\$895,000 \$511	\$895,000 \$511	\$887,000 -0.9% \$507	8/29/04	1/10/05 134 199 (Agent DOM)	3/16/05 199	\$11,250 7,784.4% \$13,318	Tudor 7 / 4 / 2&0 1921	Thomas Bimonte Bronxville-Ley Real Estate LLC	Polly Davis Ragette Realtors

**Bronxville School District
Single Family**

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	Address:			Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent			
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent			
							Amount	Acres					
								Yr Built					
7	14 Bolton Gardens	\$895,000	\$895,000	\$915,000 2.2%	3/29/05	4/20/05	6/28/05	\$24,000	Town House	Cara Kealy Bronxville-Ley Real Estate LLC	Louise Baudoin Houlihan Lawrence Inc.		
	Square Feet: 1,890	\$474	\$474	\$484		22	91	3,712.5%	7 / 4 / 2&1				
	MLS # - 2506643; Seller - Bishara					91 (Agent DOM)		\$15,339	0.05				
									1921				
8	40 North	\$1,195,000	\$950,000	\$925,000 -20.5% -2.1%	4/6/04	2/28/05	4/25/05	\$44,500	Split Level	Anita Kowarick	Jane Vergari		
	Square Feet: 1,700	\$703	\$559	\$544		328	384	1,978.7%	7 / 3 / 2&1	HL	Dual		
	MLS # - 2406221; Seller - Borges					384 (Agent DOM)		\$25,080	0.27				
									1954				
9	24 Bolton Gardens	\$895,000	\$895,000	\$925,000 3.4%	9/7/04	1/11/05	3/18/05	\$24,500	Town House	Carol Moesel Houlihan Lawrence Inc.	Sarah French Houlihan Lawrence Inc.		
	Square Feet: 2,000	\$448	\$448	\$463		126	192	3,675.5%	7 / 4 / 2&0	HL	Dual		
	MLS # - 2418380; Seller - Withheld					192 (Agent DOM)		\$15,798	0.04		Toni Bessone Houlihan Lawrence Inc.		
									1927				
10	4 Bolton Gardens	\$950,000	\$950,000	\$950,000	9/7/05	10/8/05	12/5/05	\$25,500	Town House	Anne C Kelty	Frances Gwen Bolan Bronxville-Ley Real Estate LLC		
	Square Feet: 1,620	\$586	\$586	\$586		31	89	3,625.5%	7 / 4 / 2&0				
	MLS # - 2521947; Seller - Marshall					89 (Agent DOM)		\$17,862	0.07				
									1926				
11	10 Bacon	\$1,125,000	\$980,000	\$980,000 -12.9%	5/23/05	10/11/05	10/14/05	\$11,600	Town House	Rita Steinkamp Houlihan Lawrence Inc.	Louise Baudoin Houlihan Lawrence Inc.		
	Square Feet: 2,775	\$405	\$353	\$353		141	144	8,348.3%	9 / 4 / 3&1	HL	Dual		
	MLS # - 2512287; Seller - Connors					144 (Agent DOM)		\$17,613	0.04				
									1931				
12	10 Merestone	\$995,000	\$995,000	\$985,000 -1.0%	4/13/05	4/29/05	6/30/05	\$23,500	Town House	Susan Kelty Law	Thomas Bimonte Bronxville-Ley Real Estate LLC		
	Square Feet: 1,800	\$553	\$553	\$547		16	78	4,091.5%	7 / 4 / 2&0				
	MLS # - 2508030; Seller - Withheld					78 (Agent DOM)		\$16,623	0.03				
									1924				

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
24 Normandy 13 Square Feet: 1,600 MLS # - 2424293; Seller - Mitchell	\$975,000	\$975,000	\$999,000 2.5%	12/1/04	2/11/05	3/15/05	\$25,300 3,848.6%	Town House 7 / 4 / 2&0 0.06 1929	Anita Kowarick Houlihan Lawrence Inc.	Jerry Hirsch Houlihan Lawrence Inc.
39 Garden 14 Square Feet: 2,200 MLS # - 2413388; Seller - Withheld	\$1,125,000	\$1,095,000	\$1,095,000 -2.7%	6/27/04	1/13/05	3/1/05	\$10,100 10,741.6%	Town House 6 / 4 / 2&0 0.21 1931	Barbara Kerrigan	Carol Moesel
11 Willow 15 Square Feet: 1,640 MLS # - 2417170; Seller - Murray	\$1,150,000	\$1,130,000	\$1,130,000 -1.7%	8/17/04	2/6/05	5/4/05	\$9,300 12,050.5%	Town House 7 / 4 / 3&0 0.06 1921	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Patricia Breen Houlihan Lawrence Inc.
20 Beechtree 16 Square Feet: 2,400 MLS # - 2506157; Seller - Walsh	\$1,250,000	\$1,250,000	\$1,200,000 -4.0%	3/23/05	4/15/05	6/30/05	\$24,000 4,900.0%	Town House 8 / 4 / 2&0 0.07 1917	Pat Barry Bronxville-Ley Real Estate LLC	Gerald Torch Barhite & Holzinger, Inc.
79 Sagamore 17 Square Feet: 3,300 MLS # - 2500916; Seller - Withheld	\$1,250,000	\$1,250,000	\$1,250,000	1/14/05	1/31/05	6/16/05	\$40,500 2,986.4%	Tudor 10 / 6 / 3&1 0.29 1918	Susie French Houlihan Lawrence Inc.	Elizabeth Salimbene ElizabethSalimbenesRityNetwor k
380 New Rochelle 18 Square Feet: 2,400 MLS # - 2505672; Seller - Withheld	\$1,375,000	\$1,375,000	\$1,275,000 -7.3%	3/17/05	6/2/05	6/23/05	\$22,050 5,682.3%	Ranch 7 / 3 / 2&1 0.42 1963	Pat Brandon	Jane Vergari

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:		
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent	
19 8 Legget Square Feet: 2,676 MLS # - 2500762; Seller - Murphy	\$1,395,000 \$521	\$1,395,000 \$521	\$1,395,000 \$521	1/12/05	2/15/05 34 79 (Agent DOM)	4/1/05 79	\$34,000 4,002.9% \$29,792	Colonial 8 / 3 / 2&1 0.37 1956	Susan Kelly Law Houlihan Lawrence Inc. Carol Bender Houlihan Lawrence Inc.	HL Dual	Gisela Vaughan Houlihan Lawrence Inc. Cecile Spellman Houlihan Lawrence Inc.
20 35 Tanglewyld Square Feet: 2,700 MLS # - 2508845; Seller - M & J Conway	\$1,650,000 \$611	\$1,495,000 \$554	\$1,425,000 \$528	4/20/05	6/15/05 56 119 (Agent DOM)	8/17/05 119	\$10,900 12,973.4% \$17,456	Colonial 9 / 5 / 2&0 0.17 1906	Patricia Breen	HL Dual	Patricia Breen
21 2 Crampton Square Feet: 3,310 MLS # - 2504123; Seller - Withheld	\$1,950,000 \$589	\$1,575,000 \$476	\$1,500,000 \$453	2/28/05	8/8/05 161 273 (Agent DOM)	11/28/05 273	\$42,000 3,471.4% \$27,372	Colonial 11 / 6 / 3&2 0.2 1953	Jane Vergari Houlihan Lawrence Inc.		Claire Peddy Bronxville-Ley Real Estate LLC
22 20 Homesdale Square Feet: 2,350 MLS # - 2501300; Seller - Roberson	\$1,595,000 \$679	\$1,595,000 \$679	\$1,562,500 \$665	1/16/05	3/1/05 44 150 (Agent DOM)	6/15/05 150	\$47,700 3,175.7% \$29,411	Colonial 7 / 3 / 2&1 0.34 1950	Carolyn C Martin Bronxville-Ley Real Estate LLC		Bonnie Stapleton Bronxville-Ley Real Estate LLC
23 41 Summit Square Feet: 3,015 MLS # - 2510771; Seller - Coon	\$1,750,000 \$580	\$1,695,000 \$562	\$1,600,000 \$531	5/9/05	8/12/05 95 162 (Agent DOM)	10/18/05 162	\$55,000 2,809.1% \$37,125	Tudor 9 / 5 / 3&1 0.3 1928	Claire Peddy Bronxville-Ley Real Estate LLC		Anne C Kelly Houlihan Lawrence Inc.
24 8 Vine Square Feet: 2,850 MLS # - 2419530; Seller - Bates	\$1,695,000 \$595	\$1,695,000 \$595	\$1,620,000 \$568	9/20/04	2/8/05 141 150 (Agent DOM)	2/17/05 150	\$38,600 4,096.9% \$21,846	Colonial 8 / 5 / 3&1 0.23 1915	Laura Stichter	HL Dual	Laura Stichter

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
56 Prescott 25 Square Feet: 2,800 MLS # - 2419215; Seller - Kimak	\$1,795,000 \$641	\$1,745,000 \$623	\$1,650,000 \$589 -2.8% -5.3%	9/16/04	1/28/05	3/21/05	\$48,000 3,337.5% \$28,959	Tudor 10 / 4 / 3&1 0.17 1928	Carol Conway Bronxville-Ley Real Estate LLC	Susan Keltly Law Houlihan Lawrence Inc.
7 Legget 26 Square Feet: 2,900 MLS # - 2502609; Seller - Withheld	\$1,825,000 \$629	\$1,775,000 \$612	\$1,650,000 \$569 -2.7% -6.8%	2/7/05	4/14/05	5/24/05	\$23,300 6,981.5% \$17,258	Colonial 9 / 4 / 3&0 0.4 1955	Jane Vergari	HL Dual Jane Vergari
28 Hobart 27 Square Feet: 2,900 MLS # - 2508578; Seller - Withheld	\$1,695,000 \$584	\$1,695,000 \$584	\$1,725,000 \$595 1.8%	4/18/05	5/4/05	8/8/05	\$42,500 3,958.8% \$24,127	Colonial 9 / 4 / 2&1 0.28 1927	Rita Steinkamp Houlihan Lawrence Inc.	Ann Doherty McClellan Sotheby's International Realty
2 Edgehill Close 28 Square Feet: 2,800 MLS # - 2511245; Seller - Neil Stronski & Patricia Perte	\$1,650,000 \$589	\$1,650,000 \$589	\$1,725,000 \$616 4.5%	5/13/05	6/6/05	8/8/05	\$14,250 12,005.3% \$21,370	Colonial 9 / 4 / 3&1 0.16 1934	Diane Hackett Bronxville-Ley Real Estate LLC Valmarie Zorila Bronxville-Ley Real Estate LLC	Quenby Williamson
160 Midland 29 Square Feet: 2,200 MLS # - 2508102; Seller - Withheld	\$1,650,000 \$750	\$1,650,000 \$750	\$1,780,000 \$809 7.9%	4/13/05	4/22/05	7/27/05	\$43,800 3,963.9% \$25,423	Colonial 7 / 3 / 2&1 0.42 1936	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Susie French Houlihan Lawrence Inc.
32 Grove 30 Square Feet: 3,800 MLS # - 2419404; Seller - McAndrews	\$1,999,000 \$526	\$1,999,000 \$526	\$1,925,000 \$507 -3.7%	9/16/04	2/17/05	4/27/05	\$56,000 3,337.5% \$30,832	Colonial 10 / 5 / 3&1 0.17 1931	Joan A Lennon Ragette Realtors	Jamie Abruzzo Bronxville-Ley Real Estate LLC

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 11 Sturgis Square Feet: 3,750 MLS # - 2508836; Seller - Ball	\$1,950,000	\$1,950,000	\$1,925,000 -1.3%	4/20/05	5/13/05 23	8/31/05 133	\$66,800 2,781.7% \$38,439	Other/See Remarks 11 / 6 / 3&2 0.38 1928	Helen Gerken Houlihan Lawrence Inc. Joseph Houlihan Houlihan & O'Malley Real Estate Services	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
32 28 Locust Square Feet: 3,352 MLS # - 2506467; Seller - Withheld	\$2,295,000	\$1,995,000	\$1,947,500 -13.1% -2.1%	3/28/05	6/24/05 88	8/29/05 154	\$21,400 9,000.5% \$20,952	Colonial 9 / 5 / 2&1 0.28 1926	Claire Peddy Bronxville-Ley Real Estate LLC	Mary Cassidy Bronxville-Ley Real Estate LLC
33 1 Orchard Square Feet: 3,040 MLS # - 2500847; Seller - Withheld	\$2,100,000	\$2,100,000	\$2,000,000 -4.8%	1/13/05	2/24/05 42	3/30/05 76	\$54,100 3,596.9% \$28,645	Colonial 9 / 4 / 2&2 0.35 1904	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
34 30 Sturgis Square Feet: 3,450 MLS # - 2420430; Seller - Withheld	\$2,125,000	\$2,125,000	\$2,075,000 -2.4%	10/1/04	10/8/04 7	1/13/05 104	\$46,600 4,352.8% \$31,954	Tudor 11 / 4 / 3&1 0.47 1928	Susan Kelty Law	Susan Kelty Law HL Dual
35 3 Sunny Brae Square Feet: 2,950 MLS # - 2418470; Seller - Withheld	\$2,150,000	\$2,150,000	\$2,085,000 -3.0%	9/7/04	5/17/05 252	6/15/05 281	\$19,500 10,592.3% \$25,821	Raised Ranch 9 / 4 / 2&2 0.23 1928	Nancy Beers-Nix Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
36 20 Woodland Square Feet: 2,511 MLS # - 2503933; Seller - Withheld	\$2,100,000	\$2,100,000	\$2,095,000 -0.2%	2/25/05	6/1/05 96	8/10/05 166	\$53,700 3,801.3% \$33,421	Farm House 7 / 4 / 3&0 0.6 1895	Laura Stichter	Laura Stichter HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Sherman 37 Square Feet: 3,100 MLS # - 2514549; Seller - Rorke	\$1,900,000	\$1,900,000	\$2,100,000 10.5%	6/15/05	6/23/05	8/15/05	\$47,900 4,284.1% \$31,014	Colonial 9 / 4 / 3&1 0.44 1930	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Diane Hackett Bronxville-Ley Real Estate LLC Valmarie Zorila Bronxville-Ley Real Estate LLC
11 Crows Nest 38 Square Feet: MLS # - 2507846; Seller - Withheld	\$2,295,000	\$2,295,000	\$2,125,000 -7.4%	4/11/05	5/18/05	8/4/05	\$70,700 2,905.7% \$36,690	Colonial 8 / 4 / 4&1 0.6 1953	Laura Stichter	HL Dual Rita Steinkamp
21 Sycamore 39 Square Feet: 3,300 MLS # - 2501709; Seller - Fraipont	\$2,095,000	\$2,095,000	\$2,132,000 1.8%	1/26/05	2/24/05	5/9/05	\$44,900 4,648.3% \$25,395	Colonial 10 / 4 / 3&1 0.22 1914	Claire Peddy Bronxville-Ley Real Estate LLC	Jamie Abruzzo Bronxville-Ley Real Estate LLC
2 Crows Nest 40 Square Feet: 2,850 MLS # - 2517910; Seller - Collins	\$2,188,000	\$2,188,000	\$2,160,000 -1.3%	7/18/05	8/15/05	9/26/05	\$46,500 4,545.2% \$31,380	Colonial 9 / 4 / 4&1 0.16 1936	Sheila Stoltz	Elizabeth Keller Julia B. Fee, LLC
2 Crows Nest 41 Square Feet: 2,850 MLS # - 2503371; Seller - Detwiler	\$1,795,000	\$1,795,000	\$2,188,800 21.9%	2/16/05	2/28/05	6/10/05	\$46,500 4,607.1% \$28,266	Colonial 9 / 4 / 4&1 0.16 1936	Victoria Carter Bronxville-Ley Real Estate LLC	Susan Kelty Law Houlihan Lawrence Inc. Anne C Kelty Houlihan Lawrence Inc.
135 Park 42 Square Feet: 5,000 MLS # - 2500483; Seller - Honig	\$2,695,000	\$2,495,000	\$2,350,000 -7.4% -5.4%	1/8/05	3/15/05	6/10/05	\$60,000 3,816.7% \$36,052	Other/See Remarks 12 / 6 / 4&2 0.6 1920	Helen Gerken	HL Dual Helen Gerken

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
11 Sunny Brae 43 Square Feet: 3,500 MLS # - 2510701; Seller - Bogart	\$2,450,000	\$2,450,000	\$2,480,000 1.2%	5/9/05	5/20/05 11	8/10/05 93	\$49,400 4,920.2% \$33,163	Raised Ranch 10 / 5 / 3&1 0.23 1927	Sheila Stoltz Houlihan Lawrence Inc.	Ellen Schwartz Prudential Centennial Realty
24 Tanglewyld 44 Square Feet: 4,500 MLS # - 2507312; Seller - Withheld	\$2,950,000	\$2,950,000	\$2,500,000 -15.3%	4/2/05	6/3/05 62	7/28/05 117	\$21,250 11,664.7% \$33,792	Colonial 14 / 7 / 5&1 0.34 1912	Edith DeGaetano Deed Real Estate Agency, Inc.	Diane Hackett Bronxville-Ley Real Estate LLC
29 Village 45 Square Feet: 4,000 MLS # - 2408115; Seller - Withheld	\$2,999,000	\$2,750,000	\$2,525,000 -8.3% -7.5%	4/28/04	3/1/05 307	4/20/05 357	\$80,400 3,040.5% \$46,000	Colonial 11 / 5 / 3&2 0.5 1987	Lorraine Lange Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc. HL Dual
3 Pine 46 Square Feet: 3,600 MLS # - 2422232; Seller - Carden	\$2,695,000	\$2,695,000	\$2,575,000 -4.5%	10/25/04	11/30/04 36	2/3/05 101	\$54,700 4,607.5% \$35,374	Colonial 11 / 6 / 4&1 0.3 1929	Laura Stichter	Stacey Hughes HL Dual
21 Sunny Brae 47 Square Feet: 3,400 MLS # - 2505802; Seller - Borcich	\$2,700,000	\$2,600,000	\$2,575,000 -3.7% -0.9%	3/18/05	6/20/05 94	7/29/05 133	\$19,000 13,452.6% \$30,693	Tudor 11 / 5 / 3&2 0.3 1927	Diane Hackett Bronxville-Ley Real Estate LLC Alice Regan	Carol Bender Houlihan Lawrence Inc.
14 Sunnybrae 48 Square Feet: 3,514 MLS # - 2507118; Seller - Withheld	\$2,495,000	\$2,495,000	\$2,600,000 4.2%	4/4/05	4/11/05 7	8/22/05 140	\$27,900 9,219.0% \$33,996	Tudor 13 / 5 / 4&1 0.27 1928	Rita Steinkamp	Nancy Beers-Nix HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
49 7 Crows Nest Square Feet: 3,362 MLS # - 2507771; Seller - Gleason	\$2,495,000 \$742	\$2,495,000 \$742	\$2,615,000 4.8%	4/11/05	4/23/05 12 143 (Agent DOM)	9/1/05 143	\$53,100 4,824.7% \$32,364	Colonial 9 / 4 / 3&2 0.33 1936	Cara Kealy Bronxville-Ley Real Estate LLC	Lynn Joyce Houlihan Lawrence Inc.
50 36 Masterton Square Feet: 3,234 MLS # - 2509301; Seller - Withheld	\$2,795,000 \$864	\$2,795,000 \$864	\$2,695,000 -3.6%	4/25/05	6/10/05 46 93 (Agent DOM)	7/27/05 93	\$58,500 4,506.8% \$35,740	Tudor 10 / 5 / 3&2 0.3 1926	Laura Stichter HL Dual	Susan Kelty Law
51 35 Homesdale Square Feet: 4,175 MLS # - 2500758; Seller - Withheld	\$2,850,000 \$683	\$2,850,000 \$683	\$2,800,000 -1.8%	1/12/05	3/2/05 49 167 (Agent DOM)	6/28/05 167	\$57,100 4,803.7% \$38,062	Tudor 11 / 4 / 3&1 0.23 1926	Christine Bartley Ragette Realtors	Rita Steinkamp Houlihan Lawrence Inc.
52 12 Sunny Brae Square Feet: 4,500 MLS # - 2501110; Seller - Dillon	\$2,825,000 \$628	\$2,825,000 \$628	\$2,825,000	1/17/05	2/9/05 23 116 (Agent DOM)	5/13/05 116	\$31,700 8,811.7% \$35,320	Colonial 15 / 7 / 4&1 0.27 1931	Robin S Schafer Coldwell Banker Residential Brokerage	Eileen Brennan Julia B. Fee, LLC
53 90 White Plains Square Feet: 4,200 MLS # - 2419157; Seller - Pederson	\$3,200,000 \$762	\$3,200,000 \$762	\$3,050,000 -4.7%	9/15/04	10/5/04 20 125 (Agent DOM)	1/18/05 125	\$45,100 6,662.7% \$27,195	Colonial 12 / 7 / 3&1 0.7 1835	Pat Brandon Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
54 1 Sherman Square Feet: 3,800 MLS # - 2506633; Seller - Withheld	\$3,150,000 \$829	\$3,150,000 \$829	\$3,075,000 -2.4%	3/30/05	5/7/05 38 83 (Agent DOM)	6/21/05 83	\$50,200 6,025.5% \$33,273	Raised Ranch 13 / 6 / 4&1 0.46 1923	Susan Kelty Law	Christine Bartley Ragette Realtors

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
84 Park 55 Square Feet: 5,342 MLS # - 2500218; Seller - Withheld	\$3,600,000	\$3,600,000	\$3,500,000 -2.8%	1/5/05	3/24/05	6/8/05	\$74,300 4,610.6%	Other/See Remarks 12 / 6 / 5&1 0.65 1920	Carol Young Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc.
25 Ridgcroft 56 Square Feet: 4,868 MLS # - 2506685; Seller - Withheld	\$3,600,000	\$3,600,000	\$3,600,000	3/30/05	4/11/05	7/15/05	\$72,300 4,879.3%	Colonial 12 / 7 / 5&2 0.4 1929	Rita Steinkamp	Laura Stichter
7 Beechwood 57 Square Feet: 4,266 MLS # - 2505551; Seller - Withheld	\$4,375,000	\$3,875,000	\$3,775,000 -11.4% -2.3%	3/16/05	5/7/05	8/17/05	\$91,000 4,048.4%	Other/See Remarks 10 / 5 / 3&1 0.52 1925	Susan Kelly Law Houlihan Lawrence Inc.	Susan Kelly Law Houlihan Lawrence Inc.
7 Plateau 58 Square Feet: 5,000 MLS # - 2419720; Seller - Olson	\$3,850,000	\$3,850,000	\$3,800,000 -1.3%	9/22/04	3/1/05	3/7/05	\$73,600 5,063.0%	Colonial 12 / 7 / 4&2 0.5 1918	Rita Steinkamp	Rita Steinkamp
11 Westway 59 Square Feet: 4,650 MLS # - 2504358; Seller - Withheld	\$3,950,000	\$3,950,000	\$4,025,000 1.9%	3/2/05	3/15/05	8/30/05	\$82,500 4,778.8%	Colonial 10 / 6 / 4&2 0.44 1929	Rita Steinkamp Houlihan Lawrence Inc.	Joseph Houlihan Houlihan & O'Malley Real Estate Services
1 Beechwood 60 Square Feet: 4,800 MLS # - 2504786; Seller - Withheld	\$4,500,000	\$4,500,000	\$4,200,000 -6.7%	3/7/05	4/1/05	9/1/05	\$82,100 5,015.7%	Tudor 11 / 6 / 5&1 0.57 1927	Rita Steinkamp	Cara Kealy Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2005

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
14 Hemlock	\$4,350,000	\$4,350,000	\$4,800,000	4/22/05	7/9/05	8/3/05	\$73,000	Other/See Remarks	Susie French Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc.
61 Square Feet: 4,348	\$1,000	\$1,000	10.3% \$1,104		78	103	6,475.3%	8 / 4 / 3&2 0.86	HL Dual	
MLS # - 2509008; Seller - Withheld					103 (Agent DOM)		\$52,405	1928		

Total Bronxville 2005

HL Agent Participation:

<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
61	51	42	41	32
	84%	69%	67%	52%

**Bronxville School District
Single Family**

2005

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,950,000	\$1,900,000	\$1,925,000	49	133	\$43,800	61	51	42	41	32
		-2.6%	1.3%					84%	69%	67%	52%
Average:	\$2,072,869	\$2,030,574	\$2,004,685	75	145	\$41,752					
		-2.0%	-1.2%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$654	\$637	\$645	2,983
		-\$17	\$8	
Average:	\$673	\$659	\$651	3,081
		-\$14	-\$8	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2005
Homes Sold	2	2	9	4	5	12	5	14	3	2	2	1	61
Median Original Price	\$2,662,500	\$2,195,000	\$975,000	\$1,697,000	\$1,825,000	\$1,695,000	\$2,795,000	\$2,197,500	\$2,495,000	\$1,437,500	\$1,374,500	\$950,000	\$1,950,000
Median List Price	\$2,662,500	\$2,195,000	\$975,000	\$1,697,000	\$1,775,000	\$1,695,000	\$2,795,000	\$2,047,500	\$2,495,000	\$1,337,500	\$1,177,000	\$950,000	\$1,900,000
Median Sold Price	\$2,562,500	\$2,097,500	\$999,000	\$1,660,000	\$1,650,000	\$1,823,750	\$2,575,000	\$2,097,500	\$2,615,000	\$1,290,000	\$1,130,000	\$950,000	\$1,925,000
Average Sold Price	\$2,562,500	\$2,097,500	\$1,439,500	\$1,692,500	\$1,707,200	\$1,932,192	\$2,630,000	\$2,400,536	\$2,991,667	\$1,290,000	\$1,130,000	\$950,000	\$2,004,685

**Bronxville School District
Single Family**

2004

	Address:			Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent			
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent			
							Amount	Acres					
								Yr Built					
1	67 Kensington	\$695,000	\$675,000	\$657,000	10/15/03	2/10/04	4/23/04	\$22,000	Town House	Carol Moesel	Amy F Via		
	Square Feet: 1,500	\$463	\$450	\$438		118	191	2,886.4%	7 / 4 / 1&1	HL	Dual		
	MLS # - 2319573; Seller - Rockett					191 (Agent DOM)	\$12,127		0.02				
									1924				
2	12 Field	\$765,000	\$765,000	\$745,000	9/10/03	12/3/03	1/28/04	\$24,100	Town House	Carmen Rivera	Lewis Arlt		
	Square Feet: 1,660	\$461	\$461	\$449		84	140	2,991.3%	7 / 4 / 2&0	HL	Dual		
	MLS # - 2317273; Seller - Williams					140 (Agent DOM)	\$13,971		0.06				
									1925				
3	91 Kensington	\$795,000	\$795,000	\$755,000	5/26/04	7/9/04	9/22/04	\$9,100	Town House	Joan A Lennon	Joan A Lennon		
	Square Feet: 1,800	\$442	\$442	\$419		44	119	8,196.7%	7 / 4 / 2&0	Ragette Realtors	Ragette Realtors		
	MLS # - 2410837; Seller - Pacitto					119 (Agent DOM)	\$12,378		0.05				
									1925				
4	12 Beverly	\$749,000	\$749,000	\$766,000	3/25/04	4/8/04	6/9/04	\$11,650	Town House	Susan Kelty Law	Anita Kowarick		
	Square Feet: 1,400	\$535	\$535	\$547		14	76	6,475.1%	6 / 3 / 2&0	HL	Dual		
	MLS # - 2405295; Seller - Withheld					76 (Agent DOM)	\$11,424		0.04				
									1926				
5	45 Sagamore	\$770,000	\$776,000	\$770,000	2/6/04	4/13/04	5/19/04	\$23,400	Town House	Sharon Zanzano	Susan Kelty Law		
	Square Feet: 1,900	\$405	\$408	\$405		67	103	3,190.6%	8 / 4 / 2&0	HL	Dual		
	MLS # - 2402000; Seller - Withheld					103 (Agent DOM)	\$13,581		0.05				
									1918				
6	5 Kensington	\$779,000	\$779,000	\$779,000	5/13/04	5/25/04	7/9/04	\$27,000	Town House	Susan Kelty Law	Sheila Clarke		
	Square Feet: 1,650	\$472	\$472	\$472		12	57	2,785.2%	6 / 3 / 2&0	HL	Dual		
	MLS # - 2409481; Seller - O'hara					57 (Agent DOM)	\$13,785		0.06	Anne C Kelty	Steckler Real Estate		
									1920	Houlihan Lawrence Inc.			

**Bronxville School District
Single Family**

2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
1 Kensington 7 Square Feet: 1,600 MLS # - 2407433; Seller - Maloney, Brian M	\$159,000 \$99	\$759,000 \$474	\$780,000 \$488 377.4% 13.2%	4/21/04	5/18/04 27 86 (Agent DOM)	7/16/04 86	\$28,700 2,617.8% \$16,519	Town House 6 / 3 / 2&0 0.08 1915	Cara Kealy Bronxville-Ley Real Estate LLC	Cecile Spellman Gisela Vaughan
47 Sagamore 8 Square Feet: 2,100 MLS # - 2407562; Seller - Withheld	\$849,000 \$404	\$799,000 \$380	\$799,000 \$380 -5.9%	4/22/04	8/13/04 113 175 (Agent DOM)	10/14/04 175	\$28,400 2,713.4% \$17,838	Town House 8 / 4 / 2&0 0.05 1919	Susan Kelty Law Houlihan Lawrence Inc.	Rhonda B Carey Bronxville-Ley Real Estate LLC
7 Park 9 Square Feet: 1,800 MLS # - 2315009; Seller - Cain	\$879,000 \$488	\$869,000 \$483	\$850,000 \$472 -1.1% -2.2%	7/31/03	2/20/04 204 243 (Agent DOM)	3/30/04 243	\$24,000 3,441.7% \$12,681	Raised Ranch 7 / 4 / 2&0 0.04 1923	Pamela Lalumia	Victoria L Foulke Victoria Real Estate of Westchester LLC
3 Kraft 10 Square Feet: 2,300 MLS # - 2321748; Seller - Melis	\$930,000 \$404	\$899,000 \$391	\$890,000 \$387 -3.3% -1.0%	11/25/03	4/21/04 148 183 (Agent DOM)	5/26/04 183	\$34,800 2,457.5% \$17,886	Colonial 8 / 4 / 2&0 0.12 1930	Rhonda B Carey Bronxville-Ley Real Estate LLC	Laura Stichter Houlihan Lawrence Inc.
144 Pondfield 11 Square Feet: 1,900 MLS # - 2402904; Seller - Gollner	\$870,000 \$458	\$870,000 \$458	\$890,000 \$468 2.3%	2/23/04	3/16/04 22 80 (Agent DOM)	5/13/04 80	\$13,400 6,541.8% \$15,025	Town House 7 / 4 / 2&0 0.07 1920	Pat Barry Bronxville-Ley Real Estate LLC	Robin S Schafer ElizabethSaimbenesRltyNetwor k
42 Sagamore 12 Square Feet: 2,600 MLS # - 2321539; Seller - Withheld	\$895,000 \$344	\$895,000 \$344	\$895,000 \$344	11/19/03	12/11/03 22 99 (Agent DOM)	2/26/04 99	\$19,450 4,501.5% \$9,808	Town House 9 / 5 / 3&0 0.05 1919	Rita Steinkamp Houlihan Lawrence Inc.	Leonard Goff Coldwell Banker Carlson Real Estate

**Bronxville School District
Single Family**

2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
4 Bacon 13 Square Feet: 2,700 MLS # - 2320590; Seller - Terre Sabine, Inc.	\$975,000 \$361	\$940,000 \$348	\$920,000 \$341 -3.6% -2.1%	11/3/03	2/9/04 98 108 (Agent DOM)	2/19/04 108	\$31,100 2,858.2% \$17,450	Town House 9 / 4 / 3&1 1931	Hisako Peters Bronxville-Ley Real Estate LLC	William Q Dowling Bronxville-Ley Real Estate LLC Robin S Schafer Coldwell Banker Residential Brokerage
6 Park Terrace 14 Square Feet: 2,000 MLS # - 2409331; Seller - Beit	\$935,000 \$468	\$935,000 \$468	\$957,000 \$479 2.4%	5/12/04	6/2/04 21 86 (Agent DOM)	8/6/04 86	\$25,000 3,728.0% \$14,440	Town House 8 / 4 / 2&0 0.03 1929	Joan A Lennon Ragette Realtors	Carol Bender Houlihan Lawrence Inc.
1 Minturn 15 Square Feet: 2,300 MLS # - 2407126; Seller - Barnes	\$1,050,000 \$457	\$1,050,000 \$457	\$985,000 \$428 -6.2%	4/18/04	5/25/04 37 109 (Agent DOM)	8/5/04 109	\$8,600 11,353.5% \$12,102	Colonial 7 / 4 / 3&1 1916	Joan A Lennon Ragette Realtors	Joan A Lennon Ragette Realtors
12 Park 16 Square Feet: 1,900 MLS # - 2408560; Seller - Withheld	\$995,000 \$524	\$995,000 \$524	\$985,000 \$518 -1.0%	5/3/04	5/25/04 22 88 (Agent DOM)	7/30/04 88	\$28,100 3,405.3% \$16,570	Town House 7 / 4 / 2&1 0.07 1929	Susie French Houlihan Lawrence Inc.	HL Dual Rita Steinkamp Houlihan Lawrence Inc.
14 South 17 Square Feet: 2,400 MLS # - 2403734; Seller - Saito	\$1,195,000 \$498	\$1,145,000 \$477	\$1,043,500 \$435 -4.2% -8.5%	3/4/04	6/23/04 111 146 (Agent DOM)	7/28/04 146	\$44,500 2,244.9% \$24,770	Split Level 8 / 4 / 2&1 0.22 1954	Patricia S Button	HL Dual Cecile Spellman Gisela Vaughan
12 Locust 18 Square Feet: 1,700 MLS # - 2418649; Seller - Withheld	\$1,149,000 \$676	\$1,149,000 \$676	\$1,055,000 \$621 -8.2%	9/9/04	10/13/04 34 90 (Agent DOM)	12/8/04 90	\$32,000 3,196.9% \$16,700	Tudor 6 / 2 / 2&1 0.22 1929	Michael Stout Ragette Realtors	Rita Steinkamp Houlihan Lawrence Inc.

**Bronxville School District
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2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Dusenberry 19 Square Feet: 2,300 MLS # - 2307844; Seller - Zipf	\$1,275,000 \$554	\$1,100,000 \$478	\$1,060,000 -13.7% -3.1% \$461	5/5/03	12/16/03 225 270 (Agent DOM)	1/30/04 270	\$48,500 2,085.6% \$22,711	Contemporary 7 / 3 / 2&0 0.26 1959	Lynn Baldwin	Bonnie Stapleton Bronxville-Ley Real Estate LLC
15 Dusenberry 20 Square Feet: 1,790 MLS # - 2408475; Seller - W/H	\$1,125,000 \$628	\$1,125,000 \$628	\$1,090,000 -3.1% \$609	5/3/04	5/25/04 22 67 (Agent DOM)	7/9/04 67	\$33,300 3,173.3% \$17,879	Colonial 6 / 3 / 1&1 0.23 1926	Richard J Scott Coldwell Banker Carlson Real Estate	Anne C Kelty Houlihan Lawrence Inc.
10 Normandy 21 Square Feet: 1,918 MLS # - 2317006; Seller - Withheld	\$1,105,000 \$576	\$1,105,000 \$576	\$1,105,000 \$576	9/5/03	10/20/03 45 133 (Agent DOM)	1/16/04 133	\$21,800 4,968.8% \$15,533	Town House 7 / 4 / 3&1 0.12 1928	Laura Stichter	Rita Steinkamp HL Dual
125 Midland 22 Square Feet: 2,100 MLS # - 2315821; Seller - Withheld	\$1,195,000 \$569	\$1,150,000 \$548	\$1,140,000 -3.8% -0.8% \$543	8/13/03	11/17/03 96 170 (Agent DOM)	1/30/04 170	\$100 1,139,900.0% \$12,510	Colonial 6 / 3 / 2&0 0.41 1900	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Rhonda B Carey Bronxville-Ley Real Estate LLC
40 Woodland 23 Square Feet: 2,840 MLS # - 2318752; Seller - Pettee	\$1,275,000 \$449	\$1,275,000 \$449	\$1,150,000 -9.8% \$405	10/1/03	12/3/03 63 100 (Agent DOM)	1/9/04 100	\$38,300 2,902.6% \$20,459	Colonial 8 / 3 / 3&0 0.23 1924	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Helen Gerken
26 Dusenberry 24 Square Feet: 2,500 MLS # - 2312449; Seller - Halter Estate	\$1,250,000 \$500	\$1,250,000 \$500	\$1,175,000 -6.0% \$470	7/7/03	8/20/03 44 239 (Agent DOM)	3/2/04 239	\$15,836 7,319.8% \$21,915	Tudor 10 / 5 / 3&2 0.23 1930	Cecile Spellman Houlihan Lawrence Inc.	Pamela Lalumia Houlihan Lawrence Inc. HL Dual

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2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Legget 25 Square Feet: 2,900 MLS # - 2410841; Seller - Selig, Franz	\$1,315,000	\$1,315,000	\$1,185,000 -9.9%	5/27/04	7/19/04	10/14/04	\$23,300 4,985.8% \$17,579	Colonial 8 / 4 / 3&0 0.4 1955	Luci Abruzzo Bronxville-Ley Real Estate LLC	Jane Vergari
2 Crown 26 Square Feet: 2,100 MLS # - 2411732; Seller - Allort	\$1,150,000	\$1,150,000	\$1,227,500 6.7%	6/7/04	6/22/04	9/20/04	\$63,800 1,824.0% \$36,627	Ranch 7 / 3 / 2&1 0.4 1958	Amy F Via Houlihan Lawrence Inc.	Bonnie Stapleton Bronxville-Ley Real Estate LLC
51 Woodland 27 Square Feet: 3,300 MLS # - 2403125; Seller - Ruhm	\$1,550,000	\$1,350,000	\$1,235,000 -12.9% -7.4%	2/25/04	7/9/04	10/6/04	\$49,800 2,379.9% \$29,062	Other/See Remarks 10 / 5 / 3&1 0.4 1952	Carol Young	Carol Conway Bronxville-Ley Real Estate LLC
157 Midland 28 Square Feet: 3,000 MLS # - 2401050; Seller - McGirl	\$1,235,000	\$1,195,000	\$1,250,000 -3.2% 4.5%	1/20/04	3/12/04	6/14/04	\$42,000 2,876.2% \$22,335	Colonial 9 / 4 / 3&1 0.2 1939	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Debra DeAngelis Coldwell Banker Carlson Real Estate
7 Library 29 Square Feet: 2,400 MLS # - 2400329; Seller - Warner	\$1,295,000	\$1,295,000	\$1,255,000 -3.1%	1/4/04	3/19/04	6/1/04	\$45,500 2,658.2% \$25,587	Colonial 7 / 3 / 2&2 0.34 1948	Peter J Gill Bronxville-Ley Real Estate LLC	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
25 Hobart 30 Square Feet: 2,600 MLS # - 2406790; Seller - D'emilia	\$1,295,000	\$1,295,000	\$1,275,000 -1.5%	4/14/04	6/28/04	7/23/04	\$14,352 8,783.8% \$23,343	Colonial 11 / 4 / 3&0 0.24 1935	Quenby Williamson Houlihan Lawrence Inc.	Thomas Virzi Coldwell Banker Carlson Real Estate

**Bronxville School District
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2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 11 White Plains Square Feet: 3,169 MLS # - 2406514; Seller - Withheld	\$1,395,000 \$440	\$1,395,000 \$440	\$1,300,000 -6.8% \$410	4/12/04	5/14/04 32 92 (Agent DOM)	7/13/04 92	\$43,100 2,916.2% \$22,844	Contemporary 9 / 4 / 3&1 0.3 1984	Nermin Epperson RE/MAX Prime Properties	Joan A Lennon Ragette Realtors
32 42 Woodland Square Feet: 2,696 MLS # - 2321161; Seller - Chase	\$1,450,000 \$538	\$1,450,000 \$538	\$1,360,000 -6.2% \$504	11/12/03	12/16/03 34 92 (Agent DOM)	2/12/04 92	\$42,600 3,092.5% \$22,064	Colonial 8 / 4 / 3&1 0.23 1923	Carol Bender Houlihan Lawrence Inc.	Carolyn C Martin Bronxville-Ley Real Estate LLC
33 49 Park Square Feet: 2,500 MLS # - 2403629; Seller - Michaels	\$1,599,000 \$640	\$1,475,000 -7.8% \$590	\$1,425,000 -3.1% \$570	3/3/04	5/4/04 62 117 (Agent DOM)	6/28/04 117	\$37,200 3,730.6% \$19,177	Colonial 8 / 5 / 3&1 0.24 1919	Diane Hackett Bronxville-Ley Real Estate LLC	Susie French
34 147 White Plains Square Feet: 3,050 MLS # - 2406527; Seller - Bass, James	\$1,379,000 \$452	\$1,379,000 \$452	\$1,425,000 3.3% \$467	4/12/04	5/20/04 38 134 (Agent DOM)	8/24/04 134	\$42,000 3,292.9% \$19,355	Colonial 9 / 5 / 3&1 0.3 1904	Kathleen Liebler Bronxville-Ley Real Estate LLC	Victoria Carter Bronxville-Ley Real Estate LLC
35 16 Sycamore Square Feet: 2,000 MLS # - 2404293; Seller - Cocco	\$1,495,000 \$748	\$1,495,000 \$748	\$1,450,000 -3.0% \$725	3/11/04	4/15/04 35 96 (Agent DOM)	6/15/04 96	\$44,100 3,188.0% \$25,919	Colonial 7 / 3 / 2&1 0.4 1952	Quenby Williamson	Joseph Houlihan Houlihan & O'Malley Real Estate Services
36 37 Summit Square Feet: 2,900 MLS # - 2405746; Seller - Tether	\$1,445,000 \$498	\$1,445,000 \$498	\$1,450,000 0.3% \$500	3/31/04	4/19/04 19 90 (Agent DOM)	6/29/04 90	\$50,425 2,775.6% \$27,112	Colonial 9 / 4 / 2&2 0.3 1958	Louise Baudoin Houlihan Lawrence Inc.	Laura Stichter Houlihan Lawrence Inc. HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
37 38 Elm Rock Square Feet: 2,750 MLS # - 2401182; Seller - Yeshi	\$1,495,000 \$544	\$1,495,000 \$544	\$1,495,000 \$544	1/22/04	2/17/04 26 55 (Agent DOM)	3/17/04 55	\$41,700 3,485.1% \$23,668	Tudor 9 / 4 / 3&1 0.26 1930	Leah Caro Bronxville-Ley Real Estate LLC	Laura Stichter
38 3 The High Square Feet: 3,300 MLS # - 2409285; Seller - Withheld	\$1,495,000 \$453	\$1,495,000 \$453	\$1,495,000 \$453	5/11/04	8/1/04 82 121 (Agent DOM)	9/9/04 121	\$63,700 2,246.9% \$31,924	Tudor 9 / 5 / 3&1 0.23 1924	Takashi Miyake Redac, Inc.	Doris Blair Houlihan Lawrence Inc.
39 26 Elm Square Feet: 2,500 MLS # - 2403117; Seller - Mehr	\$1,650,000 \$660	\$1,595,000 \$638	\$1,525,000 \$610	2/25/04	4/18/04 53 107 (Agent DOM)	6/11/04 107	\$16,600 9,086.7% \$22,800	Colonial 8 / 4 / 2&2 0.2 1937	Patricia Breen	Susie French HL Dual
40 1 Hawthorne Square Feet: 3,145 MLS # - 2416298; Seller - Withheld	\$1,550,000 \$493	\$1,550,000 \$493	\$1,525,000 \$485	8/4/04	9/5/04 32 49 (Agent DOM)	9/22/04 49	\$45,200 3,273.9% \$24,919	Tudor 10 / 5 / 4&1 0.19 1930	Rita Steinkamp Houlihan Lawrence Inc.	Victoria Carter Bronxville-Ley Real Estate LLC
41 21 Hemlock Square Feet: 2,800 MLS # - 2405525; Seller - Stoltz	\$1,495,000 \$534	\$1,495,000 \$534	\$1,553,000 \$555	3/29/04	4/22/04 24 132 (Agent DOM)	8/8/04 132	\$42,200 3,580.1% \$22,000	Colonial 8 / 4 / 4&1 0.17 1924	Sheila Stoltz	Rita Steinkamp HL Dual
42 1 White Plains Square Feet: 2,500 MLS # - 2319211; Seller - McMahon	\$1,775,000 \$710	\$1,695,000 \$678	\$1,565,000 \$626	10/8/03	3/5/04 149 190 (Agent DOM)	4/15/04 190	\$53,300 2,836.2% \$21,000	Colonial 7 / 4 / 3&1 0.29 1931	Carol Young Houlihan Lawrence Inc.	Barbara Kerrigan Houlihan Lawrence Inc. HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
12 Elm 43 Square Feet: 3,200 MLS # - 2406780; Seller - Withheld	\$1,495,000	\$1,495,000	\$1,656,000 10.8%	4/14/04	4/25/04 11	6/30/04 77	\$52,900 3,030.4% \$29,617	Colonial 8 / 4 / 3&2 0.25 1940	Susan Kelty Law	John Moschetti Century 21 Wolf of Yonkers
102 Midland 44 Square Feet: 3,000 MLS # - 2408203; Seller - Spillane	\$1,799,000	\$1,699,000 -5.6%	\$1,670,000 -1.6%	4/25/04	7/2/04 68	10/15/04 173	\$44,500 3,652.8% \$27,044	Tudor 10 / 5 / 4&1 0.36 1922	Anne C Kelty Houlihan Lawrence Inc.	Joan A Lennon Ragette Realtors
360 Pondfield 45 Square Feet: 3,800 MLS # - 2407438; Seller - Withheld	\$1,995,000	\$1,745,000 -12.5%	\$1,700,000 -2.3%	4/21/04	9/13/04 145	9/30/04 162	\$61,400 2,668.7% \$36,515	Colonial 9 / 5 / 4&1 0.4 1928	Laura Stichter	Margaret Santo HL Dual
27 Locust 46 Square Feet: 3,461 MLS # - 2315521; Seller - Ingalls	\$1,795,000	\$1,795,000	\$1,737,500 -3.2%	8/8/03	12/10/03 124	1/12/04 157	\$55,700 3,019.4% \$30,717	Colonial 8 / 4 / 3&1 0.23 1927	Carol Bender Houlihan Lawrence Inc.	Carol Bender Houlihan Lawrence Inc. HL Dual
90 Sagamore 47 Square Feet: 4,000 MLS # - 2403217; Seller - Slaven	\$1,795,000	\$1,795,000	\$1,825,000 1.7%	2/27/04	4/22/04 55	6/25/04 119	\$47,500 3,742.1% \$27,136	Colonial 10 / 6 / 4&2 0.35 1989	Nancy Beers-Nix	Robert Pitofsky Julia B. Fee, LLC
4 Crown 48 Square Feet: 3,000 MLS # - 2408526; Seller - Withheld	\$1,850,000	\$1,850,000	\$1,850,000	5/3/04	5/25/04 22	7/2/04 60	\$50,000 3,600.0% \$30,471	Colonial 8 / 3 / 2&1 0.42 1955	Stacey Hughes Houlihan Lawrence Inc.	Nancy Beers-Nix Houlihan Lawrence Inc. HL Dual

**Bronxville School District
Single Family**

2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Edgewood 49 Square Feet: 3,700 MLS # - 2416755; Seller - Scott	\$1,900,000	\$1,900,000	\$1,865,000 -1.8%	8/10/04	10/21/04 72	12/10/04 122	\$70,600 2,541.6% \$41,230	Colonial 11 / 5 / 4&2 0.36 1939	Lynn Joyce HL Dual	Stacey Hughes
7 Sunny Brae 50 Square Feet: 3,200 MLS # - 2401750; Seller - Scovotti	\$2,100,000	\$1,950,000	\$1,900,000 -7.1% -2.4%	2/2/04	4/22/04 80	6/22/04 141	\$21,500 8,737.2% \$30,723	Tudor 9 / 5 / 3&2 0.25 1929	Louise Baudoin Houlihan Lawrence Inc.	Diane Hackett Bronxville-Ley Real Estate LLC
8 Edgehill Close 51 Square Feet: 2,800 MLS # - 2403803; Seller - Laraja	\$2,700,000	\$2,100,000	\$1,900,000 -22.2% -7.4%	3/5/04	7/26/04 143	8/9/04 157	\$51,600 3,582.2% \$31,922	Colonial 9 / 4 / 2&1 0.5 1953	Helen Gerken HL Dual	Susie French
3 Sunnybrae 52 Square Feet: 2,705 MLS # - 2404003; Seller - Sammis	\$1,950,000	\$1,950,000	\$1,950,000	3/8/04	3/19/04 11	7/1/04 115	\$473,000 312.3% \$25,821	Raised Ranch 9 / 4 / 2&2 0.23 1928	Bonnie Stapleton Bronxville-Ley Real Estate LLC	Nancy Beers-Nix Houlihan Lawrence Inc.
50 Greenfield 53 Square Feet: 3,550 MLS # - 2409181; Seller - Chase	\$2,350,000	\$2,195,000	\$1,960,000 -6.6% -10.0%	5/10/04	8/9/04 91	9/2/04 115	\$48,900 3,908.2% \$27,356	Tudor 12 / 6 / 3&2 0.28 1918	Pat Barry Bronxville-Ley Real Estate LLC	Victoria Carter Bronxville-Ley Real Estate LLC
40 Woodland 54 Square Feet: 3,400 MLS # - 2412120; Seller - Vergari	\$1,995,000	\$1,995,000	\$1,995,000	6/11/04	6/17/04 6	7/9/04 28	\$38,300 5,108.9% \$22,000	Colonial 9 / 4 / 3&1 0.23 1923	Jane Vergari Houlihan Lawrence Inc.	Jamie Abruzzo Bronxville-Ley Real Estate LLC Luci Abruzzo Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
58 Tanglewyld 55 Square Feet: 4,286 MLS # - 2409373; Seller - Matthy	\$1,999,000 \$466	\$1,999,000 \$466	\$1,999,000 \$466	5/12/04	9/23/04 134 174 (Agent DOM)	11/2/04 174	\$54,800 3,547.8% \$31,086	Tudor 10 / 5 / 2&1 0.36 1904	Carol Bender HL Dual	Nancy Beers-Nix HL Dual
52 Avon 56 Square Feet: 5,000 MLS # - 2408746; Seller - Withheld	\$2,500,000 \$500	\$2,250,000 \$450	\$2,025,000 \$405	5/5/04	9/1/04 119 195 (Agent DOM)	11/16/04 195	\$68,400 2,860.5% \$38,000	Other/See Remarks 13 / 6 / 4&2 0.65 1928	Amy F Via Houlihan Lawrence Inc. HL Dual	Mary Claire White Houlihan Lawrence Inc. HL Dual
15 Sunny Brae 57 Square Feet: 3,425 MLS # - 2408007; Seller - Withheld	\$2,195,000 \$641	\$2,195,000 \$641	\$2,026,000 \$592	4/28/04	5/26/04 28 97 (Agent DOM)	8/3/04 97	\$58,700 3,351.4% \$30,270	Colonial 11 / 5 / 3&2 0.25 1929	Louise Baudoin HL Dual	Laura Stichter HL Dual
16 Dusenberry 58 Square Feet: 5,000 MLS # - 2401132; Seller - Withheld	\$2,395,000 \$479	\$2,195,000 \$439	\$2,075,000 \$415	1/21/04	3/29/04 68 110 (Agent DOM)	5/10/04 110	\$64,000 3,142.2% \$36,387	Colonial 11 / 6 / 6&1 0.35 2003	Christina Simone Bronxville-Ley Real Estate LLC HL Dual	Susan Kely Law Houlihan Lawrence Inc. HL Dual
59 Park 59 Square Feet: 4,500 MLS # - 2321884; Seller - Withheld	\$2,750,000 \$611	\$2,275,000 \$506	\$2,100,000 \$467	12/1/03	5/7/04 158 212 (Agent DOM)	6/30/04 212	\$46,200 4,445.5% \$26,911	Victorian 11 / 6 / 4&2 0.32 1904	Barbara Kerrigan HL Dual	Stacey Hughes HL Dual
21 Sunset 60 Square Feet: 3,800 MLS # - 2405551; Seller - McKeige	\$2,195,000 \$578	\$2,195,000 \$578	\$2,100,000 \$553	3/29/04	4/17/04 19 79 (Agent DOM)	6/16/04 79	\$48,670 4,214.8% \$28,559	Contemporary 12 / 6 / 5&0 0.35 1965	Patricia S Button Houlihan Lawrence Inc. HL Dual	Maryann Pope Bronxville-Ley Real Estate LLC HL Dual

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2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
49 Greenfield 61 Square Feet: 3,300 MLS # - 2404177; Seller - Withheld	\$1,900,000	\$1,900,000	\$2,100,573 10.6%	3/10/04	3/25/04 15	6/9/04 91	\$39,750 5,184.5% \$20,617	Colonial 11 / 6 / 3&2 0.17 1913	Rita Steinkamp Sheila Stoltz	Susan Kelty Law HL Dual
26 Valley 62 Square Feet: 3,200 MLS # - 2416309; Seller - Withheld	\$2,200,000	\$2,200,000	\$2,125,000 -3.4%	8/4/04	8/27/04 23	10/1/04 58	\$45,900 4,529.6% \$27,448	Colonial 8 / 4 / 3&1 0.33 1935	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
4 Woodland 63 Square Feet: 3,600 MLS # - 2412148; Seller - Withheld	\$2,195,000	\$2,195,000	\$2,147,500 -2.2%	6/11/04	7/27/04 46	10/29/04 140	\$36,950 5,711.9% \$22,889	Tudor 10 / 5 / 3&1 0.35 2003	Susie French	Maureen Ostro ERA Insite Realty Services
25 Studio 64 Square Feet: 3,500 MLS # - 2317209; Seller - Withheld	\$2,150,000	\$2,150,000	\$2,150,000	9/8/03	9/30/03 22	1/8/04 122	\$57,300 3,652.2% \$30,412	Tudor 10 / 4 / 3&1 0.23 1929	Susie French Houlihan Lawrence Inc.	Sheila Stoltz Houlihan Lawrence Inc. HL Dual
4 Hawthorne 65 Square Feet: 3,700 MLS # - 2405688; Seller - Brunson	\$2,250,000	\$2,150,000	\$2,150,000 -4.4%	3/30/04	6/1/04 63	8/9/04 132	\$54,700 3,830.5% \$33,499	Tudor 10 / 6 / 3&1 0.24 1923	Anne C Kelty	Sheila Stoltz HL Dual
39 Elm 66 Square Feet: 4,450 MLS # - 2402144; Seller - Christ Church	\$2,250,000	\$2,250,000	\$2,160,000 -4.0%	2/9/04	3/15/04 35	8/4/04 177	\$101,550 2,027.0% \$38,619	Contemporary 10 / 5 / 5&0 0.58 1958	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Frances Gwen Bolan Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
67 36 Elm Square Feet: 3,400 MLS # - 2407374; Seller - Fitzgibbons	\$1,999,000 \$588	\$1,999,000 \$588	\$2,165,000 8.3% \$637	4/21/04	5/11/04 20 117 (Agent DOM)	8/16/04 117	\$53,300 3,961.9% \$27,800	Tudor 9 / 5 / 3&2 0.22 1930	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Stacey Hughes
68 84 Summit Square Feet: 3,620 MLS # - 2409438; Seller - Sigurdson	\$1,850,000 \$511	\$1,850,000 \$511	\$2,250,000 21.6% \$622	5/12/04	6/8/04 27 50 (Agent DOM)	7/1/04 50	\$51,400 4,277.4% \$28,483	Colonial 11 / 6 / 4&1 0.55 1923	Carol Bender Houlihan Lawrence Inc.	Antoinette Iemma Stiefvater Real Estate
69 11 Beechwood Square Feet: 6,077 MLS # - 2315815; Seller - Withheld	\$2,500,000 \$411	\$2,550,000 2.0% \$420	\$2,500,000 -2.0% \$411	8/13/03	9/4/03 22 156 (Agent DOM)	1/16/04 156	\$83,700 2,886.9% \$44,326	Colonial 11 / 5 / 5&1 0.42 1921	Rita Steinkamp Carol Young	HL Dual
70 1 The High Square Feet: 4,800 MLS # - 2320791; Seller - Withheld	\$2,500,000 \$521	\$2,500,000 \$521	\$2,500,000 \$521	11/5/03	11/15/03 10 99 (Agent DOM)	2/12/04 99	\$62,200 3,919.3% \$34,800	Colonial 15 / 7 / 5&2 0.35 1929	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual
71 7 Hemlock Square Feet: 3,350 MLS # - 2405052; Seller - Edwards	\$2,660,000 \$794	\$2,660,000 \$794	\$2,660,000 \$794	3/22/04	4/5/04 14 100 (Agent DOM)	6/30/04 100	\$58,700 4,431.5% \$31,677	Colonial 10 / 5 / 3&2 0.36 1923	Rita Steinkamp	HL Dual
72 10 Northern Square Feet: 4,400 MLS # - 2405047; Seller - Wijnberg	\$2,900,000 \$659	\$2,900,000 \$659	\$2,800,000 -3.4% \$636	3/22/04	5/5/04 44 114 (Agent DOM)	7/14/04 114	\$52,300 5,253.7% \$28,334	Colonial 11 / 5 / 3&1 0.27 1908	Amy F Via Houlihan Lawrence Inc.	HL Dual

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Single Family**

2004

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
52 Prescott 73 Square Feet: 4,000 MLS # - 2408767; Seller - Withheld	\$2,950,000	\$2,950,000	\$2,800,000 -5.1%	5/5/04	6/16/04	9/1/04	\$57,200 4,795.1%	Other/See Remarks 13 / 6 / 4&1 0.3 1918	Laura Stichter	Barbara Kerrigan HL Dual
28 Avon 74 Square Feet: 4,352 MLS # - 2321398; Seller - Holland, Kenneth Mrs	\$2,895,000	\$2,895,000	\$2,801,000 -3.2%	11/17/03	1/5/04	2/26/04	\$58,200 4,712.7%	Colonial 12 / 9 / 4&2 0.53 1912	Mary Cassidy Bronxville-Ley Real Estate LLC	Frances Gwen Bolan Bronxville-Ley Real Estate LLC
43 Greenfield 75 Square Feet: 4,000 MLS # - 2407881; Seller - Taylor	\$3,200,000	\$2,975,000	\$2,875,000 -7.0% -3.1%	4/26/04	6/22/04	8/30/04	\$68,250 4,112.5%	Colonial 10 / 5 / 4&2 0.52 1926	Rita Steinkamp	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
5 Lookout 76 Square Feet: 5,800 MLS # - 2412534; Seller - Boardman	\$3,100,000	\$3,100,000	\$3,000,000 -3.2%	6/16/04	8/11/04	10/1/04	\$45,500 6,493.4%	Other/See Remarks 14 / 5 / 3&2 0.3 1896	Laura Stichter Houlihan Lawrence Inc.	Shelley Grafstein Prudential Centennial Realty Renee Pisarz Prudential Centennial Realty
42 Masterton 77 Square Feet: 7,065 MLS # - 2401877; Seller - Withheld	\$4,850,000	\$4,850,000	\$4,950,000 2.1%	2/4/04	2/9/04	7/23/04	\$90,500 5,369.6%	Tudor 17 / 8 / 5&2 0.65 1929	Rita Steinkamp	Rita Steinkamp HL Dual

Total Bronxville 2004

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy
77	65	52	44	31
	84%	68%	57%	40%

**Bronxville School District
Single Family**

2004

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,550,000	\$1,495,000	\$1,525,000	44	117	\$44,500	77	65	52	44	31
		-3.5%	1.9%					84%	68%	57%	40%
Average:	\$1,699,078	\$1,663,182	\$1,632,527	60	124	\$48,417					
		-2.1%	-1.8%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$517	\$498	\$508	3,000
		-\$18	\$10	
Average:	\$553	\$541	\$531	3,074
		-\$12	-\$10	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2004
Homes Sold	8	5	3	2	4	14	13	10	7	7	2	2	77
Median Original Price	\$1,275,000	\$1,450,000	\$1,250,000	\$1,235,000	\$900,000	\$1,624,500	\$1,395,000	\$2,097,000	\$1,550,000	\$1,799,000	\$2,249,500	\$1,524,500	\$1,550,000
Median List Price	\$1,212,500	\$1,450,000	\$1,250,000	\$1,185,000	\$884,500	\$1,545,000	\$1,395,000	\$2,049,500	\$1,550,000	\$1,699,000	\$2,124,500	\$1,524,500	\$1,495,000
Median Sold Price	\$1,145,000	\$1,360,000	\$1,175,000	\$1,111,000	\$890,000	\$1,590,500	\$1,300,000	\$1,963,000	\$1,525,000	\$1,670,000	\$2,012,000	\$1,460,000	\$1,525,000
Average Sold Price	\$1,448,438	\$1,695,200	\$1,173,333	\$1,111,000	\$1,156,250	\$1,675,898	\$1,772,885	\$1,819,600	\$1,637,500	\$1,737,357	\$2,012,000	\$1,460,000	\$1,632,527

**Bronxville School District
Single Family**

2003

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
77 Kensington 1 Square Feet: 1,700 MLS # - 2208974; Seller - Hatch, K	\$499,900	\$499,900	\$380,000 -24.0%	6/7/02	12/15/02	1/23/03	\$25,000 1,420.0%	Town House 9 / 4 / 2&0 0.08 1926	Lucy Grippo Century 21 Wolff of Yonkers	Denise Gang Ragette Realtors
15 Willow 2 Square Feet: 1,800 MLS # - 2309023; Seller - W/H	\$500,000	\$500,000	\$490,000 -2.0%	5/20/03	6/7/03	6/23/03	\$30,000 1,533.3%	Town House 7 / 4 / 2&0 0.21 1923	John Sperlongano Century 21 Mancuso	John Sperlongano Century 21 Mancuso John Sperlongano Realty One Group, Inc.
11 Willow 3 Square Feet: 1,800 MLS # - 2310632; Seller - W/H	\$500,000	\$500,000	\$494,000 -1.2%	6/8/03	6/14/03	9/4/03	\$20,100 2,357.7%	Town House 8 / 4 / 2&0 0.06 1921	John Sperlongano Century 21 Mancuso	John Sperlongano Century 21 Mancuso
76 Parkway 4 Square Feet: 1,400 MLS # - 2215795; Seller - Smith	\$549,000	\$529,900	\$518,000 -3.5% -2.2%	10/9/02	3/24/03	6/17/03	\$26,100 1,884.7%	Town House 6 / 3 / 1&1 0.1 1956	Nancy Beers-Nix	Fe Volcovici Steckler Real Estate
38 Parkway 5 Square Feet: 1 MLS # - 2304947; Seller - Esposito	\$579,000	\$579,000	\$520,000 -10.2%	3/26/03	5/27/03	7/30/03	\$21 2,476,090.5%	Colonial 7 / 3 / 1&1 0.1 1919	Virginia Esposito Ragette Realtors	Lydia Maria Petrosino Lydia Maria Real Estate
9 Willow 6 Square Feet: 1,800 MLS # - 2310623; Seller - W/H	\$500,000	\$500,000	\$525,200 5.0%	6/8/03	6/11/03	7/21/03	\$31,200 1,583.3%	Town House 8 / 4 / 2&0 0.13 1921	John Sperlongano Century 21 Mancuso	John Sperlongano Century 21 Mancuso

**Bronxville School District
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2003

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 9 Field Square Feet: 1,800 MLS # - 2215534; Seller - Withheld	\$779,000 \$433	\$625,000 \$347 -19.8%	\$595,000 \$331 -3.9%	10/3/02	3/13/03 161 218 (Agent DOM)	5/9/03 218	\$23,800 2,400.0% \$12,488	Town House 6 / 4 / 2&0 0.11 1925	Patricia Forgione Patricia Forgione's Realty Network, Inc.	Susan Kelly Law Houlihan Lawrence Inc.
8 9 Kensington Square Feet: MLS # - 2217475; Seller - Withheld	\$610,000	\$599,000 -1.8%	\$602,000 0.5%	11/6/02	12/10/02 34 72 (Agent DOM)	1/17/03 72	\$21,900 2,648.9% \$10,144	Town House 6 / 3 / 2&0 0.03 1919	Susie French HL Dual	Barbara Kerrigan
9 93 Kensington Square Feet: MLS # - 2216872; Seller - Knapp	\$675,000	\$659,000 -2.4%	\$659,000	10/25/02	11/17/02 23 109 (Agent DOM)	2/11/03 109	\$24,400 2,600.8% \$11,278	Town House 8 / 4 / 2&0 0.05 1920	Susie French Houlihan Lawrence Inc. HL Dual	Amy F Via Houlihan Lawrence Inc.
10 99 Kensington Square Feet: 1,850 MLS # - 2302353; Seller - Strupp	\$665,000 \$359	\$665,000 \$359	\$660,000 -0.8% \$357	2/10/03	3/18/03 36 121 (Agent DOM)	6/11/03 121	\$24,100 2,638.6% \$12,993	Town House 7 / 4 / 2&0 0.05 1925	Carol Moesel	Claire Diodato ERA Insite Realty Services
11 25 Parkway Square Feet: 2,500 MLS # - 2302693; Seller - W/H	\$789,000 \$316	\$749,999 \$300 -4.9%	\$690,000 \$276 -7.6%	2/15/03	4/29/03 73 131 (Agent DOM)	6/26/03 131	\$25,160 2,642.4% \$12,489	Tudor 9 / 5 / 3&1 0.17 1928	John Sperlongano Century 21 Mancuso Virginia Venturini Century 21 Mancuso	Micki Valvano Century 21 Mancuso
12 3 Beverly Square Feet: 1,450 MLS # - 2308575; Seller - Bothwell	\$685,000 \$472	\$685,000 \$472	\$704,000 2.8% \$486	5/14/03	6/3/03 20 77 (Agent DOM)	7/30/03 77	\$22,900 2,974.2% \$11,302	Town House 7 / 3 / 2&0 0.05 1925	Nancy Beers-Nix HL Dual	Carol Young

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2003

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 4 Bolton Gardens Square Feet: 1,620 MLS # - 2308388; Seller - Kelly	\$699,000 \$431	\$699,000 \$431	\$724,500 3.6% \$447	5/12/03 16 49 (Agent DOM)	5/28/03 16 49 (Agent DOM)	6/30/03 49	\$38,000 1,806.6% \$13,666	Town House 7 / 4 / 2&0 0.07 1926	Pat Brandon Houlihan Lawrence Inc. HL Dual	Anne C Kelly Houlihan Lawrence Inc.
14 14 Bolton Gardens Square Feet: 1,600 MLS # - 2308512; Seller - Spaulding, Mary	\$799,000 \$499	\$785,000 \$491	\$765,000 -1.8% -2.5% \$478	5/14/03 92 (Agent DOM)	6/26/03 43 92 (Agent DOM)	8/14/03 92	\$24,000 3,087.5% \$11,914	Town House 7 / 4 / 2&0 0.05 1920	Elizabeth Salimbene ElizabethSalimbeneRiltyNetwork	Cara Kealy Bronxville-Ley Real Estate LLC
15 5 Park Square Feet: 1,589 MLS # - 2303946; Seller - Ulrich	\$799,000 \$503	\$799,000 \$503	\$799,000 \$503	3/11/03 122 (Agent DOM)	5/7/03 57 122 (Agent DOM)	7/31/03 142	\$26,000 2,973.1% \$14,059	Town House 7 / 4 / 2&0 0.04 1925	Heidy Muse Ragette Realtors	Sarah French Houlihan Lawrence Inc.
16 6 Merestone Square Feet: 2,000 MLS # - 2317572; Seller - Reetz	\$875,000 \$438	\$875,000 \$438	\$850,000 -2.9% \$425	9/12/03 55 (Agent DOM)	10/3/03 21 55 (Agent DOM)	11/6/03 55	\$26,600 3,095.5% \$14,232	Town House 6 / 3 / 2&0 0.03 1924	Rita Steinkamp HL Dual	Nancy Beers-Nix Lewis Arlt
17 24 Bolton Gardens Square Feet: 2,000 MLS # - 2308948; Seller - Witheld	\$950,000 \$475	\$872,500 \$436	\$870,000 -8.2% -0.3% \$435	5/19/03 219 (Agent DOM)	11/7/03 172 219 (Agent DOM)	12/24/03 219	\$24,500 3,451.0% \$13,374	Town House 7 / 4 / 2&0 0.04 1921	Stacey Hughes Houlihan Lawrence Inc.	Joan A Lennon Ragette Realtors
18 13 Park Square Feet: 1,900 MLS # - 2304781; Seller - Straub	\$825,000 \$434	\$825,000 \$434	\$880,000 6.7% \$463	3/24/03 113 (Agent DOM)	4/1/03 8 113 (Agent DOM)	7/15/03 113	\$25,100 3,406.0% \$13,410	Raised Ranch 7 / 4 / 2&0 0.04 1929	Rita Steinkamp	Rita C Marsh Weichert Realtors

**Bronxville School District
Single Family**

2003

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
5 Sycamore 19 Square Feet: 2,300 MLS # - 2313892; Seller - Goodner	\$965,000 \$420	\$899,999 \$391	\$900,000 \$391 -6.7% 0.0%	7/16/03	9/5/03 51 83 (Agent DOM)	10/7/03 83	\$32,700 2,652.3% \$16,233	Colonial 7 / 3 / 2&1 0.28 1948	Ralph R Ragette Ragette Realtors Lori Ragette Ragette Realtors	Stacie Mascitelli Preferred Realty Inc.
6 Sycamore 20 Square Feet: 2,200 MLS # - 2300995; Seller - Hawkes	\$995,000 \$452	\$965,000 \$439	\$915,000 \$416 -3.0% -5.0%	1/20/03	3/21/03 60 60 (Agent DOM)	3/21/03 60	\$38,400 2,282.8% \$19,066	Colonial 7 / 3 / 2&1 0.17 1956	Carol Moesel	Diane Hackett Elizabeth Salimbenes Rlty Networ k
12 Park 21 Square Feet: 1,900 MLS # - 2304328; Seller - Withheld	\$949,000 \$499	\$949,000 \$499	\$920,000 \$484 -3.1%	3/17/03	3/28/03 11 63 (Agent DOM)	5/19/03 63	\$28,100 3,174.0% \$14,958	Town House 7 / 4 / 2&1 0.07 1929	Muriel Aragona Bronxville-Ley Real Estate LLC	Susie French Houlihan Lawrence Inc.
120 Midland 22 Square Feet: 1,800 MLS # - 2314302; Seller - Foley	\$995,000 \$553	\$995,000 \$553	\$960,000 \$533 -3.5%	7/21/03	9/22/03 63 122 (Agent DOM)	11/20/03 122	\$36,200 2,551.9% \$15,683	Cottage 7 / 4 / 3&0 0.22 1906	Laura Stichter	Betty Saccardo Century 21 Mancuso
6 McKinley 23 Square Feet: 3,400 MLS # - 2306304; Seller - Leckie, J G	\$1,195,000 \$351	\$1,195,000 \$351	\$990,000 \$291 -17.2%	4/11/03	5/30/03 49 111 (Agent DOM)	7/31/03 111	\$14,800 6,589.2% \$14,562	Colonial 9 / 5 / 3&1 0.35 1905	Elizabeth Greco Bronxville-Ley Real Estate LLC	Elizabeth Greco Bronxville-Ley Real Estate LLC
2 Morningside 24 Square Feet: 2,000 MLS # - 2307420; Seller - Corr, David L	\$1,150,000 \$575	\$995,000 \$498	\$990,000 \$495 -13.5% -0.4%	4/30/03	7/10/03 71 134 (Agent DOM)	9/11/03 134	\$40,100 2,368.8% \$21,417	Colonial 7 / 3 / 2&1 0.18 1946	Stacey Hughes	Lewis Artl HL Dual

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25 38 Forest Square Feet: 2,000 MLS # - 2300310; Seller - Withheld	\$1,195,000 \$598	\$995,000 -16.7% \$498	\$995,000 \$498	1/8/03	7/25/03 198 233 (Agent DOM)	8/29/03 233	\$40,700 2,344.7% \$18,695	Colonial 7 / 3 / 4&0 0.17 1932	Susie French Houlihan Lawrence Inc.	HL Dual Susie French Houlihan Lawrence Inc.
26 12 Kraft Square Feet: 3,000 MLS # - 2305094; Seller - Withheld	\$1,100,000 \$367	\$1,100,000 -7.3% \$367	\$1,020,000 \$340	3/28/03	7/3/03 97 179 (Agent DOM)	9/23/03 179	\$37,900 2,591.3% \$19,742	Victorian 9 / 7 / 3&2 0.14 1910	Louise Baudoin	HL Dual Lewis Artt
27 19 Middle Square Feet: 2,500 MLS # - 2306849; Seller - Larkin	\$1,275,000 \$510	\$1,100,000 -13.7% \$440	\$1,050,000 -3.9% \$420	4/23/03	9/22/03 152 238 (Agent DOM)	12/17/03 238	\$39,400 2,565.0% \$18,850	Colonial 7 / 3 / 3&1 0.22 1951	Joseph Houlihan Houlihan & O'Malley Real Estate Services	Rita Steinkamp Houlihan Lawrence Inc.
28 27 Meadow Square Feet: 2,358 MLS # - 2309392; Seller - Bennet	\$1,095,000 \$464	\$1,095,000 -2.3% \$464	\$1,070,000 \$454	5/27/03	6/12/03 16 49 (Agent DOM)	7/15/03 49	\$22,600 4,634.5% \$11,381	Victorian 10 / 6 / 2&1 0.11 1906	Helen Gerken	HL Dual Helen Gerken
29 147 Midland Square Feet: 2,800 MLS # - 2302091; Seller - Jackson, Charles	\$1,095,000 \$391	\$1,095,000 2.7% \$391	\$1,125,000 \$402	2/5/03	2/26/03 21 140 (Agent DOM)	6/25/03 140	\$41,200 2,630.6% \$20,453	Colonial 9 / 5 / 3&1 0.18 1934	Claire Peddy Bronxville-Ley Real Estate LLC	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
30 15 Sturgis Square Feet: 2,400 MLS # - 2307467; Seller - Withheld	\$1,150,000 \$479	\$1,150,000 \$479	\$1,150,000 \$479	5/1/03	5/13/03 12 78 (Agent DOM)	7/18/03 78	\$38,500 2,887.0% \$19,111	Colonial 8 / 3 / 3&1 0.17 1952	Barbara O'Reardon Century 21 Deed Real Estate Jane Scotti Coldwell Banker Residential Brokerage	Lynn Baldwin

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31 166 Midland Square Feet: 2,250 MLS # - 2300585; Seller - Nicolis, Mary B	\$1,195,000	\$1,195,000	\$1,155,000 -3.3%	1/13/03	3/21/03	7/17/03	\$41,500 2,683.1% \$22,719	Colonial 7 / 4 / 3&1 0.43 1929	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Lynn Joyce Houlihan Lawrence Inc.
32 16 Crows Nest Square Feet: 3,200 MLS # - 2214363; Seller - Blom	\$1,195,000	\$1,195,000	\$1,160,000 -2.9%	9/17/02	11/1/02	1/6/03	\$47,000 2,368.1% \$22,774	Colonial 9 / 5 / 3&0 0.2 1937	Lynn Joyce	Barbara Hawkins Century 21 Deed Real Estate
33 45 North Square Feet: 2,806 MLS # - 2303447; Seller - Barth, Anton	\$1,360,000	\$1,275,000	\$1,215,000 -6.3% -4.4%	3/3/03	7/28/03	8/29/03	\$41,725 2,811.9% \$22,841	Colonial 10 / 5 / 3&1 0.69 1956	Claire Peddy Bronxville-Ley Real Estate LLC	Susie French Houlihan Lawrence Inc.
34 9 Hobart Square Feet: 2,818 MLS # - 2310760; Seller - Knox, John B	\$1,525,000	\$1,395,000	\$1,260,000 -8.5% -8.9%	6/11/03	7/25/03	9/4/03	\$29,000 4,244.8% \$14,396	Victorian 9 / 5 / 3&1 0.11 1903	Elizabeth Salimbene ElizabethSalimbenesRltyNetwork	Susie French
35 9 Summit Square Feet: 2,500 MLS # - 2307534; Seller - Withheld	\$1,275,000	\$1,275,000	\$1,275,000	5/1/03	5/23/03	7/1/03	\$40,300 3,063.8% \$19,890	Colonial 9 / 5 / 3&1 0.21 1927	Susan Kelty Law Houlihan Lawrence Inc.	Mary Cassidy Bronxville-Ley Real Estate LLC
36 6 Village Square Feet: 2,600 MLS # - 2301115; Seller - Damhuis	\$1,375,000	\$1,375,000	\$1,285,000 -6.5%	1/22/03	6/19/03	7/30/03	\$21,200 5,961.3% \$21,952	Colonial 9 / 5 / 3&1 0.32 1958	Lynn Joyce	Susie French HL Dual

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37 4 Plateau Square Feet: 2,884 MLS # - 2217841; Seller - Lord, Edward	\$1,450,000 \$503	\$1,450,000 \$503	\$1,325,000 -8.6% \$459	11/13/02	3/10/03 117 153 (Agent DOM)	4/15/03 153	\$44,000 2,911.4% \$24,187	Split Level 9 / 4 / 3&1 0.3 1951	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Jamie Abruzzo Bronxville-Ley Real Estate LLC
38 12 Greenfield Square Feet: MLS # - 2306891; Seller - Spellman	\$1,325,000	\$1,325,000	\$1,325,000	4/23/03	5/19/03 26 84 (Agent DOM)	7/16/03 84	\$33,350 3,873.0% \$18,052	Ranch 11 / 5 / 3&0 0.28 1960	Cecile Spellman HL Dual	Nancy Beers-Nix
39 42 Summit Square Feet: 3,000 MLS # - 2216705; Seller - Withheld	\$1,450,000 \$483	\$1,450,000 \$483	\$1,385,000 -4.5% \$462	10/23/02	1/7/03 76 162 (Agent DOM)	4/3/03 162	\$42,400 3,166.5% \$19,404	Colonial 9 / 6 / 3&1 0.3 1928	Louise Baudoin Houlihan Lawrence Inc. HL Dual	Pat Brandon Houlihan Lawrence Inc.
40 18 Hemlock Square Feet: 3,526 MLS # - 2213675; Seller - Parker	\$1,495,000 \$424	\$1,495,000 \$424	\$1,400,000 -6.4% \$397	9/5/02	1/17/03 134 180 (Agent DOM)	3/4/03 180	\$60,100 2,229.5% \$29,834	Tudor 8 / 4 / 3&1 0.18 1925	Susie French	Lucille Esposito a.i.a. Gateway, LLC
41 83 Summit Square Feet: 2,200 MLS # - 2305459; Seller - Whitney	\$1,395,000 \$634	\$1,395,000 \$634	\$1,405,000 0.7% \$639	4/2/03	4/22/03 20 114 (Agent DOM)	7/25/03 114	\$30,600 4,491.5% \$16,599	Colonial 9 / 5 / 3&0 0.22 1921	Amy F Via Houlihan Lawrence Inc. HL Dual	Amy F Via Houlihan Lawrence Inc.
42 10 Lee Square Feet: 3,000 MLS # - 2304774; Seller - Di Re	\$1,340,000 \$447	\$1,340,000 \$447	\$1,530,000 14.2% \$510	3/24/03	4/11/03 18 140 (Agent DOM)	8/11/03 140	\$47,400 3,127.8% \$23,700	Tudor 8 / 4 / 3&0 0.35 1924	Betty Fannon	Rita Steinkamp

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25 Prescott 43 Square Feet: 5,000 MLS # - 2210254; Seller - Andrews	\$1,999,000	\$1,900,000 -5.0%	\$1,550,000 -17.5%	7/9/02	11/20/02	5/6/03	\$55,800 2,677.8%	Colonial 11 / 5 / 3&1 0.47 1890	Carole Andrews Ragette Realtors	Toni Bessone Houlihan Lawrence Inc. Sarah French Houlihan Lawrence Inc.
7 Summit 44 Square Feet: 3,200 MLS # - 2305507; Seller - Withheld	\$1,595,000	\$1,595,000	\$1,595,000	4/2/03	4/30/03	8/5/03	\$52,500 2,938.1%	Colonial 9 / 5 / 3&1 0.23 1925	Jaclynn Carroll	HL Dual Stacey Hughes
10 Fordal 45 Square Feet: 2,371 MLS # - 2317391; Seller - Hanson	\$1,650,000	\$1,650,000	\$1,600,000 -3.0%	9/10/03	9/30/03	12/19/03	\$40,625 3,838.5%	Ranch 9 / 3 / 3&1 0.4 1951	Susie French Houlihan Lawrence Inc.	Frances Gwen Bolan Bronxville-Ley Real Estate LLC
30 Locust 46 Square Feet: 2,500 MLS # - 2308377; Seller - Mackesy	\$1,895,000	\$1,895,000	\$1,680,000 -11.3%	5/12/03	8/12/03	12/12/03	\$35,000 4,700.0%	Tudor 9 / 4 / 2&1 0.24 1929	Cecile Spellman	Heidy Muse Ragette Realtors
33 Summit 47 Square Feet: 2,800 MLS # - 2301914; Seller - Keylor, Arthur	\$1,895,000	\$1,725,000 -9.0%	\$1,695,000 -1.6%	2/3/03	5/13/03	7/11/03	\$59,300 2,758.3%	Farm House 9 / 5 / 4&0 0.38 1937	Patricia Breen Houlihan Lawrence Inc.	HL Dual Carol Moesel Houlihan Lawrence Inc.
14 Crows Nest 48 Square Feet: 2,800 MLS # - 2304014; Seller - Perry/Hallows	\$1,695,000	\$1,695,000	\$1,695,000	3/12/03	3/24/03	7/16/03	\$49,700 3,310.5%	Other/See Remarks 9 / 5 / 3&1 0.19 1939	Carol Moesel	HL Dual Quenby Williamson

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9 Lookout 49 Square Feet: 3,900 MLS # - 2200892; Seller - Withheld	\$2,500,000	\$2,100,000 -16.0%	\$1,700,000 -16.0%	1/28/02	1/22/03	3/18/03	\$42,700 3,881.3% \$20,521	Victorian 12 / 6 / 4&1 0.24 1903	Marianne Mills Houlihan Lawrence Inc.	HL Dual Lynn Joyce Houlihan Lawrence Inc.
6 Fordal 50 Square Feet: 3,800 MLS # - 2214428; Seller - Freher	\$1,825,000	\$1,825,000	\$1,760,000 -3.6%	9/17/02	11/8/02	1/17/03	\$53,900 3,165.3% \$25,722	Tudor 11 / 6 / 3&2 0.38 1929	Carol Moesel	HL Dual Cecile Spellman
16 Argyle 51 Square Feet: 3,245 MLS # - 2311506; Seller - Frambes	\$2,150,000	\$1,995,000 -7.2%	\$1,800,000 -9.1%	6/20/03	7/21/03	8/19/03	\$48,500 3,611.3% \$26,743	Tudor 9 / 5 / 4&1 0.26 1915	Claire Peddy Bronxville-Ley Real Estate LLC	Non Member-MLS (8888) Non-Member MLS (888888)
11 Sturgis 52 Square Feet: 3,750 MLS # - 2313100; Seller - Callahan	\$2,250,000	\$1,995,000 -11.3%	\$1,800,000 -8.7%	7/13/03	10/24/03	11/17/03	\$66,800 2,594.6% \$34,941	Other/See Remarks 11 / 6 / 3&2 0.31 1928	Helen Gerken	Joseph Houlihan Houlihan & O'Malley Real Estate Services
50 Prescott 53 Square Feet: 3,800 MLS # - 2317470; Seller - Brown	\$1,999,999	\$1,999,999	\$1,833,000 -8.3%	9/11/03	9/23/03	11/20/03	\$61,100 2,900.0% \$31,040	Other/See Remarks 10 / 6 / 4&1 0.44 1956	Carol Moesel Houlihan Lawrence Inc.	HL Dual Laura Stichter Houlihan Lawrence Inc.
136 Park 54 Square Feet: 4,000 MLS # - 2314095; Seller - Pederson	\$1,925,000	\$1,825,000 -5.2%	\$1,850,000 1.3%	7/17/03	10/30/03	12/19/03	\$70,700 2,516.7% \$29,211	Tudor 11 / 5 / 3&1 0.74 1920	Pat Brandon	HL Dual Lynn Joyce

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2 Dusenberry 55 Square Feet: 3,500 MLS # - 2301206; Seller - Corry	\$1,847,000 \$528	\$1,850,000 \$529	\$1,851,000 \$529 0.2% 0.1%	1/23/03	3/27/03 63 145 (Agent DOM)	6/17/03 145	\$63,100 2,833.4% \$31,323	Colonial 10 / 5 / 3&2 0.4 1947	Gene Blendermann Houlihan Lawrence Inc. Vera Blendermann Houlihan Lawrence Inc.	Jamie Abruzzo Bronxville-Ley Real Estate LLC
16 South 56 Square Feet: 4,000 MLS # - 2214113; Seller - Spiziri	\$2,199,500 \$550	\$2,199,500 \$550	\$1,900,000 \$475 -13.6%	9/12/02	12/17/02 96 127 (Agent DOM)	1/17/03 127	\$60,990 3,015.3% \$31,875	Colonial 10 / 4 / 4&1 0.22 1967	Helen Gerken HL Dual	Helen Gerken
8 The High 57 Square Feet: 3,800 MLS # - 2303629; Seller - Busa	\$2,500,000 \$658	\$2,100,000 \$553	\$1,900,000 \$500 -16.0% -8.0%	3/5/03	9/2/03 181 254 (Agent DOM)	11/14/03 254	\$57,500 3,204.3% \$26,648	Tudor 10 / 5 / 4&1 0.3 1930	Amy F Via Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
3 Hawthorne 58 Square Feet: 3,300 MLS # - 2311772; Seller - Anagnostakis	\$1,950,000 \$591	\$1,950,000 \$591	\$1,900,000 \$576 -2.6%	6/25/03	7/16/03 21 128 (Agent DOM)	10/31/03 128	\$47,500 3,900.0% \$26,891	Colonial 10 / 5 / 3&2 0.27 1930	Anne C Kelty HL Dual	Susan Kelty Law
5 Paddington 59 Square Feet: 4,150 MLS # - 2307217; Seller - Polak	\$1,950,000 \$470	\$1,950,000 \$470	\$1,950,000 \$470	4/29/03	7/18/03 80 169 (Agent DOM)	10/15/03 169	\$80,800 2,313.4% \$44,216	Colonial 11 / 5 / 5&1 0.6 1956	Stacey Hughes Houlihan Lawrence Inc.	Barbara O'Reardon Century 21 Deed Real Estate
13 Sunny Brae 60 Square Feet: 3,500 MLS # - 2303848; Seller - Hupalo	\$2,400,000 \$686	\$1,999,999 \$571	\$2,035,250 \$582 -16.7% 1.5%	3/10/03	5/23/03 74 127 (Agent DOM)	7/15/03 127	\$65,400 3,012.0% \$26,533	Tudor 10 / 6 / 3&2 0.23 1929	Louise Baudoin HL Dual	Anne C Kelty

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61 2 The High Square Feet: 4,200 MLS # - 2302043; Seller - Coleman	\$2,950,000	\$2,200,000 -25.4%	\$2,050,000 -5.1%	2/5/03	5/15/03 99	7/31/03 176 (Agent DOM)	\$54,650 3,651.1% \$27,129	Tudor 11 / 4 / 3&1 0.31 1927	Elizabeth Salimbene ElizabethSalimbeneRltyNetwork	Susan Kelly Law Houlihan Lawrence Inc.
62 21 Gladwin Square Feet: 3,500 MLS # - 2304957; Seller - Hanau	\$1,950,000	\$1,950,000 5.1%	\$2,050,000 5.1%	3/26/03	4/3/03 8	6/11/03 77 (Agent DOM)	\$57,700 3,452.9% \$29,517	Colonial 9 / 5 / 3&1 0.34 1950	Rita Steinkamp	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
63 4 Locust Square Feet: 3,400 MLS # - 2303618; Seller - Kolb	\$1,785,000	\$1,785,000 17.6%	\$2,100,000 17.6%	3/4/03	3/17/03 13	6/25/03 113 (Agent DOM)	\$72,700 2,788.6% \$31,446	Colonial 8 / 4 / 3&1 0.4 1956	Rita C Marsh Weichert Realtors	Susan Kelly Law Houlihan Lawrence Inc.
64 16 Tanglewyld Square Feet: 4,000 MLS # - 2214499; Seller - Newell, Paula C	\$2,495,000	\$2,325,000 -6.8%	\$2,150,000 -7.0%	9/18/02	2/26/03 161	5/29/03 253 (Agent DOM)	\$47,700 4,407.3% \$24,693	Colonial 11 / 6 / 3&1 0.37 1912	Claire Peddy Bronxville-Ley Real Estate LLC	Victoria Carter Bronxville-Ley Real Estate LLC
65 41 Sturgis Square Feet: 3,200 MLS # - 2215842; Seller - Lee	\$2,100,000	\$2,100,000 7.5%	\$2,257,000 7.5%	10/9/02	10/24/02 15	1/31/03 114 (Agent DOM)	\$52,200 4,223.8% \$26,627	Colonial 11 / 6 / 3&2 0.29 1928	Amy F Via Houlihan Lawrence Inc.	Barbara O'Reardon Century 21 Deed Real Estate
66 6 Greenfield Square Feet: 3,700 MLS # - 2309377; Seller - Roth	\$2,450,000	\$2,450,000 -3.3%	\$2,370,000 -3.3%	5/26/03	7/28/03 63	8/15/03 81 (Agent DOM)	\$54,000 4,288.9% \$29,491	Colonial 10 / 4 / 3&2 0.4 1941	Rita Steinkamp	Rita Steinkamp HL Dual

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9 Locust 67 Square Feet: 3,520 MLS # - 2303634; Seller - Moore	\$2,375,000	\$2,375,000	\$2,375,000	3/5/03	3/12/03	7/24/03	\$68,500 3,367.2% \$33,729	Tudor 10 / 5 / 4&0 0.67 1928	Rita Steinkamp Houlihan Lawrence Inc.	Mary Cassidy Bronxville-Ley Real Estate LLC
12 Ridge 68 Square Feet: 3,700 MLS # - 2303992; Seller - Bell	\$2,475,000	\$2,475,000	\$2,545,000 2.8%	3/12/03	3/31/03	6/12/03	\$22,450 11,236.3% \$26,119	Other/See Remarks 11 / 6 / 3&1 0.32 1920	Rita Steinkamp	HL Dual Rita Steinkamp
29 Sturgis 69 Square Feet: 4,500 MLS # - 2300180; Seller - Lake, Douglas	\$2,995,000	\$2,995,000	\$2,550,000 -14.9%	1/6/03	1/27/03	6/16/03	\$73,300 3,378.9% \$38,500	Other/See Remarks 10 / 5 / 5&0 0.44 1970	Pat Barry Bronxville-Ley Real Estate LLC	Rita Steinkamp Houlihan Lawrence Inc.
40 Homesdale 70 Square Feet: 5,279 MLS # - 2302507; Seller - Casey	\$3,500,000	\$2,750,000	\$2,550,000 -21.4% -5.7%	2/11/03	7/29/03	10/9/03	\$56,600 4,405.3% \$34,471	Colonial 15 / 5 / 4&3 0.29 1922	Shirley Schaeffer Coldwell Banker Residential Brokerage	Cara Kealy Bronxville-Ley Real Estate LLC
90 White Plains 71 Square Feet: 4,200 MLS # - 2306884; Seller - Hanson	\$2,650,000	\$2,650,000	\$2,650,000	4/23/03	5/2/03	7/16/03	\$45,100 5,775.8% \$21,760	Colonial 11 / 7 / 3&1 0.69 1835	Rita Steinkamp Houlihan Lawrence Inc.	HL Dual Pat Brandon Houlihan Lawrence Inc.
8 Locust 72 Square Feet: 3,500 MLS # - 2301871; Seller - Sanford	\$3,200,000	\$2,500,000	\$2,852,000 -21.9% 11.0%	2/3/03	4/28/03	8/1/03	\$59,200 4,717.6% \$30,510	Tudor 10 / 5 / 4&1 0.6 1914	Laura Stichter	HL Dual Cecile Spellman

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6 Northern 73 Square Feet: 5,000 MLS # - 2301615; Seller - Donohue	\$2,995,000	\$2,995,000	\$2,900,000 -3.2%	1/29/03	4/30/03	7/25/03	\$44,300 6,446.3%	Other/See Remarks 14 / 7 / 4&2 0.46 1908	Laura Stichter Houlihan Lawrence Inc.	HL Dual	Susan Kelly Law Houlihan Lawrence Inc.
18 Plateau 74 Square Feet: 3,800 MLS # - 2215003; Seller - Hartnett	\$3,360,000	\$3,360,000	\$3,000,000 -10.7%	9/26/02	2/27/03	5/23/03	\$55,800 5,276.3%	Other/See Remarks 10 / 4 / 3&1 0.7 1907	Barbara Kerrigan	HL Dual	Amy F Via
20 Park 75 Square Feet: 5,000 MLS # - 2306147; Seller - Witheld	\$3,750,000	\$3,375,000	\$3,250,000 -10.0% -3.3%	4/10/03	7/24/03	9/4/03	\$54,700 5,841.5%	Victorian 13 / 6 / 4&2 0.3 1896	Susie French Houlihan Lawrence Inc.	HL Dual	Carol Young Houlihan Lawrence Inc.
11 Argyle 76 Square Feet: 5,500 MLS # - 2306688; Seller - Shiverick	\$4,500,000	\$3,950,000	\$3,825,000 -12.2% -2.8%	4/21/03	7/11/03	9/8/03	\$74,000 5,068.9%	Raised Ranch 12 / 5 / 4&2 0.92 1920	Amy F Via	HL Dual	Laura Stichter
11 Eastway 77 Square Feet: 6,400 MLS # - 2303817; Seller - Hawkes, Laurie Ann	\$5,850,000	\$5,850,000	\$4,900,000 -16.2%	3/10/03	5/30/03	8/28/03	\$93,600 5,135.0%	Colonial 12 / 4 / 5&1 0.66 1927	Mary Cassidy Bronxville-Ley Real Estate LLC		Anne C Kelly Houlihan Lawrence Inc.

Total Bronxville 2003

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
77	63	50	46	33
	82%	65%	60%	43%

**Bronxville School District
Single Family**

2003

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,450,000	\$1,395,000	\$1,385,000	60	127	\$41,500	77	63	50	46	33
		-3.8%	-0.7%					82%	65%	60%	43%
Average:	\$1,680,810	\$1,597,153	\$1,532,454	72	140	\$43,201					
		-5.0%	-3.8%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$493	\$474	\$471	2,942
		-\$19	-\$3	
Average:	\$560	\$532	\$511	3,001
		-\$28	-\$22	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2003
Homes Sold	6	1	3	2	5	11	20	9	6	4	5	5	77
Median Original Price	\$1,510,000	\$675,000	\$1,495,000	\$1,450,000	\$1,999,000	\$1,095,000	\$1,300,000	\$1,595,000	\$1,337,500	\$1,950,000	\$1,999,999	\$1,650,000	\$1,450,000
Median List Price	\$1,510,000	\$659,000	\$1,495,000	\$1,450,000	\$1,900,000	\$1,095,000	\$1,300,000	\$1,595,000	\$1,247,500	\$1,950,000	\$1,995,000	\$1,650,000	\$1,395,000
Median Sold Price	\$1,460,000	\$659,000	\$1,400,000	\$1,355,000	\$1,550,000	\$1,125,000	\$1,280,000	\$1,595,000	\$1,140,000	\$1,925,000	\$1,800,000	\$1,600,000	\$1,385,000
Average Sold Price	\$1,343,167	\$659,000	\$1,338,333	\$1,355,000	\$1,643,000	\$1,391,227	\$1,424,173	\$2,002,444	\$1,806,500	\$1,825,000	\$1,468,600	\$1,410,000	\$1,532,454

**Bronxville School District
Single Family**

2002

	Address:			Prices:			Dates and DOMs:			Taxes:		Property:		Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	SP/AV%	Amount	Style	Rms/Bds/Bths	Acres	Yr Built	List Agent	Buyer Agent
1	81 Kensington	\$499,000	\$499,000	\$503,000	1/15/02	3/1/02	4/10/02	\$22,600		Town House				Carol Moesel	Laura Stichter
	Square Feet: 1,650	\$302	\$302	0.8%		45	85	2,125.7%		7 / 4 / 2&0				HL	Dual
	MLS # - 2200073; Seller - Holland		\$305			85 (Agent DOM)		\$11,260		0.04					
										1926					
2	152 Pondfield	\$610,000	\$610,000	\$610,000	4/23/01	11/28/01	1/24/02	\$26,300		Town House				Carol Bender	Muriel Aragona
	Square Feet: 1,938	\$315	\$315	\$315		219	276	2,219.4%		7 / 4 / 2&0				Houlihan Lawrence Inc.	Bronxville-Ley Real Estate LLC
	MLS # - 2105559; Seller - Stewart					276 (Agent DOM)		\$12,910		0.02					
										1923					
3	6 Kensington	\$599,000	\$599,000	\$620,000	10/9/02	10/31/02	12/12/02	\$27,800		Town House				Susan Kely Law	Patricia Breen
	Square Feet: 1,650	\$363	\$363	3.5%		22	64	2,130.2%		6 / 3 / 2&0				HL	Dual
	MLS # - 2215806; Seller - O'connor		\$376			64 (Agent DOM)		\$11,680		0.08					
										1915					
4	35 Sagamore	\$630,000	\$630,000	\$630,000	10/13/01	2/18/02	4/17/02	\$28,100		Town House				Barbara Clarner	Lynn Joyce
	Square Feet: 1,950	\$323	\$323	\$323		128	186	2,142.0%		7 / 4 / 2&0				Coldwell Banker Residential Brokerage	Houlihan Lawrence Inc.
	MLS # - 2114769; Seller - Slater					186 (Agent DOM)		\$12,381		0.05					
										1916					
5	140 Pondfield	\$640,000	\$640,000	\$635,000	12/3/01	12/27/01	3/15/02	\$22,800		Town House				Lewis Art	Muriel Aragona
	Square Feet: 1,650	\$388	\$388	-0.8%		24	102	2,685.1%		7 / 4 / 2&0					Bronxville-Ley Real Estate LLC
	MLS # - 2116947; Seller - Folsom		\$385			102 (Agent DOM)		\$10,915		0.03					
										1924					
6	11 Bolton	\$660,000	\$660,000	\$640,000	11/29/01	3/29/02	4/8/02	\$23,000		Town House				Quenby Williamson	Susan Kely Law
	Square Feet: 2,000	\$330	\$330	-3.0%		120	130	2,682.6%		6 / 3 / 2&0				Houlihan Lawrence Inc.	Houlihan Lawrence Inc.
	MLS # - 2116830; Seller - McCormick		\$320			130 (Agent DOM)		\$11,811		1921				HL	Dual

**Bronxville School District
Single Family**

2002

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
6 Beverly 7 Square Feet: 1,516 MLS # - 2215239; Seller - Harwood	\$647,000	\$647,000	\$647,000	9/30/02	10/18/02	12/18/02	\$24,400 2,551.6% \$11,440	Town House 7 / 3 / 2&0 0.06 1930	Carol Young HL Dual	Carol Young
20 Bolton Gardens 8 Square Feet: 1,600 MLS # - 2214115; Seller - Wallace, Mary V	\$675,000	\$675,000	\$675,000	9/12/02	10/4/02	12/5/02	\$21,500 3,039.5% \$11,601	Town House 7 / 4 / 2&0 0.03 1921	Claire Peddy Bronxville-Ley Real Estate LLC	Nancy Beers-Nix Houlihan Lawrence Inc.
14 Field 9 Square Feet: 1,836 MLS # - 2116963; Seller - Flynn	\$690,000	\$690,000	\$690,000	12/3/01	12/10/01	3/7/02	\$26,500 2,503.8% \$12,786	Town House 6 / 3 / 2&0 0.11 1925	Carol Bender HL Dual	Susan Kelly Law
12 Park 10 Square Feet: 1,900 MLS # - 2200671; Seller - Villani	\$799,000	\$799,000	\$794,500 -0.6%	1/23/02	2/15/02	5/1/02	\$28,100 2,727.4% \$12,078	Town House 7 / 4 / 2&1 1929	Nancy Beers-Nix Houlihan Lawrence Inc.	Claire Peddy Bronxville-Ley Real Estate LLC
28 Tanglewyld 11 Square Feet: 2,000 MLS # - 2206188; Seller - Costa	\$785,000	\$785,000	\$800,000 1.9%	5/1/02	5/23/02	10/4/02	\$12,031	Town House 7 / 4 / 2&0 0.04 1929	Christine Bartley Ragette Realtors	Mary Claire White ElizabethSaimbenesRltyNetwor k
4 Woodland 12 Square Feet: 1,600 MLS # - 2206699; Seller - Hyland	\$945,000	\$895,000	\$825,000 -5.3% -7.4%	5/9/02	8/7/02	10/28/02	\$33,950 2,330.0% \$17,774	Ranch 6 / 3 / 2&0 0.35 1954	Claire Peddy Bronxville-Ley Real Estate LLC	Michael Stout Ragette Realtors

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
11 Bacon 13 Square Feet: 2,600 MLS # - 2117863; Seller - McMahon	\$797,000 \$307	\$797,000 \$307	\$830,000 4.1% \$319	1/7/02	3/22/02	3/22/02	\$31,100 2,568.8% \$14,000	Town House 9 / 4 / 3&1 1930	Carol Young	Carol Bender HL Dual
24 Bolton Gardens 14 Square Feet: 2,000 MLS # - 2205757; Seller - Conway	\$775,000 \$388	\$775,000 \$388	\$853,000 10.1% \$427	4/24/02	5/7/02	7/19/02	\$24,500 3,381.6% \$12,162	Town House 7 / 4 / 2&0 0.04 1921	Patricia Breen Houlihan Lawrence Inc.	Stacey Hughes Houlihan Lawrence Inc. HL Dual
245 Pondfield 15 Square Feet: 3,000 MLS # - 2210180; Seller - Muse	\$899,000 \$300	\$899,000 \$300	\$855,000 -4.9% \$285	7/8/02	8/30/02	10/1/02	\$54,600 1,465.9% \$22,960	Colonial 9 / 4 / 4&0 0.22 1976	Heidy Muse Ragette Realtors	Heidy Muse Ragette Realtors
35 Garden 16 Square Feet: 2,200 MLS # - 2117338; Seller - Contessa	\$865,000 \$393	\$865,000 \$393	\$860,000 -0.6% \$391	12/14/01	12/27/01	2/27/02	\$38,800 2,116.5% \$15,580	Town House 7 / 4 / 2&0 0.09 1931	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Susie French Houlihan Lawrence Inc.
46 Forest 17 Square Feet: 1,500 MLS # - 2117469; Seller - Diatchenko	\$995,000 \$663	\$895,000 \$597	\$875,000 -10.1% -2.0% \$583	12/19/01	5/13/02	7/11/02	\$14,900 5,772.5% \$13,800	Ranch 6 / 3 / 2&0 0.21 1953	Lillian Lochanko Dimas	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
3 Fulling 18 Square Feet: 2,700 MLS # - 2115432; Seller - Mitchell	\$910,000 \$337	\$925,000 \$343	\$880,000 1.6% -4.9% \$326	10/26/01	5/22/02	10/4/02	\$40,100 2,094.5% \$18,600	Colonial 7 / 4 / 3&1 0.25 1959	Mary Claire White ElizabethSalimbenesRltyNetwork	Elizabeth Salimbene ElizabethSalimbenesRltyNetwor k

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Wood End 19 Square Feet: 2,000 MLS # - 2114180; Seller - Stires	\$897,000 \$449	\$897,000 \$449	\$889,000 -0.9% \$445	10/3/01	11/27/01 55 119 (Agent DOM)	1/30/02 119	\$46,850 1,797.5% \$14,100	Cottage 6 / 3 / 2&0 0.25 1924	Carol Young HL Dual	Pat Brandon HL Dual
7 Hobart 20 Square Feet: 2,600 MLS # - 2115125; Seller - Klivecka	\$935,000 \$360	\$935,000 \$360	\$892,500 -4.5% \$343	10/18/01	12/6/01 49 173 (Agent DOM)	4/9/02 173	\$26,000 3,332.7% \$11,227	Colonial 10 / 5 / 3&1 0.11 1907	Carol Moesel Houlihan Lawrence Inc. HL Dual	Quenby Williamson Houlihan Lawrence Inc. HL Dual
34 Garden 21 Square Feet: 3,000 MLS # - 2206673; Seller - Morris-lippe	\$1,100,000 \$367	\$949,000 \$316	\$920,000 -13.7% -2.6% \$307	5/8/02	8/8/02 92 128 (Agent DOM)	9/13/02 128	\$33,300 2,662.8% \$14,400	Colonial 7 / 4 / 2&1 0.15 1888	Amy F Via HL Dual	Barbara Kerrigan HL Dual
27 Meadow 22 Square Feet: 2,358 MLS # - 2210190; Seller - Ravazzani	\$945,000 \$401	\$945,000 \$401	\$920,000 -2.6% \$390	7/8/02	8/30/02 53 87 (Agent DOM)	10/3/02 87	\$22,600 3,970.8% \$11,173	Victorian 10 / 6 / 2&1 0.1 1906	Stacey Hughes Houlihan Lawrence Inc. HL Dual	Helen Gerken Houlihan Lawrence Inc. HL Dual
65 Avon 23 Square Feet: 2,800 MLS # - 2114586; Seller - Hurlbut	\$999,000 \$357	\$960,000 \$343	\$930,000 -3.9% -3.0% \$332	10/9/01	6/13/02 247 364 (Agent DOM)	10/8/02 364	\$20,350 4,470.0% \$21,767	Split Level 9 / 3 / 3&0 0.4 1955	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Mirjana Balac Ragette Realtors
99 White Plains 24 Square Feet: 2,500 MLS # - 2206677; Seller - Hawkins	\$985,000 \$394	\$949,000 \$380	\$930,000 -3.7% -1.9% \$372	5/8/02	6/19/02 42 132 (Agent DOM)	9/17/02 132	\$36,400 2,454.9% \$16,302	Colonial 8 / 4 / 2&1 0.19 1929	Laura Stichter Houlihan Lawrence Inc.	Kathleen Liebler Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Woodland 25 Square Feet: 4,300 MLS # - 2108841; Seller - Conway	\$1,600,000 \$372	\$1,200,000 \$279	\$942,000 \$219 -25.0% -16.1%	6/15/01	5/8/02 327 412 (Agent DOM)	8/1/02 412	\$22,750 4,040.7% \$27,600	Other/See Remarks 10 / 3 / 2&1 0.3 1912	Craig Carlson Coldwell Banker Carlson Real Estate	Amy F Via
7 Avon 26 Square Feet: 2,550 MLS # - 2209173; Seller - Machale	\$1,100,000 \$431	\$998,000 \$391	\$961,000 \$377 -9.3% -3.4%	6/19/02	7/17/02 28 57 (Agent DOM)	8/15/02 57	\$37,700 2,449.1% \$17,924	Cottage 8 / 4 / 2&1 0.26 1907	Lynn Baldwin Houlihan Lawrence Inc.	Quenby Williamson Houlihan Lawrence Inc. HL Dual
35 Tanglewylde 27 Square Feet: 2,400 MLS # - 2204049; Seller - Auriemmo, Frank	\$1,050,000 \$438	\$1,050,000 \$438	\$970,000 \$404 -7.6%	3/27/02	4/26/02 30 114 (Agent DOM)	7/19/02 114	\$32,100 2,921.8% \$14,090	Colonial 9 / 5 / 2&0 0.17 1906	Claire Peddy Bronxville-Ley Real Estate LLC	Patricia Breen
6 Normandy 28 Square Feet: 2,000 MLS # - 2208327; Seller - Murray	\$935,000 \$468	\$935,000 \$468	\$972,000 \$486 4.0%	6/5/02	6/19/02 14 71 (Agent DOM)	8/15/02 71	\$31,000 3,035.5% \$16,091	Town House 7 / 4 / 3&1 0.13 1928	Laura Stichter Houlihan Lawrence Inc.	Amy F Via Houlihan Lawrence Inc. HL Dual
380 New Rochelle 29 Square Feet: 2,400 MLS # - 2113319; Seller - Wagner	\$990,000 \$413	\$990,000 \$413	\$990,000 \$413	9/17/01	4/4/02 199 281 (Agent DOM)	6/25/02 281	\$22,050 4,389.8% \$19,196	Ranch 7 / 3 / 2&1 0.42 1963	Betsy Ellis	Pat Brandon HL Dual
2 Edgehill 30 Square Feet: 3,100 MLS # - 2114695; Seller - Witheld	\$1,300,000 \$419	\$1,195,000 \$385	\$1,075,000 \$347 -8.1% -9.2%	10/12/01	1/26/02 106 207 (Agent DOM)	5/7/02 207	\$38,000 2,728.9% \$15,830	Colonial 9 / 4 / 4&0 0.24 1934	Mary Claire White ElizabethSalimbenesRltyNetwork	Diane Hackett ElizabethSalimbenesRltyNetwork

**Bronxville School District
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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 7 Library Square Feet: 2,400 MLS # - 2208663; Seller - Hernandez, Carlos	\$1,250,000 \$521	\$1,250,000 \$521	\$1,150,000 -8.0% \$479	6/11/02	8/5/02 55 140 (Agent DOM)	10/29/02 140	\$45,500 2,427.5% \$23,633	Colonial 7 / 3 / 2&2 0.34 1948	Victoria Carter Bronxville-Ley Real Estate LLC	Peter J Gill Bronxville-Ley Real Estate LLC
32 90 Sagamore Square Feet: 4,000 MLS # - 2113922; Seller - Merone	\$1,350,000 \$338	\$1,295,000 -4.1% \$324	\$1,175,000 -8.9% \$294	9/28/01	3/11/02 164 208 (Agent DOM)	4/24/02 208	\$24,000 4,795.8% \$20,887	Colonial 10 / 6 / 3&2 0.35 1989	Muriel Aragona Bronxville-Ley Real Estate LLC	Nancy Beers-Nix Houlihan Lawrence Inc.
33 33 North Square Feet: 2,600 MLS # - 2200653; Seller - Shelli	\$1,250,000 \$481	\$1,250,000 \$481	\$1,175,000 -6.0% \$452	1/23/02	2/14/02 22 225 (Agent DOM)	9/5/02 225	\$47,500 2,373.7% \$22,848	Colonial 8 / 3 / 2&2 0.28 1947	Elizabeth Salimbene ElizabethSalimbenesRltyNetwork	Barbara Altersohn Coldwell Banker Residential Brokerage
34 50 Masterton Square Feet: 1,950 MLS # - 2201393; Seller - Ranieri	\$1,195,000 \$613	\$1,195,000 \$613	\$1,195,000 \$613	2/6/02	2/26/02 20 146 (Agent DOM)	7/2/02 146	\$42,800 2,692.1% \$17,041	Colonial 7 / 3 / 4&0 0.69 1947	Anne C Kelty Houlihan Lawrence Inc.	HL Dual Toni Bessone Houlihan Lawrence Inc. Sarah French Houlihan Lawrence Inc.
35 35 Edgewood Square Feet: 2,200 MLS # - 2210832; Seller - Macdonald	\$1,195,000 \$543	\$1,195,000 \$543	\$1,195,000 \$543	7/17/02	8/12/02 26 86 (Agent DOM)	10/11/02 86	\$45,200 2,543.8% \$21,863	Colonial 8 / 3 / 3&0 0.22 1941	Amy F Via	Joyce Kelly Bronxville-Ley Real Estate LLC
36 25 Locust Square Feet: 3,000 MLS # - 2114751; Seller - Manuso	\$1,295,000 \$432	\$1,250,000 -3.5% \$417	\$1,200,000 -3.9% \$400	10/12/01	1/4/02 84 123 (Agent DOM)	2/12/02 123	\$48,500 2,374.2% \$22,011	Tudor 9 / 5 / 2&2 0.4 1927	Claire Peddy Bronxville-Ley Real Estate LLC	Stacey Hughes Houlihan Lawrence Inc.

**Bronxville School District
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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
69 Park 37 Square Feet: 2,875 MLS # - 2117998; Seller - Byford-brown	\$1,195,000 \$416	\$1,195,000 \$416	\$1,250,000 4.6% \$435	1/8/02	2/12/02 35	2/12/02 35	\$15,400 8,016.9% \$20,154	Colonial 8 / 4 / 3&1 1935	Betsy Ellis 	Nancy Beers-Nix HL Dual
11 Dusenberry 38 Square Feet: 2,000 MLS # - 2204262; Seller - Helferich/Nicholas	\$1,195,000 \$598	\$1,195,000 \$598	\$1,281,300 7.2% \$641	4/1/02	4/24/02 23	8/14/02 135	\$13,500 9,391.1% \$18,018	Colonial 8 / 4 / 3&0 0.23 1921	Heidy Muse Ragette Realtors	Claire Peddy Bronxville-Ley Real Estate LLC
20 Locust 39 Square Feet: 3,000 MLS # - 2200687; Seller - Duggan	\$1,350,000 \$450	\$1,350,000 \$450	\$1,285,000 -4.8% \$428	1/12/02	3/12/02 59	6/27/02 166	\$49,400 2,501.2% \$22,131	Tudor 9 / 5 / 3&1 0.19 1927	Claire Peddy Bronxville-Ley Real Estate LLC	Helen Gerken
4 Crows Nest 40 Square Feet: 2,400 MLS # - 2201391; Seller - McCloskey, Patrick M	\$1,295,000 \$540	\$1,295,000 \$540	\$1,300,000 0.4% \$542	2/6/02	4/4/02 57	4/4/02 57	\$45,100 2,782.5% \$21,127	Colonial 8 / 4 / 3&1 0.16 1936	Carol Young Houlihan Lawrence Inc.	Stacey Hughes Houlihan Lawrence Inc. HL Dual
18 Vine 41 Square Feet: 2,800 MLS # - 2204535; Seller - Machtiger	\$1,200,000 \$429	\$1,200,000 \$429	\$1,310,000 9.2% \$468	4/4/02	5/22/02 48	7/26/02 113	\$33,400 3,822.2% \$15,489	Victorian 9 / 5 / 3&1 0.22 1904	Laura Stichter	Lewis Artl HL Dual
10 Summit 42 Square Feet: 3,200 MLS # - 2113069; Seller - Fenniman	\$1,425,000 \$445	\$1,355,000 \$423	\$1,315,000 -4.9% -2.8% \$411	9/12/01	1/7/02 117	3/6/02 175	\$21,300 6,073.7% \$21,490	Colonial 8 / 4 / 4&1 1926	Pat Barry Bronxville-Ley Real Estate LLC	Nancy Beers-Nix Houlihan Lawrence Inc.

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Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
43 1 Hamilton Square Feet: 3,000 MLS # - 2206980; Seller - Aragona	\$1,385,000 \$462	\$1,385,000 \$462	\$1,347,000 -2.7% \$449	5/14/02	6/14/02 31 127 (Agent DOM)	9/18/02 127	\$40,700 3,209.6% \$19,683	Capecod 9 / 4 / 3&1 0.26 1950	Muriel Aragona Bronxville-Ley Real Estate LLC	Anita Kowarick
44 5 Sussex Square Feet: 2,850 MLS # - 2214347; Seller - Lovelace	\$1,360,000 \$477	\$1,360,000 \$477	\$1,350,000 -0.7% \$474	9/17/02	10/8/02 21 80 (Agent DOM)	12/6/02 80	\$38,400 3,415.6% \$17,205	Colonial 8 / 4 / 3&1 0.22 1930	Stacey Hughes Houlihan Lawrence Inc. HL Dual	Barbara Kerrigan Houlihan Lawrence Inc.
45 49 Park Square Feet: 2,500 MLS # - 2209017; Seller - Withheld	\$1,195,000 \$478	\$1,195,000 \$478	\$1,405,000 17.6% \$562	6/17/02	8/8/02 52 52 (Agent DOM)	8/8/02 52	\$37,200 3,676.9% \$17,738	Colonial 8 / 5 / 3&1 0.24 1919	Rita Steinkamp	Diane Hackett ElizabethSalimbenesRltyNetwor k
46 40 Sturgis Square Feet: 2,300 MLS # - 2202860; Seller - Tutrone	\$1,350,000 \$587	\$1,350,000 \$587	\$1,430,000 5.9% \$622	3/7/02	3/21/02 14 173 (Agent DOM)	8/27/02 173	\$61,200 2,236.6% \$18,707	Tudor 8 / 4 / 3&1 0.22 1929	Pat Brandon Houlihan Lawrence Inc.	Claire Peddy Bronxville-Ley Real Estate LLC
47 17 Crows Nest Square Feet: 2,580 MLS # - 2208809; Seller - Fowler	\$1,825,000 \$707	\$1,500,000 \$581	\$1,460,000 -17.8% -2.2% \$566	6/12/02	10/6/02 116 182 (Agent DOM)	12/11/02 182	\$47 3,106,283.0% \$23,946	Colonial 8 / 5 / 4&1 0.3 1954	Diane Hackett ElizabethSalimbenesRltyNetwork	Lynn Joyce
48 1 Pine Square Feet: 3,114 MLS # - 2116664; Seller - Lorenz	\$1,795,000 \$576	\$1,650,000 \$530	\$1,550,000 -8.1% -5.6% \$498	11/26/01	4/1/02 126 210 (Agent DOM)	6/24/02 210	\$19,300 7,931.1% \$14,487	Colonial 9 / 4 / 3&2 0.7 1928	Bonnie Stapleton Bronxville-Ley Real Estate LLC	Joseph Houlihan Houlihan & O'Malley Real Estate Services

**Bronxville School District
Single Family**

2002

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
10 Sunny Brae 49 Square Feet: 3,200 MLS # - 2116590; Seller - Walker	\$1,500,000	\$1,500,000	\$1,600,000 6.7%	11/21/01	12/19/01	2/4/02	\$58,700 2,625.7% \$24,800	Tudor 10 / 4 / 3&1 0.24 1925	Lynn Joyce Co-List Agent	Lewis Arlt HL Dual
8 Masterton 50 Square Feet: 3,000 MLS # - 2208297; Seller - Strickler	\$1,775,000	\$1,775,000	\$1,625,000 -8.5%	6/5/02	7/12/02	9/3/02	\$43,700 3,618.5% \$22,290	Colonial 10 / 6 / 3&2 0.27 1937	Anne C Kelty Houlihan Lawrence Inc. Susan Kelty Law Houlihan Lawrence Inc.	HL Dual Kathy Cech Houlihan Lawrence Inc.
30 Sturgis 51 Square Feet: 3,100 MLS # - 2203494; Seller - Sokmensuer, G	\$1,695,000	\$1,650,000	\$1,640,000 -2.7% -0.6%	3/18/02	5/30/02	6/28/02	\$46,600 3,419.3% \$23,132	Tudor 11 / 4 / 3&1 0.47 1928	Claire Pedy Bronxville-Ley Real Estate LLC	Non Member-MLS (8888) Non-Member MLS (888888)
3 Northway 52 Square Feet: 3,650 MLS # - 2205761; Seller - Sargent	\$2,200,000	\$1,950,000	\$1,800,000 -11.4% -6.8%	4/24/02	8/8/02	9/11/02	\$46,600 3,762.7% \$23,807	Colonial 10 / 5 / 3&1 0.39 1921	Susan Kelty Law Houlihan Lawrence Inc.	Claire Pedy Bronxville-Ley Real Estate LLC
28 Valley 53 Square Feet: 3,014 MLS # - 2116014; Seller - Withheld	\$2,695,000	\$2,195,000	\$1,825,000 -18.6% -13.7%	11/7/01	5/30/02	9/12/02	\$37,900 4,715.3% \$27,500	Contemporary 8 / 3 / 4&0 0.81 1952	Vera Blendermann	HL Dual Cecile Spellman
43 Greenfield 54 Square Feet: 4,000 MLS # - 2203190; Seller - Zimmerman, Jean	\$1,895,000	\$1,895,000	\$1,825,000 -3.7%	3/13/02	4/15/02	5/3/02	\$77,600 2,251.8% \$38,522	Colonial 10 / 5 / 4&1 0.52 1926	Carol Bender Houlihan Lawrence Inc. Frederick Romley Houlihan Lawrence Inc.	HL Dual Rita Steinkamp Houlihan Lawrence Inc.

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
55 150 Midland Square Feet: 4,200 MLS # - 2113934; Seller - Morrison	\$2,400,000 \$571	\$1,950,000 \$464	\$1,850,000 \$440 -18.8% -4.2%	9/28/01	4/25/02 209 245 (Agent DOM)	5/31/02 245	\$65,600 2,720.1% \$31,341	Other/See Remarks 12 / 6 / 5&0 0.75 1930	Lorene Swort HL Dual	Lynn Baldwin HL Dual
56 32 Elm Rock Square Feet: 3,600 MLS # - 2204237; Seller - Sanderson	\$2,200,000 \$611	\$1,895,000 \$526	\$1,850,000 \$514 -13.9% -2.0%	4/1/02	5/7/02 36 105 (Agent DOM)	7/15/02 105	\$56,000 3,203.6% \$25,341	Tudor 11 / 5 / 3&2 0.31 1926	Laura Stichter Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
57 9 Crows Nest Square Feet: 4,000 MLS # - 2214917; Seller - Hewitt	\$2,250,000 \$563	\$2,250,000 \$563	\$1,897,000 \$474 -15.7%	9/25/02	11/22/02 58 85 (Agent DOM)	12/19/02 85	\$70,300 2,598.4% \$34,503	Colonial 9 / 4 / 4&1 0.44 1937	Lorraine Lange HL Dual	Rita Steinkamp HL Dual
58 76 Park Square Feet: 4,106 MLS # - 2201262; Seller - Unfried, Stephen	\$1,850,000 \$451	\$1,850,000 \$451	\$1,951,000 \$475 5.5%	2/4/02	3/4/02 28 100 (Agent DOM)	5/15/02 100	\$55,700 3,402.7% \$25,892	Colonial 12 / 6 / 3&2 0.46 1925	Rita Steinkamp Houlihan Lawrence Inc. HL Dual	Claire Peddy Bronxville-Ley Real Estate LLC HL Dual
59 16 Sunny Brae Square Feet: 3,638 MLS # - 2202378; Seller - Hart	\$1,850,000 \$509	\$1,850,000 \$509	\$1,976,500 \$543 6.8%	2/27/02	3/13/02 14 147 (Agent DOM)	7/24/02 147	\$22,800 8,568.9% \$24,895	Tudor 10 / 6 / 3&1 0.03 1930	Louise Baudoin HL Dual	Pat Brandon HL Dual
60 80 Tanglewyld Square Feet: 3,900 MLS # - 2103947; Seller - McGuinness	\$2,200,000 \$564	\$2,150,000 \$551	\$2,000,000 \$513 -2.3% -6.8%	3/26/01	3/13/02 352 445 (Agent DOM)	6/14/02 445	\$68,000 2,841.2% \$26,507	Other/See Remarks 11 / 5 / 3&2 0.3 1934	Ralph R Ragette Ragette Realtors HL Dual	Rita C Marsh Weichert Realtors HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
61 17 Hamilton Square Feet: 3,214 MLS # - 2205331; Seller - Meade	\$1,995,000 \$621	\$1,995,000 \$621	\$2,043,000 2.4% \$636	4/17/02	5/11/02 24 126 (Agent DOM)	8/21/02 126	\$41,000 4,882.9% \$19,677	Colonial 9 / 5 / 3&1 0.26 1919	Helen Gerken	Mary Cassidy Bronxville-Ley Real Estate LLC
62 42 Sturgis Square Feet: 3,300 MLS # - 2201417; Seller - Withheld	\$2,250,000 \$682	\$2,250,000 \$682	\$2,100,000 -6.7% \$636	2/6/02	2/19/02 13 58 (Agent DOM)	4/5/02 58	\$58,900 3,465.4% \$25,465	Tudor 9 / 4 / 3&2 0.23 1926	Stacey Hughes Houlihan Lawrence Inc.	Pat Barry Bronxville-Ley Real Estate LLC
63 376 New Rochelle Square Feet: 4,500 MLS # - 2115669; Seller - Withheld	\$2,275,000 \$506	\$2,275,000 \$506	\$2,200,000 -3.3% \$489	10/31/01	2/4/02 96 96 (Agent DOM)	2/4/02 96	\$75,800 2,802.4% \$34,660	Colonial 13 / 7 / 5&1 0.83 1926	Rita Steinkamp	Rita Steinkamp HL Dual
64 3 Leonard Square Feet: 4,800 MLS # - 2110443; Seller - Harwood	\$2,700,000 \$563	\$2,700,000 \$563	\$2,500,000 -7.4% \$521	7/17/01	3/13/02 239 276 (Agent DOM)	4/19/02 276	\$30,400 8,123.7% \$27,718	Tudor 11 / 6 / 4&1 0.46 1927	Laura Stichter Houlihan Lawrence Inc. Carol Young Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
65 6 Edgewood Square Feet: 4,700 MLS # - 2114072; Seller - Alexandre	\$3,200,000 \$681	\$2,775,000 \$590	\$2,500,000 -13.3% -8.6% \$532	10/1/01	10/22/02 386 445 (Agent DOM)	12/20/02 445	\$81,500 2,967.5% \$40,238	Tudor 12 / 5 / 4&3 0.75 1930	Rita Steinkamp	Louise Baudoin HL Dual
66 22 Sturgis Square Feet: 4,200 MLS # - 2204421; Seller - Pitts,	\$2,500,000 \$595	\$2,500,000 \$595	\$2,500,000 \$595	4/3/02	4/24/02 21 127 (Agent DOM)	8/8/02 127	\$52,200 4,689.3% \$25,912	Tudor 10 / 5 / 3&1 0.23 1926	Diane Hackett ElizabethSalimbenesRltyNetwork	Luci Abruzzo Bronxville-Ley Real Estate LLC

**Bronxville School District
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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
							Amount	Acres		
								Yr Built		
6 Plateau	\$2,850,000	\$2,650,000	\$2,600,000	11/13/01	5/29/02	6/27/02	\$67,200	Tudor	Laura Stichter	Nancy Beers-Nix
67 Square Feet: 5,000	\$570	\$530	\$520		197	226	3,769.0%	12 / 5 / 5&1		HL Dual
MLS # - 2116249; Seller - Kidd					226 (Agent DOM)		\$29,919	0.5 1910		
20 Tanglewyde	\$2,650,000	\$2,650,000	\$2,600,000	11/28/01	12/27/01	3/1/02	\$48,500	Colonial	Pat Barry	Claire Peddy
68 Square Feet: 4,345	\$610	\$610	\$598		29	93	5,260.8%	10 / 6 / 3&1	Bronxville-Ley Real Estate LLC	Bronxville-Ley Real Estate LLC
MLS # - 2116780; Seller - Hoover					93 (Agent DOM)		\$21,848	0.47 1912		
14 Hemlock	\$3,750,000	\$3,750,000	\$3,375,000	11/12/01	4/15/02	5/23/02	\$73,000	Other/See Remarks	Laura Stichter	Susie French
69 Square Feet: 4,000	\$938	\$938	\$844		154	192	4,523.3%	8 / 4 / 3&2		HL Dual
MLS # - 2116210; Seller - Beckwith					192 (Agent DOM)		\$38,953	0.86 1928		
8 Governors	\$4,200,000	\$4,200,000	\$3,900,000	3/11/02	4/28/02	7/26/02	\$78,500	Colonial	Joyce Kelly	Rita Steinkamp
70 Square Feet: 5,000	\$840	\$840	\$780		48	137	4,868.2%	15 / 6 / 3&1	Bronxville-Ley Real Estate LLC	Houlihan Lawrence Inc.
MLS # - 2203064; Seller - McGrath					137 (Agent DOM)		\$34,437	0.66 1912		

Total Bronxville 2002

HL Agent Participation:

Units Sold

List or Buy

List

Buy

List and Buy

70

56

44

44

32

80%

63%

63%

46%

**Bronxville School District
Single Family**

2002

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,250,000	\$1,200,000	\$1,197,500	51	127	\$37,900	70	56	44	44	32
		-4.0%	-0.2%					80%	63%	63%	46%
Average:	\$1,474,871	\$1,420,114	\$1,373,497	85	152	\$39,755					
		-3.7%	-3.2%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$446	\$429	\$428	2,800
		-\$18	-\$1	
Average:	\$510	\$491	\$475	2,893
		-\$19	-\$16	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Dec	2002
Homes Sold	2	5	5	8	6	6	8	8	7	8	7	70
Median Original Price	\$753,500	\$1,295,000	\$797,000	\$1,115,000	\$1,872,500	\$1,745,000	\$1,197,500	\$1,272,500	\$1,385,000	\$945,000	\$1,360,000	\$1,250,000
Median List Price	\$753,500	\$1,250,000	\$797,000	\$1,115,000	\$1,872,500	\$1,650,000	\$1,197,500	\$1,197,500	\$1,385,000	\$935,000	\$1,360,000	\$1,200,000
Median Sold Price	\$749,500	\$1,250,000	\$830,000	\$1,033,750	\$1,837,500	\$1,595,000	\$1,252,500	\$1,343,150	\$1,347,000	\$900,000	\$1,350,000	\$1,197,500
Average Sold Price	\$749,500	\$1,422,000	\$1,214,000	\$1,217,563	\$1,811,750	\$1,677,500	\$1,616,188	\$1,441,788	\$1,374,571	\$944,375	\$1,307,000	\$1,373,497

**Bronxville School District
Single Family**

2001

	Address:			Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent			
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent			
							Amount	Acres					
								Yr Built					
1	97 Kensington	\$495,000	\$475,000	\$435,000	6/20/01	11/14/01	12/4/01	\$24,100	Town House	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Susie French		
	Square Feet: 1,700	\$291	\$279	\$256		147	167	1,705.0%	6 / 4 / 2&0				
	MLS # - 2109029; Seller - Graves					167 (Agent DOM)	\$11,800		0.05				
									1926				
2	65 Kensington	\$379,500	\$479,500	\$477,000	9/12/01	10/13/01	12/12/01	\$9,300	Town House	Lydia Maria Petrosino Lydia Maria Real Estate	Stephen Witrick Lydia Maria Real Estate		
	Square Feet: 1,750	\$217	\$274	\$273		31	91	5,029.0%	8 / 3 / 2&0				
	MLS # - 2113091; Seller - Romeo					91 (Agent DOM)	\$9,129		0.09				
									1920				
3	8 Beverly	\$575,000	\$559,000	\$505,000	9/6/00	2/27/01	3/8/01	\$23,300	Town House	Gisela Vaughan	Susie French		
	Square Feet: 1,350	\$426	\$414	\$374		174	183	2,067.4%	6 / 3 / 2&0	HL Dual			
	MLS # - 2013515; Seller - Arca					183 (Agent DOM)	\$9,035		1926				
4	11 Field	\$625,000	\$625,000	\$615,000	9/25/00	1/1/01	1/15/01	\$31,600	Town House	Doris Blair Houlihan Lawrence Inc.	Doris Blair Houlihan Lawrence Inc.		
	Square Feet: 1,700	\$368	\$368	\$362		98	112	1,846.2%	7 / 4 / 3&0	HL Dual			
	MLS # - 2014490; Seller - Murray					112 (Agent DOM)	\$12,758		1928				
5	13 Hobart	\$695,000	\$650,000	\$650,000	5/21/01	10/10/01	12/7/01	\$23,900	Colonial	Pat Barry Bronxville-Ley Real Estate LLC	Pat Barry Bronxville-Ley Real Estate LLC		
	Square Feet: 1,450	\$479	\$448	\$448		142	200	2,619.7%	7 / 3 / 1&0				
	MLS # - 2107320; Seller - Clough					200 (Agent DOM)	\$8,927		0.12				
									1924				
6	10 Merestone	\$695,000	\$695,000	\$670,000	5/23/01	8/8/01	10/26/01	\$23,500	Town House	Gisela Vaughan Houlihan Lawrence Inc.	Betsy Ellis Houlihan Lawrence Inc.		
	Square Feet: 1,800	\$386	\$386	\$372		77	156	2,751.1%	7 / 4 / 2&0	HL Dual			
	MLS # - 2107460; Seller - Kalal					156 (Agent DOM)	\$9,745		1925				

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Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
4 Hobart 7 Square Feet: 2,200 MLS # - 2104567; Seller - Barnes	\$745,000 \$339	\$720,000 \$327	\$679,000 \$309 -3.4% -5.5%	4/4/01	8/1/01 119 209 (Agent DOM)	10/30/01 209	\$32,100 2,015.3% \$12,200	Tudor 7 / 3 / 2&1 1933	Lynn Baldwin Lynn Baldwin	HL Dual
19 Summit 8 Square Feet: 1,800 MLS # - 2107136; Seller - Law	\$775,000 \$431	\$775,000 \$431	\$735,000 \$408 -5.2%	5/17/01	6/25/01 39 90 (Agent DOM)	8/15/01 90	\$33,900 2,068.1% \$14,405	Cottage 8 / 3 / 2&0 1912	Susan Kely Law Bronxville-Ley Real Estate LLC	Peter Kaplan Peter Kaplan
13 Bacon 9 Square Feet: 2,500 MLS # - 2100175; Seller - Sloan	\$775,000 \$310	\$775,000 \$310	\$760,000 \$304 -1.9%	1/10/01	3/27/01 76 166 (Agent DOM)	6/25/01 166	\$13,450 5,550.6% \$12,524	Town House 7 / 4 / 3&1 1931	Bonnie Stapleton Bronxville-Ley Real Estate LLC Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Joan A Lennon Ragette Realtors
16 Dusenberry 10 Square Feet: 2,800 MLS # - 2102847; Seller - Sanford	\$850,000 \$304	\$750,000 \$268	\$780,000 \$279 -11.8% 3.5%	3/7/01	5/15/01 69 173 (Agent DOM)	8/27/01 173	\$23,400 3,233.3% \$19,000	Contemporary 4 / 2 / 3&0 1951	Carole Andrews Ragette Realtors	Christina Simone Ragette Realtors
10 Hobart 11 Square Feet: 1,800 MLS # - 2109721; Seller - Namgyal	\$795,000 \$442	\$795,000 \$442	\$795,000 \$442 2,749.5%	7/3/01	7/18/01 15 31 (Agent DOM)	8/3/01 31	\$27,900 2,749.5% \$12,506	Colonial 8 / 4 / 2&1 1935	Kathy Cech Claire Peddy Bronxville-Ley Real Estate LLC	HL Dual Stacey Hughes
35 Summit 12 Square Feet: 2,600 MLS # - 2015235; Seller - Sauter	\$835,000 \$321	\$835,000 \$321	\$835,000 \$321 3,993.1%	10/10/00	11/2/00 23 91 (Agent DOM)	1/9/01 91	\$20,400 3,993.1% \$23,000	Colonial 9 / 4 / 2&1 0.3 1956	Craig Carlson Coldwell Banker Carlson Real Estate	Susan Kely Law Bronxville-Ley Real Estate LLC

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Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 1 Middleton Square Feet: 2,800 MLS # - 2102823; Seller - Johnson	\$825,000 \$295	\$825,000 \$295	\$861,000 4.4% \$308	3/7/01	3/19/01 12 89 (Agent DOM)	6/4/01 89	\$47,000 1,731.9% \$19,541	Split Level 9 / 5 / 3&1 0.3 1964	Pat Brandon HL Dual	Susie French HL Dual
14 120 Midland Square Feet: 1,800 MLS # - 2105989; Seller - Bernard	\$895,000 \$497	\$895,000 \$497	\$875,000 -2.2% \$486	4/30/01	5/23/01 23 85 (Agent DOM)	7/24/01 85	\$36,200 2,317.1% \$13,056	Cottage 7 / 4 / 3&0 1906	Louise Baudoin Houlihan Lawrence Inc. HL Dual	Laura Stichter Houlihan Lawrence Inc. HL Dual
15 4 Sherman Square Feet: 2,200 MLS # - 2107498; Seller - Marshall/Tillman	\$985,000 \$448	\$985,000 \$448	\$960,000 -2.5% \$436	5/24/01	6/22/01 29 84 (Agent DOM)	8/16/01 84	\$13,400 7,064.2% \$16,000	Colonial 7 / 3 / 2&1 0.3 1925	Bernadette Smith Deed Real Estate Agency, Inc.	Susan Kelly Law Bronxville-Ley Real Estate LLC
16 339 Pondfield Square Feet: 2,900 MLS # - 2102810; Seller - Withheld	\$1,500,000 \$517	\$1,250,000 \$431	\$999,500 -16.7% \$345	3/7/01	5/15/01 69 112 (Agent DOM)	6/27/01 112	\$13,800 7,142.8% \$15,000	Colonial 9 / 4 / 3&1 1811	Carol Young Houlihan Lawrence Inc. HL Dual	Lynn Joyce Houlihan Lawrence Inc. HL Dual
17 47 Tanglewyde Square Feet: 2,525 MLS # - 2109994; Seller - Bourguin	\$1,200,000 \$475	\$1,200,000 \$475	\$1,180,000 -1.7% \$467	7/9/01	8/22/01 44 148 (Agent DOM)	12/4/01 148	\$22,300 5,191.5% \$21,000	Colonial 8 / 4 / 3&1 0.32 1943	Carol Young HL Dual	Lewis Artt HL Dual
18 4 Morningside Square Feet: 2,850 MLS # - 2107331; Seller - Tarantino	\$1,250,000 \$439	\$1,250,000 \$439	\$1,200,000 -4.0% \$421	5/21/01	6/1/01 11 59 (Agent DOM)	7/19/01 59	\$47,600 2,421.0% \$19,235	Colonial 7 / 4 / 3&0 0.18 1939	Helen Gerken Houlihan Lawrence Inc. HL Dual	Laura Stichter Houlihan Lawrence Inc. HL Dual

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
4 Oakledge 19 Square Feet: 3,000 MLS # - 2111394; Seller - Withheld	\$1,250,000 \$417	\$1,250,000 \$417	\$1,255,000 0.4% \$418	8/6/01	9/12/01 37 100 (Agent DOM)	11/14/01 100	\$46,000 2,628.3% \$21,377	Colonial 10 / 4 / 3&2 0.4 1950	Louise Baudoin HL Dual	Susie French
6 Sunny Brae 20 Square Feet: 3,000 MLS # - 2105704; Seller - Raymond	\$1,400,000 \$467	\$1,300,000 -7.1% \$433	\$1,275,000 -1.8% \$425	4/24/01	6/26/01 63 149 (Agent DOM)	9/20/01 149	\$48,500 2,528.9% \$20,297	Colonial 9 / 4 / 3&1 0.3 1921	Joan A Lennon Ragette Realtors	Patricia S Button Houlihan Lawrence Inc.
1 Legget 21 Square Feet: 3,000 MLS # - 2104380; Seller - Bremer	\$1,250,000 \$417	\$1,250,000 \$417	\$1,350,000 8.0% \$450	4/2/01	4/17/01 15 92 (Agent DOM)	7/3/01 92	\$46,050 2,831.6% \$19,733	Split Level 10 / 3 / 4&0 0.03 1952	Stacey Hughes	Joann Kiefer Muldoon Realty, Company
6 Sherman 22 Square Feet: 3,200 MLS # - 2109447; Seller - Witheld	\$1,225,000 \$383	\$1,225,000 \$383	\$1,355,000 10.6% \$423	6/27/01	7/18/01 21 110 (Agent DOM)	10/15/01 110	\$15,900 8,422.0% \$19,819	Tudor 10 / 6 / 3&1 0.26 1928	Rita Steinkamp Houlihan Lawrence Inc.	Joseph Houlihan Houlihan & O'Malley Real Estate Services
38 Elm Rock 23 Square Feet: 2,750 MLS # - 2105772; Seller - Smith	\$1,550,000 \$564	\$1,425,000 -8.1% \$518	\$1,365,000 -3.9% \$496	4/26/01	6/26/01 61 126 (Agent DOM)	8/30/01 126	\$15,500 8,706.5% \$17,436	Tudor 9 / 4 / 3&0 0.26 1930	Kathleen Liebler Bronxville-Ley Real Estate LLC	Barbara O'Reardon Century 21 Deed Real Estate
5 Sherman 24 Square Feet: 2,750 MLS # - 2113460; Seller - Hagendorf	\$1,525,000 \$555	\$1,525,000 \$555	\$1,386,000 -9.1% \$504	9/19/01	10/6/01 17 91 (Agent DOM)	12/19/01 91	\$44,500 3,014.6% \$19,242	Colonial 11 / 5 / 3&2 0.38 1928	Toni Bessone Bronxville-Ley Real Estate LLC Sarah French Bronxville-Ley Real Estate LLC	Laura Stichter Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2001

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
51 Summit 25 Square Feet: 3,430 MLS # - 2112700; Seller - Depuy	\$1,650,000 \$481	\$1,445,000 \$421	\$1,405,000 \$410 -12.4% -2.4%	9/5/01	11/13/01 69 106 (Agent DOM)	12/20/01 106	\$16,150 8,599.7% \$17,760	Colonial 11 / 4 / 3&1 1916	Stacey Hughes Houlihan Lawrence Inc.	Susan Kely Law HL Dual
24 Sycamore 26 Square Feet: 3,500 MLS # - 2004221; Seller - Hamm	\$1,975,000 \$564	\$1,775,000 \$507	\$1,425,000 \$407 -10.1% -17.7%	3/22/00	2/26/01 341 433 (Agent DOM)	5/29/01 433	\$58,000 2,356.9% \$25,762	Contemporary 8 / 4 / 5&0 0.36 1982	Laura Stichter Houlihan Lawrence Inc.	Rita Steinkamp HL Dual Houlihan Lawrence Inc.
12 Wood End 27 Square Feet: 3,000 MLS # - 2101133; Seller - Dole	\$1,250,000 \$417	\$1,250,000 \$417	\$1,430,000 \$477 14.4%	1/31/01	3/2/01 30 141 (Agent DOM)	6/21/01 141	\$70,400 1,931.3% \$21,000	Cottage 9 / 4 / 3&0 0.04 1930	Carol Young Houlihan Lawrence Inc.	Rita Steinkamp HL Dual
7 White Plains 28 Square Feet: 3,400 MLS # - 2016873; Seller - Kim	\$2,350,000 \$691	\$1,895,000 \$557	\$1,500,000 \$441 -19.4% -16.8%	11/15/00	5/31/01 197 246 (Agent DOM)	7/19/01 246	\$75,800 1,878.9% \$32,006	Tudor 9 / 5 / 3&1 0.67 1934	Rita Steinkamp Houlihan Lawrence Inc.	Susan Kely Law Bronxville-Ley Real Estate LLC
5 Lookout 29 Square Feet: 4,000 MLS # - 2102512; Seller - Ravesloot	\$1,795,000 \$449	\$1,795,000 \$449	\$1,500,000 \$375 -16.4%	2/27/01	3/10/01 11 65 (Agent DOM)	5/3/01 65	\$50,600 2,864.4% \$16,550	Other/See Remarks 11 / 6 / 4&1 1896	Joan A Lennon Ragette Realtors	Non Member-MLS (8888) Non-Member MLS (888888)
63 Park 30 Square Feet: 3,450 MLS # - 2103623; Seller - Witheld	\$1,650,000 \$478	\$1,575,000 \$457	\$1,555,000 \$451 -4.5% -1.2%	3/20/01	4/17/01 28 113 (Agent DOM)	7/11/01 113	\$46,300 3,258.5% \$17,363	Victorian 11 / 5 / 4&1 0.3 1903	Stacey Hughes Houlihan Lawrence Inc.	Susan Kely Law Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2001

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
20 Oriole 31 Square Feet: 2,600 MLS # - 2106184; Seller - Withheld	\$1,600,000	\$1,600,000	\$1,600,000	5/2/01	5/15/01	8/17/01	\$50,600 3,062.1% \$19,990	Tudor 8 / 4 / 3&1 0.26 1924	Rita Steinkamp	Susan Kely Law Bronxville-Ley Real Estate LLC
65 Tanglewyld 32 Square Feet: 3,386 MLS # - 2102818; Seller - Beinkampen	\$1,495,000	\$1,495,000	\$1,641,000 9.8%	3/7/01	4/3/01	5/31/01	\$49,200 3,235.4% \$19,726	Colonial 12 / 6 / 3&2 0.03 1907	Carol Bender Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc. HL Dual
21 Sussex 33 Square Feet: 4,200 MLS # - 2106719; Seller - Liebler	\$1,725,000	\$1,725,000	\$1,725,000	5/10/01	6/4/01	10/19/01	\$57,000 2,926.3% \$22,270	Colonial 9 / 5 / 4&1 0.27 1927	Kathleen Liebler Bronxville-Ley Real Estate LLC	Mary Cassidy Bronxville-Ley Real Estate LLC
348 Pondfield 34 Square Feet: 3,000 MLS # - 2101677; Seller - Price	\$1,795,000	\$1,795,000	\$1,750,000 -2.5%	2/12/01	3/1/01	6/11/01	\$54,500 3,111.0% \$22,620	Tudor 10 / 4 / 2&2 0.4 1927	Bonnie Stapleton Bronxville-Ley Real Estate LLC Mary Cassidy Bronxville-Ley Real Estate LLC	Mary Cassidy Bronxville-Ley Real Estate LLC
12 Ridge 35 Square Feet: 3,700 MLS # - 2107781; Seller - Thomas	\$2,150,000	\$1,895,000	\$1,780,000 -11.9% -5.3%	5/30/01	10/29/01	11/16/01	\$22,450 7,828.7% \$23,005	Tudor 11 / 6 / 3&1 0.27 1920	Barbara Kerrigan	Rita Steinkamp HL Dual
328 Pondfield 36 Square Feet: 4,300 MLS # - 2106090; Seller - Withheld	\$1,800,000	\$1,800,000	\$1,800,000	5/1/01	6/1/01	7/19/01	\$21,200 8,390.6% \$21,467	Colonial 10 / 4 / 3&1 0.28 1928	Rita Steinkamp Houlihan Lawrence Inc.	Helen Gerken Houlihan Lawrence Inc. HL Dual

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
56 Summit 37 Square Feet: 4,000 MLS # - 2109070; Seller - Wagner	\$1,800,000	\$1,800,000	\$1,800,000	6/20/01	7/2/01	8/2/01	\$50,900 3,436.3% \$23,563	Colonial 10 / 6 / 3&1 0.41 1910	Rita Steinkamp HL Dual	Anne C Kelly Bronxville-Ley Real Estate LLC Susan Kelly Law
3 Paddington 38 Square Feet: 3,800 MLS # - 2102143; Seller - Ward	\$1,895,000	\$1,895,000	\$1,867,500 -1.5%	2/21/01	3/21/01	7/25/01	\$60,500 2,986.8% \$26,810	Colonial 9 / 5 / 3&2 0.45 1963	Pat Barry Bronxville-Ley Real Estate LLC	Rita Steinkamp Houlihan Lawrence Inc.
20 Forest 39 Square Feet: 4,000 MLS # - 2015739; Seller - Hopwood	\$2,900,000	\$2,200,000	\$1,912,500 -24.1% -9.9%	10/19/00	5/22/01	6/14/01	\$64,400 2,869.7% \$27,826	Other/See Remarks 10 / 6 / 3&1 0.7 1954	Joyce Kelly Bronxville-Ley Real Estate LLC	Mary Cassidy Bronxville-Ley Real Estate LLC
1 Paddington 40 Square Feet: 4,700 MLS # - 2006831; Seller - Kelly-wheeler	\$2,025,000	\$2,025,000	\$1,960,000 -3.2%	5/3/00	11/2/00	1/22/01	\$92,600 2,016.6% \$40,804	Colonial 12 / 5 / 6&2 0.56 1954	Laura Stichter Houlihan Lawrence Inc.	HL Dual Kathy Cech Houlihan Lawrence Inc.
2 Governors 41 Square Feet: 4,200 MLS # - 2012472; Seller - Rockefeller	\$1,875,000	\$2,000,000	\$2,000,000 6.7%	8/14/00	2/23/01	8/10/01	\$57,400 3,384.3% \$20,980	Colonial 12 / 7 / 3&3 0.4 1912	Carol Bender HL Dual	Laura Stichter
11 Fordal 42 Square Feet: 4,500 MLS # - 2100718; Seller - Schirano	\$2,550,000	\$2,550,000	\$2,400,000 -5.9%	1/22/01	4/26/01	5/31/01	\$27,550 8,611.4% \$28,258	Tudor 12 / 7 / 4&2 0.4 1927	Louise Baudoin Houlihan Lawrence Inc.	HL Dual Carol Bender Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Fordal 43 Square Feet: 4,400 MLS # - 2007752; Seller - Storette	\$2,900,000 \$659	\$2,850,000 \$648	\$2,550,000 \$580 -1.7% -10.3%	5/17/00	11/29/00	5/10/01 196 358 (Agent DOM)	\$87,700 2,807.6% \$35,552	Tudor 13 / 6 / 5&1 0.5 1926	Barbara Kerrigan HL Dual	Rita Steinkamp HL Dual
15 Ridge 44 Square Feet: 5,000 MLS # - 2103350; Seller - Estate Of Reach	\$2,495,000 \$499	\$2,495,000 \$499	\$2,650,055 \$530 6.2%	3/16/01	4/18/01	5/23/01 33 68 (Agent DOM)	\$23,000 11,422.0% \$24,628	Colonial 14 / 7 / 5&1 1921	Amy F Via Houlihan Lawrence Inc. HL Dual	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
29 Ridgecroft 45 Square Feet: 5,000 MLS # - 2100819; Seller - Stone	\$2,850,000 \$570	\$2,850,000 \$570	\$2,850,000 \$570	1/24/01	2/23/01	3/22/01 30 57 (Agent DOM)	\$91,000 3,031.9% \$36,310	Colonial 13 / 6 / 4&2 0.34 1930	Amy F Via HL Dual	Mary Cassidy Bronxville-Ley Real Estate LLC
24 Park 46 Square Feet: 5,000 MLS # - 2102831; Seller - Regan	\$3,500,000 \$700	\$3,500,000 \$700	\$3,500,000 \$700	3/7/01	4/17/01	7/11/01 41 126 (Agent DOM)	\$60,000 5,733.3% \$24,293	Victorian 14 / 8 / 3&2 0.5 1898	Laura Stichter Houlihan Lawrence Inc. HL Dual	Stacey Hughes Houlihan Lawrence Inc. HL Dual
279 Pondfield 47 Square Feet: 4,900 MLS # - 2100482; Seller - Laskey	\$4,500,000 \$918	\$3,900,000 \$796	\$3,650,000 \$745 -13.3% -5.6%	1/17/01	3/31/01	7/30/01 73 194 (Agent DOM)	\$76,600 4,665.0% \$34,308	Raised Ranch 11 / 7 / 5&1 0.64 1927	Arthur Miller HL Dual	Amy F Via
9 Elm Rock 48 Square Feet: 4,500 MLS # - 2009059; Seller - Mullen	\$4,700,000 \$1,044	\$4,700,000 \$1,044	\$5,000,000 \$1,111 6.4%	6/7/00	8/29/00	2/7/01 83 245 (Agent DOM)	\$90,200 5,443.2% \$39,050	Tudor 11 / 6 / 4&1 0.75 1922	Laura Stichter Houlihan Lawrence Inc. HL Dual	Laura Stichter Houlihan Lawrence Inc. HL Dual

**Bronxville School District
Single Family**

2001

Total Bronxville 2001

HL Agent Participation:

<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
48	36	32	30	26
	75%	67%	63%	54%

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:	\$1,512,500	\$1,435,000	\$1,395,500	40	123	\$45,250	48	36	32	30	26
		-5.1%	-2.6%					75%	67%	63%	54%
Average:	\$1,631,656	\$1,569,240	\$1,526,012	74	145	\$42,451					
		-3.8%	-2.6%								

	Single Family Price Per Square Foot:			Sq Ft
	<u>Original</u>	<u>List</u>	<u>Sold</u>	
Median:	\$504	\$478	\$465	3,000
		-\$26	-\$13	
Average:	\$515	\$495	\$481	3,171
		-\$20	-\$14	

Monthly Analysis:	Jan	Feb	Mar	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2001
Homes Sold	3	1	2	6	6	9	8	1	4	2	6	48
Median Original Price	\$835,000	\$4,700,000	\$1,712,500	\$2,235,000	\$1,375,000	\$1,800,000	\$1,267,500	\$1,400,000	\$985,000	\$1,700,000	\$947,500	\$1,512,500
Median List Price	\$835,000	\$4,700,000	\$1,704,500	\$2,145,000	\$1,250,000	\$1,800,000	\$1,205,000	\$1,300,000	\$972,500	\$1,572,500	\$925,000	\$1,435,000
Median Sold Price	\$835,000	\$5,000,000	\$1,677,500	\$2,020,500	\$1,214,750	\$1,555,000	\$1,162,500	\$1,275,000	\$1,017,000	\$1,517,500	\$915,000	\$1,395,500
Average Sold Price	\$1,136,667	\$5,000,000	\$1,677,500	\$2,027,676	\$1,285,500	\$1,921,944	\$1,254,375	\$1,275,000	\$1,107,250	\$1,517,500	\$922,167	\$1,526,012

**Bronxville School District
Single Family**

2000

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
72 Parkway 1 Square Feet: 1,250 MLS # - 2015055; Seller - Withheld	\$310,000	\$310,000	\$290,000 -6.5%	10/6/00	11/29/00	12/7/00	\$1,000 28,900.0% \$10,229	Town House 6 / 3 / 1&0 0.1 1956	Carol Young HL Dual	Carmella McFadyen
76 Parkway 2 Square Feet: 1,400 MLS # - 2004529; Seller - Irizarry	\$349,000	\$319,500	\$319,500 -8.5%	3/27/00	7/12/00	9/25/00	\$26,100 1,124.1% \$8,898	Town House 6 / 3 / 1&1 1957	Lynn Baldwin Houlihan Lawrence Inc.	Karen Smith Muldoon Realty, Company
54 Parkway 3 Square Feet: 1,400 MLS # - 2010609; Seller - Foristall	\$359,000	\$359,000	\$375,000 4.5%	7/7/00	7/18/00	9/29/00	\$7 3,357,042.9% \$6,000	Colonial 7 / 3 / 1&0 0.06 1920	Evelyn Besser Denton-Tonking Real Estate	Maryann Petrescu Julia B. Fee, LLC
63 Kensington 4 Square Feet: 1,600 MLS # - 9916393; Seller - Demis	\$425,000	\$397,500	\$385,000 -6.5% -2.9%	10/20/99	1/26/00	1/26/00	\$10,750 3,481.4% \$8,000	Town House 7 / 3 / 2&0 1921	Not Provided	
93 Kensington 5 Square Feet: 1,600 MLS # - 9917000; Seller - With Held	\$435,000	\$435,000	\$425,000 -2.3%	11/4/99	1/21/00	1/21/00	\$24,400 1,641.8% \$10,005	Town House 7 / 4 / 2&0 1920	Not Provided	
78 Kensington 6 Square Feet: 1,375 MLS # - 2005075; Seller - Coussa	\$499,000	\$499,000	\$442,500 -11.3%	4/5/00	5/16/00	7/10/00	\$24,700 1,691.5% \$10,202	Town House 6 / 3 / 2&0 0.06 1920	Carol Moesel Houlihan Lawrence Inc.	Stacey Hughes Houlihan Lawrence Inc. HL Dual

**Bronxville School District
Single Family**

2000

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
1 Willow 7 Square Feet: 1,650 MLS # - 9916066; Seller - Leslie	\$535,000	\$535,000	\$490,000 -8.4%	10/13/99	3/6/00	5/3/00	\$27,000 1,714.8% \$10,800	Town House 7 / 4 / 2&0 0.15 1923	Claire Peddy Bronxville-Ley Real Estate LLC	Maryann Pope Bronxville-Ley Real Estate LLC
12 Beverly 8 Square Feet: 1,375 MLS # - 2005759; Seller - Hyde	\$499,000	\$499,000	\$499,000	4/15/00	5/16/00	8/4/00	\$20,600 2,322.3% \$9,003	Town House 6 / 3 / 2&0 0.04 1926	Laura Stichter Houlihan Lawrence Inc.	HL Dual Laura Stichter Houlihan Lawrence Inc.
5 Kensington 9 Square Feet: 1,650 MLS # - 2006645; Seller - Renwick	\$499,000	\$499,000	\$505,000 1.2%	5/1/00	5/23/00	7/13/00	\$27,000 1,770.4% \$9,158	Town House 6 / 3 / 2&0 1920	Anne C Kelty Bronxville-Ley Real Estate LLC	Anne C Kelty Bronxville-Ley Real Estate LLC
12 Park 10 Square Feet: 1,800 MLS # - 9918229; Seller - Claiborne	\$507,500	\$507,500	\$525,000 3.4%	12/9/99	2/16/00	2/16/00	\$28,100 1,768.3% \$11,677	Town House 7 / 4 / 2&1 1929	Not Provided	
16 Beverly 11 Square Feet: 1,500 MLS # - 2008508; Seller - Winant	\$525,000	\$525,000	\$561,000 6.9%	5/31/00	7/28/00	8/1/00	\$21,200 2,546.2% \$8,792	Town House 7 / 4 / 2&0 0.05 1926	Carmella McFadyen	HL Dual Amy F Via
144 Pondfield 12 Square Feet: 2,350 MLS # - 2010831; Seller - Bryson	\$579,000	\$579,000	\$580,000 0.2%	7/12/00	8/10/00	8/23/00	\$28,500 1,935.1% \$12,431	Town House 7 / 4 / 2&0 1921	Carol Moesel Houlihan Lawrence Inc.	Pat Barry Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2000

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 13 Park Square Feet: 1,900 MLS # - 2006352; Seller - Von Mehren	\$595,000 \$313	\$595,000 \$313	\$595,000 \$313	4/26/00	5/18/00 22 106 (Agent DOM)	8/10/00 106	\$25,100 2,270.5% \$10,041	Town House 7 / 4 / 2&0 1929	Quenby Williamson 	Rita Steinkamp HL Dual
14 6 Merestone Square Feet: 2,000 MLS # - 2001480; Seller - Cesarano	\$595,000 \$298	\$595,000 \$298	\$611,000 2.7% \$306	2/2/00	3/7/00 34 75 (Agent DOM)	4/17/00 75	\$13,650 4,376.2% \$11,295	Town House 8 / 5 / 2&0 1928	Frances Gwen Bolan Bronxville-Ley Real Estate LLC	Amy F Via Houlihan Lawrence Inc.
15 2 Avon Square Feet: 2,400 MLS # - 2007555; Seller - Favant	\$679,000 \$283	\$679,000 \$283	\$675,300 -0.5% \$281	4/27/00	6/19/00 53 95 (Agent DOM)	7/31/00 95	\$8,100 8,237.0% \$10,104	Cottage 9 / 4 / 2&0 1907	Sarah French Bronxville-Ley Real Estate LLC Toni Bessone Bronxville-Ley Real Estate LLC	Carmella McFadyen
16 4 Bacon Square Feet: 2,850 MLS # - 2004213; Seller - Konidaris	\$699,000 \$245	\$699,000 \$245	\$685,000 -2.0% \$240	3/22/00	4/26/00 35 121 (Agent DOM)	7/21/00 121	\$31,100 2,102.6% \$12,577	Town House 9 / 4 / 3&1 1928	Hisako Peters Bronxville-Ley Real Estate LLC	Bonnie Stapleton Bronxville-Ley Real Estate LLC
17 92 Tanglewyld Square Feet: 2,500 MLS # - 9910451; Seller - Withheld	\$825,000 \$330	\$799,000 \$320	\$700,000 -3.2% -12.0% \$280	6/20/99	1/11/00 205 205 (Agent DOM)	1/11/00 205	\$53,000 1,220.8% \$20,845	Colonial 6 / 2 / 2&1 1934	Not Provided	
18 12 Bacon Square Feet: 2,500 MLS # - 2003859; Seller - Longson	\$699,000 \$280	\$699,000 \$280	\$719,000 2.9% \$288	3/16/00	4/10/00 25 90 (Agent DOM)	6/14/00 90	\$31,000 2,219.4% \$12,577	Town House 8 / 4 / 3&1 0.04 1931	Laura Stichter Houlihan Lawrence Inc.	Carolyn C Martin Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
4 Normandy 19 Square Feet: 2,000 MLS # - 9917258; Seller - Preusse	\$725,000	\$725,000	\$725,000	11/9/99	11/30/99	3/21/00	\$32,400 2,137.7% \$12,999	Town House 7 / 4 / 3&0 1928	Carolyn C Martin Bronxville-Ley Real Estate LLC	Anne C Kelly Bronxville-Ley Real Estate LLC
12 Woodland 20 Square Feet: 2,800 MLS # - 2006919; Seller - Withheld	\$715,000	\$715,000	\$731,250 2.3%	5/4/00	6/1/00	8/31/00	\$71,600 921.3% \$19,747	Ranch 8 / 4 / 3&0 0.3 1951	Barbara Hawkins Deed Real Estate Agency, Inc.	Joan A Lennon Ragette Realtors
141 White Plains 21 Square Feet: 2,250 MLS # - 9914012; Seller - Alia	\$825,000	\$775,000	\$750,000 -6.1% -3.0%	8/30/99	5/2/00	7/11/00	\$42,000 1,685.7% \$16,700	Colonial 8 / 4 / 2&1 0.3 1966	Pamela Lalumia	Carol Moesel HL Dual
15 Sturgis 22 Square Feet: 2,016 MLS # - 2009842; Seller - Koyama	\$680,000	\$680,000	\$792,000 16.5%	6/21/00	7/21/00	8/9/00	\$19,400 3,982.5% \$17,137	Colonial 6 / 3 / 2&1 1952	Etsuyo Akiyama Sumitomo Real Estate Sales	Barbara O'Reardon Century 21 Deed Real Estate
115 Midland 23 Square Feet: 2,300 MLS # - 2003259; Seller - Pascale	\$725,000	\$725,000	\$801,000 10.5%	3/8/00	4/3/00	8/21/00	\$13,600 5,789.7% \$16,222	Colonial 12 / 5 / 3&3 0.22 1910	Richard J Scott Coldwell Banker Carlson Real Estate	Susan Kuper Coldwell Banker Carlson Real Estate
7 South 24 Square Feet: 2,450 MLS # - 2002709; Seller - Huston	\$825,000	\$825,000	\$810,000 -1.8%	2/28/00	3/15/00	5/17/00	\$17,200 4,609.3% \$17,629	Colonial 8 / 3 / 2&1 1933	Stacey Hughes Houlihan Lawrence Inc.	Barbara Kerrigan Houlihan Lawrence Inc. HL Dual

**Bronxville School District
Single Family**

2000

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
1 Edgewood 25 Square Feet: 2,769 MLS # - 9917601; Seller - Kantack	\$895,000 \$323	\$895,000 \$323	\$850,000 -5.0% \$307	11/18/99	1/24/00 67 124 (Agent DOM)	3/21/00 124	\$44,850 1,795.2% \$17,219	Colonial 8 / 5 / 3&1 0.26 1931	Carol Bender	Susan Kelty Law Bronxville-Ley Real Estate LLC
43 Park 26 Square Feet: 2,685 MLS # - 2001468; Seller - Park	\$860,000 \$320	\$860,000 \$320	\$860,000	2/2/00	2/16/00 14 120 (Agent DOM)	6/1/00 120	\$35,100 2,350.1% \$15,350	Colonial 11 / 5 / 3&2 0.3 1919	Laura Stichter Houlihan Lawrence Inc.	Thomas Bimonte Bronxville-Ley Real Estate LLC
16 Locust 27 Square Feet: 2,400 MLS # - 2010076; Seller - Sharon	\$895,000 \$373	\$895,000 \$373	\$900,000 0.6% \$375	6/26/00	7/17/00 21 45 (Agent DOM)	8/10/00 45	\$15,550 5,687.8% \$16,815	Tudor 8 / 5 / 3&0 0.21 1923	Joan A Lennon Ragette Realtors	Peter J Gill Bronxville-Ley Real Estate LLC
9 Sherman 28 Square Feet: 2,800 MLS # - 9916320; Seller - McDermott	\$975,000 \$348	\$925,000 -5.1% \$330	\$900,000 -2.6% \$321	10/19/99	12/13/99 55 134 (Agent DOM)	3/1/00 134	\$24,600 3,558.5% \$19,323	Split Level 9 / 5 / 3&1 0.29 1966	Anne C Kelty Bronxville-Ley Real Estate LLC Susan Kelty Law Bronxville-Ley Real Estate LLC	Victoria Carter Bronxville-Ley Real Estate LLC
1 Hawthorne 29 Square Feet: 3,145 MLS # - 2004223; Seller - Giacche	\$999,000 \$318	\$940,000 -5.9% \$299	\$925,000 -1.5% \$294	3/22/00	7/10/00 110 126 (Agent DOM)	7/26/00 126	\$45,200 1,946.5% \$17,438	Tudor 10 / 5 / 4&2 0.19 1930	Victoria Carter Bronxville-Ley Real Estate LLC	Carol Young
23 White Plains 30 Square Feet: 3,200 MLS # - 2005622; Seller - Sarasas	\$935,000 \$292	\$935,000 \$292	\$947,000 1.3% \$296	4/13/00	8/10/00 119 132 (Agent DOM)	8/23/00 132	\$57,700 1,541.2% \$23,223	Colonial 9 / 4 / 2&2 0.3 1930	Laura Stichter Houlihan Lawrence Inc.	Carolyn C Martin Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

2000

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
22 Edgewood 31 Square Feet: 3,100 MLS # - 2008192; Seller - Ichishima	\$1,199,000 \$387	\$1,050,000 \$339	\$1,100,000 \$355 -12.4% 4.2%	5/24/00	10/4/00 133 167 (Agent DOM)	11/7/00 167	\$17,800 6,079.8% \$19,196	Colonial 8 / 3 / 3&1 0.23 1929	Marie Trizano Ragette Realtors	Stacey Hughes
38 Edgewood 32 Square Feet: 2,900 MLS # - 2005200; Seller - Cyganowski	\$1,150,000 \$397	\$1,150,000 \$397	\$1,105,000 \$381 -3.9%	4/6/00	5/2/00 26 91 (Agent DOM)	7/6/00 91	\$47,500 2,226.3% \$17,926	Tudor 9 / 4 / 3&1 0.22 1929	Carol Bender Houlihan Lawrence Inc.	Claire Peddy Bronxville-Ley Real Estate LLC
84 Summit 33 Square Feet: 4,200 MLS # - 2000390; Seller - Withheld	\$1,400,000 \$333	\$1,325,000 \$315	\$1,150,000 \$274 -5.4% -12.5%	1/10/00	6/10/00 152 207 (Agent DOM)	8/4/00 207	\$51,400 2,137.4% \$20,473	Colonial 11 / 6 / 4&1 0.55 1923	Marianne Mills	Carol Bender HL Dual
1 Northway 34 Square Feet: 2,930 MLS # - 2002277; Seller - Shevlin	\$1,299,000 \$443	\$1,250,000 \$427	\$1,150,000 \$392 -3.8% -7.7%	2/18/00	4/19/00 61 153 (Agent DOM)	7/20/00 153	\$50,200 2,190.8% \$18,951	Colonial 10 / 6 / 3&2 0.55 1923	Colleen Fitzgerald Bronxville-Ley Real Estate LLC	Victoria Carter Bronxville-Ley Real Estate LLC
32 Grove 35 Square Feet: 3,800 MLS # - 9918122; Seller - Burns	\$1,395,000 \$367	\$1,249,000 \$329	\$1,150,000 \$303 -10.5% -7.1%	12/6/99	4/6/00 122 207 (Agent DOM)	6/30/00 207	\$56,000 1,953.6% \$20,542	Colonial 10 / 5 / 3&1 0.19 1931	Anne C Kelty Bronxville-Ley Real Estate LLC	Joan A Lennon Ragette Realtors
21 Village 36 Square Feet: 3,200 MLS # - 9915240; Seller - Ruggie	\$1,295,000 \$405	\$1,295,000 \$405	\$1,200,000 \$375 -7.3%	9/27/99	3/27/00 182 309 (Agent DOM)	8/1/00 309	\$60,000 1,900.0% \$24,462	Contemporary 9 / 4 / 2&1 0.39 1973	Anne C Kelty Bronxville-Ley Real Estate LLC	Amy F Via Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

2000

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
21 Hemlock 37 Square Feet: 2,800 MLS # - 2007320; Seller - Withheld	\$1,295,000 \$463	\$1,295,000 \$463	\$1,225,000 \$438 -5.4%	5/11/00	7/31/00 81 183 (Agent DOM)	11/10/00 183	\$42,200 2,802.8% \$15,235	Colonial 9 / 4 / 4&1 0.17 1924	Susie French	Carolyn C Martin Bronxville-Ley Real Estate LLC
5 The Byway 38 Square Feet: 2,900 MLS # - 2011287; Seller - Withheld	\$1,250,000 \$431	\$1,250,000 \$431	\$1,250,000 \$431	7/20/00	8/28/00 39 41 (Agent DOM)	8/30/00 41	\$43,700 2,760.4% \$18,792	Colonial 10 / 6 / 4&1 0.23 1936	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc. HL Dual
12 Sunny Brae 39 Square Feet: 4,415 MLS # - 2006975; Seller - Sakhia	\$1,495,000 \$339	\$1,495,000 \$339	\$1,265,000 \$287 -15.4%	5/5/00	7/18/00 74 112 (Agent DOM)	8/25/00 112	\$55,000 2,200.0% \$21,677	Colonial 13 / 7 / 3&1 0.3 1928	Carol Bender	Pat Brandon HL Dual
21 Sycamore 40 Square Feet: 3,500 MLS # - 2006361; Seller - Shanley	\$1,275,000 \$364	\$1,275,000 \$364	\$1,270,000 \$363 -0.4%	4/26/00	5/9/00 13 126 (Agent DOM)	8/30/00 126	\$44,900 2,728.5% \$16,500	Colonial 11 / 6 / 3&1 1919	Lynn Baldwin Houlihan Lawrence Inc.	Barbara Kerrigan Houlihan Lawrence Inc. HL Dual
6 Greenfield 41 Square Feet: 3,000 MLS # - 2015180; Seller - Berthier	\$1,175,000 \$392	\$1,175,000 \$392	\$1,277,750 \$426 8.7%	10/10/00	10/27/00 17 65 (Agent DOM)	12/14/00 65	\$54,000 2,266.2% \$21,893	Colonial 8 / 4 / 3&1 0.04 1941	Doris Blair	Carolyn C Martin Bronxville-Ley Real Estate LLC
43 White Plains 42 Square Feet: 3,956 MLS # - 2006339; Seller - Konstanty	\$1,295,000 \$327	\$1,295,000 \$327	\$1,290,000 \$326 -0.4%	4/26/00	7/10/00 75 77 (Agent DOM)	7/12/00 77	\$56,200 2,195.4% \$19,698	Colonial 11 / 6 / 3&2 0.34 1923	Laura Stichter Houlihan Lawrence Inc.	Kathleen Liebler Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Fordal 43 Square Feet: 3,150 MLS # - 2004050; Seller - Withheld	\$1,920,000 \$610	\$1,420,000 \$451	\$1,300,000 -26.0% -6.3% \$413	3/20/00	8/18/00 151 210 (Agent DOM)	10/16/00 210	\$51,200 2,439.1% \$20,531	Tudor 10 / 5 / 4&1 0.5 1924	Joyce Kelly Bronxville-Ley Real Estate LLC	Arlene William Denton-Tonking Real Estate
11 Hemlock 44 Square Feet: 4,772 MLS # - 9918439; Seller - Clark	\$1,395,000 \$292	\$1,395,000 \$292	\$1,350,000 -3.2% \$283	12/16/99	1/7/00 22 141 (Agent DOM)	5/5/00 141	\$58,600 2,203.8% \$22,433	Tudor 11 / 6 / 3&1 0.4 1927	Laura Stichter Houlihan Lawrence Inc. Thomas E Villamana Bronxville-Ley Real Estate LLC	Pat Brandon Houlihan Lawrence Inc. HL Dual
36 Masterton 45 Square Feet: 3,000 MLS # - 2001072; Seller - Pears	\$1,575,000 \$525	\$1,369,000 \$456	\$1,369,000 -13.1% \$456	1/24/00	7/19/00 177 219 (Agent DOM)	8/30/00 219	\$58,500 2,240.2% \$23,838	Tudor 8 / 4 / 3&2 0.03 1926	Carol Moesel 	Laura Stichter HL Dual
44 Sturgis 46 Square Feet: 3,400 MLS # - 9916358; Seller - Withheld	\$1,495,000 \$440	\$1,495,000 \$440	\$1,400,000 -6.4% \$412	10/20/99	11/10/99 21 140 (Agent DOM)	3/8/00 140	\$56,900 2,360.5% \$21,874	Colonial 11 / 6 / 3&1 0.22 1930	Rita Steinkamp Houlihan Lawrence Inc.	Carolyn C Martin Bronxville-Ley Real Estate LLC
11 Summit 47 Square Feet: 3,200 MLS # - 2007717; Seller - Withheld	\$1,495,000 \$467	\$1,495,000 \$467	\$1,450,000 -3.0% \$453	5/17/00	8/28/00 103 190 (Agent DOM)	11/23/00 190	\$49,000 2,859.2% \$19,260	Colonial 10 / 6 / 3&1 0.44 1920	Rita Steinkamp 	Rita Steinkamp HL Dual
5 Lookout 48 Square Feet: 4,000 MLS # - 2006156; Seller - Curtis	\$1,495,000 \$374	\$1,495,000 \$374	\$1,495,000 \$374	4/24/00	5/9/00 15 66 (Agent DOM)	6/29/00 66	\$46,600 3,108.2% \$16,336	Other/See Remarks 11 / 6 / 4&1 0.24 1896	Susan Kelty Law Bronxville-Ley Real Estate LLC	Joan A Lennon Ragette Realtors

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
16 Argyle 49 Square Feet: 3,000 MLS # - 2002411; Seller - Hanson	\$1,495,000	\$1,495,000	\$1,500,000 0.3%	2/22/00	5/2/00 70 118 (Agent DOM)	6/19/00 118	\$50,500 2,870.3% \$19,406	Tudor 10 / 5 / 4&1 0.03 1927	Carol Moesel	Claire Peddy Bronxville-Ley Real Estate LLC
11 Middle 50 Square Feet: 3,500 MLS # - 2005616; Seller - Allison	\$1,525,000	\$1,475,000 -3.3%	\$1,500,000 1.6%	4/13/00	6/27/00 75 132 (Agent DOM)	8/23/00 132	\$45,500 3,196.7% \$18,000	Colonial 10 / 6 / 3&1 1938	Lynn Baldwin Houlihan Lawrence Inc. HL Dual	Carol Bender Houlihan Lawrence Inc.
36 Elm 51 Square Feet: 3,400 MLS # - 2007352; Seller - Edwards	\$1,495,000	\$1,495,000	\$1,515,000 1.3%	5/11/00	5/22/00 11 98 (Agent DOM)	8/17/00 98	\$53,300 2,742.4% \$20,804	Tudor 8 / 5 / 3&1 0.25 1929	Rita Steinkamp	Colleen Fitzgerald Bronxville-Ley Real Estate LLC
10 Governors 52 Square Feet: 4,500 MLS # - 9916569; Seller - Burbage	\$1,695,000	\$1,595,000 -5.9%	\$1,525,000 -4.1%	10/25/99	1/3/00 70 221 (Agent DOM)	6/2/00 221	\$19,400 7,760.8% \$19,383	Tudor 11 / 6 / 3&1 0.31 1920	Anne C Kelty Bronxville-Ley Real Estate LLC	Carol Young Houlihan Lawrence Inc.
16 Oriole 53 Square Feet: 4,000 MLS # - 2013512; Seller - Jaidi	\$1,795,000	\$1,795,000	\$1,675,000 -6.7%	9/6/00	9/29/00 23 84 (Agent DOM)	11/29/00 84	\$55,800 2,901.8% \$24,600	Tudor 13 / 8 / 4&1 0.3 1942	Patricia Forgione Patricia Forgione's Realty Network, Inc.	Rita Steinkamp
1 Dusenberry 54 Square Feet: 5,312 MLS # - 2004507; Seller - Boeckman	\$1,695,000	\$1,695,000	\$1,711,000 0.9%	3/27/00	5/1/00 35 101 (Agent DOM)	7/6/00 101	\$55,700 2,971.8% \$24,280	Colonial 10 / 4 / 4&2 0.33 1945	Claire Peddy Bronxville-Ley Real Estate LLC	Carol Bender Houlihan Lawrence Inc.

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Pine 55 Square Feet: 4,000 MLS # - 2003775; Seller - Wood	\$1,925 \$0	\$1,795,000 \$449	\$1,750,000 \$438 93,146.8% 2,337.7%	3/15/00	6/26/00 103 155 (Agent DOM)	8/17/00 155	\$54,700 3,099.3% \$21,355	Colonial 11 / 6 / 4&1 0.3 1929	Maurine Hess Bronxville-Ley Real Estate LLC Luci Abruzzo Bronxville-Ley Real Estate LLC	Barbara Kerrigan
17 Oriole 56 Square Feet: 3,100 MLS # - 2001519; Seller - Sanborn	\$2,050,000 \$661	\$1,950,000 \$629	\$1,770,000 \$571 -4.9% -8.8%	2/1/00	6/5/00 125 149 (Agent DOM)	6/29/00 149	\$69,300 2,454.1% \$26,446	Other/See Remarks 9 / 4 / 3&2 0.45 1930	Bonnie Stapleton Bronxville-Ley Real Estate LLC	Luci Abruzzo Bronxville-Ley Real Estate LLC
1 Sherman 57 Square Feet: 3,400 MLS # - 2003610; Seller - Bunzel	\$2,000,000 \$588	\$2,000,000 \$588	\$1,900,000 \$559 -5.0%	3/13/00	5/2/00 50 108 (Agent DOM)	6/29/00 108	\$50,200 3,684.9% \$19,240	Colonial 12 / 6 / 4&1 0.45 1923	Lynn Joyce	Susan Kelly Law Bronxville-Ley Real Estate LLC
35 Sturgis 58 Square Feet: 3,500 MLS # - 2005420; Seller - Boyle	\$2,150,000 \$614	\$2,150,000 \$614	\$2,000,000 \$571 -7.0%	4/10/00	5/22/00 42 137 (Agent DOM)	8/25/00 137	\$62,800 3,084.7% \$25,374	Colonial 9 / 4 / 3&2 0.42 1951	Rita Steinkamp Houlihan Lawrence Inc.	Susie French Houlihan Lawrence Inc. HL Dual
7 Hemlock 59 Square Feet: 3,350 MLS # - 2006205; Seller - Withheld	\$2,150,000 \$642	\$2,150,000 \$642	\$2,050,000 \$612 -4.7%	4/24/00	5/16/00 22 88 (Agent DOM)	7/21/00 88	\$58,700 3,392.3% \$22,962	Colonial 10 / 5 / 3&1 0.36 1923	Stacey Hughes Susie French	HL Dual Rita Steinkamp
6 Paradise 60 Square Feet: 5,000 MLS # - 9912041; Seller - Furst	\$2,950,000 \$590	\$2,650,000 \$530	\$2,175,000 \$435 -10.2% -16.1%	7/22/99	1/3/00 165 222 (Agent DOM)	2/29/00 222	\$47,900 4,440.7% \$24,000	Victorian 12 / 6 / 3&1 0.31 1896	Lynn Baldwin Houlihan Lawrence Inc.	Luci Abruzzo Bronxville-Ley Real Estate LLC Maurine Hess Bronxville-Ley Real Estate LLC

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
10 Northern 61 Square Feet: 4,400 MLS # - 2005623; Seller - Witheld	\$2,200,000	\$2,200,000	\$2,200,000	4/13/00	6/19/00	6/19/00	\$52,300 4,106.5% \$19,371	Colonial 11 / 5 / 3&1 0.27 1908	Rita Steinkamp HL Dual	Amy F Via
87 Tanglewyde 62 Square Feet: 5,000 MLS # - 9909132; Seller - Pomeroy	\$2,850,000	\$2,495,000 -12.5%	\$2,447,500 -1.7%	6/2/99	1/25/00	1/25/00	\$34,000 7,098.5% \$29,862	Victorian 12 / 6 / 4&2 1904	Not Provided	
11 V The High 63 Square Feet: 4,300 MLS # - 2005335; Seller - Keenan	\$2,195,000	\$2,195,000	\$2,500,000 13.9%	4/8/00	5/2/00	7/28/00	\$86,600 2,786.8% \$33,115	Tudor 14 / 5 / 5&1 0.33 1926	Lynn Baldwin HL Dual	Laura Stichter
42 Prescott 64 Square Feet: 7,300 MLS # - 2004401; Seller - Witheld	\$4,200,000	\$4,200,000	\$5,000,000 19.0%	3/25/00	4/18/00	5/19/00	\$92,300 5,317.1% \$40,320	Other/See Remarks 14 / 7 / 5&0 1.03 1993	Rita Steinkamp Houlihan Lawrence Inc.	Rita Steinkamp Houlihan Lawrence Inc.

Total Bronxville 2000

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
64	44	35	29	20
	69%	55%	45%	31%

**Bronxville School District
Single Family**

2000

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,162,500	\$1,162,500	\$1,127,500	54	119	\$45,050	64	44	35	29	20
			-3.0%					69%	55%	45%	31%
Average:	\$1,203,319	\$1,195,836	\$1,177,950	70	128	\$40,769					
		-0.6%	-1.5%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$392	\$392	\$380	2,965
			-\$12	
Average:	\$399	\$396	\$390	3,019
		-\$2	-\$6	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2000
Homes Sold	4	2	4	1	4	9	12	19	2	1	4	2	64
Median Original Price	\$630,000	\$1,728,750	\$935,000	\$595,000	\$1,110,000	\$1,495,000	\$1,074,500	\$935,000	\$354,000	\$1,920,000	\$1,395,000	\$742,500	\$1,162,500
Median List Price	\$617,000	\$1,578,750	\$910,000	\$595,000	\$1,110,000	\$1,495,000	\$1,045,000	\$1,250,000	\$339,250	\$1,420,000	\$1,395,000	\$742,500	\$1,162,500
Median Sold Price	\$562,500	\$1,350,000	\$875,000	\$611,000	\$1,080,000	\$1,500,000	\$1,015,000	\$1,150,000	\$347,250	\$1,300,000	\$1,337,500	\$783,875	\$1,127,500
Average Sold Price	\$989,375	\$1,350,000	\$968,750	\$611,000	\$1,912,500	\$1,457,667	\$1,149,067	\$1,088,171	\$347,250	\$1,300,000	\$1,362,500	\$783,875	\$1,177,950

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
73 Kensington 1 Square Feet: 1,500 MLS # - 9817045; Seller - Pfeister	\$36,900 \$25	\$369,000 \$246	\$352,000 -46.1%	9/9/98	5/6/99 239 239 (Agent DOM)	5/6/99 239	\$25,800 1,264.3% \$10,010	Town House 7 / 3 / 2&0 1922	Not Provided	
94 Kensington 2 Square Feet: 1,700 MLS # - 9900934; Seller - Sancton	\$425,000 \$250	\$399,000 \$235	\$370,000 -6.8%	1/29/99	7/15/99 167 167 (Agent DOM)	7/15/99 167	\$10,100 3,563.4% \$8,987	Colonial 7 / 3 / 1&1 1922	Not Provided	
20 Gramatan 3 Square Feet: 2,000 MLS # - 9817263; Seller - Hatsue	\$399,000 \$200	\$399,000 \$200	\$375,000 -6.0%	9/14/98	2/4/99 143 143 (Agent DOM)	2/4/99 143	\$26,895 1,294.3% \$10,000	Town House 6 / 3 / 2&1 1980	Not Provided	
9 Kensington 4 Square Feet: 1,600 MLS # - 9910969; Seller - Smedira	\$419,000 \$262	\$399,900 \$250	\$385,000 -3.6%	6/30/99	11/15/99 138 138 (Agent DOM)	11/15/99 138	\$10,000 3,750.0% \$8,147	Town House 6 / 3 / 2&0 1918	Not Provided	
4 Beech Tree 5 Square Feet: 1,700 MLS # - 9903235; Seller - Pinello	\$415,000 \$244	\$415,000 \$244	\$400,000 -3.6%	3/8/99	8/3/99 148 148 (Agent DOM)	8/3/99 148	\$22,000 1,718.2% \$9,199	Town House 6 / 3 / 2&0 1927	Not Provided	
41 Sagamore 6 Square Feet: 1,850 MLS # - 9908685; Seller - Tolhurst	\$485,000 \$262	\$450,000 \$243	\$420,000 -6.2%	5/26/99	9/23/99 120 120 (Agent DOM)	9/23/99 120	\$12,000 3,400.0% \$10,200	Town House 7 / 4 / 2&0 1913	Not Provided	

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 12 Beverly Square Feet: 1,375 MLS # - 9907713; Seller - Groom	\$365,000 \$265	\$419,500 \$305	\$438,000 \$319 14.9% 5.1%	5/12/99	9/10/99 121 121 (Agent DOM)	9/10/99 121	\$11,650 3,659.7% \$8,683	Town House 6 / 3 / 2&0 1926	Not Provided	
8 6 Beech Tree Square Feet: 1,800 MLS # - 9909960; Seller - Crimi	\$300,000 \$167	\$449,000 \$249	\$449,000 \$249 49.7%	6/15/99	9/16/99 93 93 (Agent DOM)	9/16/99 93	\$60,000 648.3% \$7,800	Town House 6 / 3 / 2&0 1930	Not Provided	
9 6 Park Square Feet: 1,600 MLS # - 9908055; Seller - Allen	\$475,000 \$297	\$475,000 \$297	\$460,000 \$288 -3.2%	5/17/99	9/17/99 123 123 (Agent DOM)	9/17/99 123	\$11,000 4,081.8% \$9,596	Raised Ranch 7 / 4 / 2&0 1929	Not Provided	
10 1 Elm Square Feet: 1,500 MLS # - 9820710; Seller - Estate Of Holt	\$549,500 \$366	\$549,500 \$366	\$525,000 \$350 -4.5%	11/12/98	3/9/99 117 117 (Agent DOM)	3/9/99 117	\$32,000 1,540.6% \$12,753	Ranch 5 / 2 / 2&0 1950	Not Provided	
11 87 Kensington Square Feet: 2,000 MLS # - 9821116; Seller - Gannon	\$575,000 \$288	\$575,000 \$288	\$550,000 \$275 -4.3%	11/23/98	2/16/99 85 85 (Agent DOM)	2/16/99 85	\$31,700 1,635.0% \$11,598	Cottage 8 / 4 / 3&0 1920	Not Provided	
12 26 Normandy Square Feet: 1,600 MLS # - 9915078; Seller - Babyak	\$565,000 \$353	\$565,000 \$353	\$577,600 \$361 2.2%	9/22/99	11/16/99 55 55 (Agent DOM)	11/16/99 55	\$21,900 2,537.4% \$10,183	Town House 7 / 4 / 2&0 1929	Not Provided	

**Bronxville School District
Single Family**

1999

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
13 1 Hamilton Square Feet: 2,900 MLS # - 9818429; Seller - Atkinson	\$699,500 \$241	\$620,000 \$214	\$615,000 \$214 -11.4% -0.7%	10/2/98	2/1/99 122 122 (Agent DOM)	2/1/99 122	\$47,700 1,189.3% \$18,194	Capecod 9 / 4 / 3&1 1950	Not Provided	
14 2 Village Square Feet: 1,800 MLS # - 9901259; Seller - Liebler	\$725,000 \$403	\$699,000 \$388	\$645,000 \$358 -3.6% -7.4%	2/4/99	8/13/99 190 190 (Agent DOM)	8/13/99 190	\$21,200 2,942.5% \$17,323	Colonial 8 / 4 / 2&0 1949	Not Provided	
15 5 Legget Square Feet: 2,700 MLS # - 9819612; Seller - Pastoriza	\$725,000 \$269	\$725,000 \$269	\$685,000 \$254 -5.5%	10/21/98	5/11/99 202 202 (Agent DOM)	5/11/99 202	\$50,000 1,270.0% \$19,395	Colonial 9 / 5 / 3&0 1955	Not Provided	
16 93 Tanglewyld Square Feet: 6,439 MLS # - 9819921; Seller - Lynn Joyce	\$740,000 \$115	\$710,000 \$110	\$685,000 \$106 -4.1% -3.4%	10/29/98	11/17/99 384 384 (Agent DOM)	11/17/99 384	\$15,400 4,348.1% \$15,082	Other/See Remarks 9 / 3 / 4&0 1923	Not Provided	
17 250 Pondfield Square Feet: 3,067 MLS # - 9819867; Seller - Costa	\$706,000 \$230	\$715,000 \$233	\$690,000 \$225 1.3% -3.5%	10/28/98	6/30/99 245 245 (Agent DOM)	6/30/99 245	\$26,400 2,513.6% \$20,486	Split Level 9 / 4 / 3&2 1958	Not Provided	
18 18 Summit Square Feet: 2,300 MLS # - 9908749; Seller - Brill	\$750,000 \$326	\$750,000 \$326	\$760,000 \$330 1.3%	5/26/99	12/22/99 210 210 (Agent DOM)	12/22/99 210	\$32,040 2,272.0% \$14,713	Colonial 7 / 3 / 2&0 1935	Not Provided	

**Bronxville School District
Single Family**

1999

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
12 Elm 19 Square Feet: 3,200 MLS # - 9818423; Seller - Withheld	\$875,000	\$875,000	\$800,000 -8.6%	10/2/98	1/6/99	1/6/99	\$20,100 3,880.1%	Colonial 8 / 4 / 3&1 1940	Not Provided	
22 Elm 20 Square Feet: 2,200 MLS # - 9906052; Seller - Knapp	\$800,000	\$800,000	\$800,000	4/19/99	7/1/99	7/1/99	\$41,200 1,841.7%	Colonial 8 / 4 / 2&1 1935	Not Provided	
31 Middle 21 Square Feet: 3,560 MLS # - 9904810; Seller - Tsunemi	\$750,000	\$750,000	\$802,750 7.0%	4/1/99	7/8/99	7/8/99	\$53,700 1,394.9%	Colonial 9 / 4 / 4&1 1934	Not Provided	
49 Park 22 Square Feet: 2,500 MLS # - 9903466; Seller - Godreau	\$860,000	\$860,000	\$810,000 -5.8%	3/11/99	7/26/99	7/26/99	\$37,200 2,077.4%	Colonial 8 / 5 / 3&1 1919	Not Provided	
30 Locust 23 Square Feet: 2,500 MLS # - 9913640; Seller - Fannon	\$845,000	\$845,000	\$845,000	8/21/99	10/25/99	10/25/99	\$19,000 4,347.4%	Tudor 8 / 4 / 2&1 1929	Not Provided	
40 Summit 24 Square Feet: 2,800 MLS # - 9914774; Seller - Dining	\$895,000	\$895,000	\$870,000 -2.8%	9/15/99	11/16/99	11/16/99	\$40,600 2,042.9%	Colonial 9 / 4 / 4&0 1925	Not Provided	

**Bronxville School District
Single Family**

1999

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
32 Studio 25 Square Feet: 3,287 MLS # - 9821176; Seller - Gregory	\$1,150,000 \$350	\$1,050,000 \$319	\$935,000 \$284 -8.7% -10.0%	11/25/98	5/7/99 163 163 (Agent DOM)	5/7/99 163	\$78,700 1,088.1% \$26,899	Colonial 10 / 4 / 2&2 1955	Not Provided	
14 Sunny Brae 26 Square Feet: 3,310 MLS # - 9905160; Seller - Norinchukin	\$924,000 \$279	\$924,000 \$279	\$968,000 \$292 4.8%	4/7/99	6/4/99 58 58 (Agent DOM)	6/4/99 58	\$23,300 4,054.5% \$20,897	Tudor 13 / 5 / 3&5 1906	Not Provided	
159 White Plains 27 Square Feet: 4,020 MLS # - 9907939; Seller - Katz	\$1,100,000 \$274	\$1,100,000 \$274	\$1,025,000 \$255 -6.8%	5/14/99	8/4/99 82 82 (Agent DOM)	8/4/99 82	\$59,700 1,616.9% \$20,623	Colonial 10 / 4 / 3&2 1920	Not Provided	
21 Gladwin 28 Square Feet: 3,400 MLS # - 9900883; Seller - Mc Nair	\$1,100,000 \$324	\$1,100,000 \$324	\$1,100,000 \$324	1/29/99	5/7/99 98 98 (Agent DOM)	5/7/99 98	\$57,700 1,806.4% \$22,732	Colonial 9 / 4 / 3&1 1950	Not Provided	
83 White Plains 29 Square Feet: 3,500 MLS # - 9907282; Seller - Jones	\$1,150,000 \$329	\$1,150,000 \$329	\$1,100,000 \$314 -4.3%	5/5/99	8/10/99 97 97 (Agent DOM)	8/10/99 97	\$16,900 6,408.9% \$15,650	Tudor 12 / 5 / 3&2 1925	Not Provided	
43 Oriole 30 Square Feet: 2,700 MLS # - 9910711; Seller - Diaz	\$1,100,000 \$407	\$1,100,000 \$407	\$1,100,000 \$407	6/26/99	9/1/99 67 67 (Agent DOM)	9/1/99 67	\$41,200 2,569.9% \$14,983	Colonial 8 / 4 / 3&1 1908	Not Provided	

**Bronxville School District
Single Family**

1999

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 19 Courseview Square Feet: 2,850 MLS # - 9910148; Seller - Pedro	\$1,395,000 \$489	\$1,395,000 \$489	\$1,125,000 -19.4% \$395	6/17/99	12/10/99 176 176 (Agent DOM)	12/10/99 176	\$21,400 5,157.0% \$21,408	Tudor 10 / 6 / 3&1 1927	Not Provided	
32 34 Dusenberry Square Feet: 2,750 MLS # - 9907147; Seller - Shieh	\$1,195,000 \$435	\$1,195,000 \$435	\$1,150,000 -3.8% \$418	5/3/99	11/18/99 199 199 (Agent DOM)	11/18/99 199	\$50,800 2,163.8% \$19,652	Tudor 8 / 4 / 3&0 1929	Not Provided	
33 51 Summit Square Feet: 3,430 MLS # - 9901080; Seller - Judson	\$1,300,000 \$379	\$1,300,000 \$379	\$1,175,000 -9.6% \$343	2/1/99	7/14/99 163 163 (Agent DOM)	7/14/99 163	\$17,400 6,652.9% \$15,216	Colonial 11 / 4 / 3&1 1916	Not Provided	
34 19 Hamilton Square Feet: 2,880 MLS # - 9905178; Seller - Livingston	\$1,350,000 \$469	\$1,275,000 \$443	\$1,210,000 -5.6% -4.8% \$420	4/7/99	8/16/99 131 131 (Agent DOM)	8/16/99 131	\$46,200 2,519.0% \$17,959	Colonial 9 / 4 / 2&1 1930	Not Provided	
35 26 Sunny Brae Square Feet: 3,250 MLS # - 9904201; Seller - Toten	\$1,350,000 \$415	\$1,350,000 \$415	\$1,226,250 -9.2% \$377	3/22/99	8/18/99 149 149 (Agent DOM)	8/18/99 149	\$55,200 2,121.5% \$20,561	Tudor 8 / 5 / 3&1 1926	Not Provided	
36 22 Sturgis Square Feet: 3,695 MLS # - 9904360; Seller - Wingeback	\$1,400,000 \$379	\$1,400,000 \$379	\$1,275,000 -8.9% \$345	3/24/99	7/29/99 127 127 (Agent DOM)	7/29/99 127	\$19,400 6,472.2% \$19,189	Tudor 9 / 5 / 3&1 1926	Not Provided	

**Bronxville School District
Single Family**

1999

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
6 Oriole 37 Square Feet: 3,300 MLS # - 9910857; Seller - Brennan	\$1,900,000	\$1,375,000 -27.6%	\$1,375,000 \$417	6/29/99	12/8/99 162 162 (Agent DOM)	12/8/99 162	\$61,000 2,154.1% \$23,367	Tudor 10 / 5 / 4&1 1924	Not Provided	
4 Locust 38 Square Feet: 3,400 MLS # - 9817870; Seller - Kenney	\$1,450,000	\$1,450,000 -4.5%	\$1,385,000 \$407	9/23/98	1/21/99 120 120 (Agent DOM)	1/21/99 120	\$60,850 2,176.1% \$23,671	Colonial 8 / 4 / 3&1 1956	Not Provided	
28 Greenfield 39 Square Feet: 3,500 MLS # - 9904422; Seller - Sunier	\$1,450,000	\$1,450,000	\$1,450,000 \$414	3/25/99	6/2/99 69 69 (Agent DOM)	6/2/99 69	\$60,200 2,308.6% \$21,000	Tudor 14 / 8 / 4&1 1926	Not Provided	
33 Park 40 Square Feet: 3,700 MLS # - 9817104; Seller - Forst	\$1,500,000	\$1,500,000	\$1,500,000 \$405	9/10/98	6/7/99 270 270 (Agent DOM)	6/7/99 270	\$53,600 2,698.5% \$18,464	Colonial 10 / 6 / 3&2 1911	Not Provided	
136 Park 41 Square Feet: 3,800 MLS # - 9902350; Seller - Bainbridge	\$1,650,000	\$1,650,000 -7.6%	\$1,525,000 \$401	2/22/99	6/29/99 127 127 (Agent DOM)	6/29/99 127	\$20,300 7,412.3% \$22,100	Tudor 12 / 6 / 4&1 1920	Not Provided	
18 Avon 42 Square Feet: 3,500 MLS # - 9907252; Seller - O'neill	\$1,695,000	\$1,695,000 -10.0%	\$1,525,000 \$436	5/5/99	8/12/99 99 99 (Agent DOM)	8/12/99 99	\$53,000 2,777.4% \$20,537	Colonial 11 / 6 / 5&1 1910	Not Provided	

**Bronxville School District
Single Family**

1999

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
42 Sturgis	\$1,550,000	\$1,550,000	\$1,555,000	3/19/99	7/22/99	7/22/99	\$58,900	Tudor	Not Provided	
43 Square Feet: 3,300	\$470	\$470	\$471		125	125	2,540.1%	9 / 4 / 3&2		
MLS # - 9904059; Seller - Ritchie					125 (Agent DOM)		\$20,788	1926		
15 Summit	\$1,750,000	\$1,650,000	\$1,562,500	5/21/99	10/12/99	10/12/99	\$52,200	Colonial	Not Provided	
44 Square Feet: 3,200	\$547	\$516	\$488		144	144	2,893.3%	11 / 6 / 3&1		
MLS # - 9908453; Seller - Pilzer					144 (Agent DOM)		\$19,284	1929		
1 Dusenberry	\$1,495,000	\$1,495,000	\$1,592,000	5/26/99	10/28/99	10/28/99	\$31,250	Colonial	Not Provided	
45 Square Feet: 4,550	\$329	\$329	\$350		155	155	4,994.4%	10 / 4 / 4&2		
MLS # - 9908698; Seller - Robinson					155 (Agent DOM)		\$24,325	1948		
37 Greenfield	\$1,695,000	\$1,695,000	\$1,625,000	10/7/98	1/12/99	1/12/99	\$56,100	Colonial	Not Provided	
46 Square Feet: 4,400	\$385	\$385	\$369		97	97	2,796.6%	11 / 5 / 4&1		
MLS # - 9818761; Seller - Baird					97 (Agent DOM)		\$24,933	1994		
376 New Rochelle	\$2,100,000	\$1,750,000	\$1,625,000	5/10/99	9/29/99	9/29/99	\$75,800	Colonial	Not Provided	
47 Square Feet: 4,500	\$467	\$389	\$361		142	142	2,043.8%	13 / 7 / 5&1		
MLS # - 9907665; Seller - Childress					142 (Agent DOM)		\$30,105	1929		
352 Pondfield	\$1,950,000	\$1,850,000	\$1,675,000	3/26/99	8/2/99	8/2/99	\$59,800	Colonial	Not Provided	
48 Square Feet: 5,000	\$390	\$370	\$335		129	129	2,701.0%	14 / 7 / 5&2		
MLS # - 9904610; Seller - Syron					129 (Agent DOM)		\$24,373	1929		

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
17 Locust	\$1,695,000	\$1,695,000	\$1,695,000	9/1/98	1/29/99	1/29/99	\$75,400	Tudor	Not Provided	
49 Square Feet: 4,200	\$404	\$404	\$404		150	150	2,148.0%	11 / 6 / 4&1		
MLS # - 9816607; Seller - Houlihan					150 (Agent DOM)		\$28,045	1928		
24 Avon	\$2,475,000	\$2,100,000	\$1,875,000	6/22/98	5/14/99	5/14/99	\$81,500	Colonial	Not Provided	
50 Square Feet: 5,300	\$467	\$396	\$354		326	326	2,200.6%	14 / 8 / 5&1		
MLS # - 9812482; Seller - Mendez					326 (Agent DOM)		\$31,268	1923		
25 Ridgecroft	\$2,500,000	\$2,500,000	\$1,950,000	5/10/99	7/28/99	7/28/99	\$32,250	Colonial	Not Provided	
51 Square Feet: 4,000	\$625	\$625	\$488		79	79	5,946.5%	12 / 7 / 5&2		
MLS # - 9907573; Seller - Friedman					79 (Agent DOM)		\$29,658	1929		
25 Greenfield	\$1,850,000	\$1,850,000	\$1,965,000	6/8/99	9/2/99	9/2/99	\$60,300	Colonial	Not Provided	
52 Square Feet: 3,500	\$529	\$529	\$561		86	86	3,158.7%	12 / 5 / 3&1		
MLS # - 9909559; Seller - Pollack					86 (Agent DOM)		\$24,249	1927		
9 Locust	\$1,950,000	\$1,950,000	\$1,975,000	4/26/99	8/25/99	8/25/99	\$69	Tudor	Not Provided	
53 Square Feet: 3,200	\$609	\$609	\$617		121	121	3,862,218.8%	10 / 4 / 3&0		
MLS # - 9906540; Seller - Scioli					121 (Agent DOM)		\$26,702	1925		
129 White Plains	\$2,200,000	\$2,200,000	\$2,050,000	4/22/99	8/26/99	8/26/99	\$65,300	Victorian	Not Provided	
54 Square Feet: 6,000	\$367	\$367	\$342		126	126	3,039.4%	12 / 6 / 4&2		
MLS # - 9906340; Seller - Powers					126 (Agent DOM)		\$22,414	1904		

**Bronxville School District
Single Family**

1999

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Beechwood	\$2,750,000	\$2,750,000	\$2,535,000	6/1/99	9/2/99	9/2/99	\$38,100	Other/See Remarks		
55 Square Feet: 3,500	\$786	\$786	-7.8% \$724		93	93	6,553.5%	9 / 5 / 3&1	Not Provided	
MLS # - 9909044; Seller - Ferguson					93 (Agent DOM)		\$30,000	1925		
20 Courseview	\$2,800,000	\$2,800,000	\$2,550,000	2/24/99	6/2/99	6/2/99	\$52,800	Contemporary		
56 Square Feet: 6,000	\$467	\$467	-8.9% \$425		98	98	4,729.5%	12 / 6 / 4&2	Not Provided	
MLS # - 9902449; Seller - Pitts					98 (Agent DOM)		\$40,808	1950		
47 Valley	\$2,950,000	\$2,950,000	\$2,825,000	8/20/98	1/11/99	1/11/99	\$81,000	Other/See Remarks		
57 Square Feet: 7,000	\$421	\$421	-4.2% \$404		144	144	3,387.7%	15 / 9 / 4&1	Not Provided	
MLS # - 9816096; Seller - Burke					144 (Agent DOM)		\$31,632	1905		
303 Pondfield	\$3,100,000	\$3,100,000	\$2,900,000	5/6/99	8/9/99	8/9/99	\$98,600	Colonial		
58 Square Feet: 5,500	\$564	\$564	-6.5% \$527		95	95	2,841.2%	14 / 8 / 5&2	Not Provided	
MLS # - 9907374; Seller - Hausberg					95 (Agent DOM)		\$37,000	1915		

Total Bronxville 1999

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy

58	0	0	0	0
	0%	0%	0%	0%

**Bronxville School District
Single Family**

1999

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$1,150,000	\$1,125,000	\$1,100,000	126	126	\$40,900	58	0	0	0	0
		-2.2%	-2.2%					0%	0%	0%	0%
Average:	\$1,264,636	\$1,242,291	\$1,179,536	136	136	\$41,307					
		-1.8%	-5.0%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$352	\$344	\$337	3,269
		-\$8	-\$8	
Average:	\$387	\$380	\$361	3,269
		-\$7	-\$19	

Monthly Analysis:	Jan	Feb	Mar	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1999
Homes Sold	5	3	1	5	6	8	11	8	3	5	3	58
Median Original Price	\$1,695,000	\$575,000	\$549,500	\$1,100,000	\$1,475,000	\$1,080,000	\$1,350,000	\$792,500	\$1,495,000	\$740,000	\$1,395,000	\$1,150,000
Median List Price	\$1,695,000	\$575,000	\$549,500	\$1,050,000	\$1,475,000	\$1,080,000	\$1,350,000	\$787,500	\$1,495,000	\$710,000	\$1,375,000	\$1,125,000
Median Sold Price	\$1,625,000	\$550,000	\$525,000	\$935,000	\$1,475,000	\$992,500	\$1,226,250	\$780,000	\$1,562,500	\$685,000	\$1,125,000	\$1,100,000
Average Sold Price	\$1,666,000	\$513,333	\$525,000	\$989,400	\$1,447,167	\$1,092,219	\$1,430,114	\$1,124,000	\$1,333,167	\$733,520	\$1,086,667	\$1,179,536

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
11 Beverly 1 Square Feet: 1,600 MLS # - 9800754; Seller - Bissieux	\$339,000	\$339,000	\$324,500 -4.3%	1/12/98	5/18/98	5/18/98	\$22,400 1,348.7% \$8,666	Town House 6 / 3 / 2&0 1925	Not Provided	
47 Parkway 2 Square Feet: 2,500 MLS # - 9811535; Seller - Estate Of Abele	\$359,000	\$359,000	\$328,000 -8.6%	6/6/98	8/27/98	8/27/98	\$13,100 2,403.8% \$8,700	Colonial 9 / 5 / 2&1 1898	Not Provided	
2 Beverly 3 Square Feet: 1,800 MLS # - 73056; Seller - Marvin	\$379,000	\$349,000	\$335,000 -7.9% -3.7%	1/22/97	4/20/98	4/20/98	\$24,800 1,250.8% \$8,948	Town House 6 / 3 / 2&0 1930	Not Provided	
33 Sagamore 4 Square Feet: 2,300 MLS # - 87180; Seller - Maruyama	\$420,000	\$380,000	\$338,000 -9.5% -10.0%	6/28/97	4/20/98	4/20/98	\$28,100 1,102.8% \$10,181	Town House 8 / 4 / 2&0 1913	Not Provided	
93 Kensington 5 Square Feet: 1,900 MLS # - 9803484; Seller - McHale	\$359,500	\$347,000	\$340,000 -3.5% -1.9%	2/20/98	8/3/98	8/3/98	\$13,300 2,456.4% \$8,987	Town House 9 / 4 / 2&0 1920	Not Provided	
4 Kensington 6 Square Feet: 1,600 MLS # - 9813615; Seller - Stoner	\$345,000	\$350,000	\$343,000 1.4% -2.0%	7/10/98	10/29/98	10/29/98	\$22,100 1,452.0% \$8,370	Town House 6 / 3 / 2&0 1919	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 17 Bolton Square Feet: 1,800 MLS # - 95684; Seller - Brereton	\$369,000 \$205	\$359,000 \$199	\$350,000 \$194	9/25/97	7/31/98 309 309 (Agent DOM)	7/31/98 309	\$22,000 1,490.9% \$8,795	Town House 7 / 4 / 2&0 1921	Not Provided	
8 11 Bolton Square Feet: 2,000 MLS # - 83363; Seller - Jacklone	\$415,000 \$208	\$369,900 \$185	\$360,000 \$180	5/17/97	5/1/98 349 349 (Agent DOM)	5/1/98 349	\$23,000 1,465.2% \$9,027	Town House 6 / 3 / 2&0 1921	Not Provided	
9 65 Kensington Square Feet: 1,800 MLS # - 9811781; Seller - Witheld	\$369,000 \$205	\$369,000 \$205	\$360,000 \$200	6/10/98	9/8/98 90 90 (Agent DOM)	9/8/98 90	\$11,900 2,925.2% \$8,250	Town House 8 / 3 / 2&0 1920	Not Provided	
10 24 Bolton Square Feet: 2,000 MLS # - 9801173; Seller - O'mara	\$399,000 \$200	\$399,000 \$200	\$390,000 \$195	1/19/98	7/1/98 163 163 (Agent DOM)	7/1/98 163	\$24,500 1,491.8% \$9,500	Town House 7 / 4 / 2&0 1921	Not Provided	
11 4 Avon Square Feet: 1,800 MLS # - 9810615; Seller - Diblasi	\$415,000 \$231	\$415,000 \$231	\$405,000 \$225	5/27/98	11/12/98 169 169 (Agent DOM)	11/12/98 169	\$8,767	Colonial 6 / 3 / 2&0 1916	Not Provided	
12 36 Gramatan Square Feet: 2,400 MLS # - 9811039; Seller - Tomita	\$419,000 \$175	\$419,000 \$175	\$414,000 \$173	6/1/98	7/31/98 60 60 (Agent DOM)	7/31/98 60	\$27,430 1,409.3% \$10,400	Capecod 6 / 2 / 2&1 1980	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
28 Tanglewyld 13 Square Feet: 2,000 MLS # - 93985; Seller - Vonnegut	\$425,000	\$425,000	\$415,000 -2.4%	9/12/97	1/15/98	1/15/98	\$13,250 3,032.1%	Town House 7 / 4 / 2&0 1925	Not Provided	
9 Kraft 14 Square Feet: 2,150 MLS # - 81702; Seller - Henward	\$450,000	\$425,000	\$421,000 -5.6% -0.9%	5/1/97	3/16/98	3/16/98	\$8,600 4,795.3%	Colonial 8 / 3 / 2&1 1916	Not Provided	
104 Midland 15 Square Feet: MLS # - 92098; Seller - Jones	\$519,000	\$499,000	\$475,000 -3.9% -4.6%	8/21/97	1/26/98	1/26/98	\$35,400 1,241.8%	Capecod 8 / 4 / 2&0 1950	Not Provided	
42 Sagamore 16 Square Feet: 2,600 MLS # - 9701288; Seller - Carroll	\$487,500	\$487,500	\$480,000 -1.5%	12/1/97	3/2/98	3/2/98	\$19,450 2,367.9%	Town House 9 / 6 / 3&0 1919	Not Provided	
12 Bacon 17 Square Feet: 2,500 MLS # - 88554; Seller - Westney	\$549,000	\$499,000	\$485,000 -9.1% -2.6%	7/15/97	1/23/98	1/23/98	\$11,300	Town House 9 / 4 / 3&1 1931	Not Provided	
42 Tanglewyld 18 Square Feet: 1,900 MLS # - 9820466; Seller - Leonard	\$435,000	\$435,000	\$486,100 11.7%	11/9/98	12/22/98	12/22/98	\$34,300 1,317.2%	Town House 8 / 4 / 3&0 1930	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Avon 19 Square Feet: MLS # - 46093; Seller - Sherman	\$585,000	\$545,000 -6.8%	\$520,000 -4.3%	2/7/96	3/12/98	3/12/98	\$73,900 603.7% \$18,618	Other/See Remarks 10 / 4 / 3&0 1960	Not Provided	
1 Oval 20 Square Feet: 2,200 MLS # - 90019; Seller - Richards	\$565,000	\$565,000 -7.1%	\$525,000 -7.1%	7/31/97	1/15/98	1/15/98	\$7,650 6,762.7% \$11,573	Tudor 10 / 3 / 2&1 1911	Not Provided	
7 Kraft 21 Square Feet: 2,500 MLS # - 9803998; Seller - Delaney	\$575,000	\$549,000 -4.5%	\$525,000 -4.2%	2/27/98	9/15/98	9/15/98	\$30,200 1,638.4% \$12,022	Colonial 8 / 4 / 4&1 1925	Not Provided	
5 Hobart 22 Square Feet: 2,800 MLS # - 9807318; Seller - Platt/Lahey	\$575,000	\$575,000 -7.8%	\$530,000 -7.8%	4/11/98	11/12/98	11/12/98	\$18,000 2,844.4% \$9,578	Victorian 11 / 6 / 4&1 1898	Not Provided	
35 Alder 23 Square Feet: 2,866 MLS # - 95179; Seller - Est. Of Squires	\$718,000	\$665,000 -7.4%	\$560,000 -14.6%	9/23/97	3/10/98	3/10/98	\$47,000 1,091.5% \$14,515	Colonial 8 / 4 / 3&0 1935	Not Provided	
7 Avon 24 Square Feet: 2,300 MLS # - 9701609; Seller - Fitzgerald	\$595,000	\$595,000 -5.0%	\$565,000 -5.0%	12/8/97	7/15/98	7/15/98	\$37,700 1,398.7% \$13,500	Cottage 9 / 4 / 2&1 1907	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Oval 25 Square Feet: 2,700 MLS # - 51725; Seller - Lang	\$644,500 \$239	\$575,000 \$213	\$568,500 \$211 -10.8% -1.0%	4/10/96	7/1/98 812 812 (Agent DOM)	7/1/98 812	\$32,900 1,628.0% \$9,709	Tudor 10 / 6 / 2&0 1905	Not Provided	
1 Crown 26 Square Feet: 2,400 MLS # - 86590; Seller - Lavoie	\$599,500 \$250	\$599,500 \$250	\$580,000 \$242 -3.3%	6/22/97	1/15/98 207 207 (Agent DOM)	1/15/98 207	\$44,200 1,212.2% \$16,999	Ranch 7 / 3 / 2&0 1957	Not Provided	
160 Midland 27 Square Feet: 1,900 MLS # - 89911; Seller - Gassage	\$640,000 \$337	\$625,000 \$329	\$605,000 \$318 -2.3% -3.1%	7/29/97	2/2/98 188 188 (Agent DOM)	2/2/98 188	\$43,800 1,281.3% \$15,366	Colonial 8 / 4 / 3&0 1936	Not Provided	
45 Edgewood 28 Square Feet: 2,450 MLS # - 9806398; Seller - Noble	\$765,000 \$312	\$687,500 \$281	\$615,000 \$251 -10.1% -9.5%	3/31/98	7/17/98 108 108 (Agent DOM)	7/17/98 108	\$19,000 3,136.8% \$16,475	Colonial 7 / 4 / 2&1 1950	Not Provided	
107 White Plains 29 Square Feet: 2,600 MLS # - 9806583; Seller - Dhrymes	\$625,000 \$240	\$625,000 \$240	\$620,000 \$238 -0.8%	4/1/98	7/7/98 97 97 (Agent DOM)	7/7/98 97	\$38,200 1,523.0% \$14,100	Colonial 10 / 4 / 2&2 1948	Not Provided	
5 Sussex 30 Square Feet: 2,200 MLS # - 9801448; Seller - Bavely	\$719,000 \$327	\$699,000 \$318	\$660,000 \$300 -2.8% -5.4%	1/22/98	7/2/98 161 161 (Agent DOM)	7/2/98 161	\$38,400 1,618.8% \$12,942	Colonial 8 / 4 / 3&0 1930	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
24 Edgewood 31 Square Feet: 2,200 MLS # - 9818047; Seller - Warms	\$695,000	\$695,000	\$695,000	9/25/98	12/8/98	12/8/98	\$40,800 1,603.4% \$15,731	Colonial 6 / 3 / 2&1 1946	Not Provided	
83 White Plains 32 Square Feet: 3,500 MLS # - 61583; Seller - Withheld	\$1,137,000	\$735,000	\$710,000	7/25/96	6/12/98	6/12/98	\$14 3,071,328.6% \$12,937	Tudor 10 / 5 / 4&5 1925	Not Provided	
29 Elm 33 Square Feet: 2,900 MLS # - 9802212; Seller - Masson	\$719,000	\$719,000	\$720,000	2/2/98	7/31/98	7/31/98	\$50,200 1,334.3% \$17,479	Other/See Remarks 9 / 5 / 3&1 1936	Not Provided	
40 Summit 34 Square Feet: 2,800 MLS # - 9803347; Seller - Swasey	\$750,000	\$750,000	\$750,000	2/18/98	6/29/98	6/29/98	\$40,600 1,747.3% \$15,436	Colonial 9 / 4 / 4&0 1925	Not Provided	
46 Elm Rock 35 Square Feet: 3,000 MLS # - 2265; Seller - Foster	\$825,000	\$825,000	\$775,000	10/26/97	7/24/98	7/24/98	\$49,100 1,478.4% \$16,911	Tudor 10 / 5 / 2&2 1926	Not Provided	
10 Woodland 36 Square Feet: 3,050 MLS # - 9816809; Seller - Beckmann	\$845,000	\$845,000	\$775,000	9/4/98	10/30/98	10/30/98	\$53,900 1,337.8% \$21,610	Colonial 9 / 5 / 4&1 1954	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
2 Hemlock 37 Square Feet: 2,597 MLS # - 94030; Seller - Harmstone	\$795,000 \$306	\$825,000 \$318	\$791,600 \$305	9/12/97	4/27/98 227 227 (Agent DOM)	4/27/98 227	\$50,900 1,455.2% \$19,205	Colonial 8 / 4 / 3&1 1967	Not Provided	
5 Lookout 38 Square Feet: 4,000 MLS # - 98294; Seller - Pini	\$849,000 \$212	\$795,000 \$199	\$795,000 \$199	10/14/97	4/16/98 184 184 (Agent DOM)	4/16/98 184	\$46,600 1,606.0% \$15,083	Tudor 11 / 6 / 4&1 1896	Not Provided	
39 Forest 39 Square Feet: 3,000 MLS # - 9803671; Seller - Houlihan	\$795,000 \$265	\$795,000 \$265	\$795,000 \$265	2/23/98	7/6/98 133 133 (Agent DOM)	7/6/98 133	\$44,500 1,686.5% \$15,700	Colonial 9 / 4 / 3&1 1935	Not Provided	
4 Oakledge 40 Square Feet: 3,500 MLS # - 9813735; Seller - Beck	\$839,000 \$240	\$839,000 \$240	\$810,000 \$231	7/13/98	10/30/98 109 109 (Agent DOM)	10/30/98 109	\$46,000 1,660.9% \$17,718	Colonial 10 / 4 / 3&2 1950	Not Provided	
4 The Byway 41 Square Feet: 2,900 MLS # - 99644; Seller - Folberth	\$895,000 \$309	\$895,000 \$309	\$860,000 \$297	10/22/97	3/12/98 141 141 (Agent DOM)	3/12/98 141	\$44,800 1,819.6% \$15,300	Colonial 10 / 5 / 3&2 1920	Not Provided	
5 Crows Nest 42 Square Feet: 2,400 MLS # - 9801935; Seller - Bean	\$865,000 \$360	\$865,000 \$360	\$865,000 \$360	1/29/98	7/8/98 160 160 (Agent DOM)	7/8/98 160	\$45,400 1,805.3% \$16,553	Colonial 9 / 4 / 3&0 1937	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
16 Sussex 43 Square Feet: 3,600 MLS # - 9802918; Seller - Kopff	\$940,000 \$261	\$895,000 \$249	\$880,000 \$244 -4.8% -1.6%	2/11/98	9/23/98 224 224 (Agent DOM)	9/23/98 224	\$61,200 1,337.9% \$21,257	Colonial 9 / 4 / 3&1 1936	Not Provided	
4 Legget 44 Square Feet: 3,600 MLS # - 9810663; Seller - Christenson	\$895,000 \$249	\$895,000 \$249	\$882,500 \$245 -1.4%	5/27/98	8/25/98 90 90 (Agent DOM)	8/25/98 90	\$28,200 3,029.4% \$22,452	Colonial 9 / 5 / 3&1 1954	Not Provided	
2 Studio 45 Square Feet: 3,400 MLS # - 9801529; Seller - Marsh	\$895,000 \$263	\$895,000 \$263	\$885,000 \$260 -1.1%	1/23/98	3/31/98 67 67 (Agent DOM)	3/31/98 67	\$54,700 1,517.9% \$20,105	Colonial 9 / 4 / 3&1 1950	Not Provided	
18 Ridge 46 Square Feet: 2,310 MLS # - 9806157; Seller - Meehan	\$795,000 \$344	\$795,000 \$344	\$902,000 \$390 13.5%	3/27/98	6/26/98 91 91 (Agent DOM)	6/26/98 91	\$41,000 2,100.0% \$16,035	Other/See Remarks 8 / 4 / 4&0 1953	Not Provided	
17 Garden 47 Square Feet: 3,256 MLS # - 9804778; Seller - Voldstad	\$899,000 \$276	\$899,000 \$276	\$930,000 \$286 3.4%	3/9/98	7/10/98 123 123 (Agent DOM)	7/10/98 123	\$57,950 1,504.8% \$14,755	Tudor 11 / 6 / 3&1 1907	Not Provided	
11 Sunny Brae 48 Square Feet: 3,500 MLS # - 9700641; Seller - Keany	\$989,000 \$283	\$965,000 \$276	\$932,500 \$266 -2.4% -3.3%	11/12/97	4/30/98 169 169 (Agent DOM)	4/30/98 169	\$49,400 1,787.7% \$17,910	Colonial 11 / 6 / 3&1 1926	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
80 Tanglewyde 49 Square Feet: 3,900 MLS # - 87222; Seller - Guimaraes	\$1,125,000	\$955,000	\$950,000 -15.1% -0.4%	6/30/97	7/7/98	7/7/98	\$68,000 1,297.1%	Other/See Remarks 11 / 6 / 4&1 1934	Not Provided	
20 Homesdale 50 Square Feet: 2,450 MLS # - 9806961; Seller - Dore	\$895,000	\$895,000	\$950,000 6.1%	4/6/98	9/1/98	9/1/98	\$22,500 4,122.2%	Colonial 7 / 3 / 3&1 1950	Not Provided	
15 Woodland 51 Square Feet: 2,800 MLS # - 9802700; Seller - Rose	\$985,000	\$985,000	\$960,000 -2.5%	2/9/98	6/29/98	6/29/98	\$50,800 1,789.8%	Colonial 12 / 5 / 5&2 1938	Not Provided	
7 Crows Nest 52 Square Feet: 3,000 MLS # - 9806913; Seller - Grant	\$945,000	\$945,000	\$980,000 3.7%	4/6/98	10/9/98	10/9/98	\$53,100 1,745.6%	Colonial 9 / 4 / 3&2 1935	Not Provided	
27 Homesdale 53 Square Feet: 3,500 MLS # - 9814449; Seller - Robertson	\$1,295,000	\$1,195,000	\$1,050,000 -7.7% -11.2%	7/23/98	10/22/98	10/22/98	\$52,700 1,892.4%	Colonial 9 / 5 / 3&1 1928	Not Provided	
23 Homesdale 54 Square Feet: 3,200 MLS # - 9805910; Seller - Chase	\$1,125,000	\$1,195,000	\$1,075,000 6.2% -10.7%	3/24/98	7/28/98	7/28/98	\$50,300 2,037.2%	Tudor 10 / 5 / 4&1 1926	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
1 Library 55 Square Feet: 3,875 MLS # - 9802942; Seller - Jabbour	\$1,100,000	\$1,100,000	\$1,080,000 -1.8%	2/11/98	7/15/98	7/15/98	\$73,550 1,368.4% \$26,875	Colonial 15 / 6 / 4&2 1939	Not Provided	
21 Greenfield 56 Square Feet: 4,300 MLS # - 9813643; Seller - Silver	\$1,395,000	\$1,295,000	\$1,100,000 -7.2% -14.0%	7/10/98	12/3/98	12/3/98	\$22,700 4,745.8% \$19,358	Other/See Remarks 11 / 5 / 3&1 1918	Not Provided	
56 Summit 57 Square Feet: 4,000 MLS # - 98970; Seller - Billo	\$1,200,000	\$1,200,000	\$1,150,000 -4.2%	10/18/97	3/12/98	3/13/98	\$50,900 2,159.3% \$18,556	Colonial 10 / 6 / 3&1 1920	Not Provided	
9 Sunny Brae 58 Square Feet: 3,200 MLS # - 9808423; Seller - Clarke	\$987,500	\$987,500	\$1,155,000 17.0%	4/27/98	8/13/98	8/13/98	\$53,400 2,062.9% \$18,305	Colonial 10 / 5 / 3&1 1928	Not Provided	
1 High 59 Square Feet: 4,800 MLS # - 82233; Seller - Hinami	\$1,495,000	\$1,295,000	\$1,175,000 -13.4% -8.0%	5/7/97	2/20/98	2/20/98	\$62,200 1,789.1% \$21,600	Colonial 15 / 10 / 5&1 1929	Not Provided	
6 Leonard 60 Square Feet: 3,800 MLS # - 9802143; Seller - Woods	\$1,395,000	\$1,395,000	\$1,200,000 -14.0%	2/2/98	5/14/98	5/14/98	\$23,400 5,028.2% \$21,500	Colonial 11 / 6 / 3&1 1923	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
40 Avon 61 Square Feet: 3,000 MLS # - 9808238; Seller - Withheld	\$1,300,000 \$433	\$1,300,000 \$433	\$1,310,000 \$437 0.8%	4/23/98	10/30/98	10/30/98	\$60,700 2,058.2% \$21,825	Colonial 9 / 6 / 3&2 1929	Not Provided	
42 Elmrock 62 Square Feet: 3,500 MLS # - 9811219; Seller - Mitchell	\$1,595,000 \$456	\$1,395,000 \$399	\$1,325,000 \$379 -12.5% -4.4%	6/3/98	9/2/98	9/2/98	\$43,600 2,939.0% \$16,644	Colonial 10 / 5 / 3&1 1924	Not Provided	
8 Paddington 63 Square Feet: 4,700 MLS # - 9812359; Seller - Forte	\$1,550,000 \$330	\$1,550,000 \$330	\$1,422,500 \$303 -8.2%	6/19/98	10/16/98	10/16/98	\$77,600 1,733.1% \$29,716	Colonial 10 / 6 / 3&1 1956	Not Provided	
2 Summit 64 Square Feet: 3,500 MLS # - 9701134; Seller - Withheld	\$1,495,000 \$427	\$1,495,000 \$427	\$1,495,000 \$427	11/24/97	3/12/98	3/12/98	\$66,200 2,158.3% \$23,362	Tudor 13 / 4 / 4&0 1927	Not Provided	
30 Elm Rock 65 Square Feet: 3,660 MLS # - 9802536; Seller - Scarborough	\$1,495,000 \$408	\$1,495,000 \$408	\$1,495,000 \$408	2/3/98	6/30/98	6/30/98	\$56,100 2,564.9% \$20,250	Tudor 9 / 5 / 4&1 1918	Not Provided	
40 Greenfield 66 Square Feet: 4,000 MLS # - 5105; Seller - Caiati	\$1,550,000 \$388	\$1,550,000 \$388	\$1,550,000 \$388	10/27/97	7/9/98	7/9/98	\$64,400 2,306.8% \$26,966	Raised Ranch 10 / 4 / 5&0 1930	Not Provided	

**Bronxville School District
Single Family**

1998

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
3 Sherman 67 Square Feet: 4,546 MLS # - 9805328; Seller - Dwyer	\$1,595,000	\$1,595,000	\$1,660,000 4.1%	3/16/98	7/15/98	7/15/98	\$71,900 2,208.8% \$25,440	Colonial 12 / 6 / 5&2 1930	Not Provided	
6 Chestnut 68 Square Feet: 5,400 MLS # - 9803837; Seller - Johnson	\$2,300,000	\$2,300,000	\$1,950,000 -15.2%	2/25/98	7/9/98	7/9/98	\$58,600 3,227.6% \$20,094	Victorian 12 / 7 / 4&2 1902	Not Provided	
21 Ridge 69 Square Feet: 6,500 MLS # - 89745; Seller - Guild	\$2,900,000	\$2,900,000	\$2,733,000 -5.8%	7/28/97	6/15/98	6/15/98	\$95,100 2,773.8% \$37,194	Raised Ranch 13 / 6 / 5&2 1910	Not Provided	
5 Oakledge 70 Square Feet: 6,000 MLS # - 97891; Seller - Lapeyrade	\$2,995,000	\$2,995,000	\$2,750,000 -8.2%	10/13/97	5/1/98	5/1/98	\$108,400 2,436.9% \$44,255	Tudor 15 / 6 / 4&4 1870	Not Provided	
100 White Plains 71 Square Feet: 5,700 MLS # - 86908; Seller - Coleman	\$3,500,000	\$2,950,000	\$2,775,000 -15.7% -5.0%	6/25/97	3/12/98	3/12/98	\$77,200 3,494.6% \$28,675	Other/See Remarks 13 / 8 / 4&1 1903	Not Provided	

Total Bronxville 1998

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
71	0	0	0	0
	0%	0%	0%	0%

**Bronxville School District
Single Family**

1998

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:	\$795,000	\$795,000	\$775,000	158	158	\$44,200	71	0	0	0	0
			-2.5%					0%	0%	0%	0%
Average:	\$939,415	\$907,393	\$872,777	193	193	\$42,655					
		-3.4%	-3.7%								

Single Family Price Per Square Foot:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>
Median:	\$277	\$277	\$270	2,866
			-\$7	
Average:	\$308	\$298	\$286	3,049
		-\$11	-\$11	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1998
Homes Sold	5	2	9	5	4	6	19	4	5	7	2	3	71
Median Original Price	\$549,000	\$1,067,500	\$895,000	\$795,000	\$905,000	\$1,061,000	\$795,000	\$627,250	\$895,000	\$945,000	\$495,000	\$695,000	\$795,000
Median List Price	\$499,000	\$960,000	\$895,000	\$795,000	\$882,450	\$890,000	\$795,000	\$627,000	\$895,000	\$945,000	\$495,000	\$695,000	\$795,000
Median Sold Price	\$485,000	\$890,000	\$860,000	\$791,600	\$780,000	\$931,000	\$775,000	\$611,250	\$880,000	\$980,000	\$467,500	\$695,000	\$775,000
Average Sold Price	\$496,000	\$890,000	\$1,016,222	\$638,420	\$1,158,625	\$1,258,333	\$870,132	\$676,375	\$808,000	\$955,786	\$467,500	\$760,367	\$872,777

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
1 9 Kensington Square Feet: 1,600 MLS # - 65726; Seller - Black	\$280,000	\$280,000	\$262,500 -6.3%	9/19/96	1/21/97	1/21/97	\$21,900 1,098.6% \$6,942	Town House 6 / 3 / 2&0 1919	Not Provided	
2 5 Kensington Square Feet: 1,600 MLS # - 21995; Seller - Cunial	\$350,000	\$335,000	\$295,000 -4.3% -11.4%	2/26/95	7/9/97	7/9/97	\$27,000 992.6% \$8,000	Town House 6 / 3 / 2&0 1920	Not Provided	
3 18 Bolton Square Feet: 1,750 MLS # - 74191; Seller - Carlucci	\$345,000	\$335,000	\$312,500 -2.9% -6.5%	2/5/97	7/30/97	7/30/97	\$11,250 2,677.8% \$8,343	Town House 9 / 4 / 2&0 1921	Not Provided	
4 7 Beverly Square Feet: 1,632 MLS # - 65970; Seller - Balaran	\$355,000	\$355,000	\$332,500 -6.3%	9/23/96	6/30/97	6/30/97	\$20,100 1,554.2% \$7,710	Town House 6 / 3 / 2&0 1925	Not Provided	
5 14 Bolton Square Feet: 1,700 MLS # - 71463; Seller - Relocation Group	\$359,500	\$339,900	\$334,000 -5.5% -1.6%	12/30/96	4/11/97	4/11/97	\$24,000 1,291.7% \$8,500	Town House 7 / 4 / 2&0 1920	Not Provided	
6 6 Beverly Square Feet: 1,516 MLS # - 61324; Seller - Near	\$364,500	\$364,500	\$342,500 -6.0%	7/22/96	1/24/97	1/24/97	\$24,400 1,303.7% \$8,824	Town House 7 / 3 / 2&0 1930	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 30 Tanglewyld Square Feet: 1,900 MLS # - 55581; Seller - Taylor	\$425,000 \$224	\$395,000 \$208 -7.1%	\$360,000 \$189 -8.2%	5/17/96	2/14/97 273 273 (Agent DOM)	2/14/97 273	\$28,000 1,185.7% \$10,073	Town House 7 / 4 / 2&0 1920	Not Provided	
8 5 Oval Square Feet: 2,800 MLS # - 37815; Seller - Hobeika	\$435,000 \$155	\$395,000 \$141 -9.2%	\$362,500 \$129 -7.5%	9/27/95	5/5/97 586 586 (Agent DOM)	5/5/97 586	\$42,000 763.1% \$12,756	Split Level 8 / 4 / 2&0 1950	Not Provided	
9 11 Bacon Square Feet: 2,600 MLS # - 61656; Seller - Collins	\$425,000 \$163	\$399,500 \$154 -6.0%	\$375,000 \$144 -5.8%	7/15/96	5/1/97 290 290 (Agent DOM)	5/1/97 290	\$31,100 1,105.8% \$10,904	Town House 9 / 4 / 3&1 1930	Not Provided	
10 11 Willow Square Feet: 1,800 MLS # - 70856; Seller - Smith	\$398,000 \$221	\$398,000 \$221	\$375,000 \$208 -5.8%	12/12/96	4/15/97 124 124 (Agent DOM)	4/15/97 124	\$20,100 1,765.7% \$7,183	Town House 8 / 4 / 2&0 1923	Not Provided	
11 31 Sagamore Square Feet: 1,850 MLS # - 79904; Seller - Hickey	\$395,000 \$214	\$395,000 \$214	\$380,000 \$205 -3.8%	4/11/97	8/11/97 122 122 (Agent DOM)	8/11/97 122	\$27,700 1,271.8% \$10,022	Town House 8 / 5 / 2&0 1913	Not Provided	
12 1 Merestone Square Feet: 2,000 MLS # - 20428; Seller - Cunial	\$425,000 \$213	\$425,000 \$213	\$390,000 \$195 -8.2%	1/29/95	10/9/97 984 984 (Agent DOM)	10/9/97 984	\$15 1,599,900.0% \$11,000	Town House 8 / 5 / 2&0 1928	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
26 Tanglewyld 13 Square Feet: 2,200 MLS # - 75714; Seller - Linder	\$425,000	\$415,000 -2.4%	\$403,500 -2.7%	2/24/97	12/15/97 294 294 (Agent DOM)	12/15/97 294	\$31,200 1,193.3% \$10,951	Town House 8 / 4 / 2&0 1923	Not Provided	
13 Park Terrace 14 Square Feet: 1,900 MLS # - 78311; Seller - Drewry/Schmidt	\$410,000	\$410,000 -1.2%	\$405,000 -1.2%	3/24/97	7/10/97 108 108 (Agent DOM)	7/10/97 108	\$25,100 1,513.5% \$9,084	Town House 7 / 4 / 2&0 1929	Not Provided	
31 White Plains 15 Square Feet: 2,735 MLS # - 89799; Seller - Withheld	\$439,000	\$439,000 -5.5%	\$415,000 -5.5%	7/29/97	11/3/97 97 97 (Agent DOM)	11/3/97 97	\$42,000 888.1% \$16,565	Ranch 10 / 5 / 3&0 1955	Not Provided	
19 Dusenberry 16 Square Feet: 1,700 MLS # - 51691; Seller - Anderson	\$555,000	\$450,000 -18.9%	\$420,000 -5.4%	3/28/96	10/30/97 581 581 (Agent DOM)	10/30/97 581	\$31,100 1,250.5% \$10,150	Ranch 7 / 4 / 2&1	Not Provided	
10 Kraft 17 Square Feet: 2,000 MLS # - 66964; Seller - Kulhan	\$448,000	\$448,000 -6.3%	\$420,000 -6.3%	10/7/96	1/31/97 116 116 (Agent DOM)	1/31/97 116	\$34,000 1,135.3% \$12,000	Colonial 9 / 4 / 3&2 1920	Not Provided	
46 Forest 18 Square Feet: 1,500 MLS # - 79545; Seller - Hudson	\$449,500	\$435,000 -3.2%	\$425,000 -2.2%	4/8/97	10/22/97 197 197 (Agent DOM)	10/22/97 197	\$42 1,011,804.8% \$15,520	Ranch 6 / 3 / 2&0 1954	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
2 Park 19 Square Feet: 1,800 MLS # - 90337; Seller - Vonmaur	\$439,000	\$439,000	\$439,000	8/4/97	10/10/97	10/10/97	\$27,600 1,490.6% \$9,915	Town House 7 / 4 / 2&0 1926	Not Provided	
15 Gramatan 20 Square Feet: 2,400 MLS # - 89468; Seller - Giordano	\$475,000	\$475,000	\$445,000 -6.3%	3/14/97	10/16/97	10/16/97	\$30,160 1,375.5% \$10,744	Other/See Remarks 7 / 3 / 2&1 1980	Not Provided	
40 Sagamore 21 Square Feet: 2,900 MLS # - 70805; Seller - Kanganis	\$479,000	\$455,000	\$455,000 -5.0%	12/11/96	7/15/97	7/15/97	\$17,900 2,441.9% \$6,760	Town House 9 / 6 / 3&0 1923	Not Provided	
17 McKinley 22 Square Feet: 2,700 MLS # - 74583; Seller - Gulati	\$499,000	\$499,000	\$475,000 -4.8%	2/10/97	10/7/97	10/7/97	\$8,900 5,237.1% \$7,993	Victorian 8 / 6 / 2&0 1923	Not Provided	
73 Sagamore 23 Square Feet: 3,500 MLS # - 91062; Seller - Long	\$549,500	\$549,500	\$485,000 -11.7%	8/11/97	10/9/97	10/9/97	\$39,900 1,115.5% \$13,410	Raised Ranch 11 / 5 / 3&5 1927	Not Provided	
41 Garden 24 Square Feet: 2,200 MLS # - 93038; Seller - Grass	\$535,000	\$535,000	\$503,000 -6.0%	9/4/97	12/29/97	12/29/97	\$36,800 1,266.8% \$12,627	Town House 7 / 4 / 3&0 1931	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
25 316 Pondfield Square Feet: 3,000 MLS # - 46496; Seller - Mac Donald	\$598,000 \$199	\$575,000 \$192 -3.8%	\$530,000 \$177 -7.5%	2/12/96	7/11/97 515 515 (Agent DOM)	7/11/97 515	\$43,575 1,116.3% \$15,900	Colonial 9 / 5 / 3&0 1954	Not Provided	
26 999999 Hamilton Square Feet: 3,000 MLS # - 55700; Seller - Noguchi	\$630,000 \$210	\$540,000 \$180 -14.3%	\$530,000 \$177 -1.6%	4/11/96	2/25/97 320 320 (Agent DOM)	2/25/97 320	\$61,700 759.0% \$20,739	Capecod 8 / 4 / 3&1 1950	Not Provided	
27 10 Fordal Square Feet: 2,950 MLS # - 37012; Seller - Penisten	\$615,000 \$208	\$565,000 \$192 -8.1%	\$540,000 \$183 -4.1%	9/15/95	1/15/97 488 488 (Agent DOM)	1/15/97 488	\$40,625 1,229.2% \$15,460	Ranch 9 / 3 / 3&5 1951	Not Provided	
28 1 Legget Square Feet: 2,750 MLS # - 73569; Seller - Cook	\$575,000 \$209	\$575,000 \$209	\$542,500 \$197 -5.7%	1/28/97	5/12/97 104 104 (Agent DOM)	5/12/97 104	\$46,050 1,078.1% \$16,882	Split Level 10 / 3 / 4&0 1952	Not Provided	
29 38 Forest Square Feet: 2,500 MLS # - 95328; Seller - Hanson	\$575,000 \$230	\$575,000 \$230	\$551,000 \$220 -4.2%	9/23/97	11/25/97 63 63 (Agent DOM)	11/25/97 63	\$40,700 1,253.8% \$13,674	Colonial 7 / 3 / 4&0 1932	Not Provided	
30 331 Pondfield Square Feet: 3,000 MLS # - 59167; Seller - Pepe	\$630,000 \$210	\$599,900 \$200 -4.8%	\$555,000 \$185 -7.1%	6/26/96	10/31/97 492 492 (Agent DOM)	10/31/97 492	\$58,400 850.3% \$14,734	Split Level 9 / 4 / 3&1 1956	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 10 Argyle Square Feet: 3,200 MLS # - 52596; Seller - Greenblatt	\$679,000	\$649,000 -4.4%	\$567,000 -12.1%	4/17/96	4/2/97	4/2/97	\$49 1,157,042.99 \$17,161	Colonial 8 / 5 / 3&0 1950	Not Provided	
32 38 Elm Rock Square Feet: MLS # - 45957; Seller - Moran	\$650,000	\$635,000 -2.3%	\$580,000 -8.5%	2/5/96	3/25/97	3/25/97	\$41,700 1,290.9% \$14,052	Tudor 8 / 4 / 3&0 1930	Not Provided	
33 2 Crampton Square Feet: 3,000 MLS # - 30141; Seller - Hanwa	\$775,000	\$630,000 -18.7%	\$582,500 -6.1%	6/2/95	6/27/97	6/27/97	\$42,000 1,286.9% \$17,850	Capecod 10 / 6 / 3&2 1953	Not Provided	
34 45 North Square Feet: 3,200 MLS # - 54361; Seller - Folsom	\$735,000	\$665,000 -9.5%	\$590,000 -10.2%	5/5/96	9/3/97	9/3/97	\$45,000 1,211.1% \$15,870	Split Level 10 / 5 / 3&1 1945	Not Provided	
35 57 Summit Square Feet: MLS # - 86049; Seller - Keys	\$655,000	\$598,000 -8.7%	\$593,000 -0.8%	6/16/97	12/16/97	12/16/97	\$16,300 3,538.0% \$14,895	Tudor 9 / 4 / 3&5 1928	Not Provided	
36 59 Summit Square Feet: 2,597 MLS # - 85369; Seller - Doyle	\$699,000	\$649,500 -7.1%	\$600,000 -7.1%	6/9/97	10/11/97	10/11/97	\$39,900 1,403.8% \$14,147	Other/See Remarks 9 / 5 / 3&0 1925	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
37 1 Hawthorne Square Feet: 3,145 MLS # - 52744; Seller - Alexandre	\$725,000 \$231	\$645,000 -11.0% \$205	\$615,000 -4.1% \$196	4/23/96	2/5/97 288 288 (Agent DOM)	2/5/97 288	\$45,200 1,260.6% \$14,737	Tudor 10 / 5 / 4&2 1930	Not Provided	
38 80 Summit Square Feet: 2,600 MLS # - 57915; Seller - Corrieri	\$745,000 \$287	\$720,000 -3.4% \$277	\$630,000 -12.1% \$242	6/12/96	4/25/97 317 317 (Agent DOM)	4/25/97 317	\$49,900 1,162.5% \$15,997	Tudor 9 / 5 / 3&2 1926	Not Provided	
39 4 Crows Nest Square Feet: MLS # - 75506; Seller - Bassett	\$719,000	\$699,000 -2.8%	\$650,000 -6.8%	2/21/97	6/13/97 112 112 (Agent DOM)	6/13/97 112	\$45,100 1,341.2% \$15,430	Colonial 8 / 4 / 3&1 1936	Not Provided	
40 3 Red Oak Square Feet: 3,000 MLS # - 77359; Seller - Eid	\$750,000 \$250	\$680,000 -9.3% \$227	\$650,000 -4.0% \$217	3/13/97	9/29/97 200 200 (Agent DOM)	9/29/97 200	\$46,200 1,306.9% \$17,593	Colonial 8 / 4 / 3&5 1955	Not Provided	
41 10 South Square Feet: 3,200 MLS # - 37807; Seller - Dacosta	\$845,000 \$264	\$699,000 -17.3% \$218	\$660,000 -4.6% \$206	9/27/95	7/15/97 657 657 (Agent DOM)	7/15/97 657	\$76,950 757.7% \$25,600	Ranch 11 / 6 / 6&1 1951	Not Provided	
42 21 Sunset Square Feet: 3,800 MLS # - 60843; Seller - McGillion	\$775,000 \$204	\$749,000 -3.4% \$197	\$665,000 -10.8% \$175	7/16/96	4/1/97 259 259 (Agent DOM)	4/1/97 259	\$56,100 1,085.4% \$21,000	Split Level 13 / 6 / 5&0 1965	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
5 Dusenberry 43 Square Feet: 2,700 MLS # - 84245; Seller - Agee	\$679,000	\$679,000	\$684,000 0.7%	5/28/97	9/12/97	9/12/97	\$41,200 1,560.2% \$13,700	Colonial 9 / 5 / 3&2 1918	Not Provided	
4 Crown 44 Square Feet: 3,000 MLS # - 39184; Seller - Hyde	\$775,000	\$720,000	\$695,000 -7.1% -3.2%	10/17/95	1/30/97	1/30/97	\$58,300 1,092.1% \$22,545	Colonial 8 / 3 / 2&1 1955	Not Provided	
6 Lookout 45 Square Feet: 3,100 MLS # - 77181; Seller - Panayotou	\$795,000	\$775,000	\$700,000 -2.5% -9.4%	3/12/97	9/3/97	9/3/97	\$41,800 1,574.6% \$15,243	Victorian 8 / 3 / 2&2 1897	Not Provided	
14 Oriole 46 Square Feet: 3,200 MLS # - 81834; Seller - Anderson	\$795,000	\$795,000	\$712,125 -10.4%	5/2/97	8/1/97	8/1/97	\$53,200 1,238.6% \$17,296	Colonial 9 / 5 / 3&0 1922	Not Provided	
11 Crows Nest 47 Square Feet: 2,600 MLS # - 73999; Seller - Jones	\$795,000	\$795,000	\$720,000 -9.4%	2/3/97	4/30/97	4/30/97	\$70,700 918.4% \$25,577	Colonial 8 / 4 / 3&2 1953	Not Provided	
10 Summit 48 Square Feet: 3,200 MLS # - 66163; Seller - Withheld	\$795,000	\$745,000	\$730,000 -6.3% -1.9%	9/26/96	4/16/97	4/16/97	\$49,100 1,386.8% \$17,229	Colonial 8 / 4 / 4&1 1926	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
49 108 Midland Square Feet: 3,207 MLS # - 76665; Seller - Bassett	\$740,000	\$740,000	\$730,000 -1.4%	3/6/97	9/4/97	9/4/97	\$58,100 1,156.5%	Colonial 9 / 4 / 3&1 1935	Not Provided	
50 38 Dusenberry Square Feet: 3,000 MLS # - 74551; Seller - Burns	\$760,000	\$760,000	\$740,000 -2.6%	2/10/97	5/22/97	5/22/97	\$47,300 1,464.5%	Other/See Remarks 9 / 4 / 3&1 1930	Not Provided	
51 8 Oakledge Square Feet: MLS # - 29361; Seller - Benson	\$895,000	\$795,000	\$750,000 -11.2% -5.0%	5/24/95	6/4/97	6/4/97	\$68,600 993.3%	Raised Ranch 9 / 5 / 3&2 1955	Not Provided	
52 19 Hamilton Square Feet: 2,700 MLS # - 46673; Seller - Armantano	\$845,000	\$795,000	\$750,000 -5.9% -5.3%	2/14/96	3/4/97	3/4/97	\$46,200 1,523.4%	Colonial 9 / 4 / 2&1 1930	Not Provided	
53 7 Paddington Square Feet: 3,148 MLS # - 68231; Seller - Scott	\$795,000	\$795,000	\$750,000 -5.7%	10/24/96	2/14/97	2/14/97	\$55,800 1,244.1%	Colonial 12 / 7 / 3&1 1959	Not Provided	
54 17 Crows Nest Square Feet: 2,580 MLS # - 66411; Seller - Rowan	\$799,000	\$799,000	\$765,000 -4.3%	9/30/96	1/31/97	1/31/97	\$47,750 1,502.1%	Colonial 9 / 5 / 4&1 1954	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Summit 55 Square Feet: 2,700 MLS # - 78016; Seller - Herbert	\$795,000	\$795,000	\$780,000 -1.9%	3/20/97	7/29/97	7/29/97	\$13,500 5,677.8%	Colonial 9 / 5 / 3&1 1938	Not Provided	
5 Edgehill 56 Square Feet: 3,100 MLS # - 92105; Seller - W/H	\$800,000	\$800,000	\$780,000 -2.5%	8/22/97	11/17/97	11/17/97	\$22,700 3,336.1%	Colonial 12 / 5 / 3&1 1930	Not Provided	
13 Sunnybrae 57 Square Feet: 3,424 MLS # - 73973; Seller - Christ Church	\$849,500	\$849,500	\$783,000 -7.8%	2/3/97	6/30/97	6/30/97	\$51,900 1,408.7%	Tudor 9 / 6 / 3&1 1929	Not Provided	
15 Woodland 58 Square Feet: MLS # - 46687; Seller - Cameron	\$869,000	\$835,000	\$790,000 -3.9% -5.2%	2/14/96	2/21/97	2/21/97	\$50,800 1,455.1%	Colonial 11 / 5 / 5&2 1938	Not Provided	
28 Grove 59 Square Feet: 3,500 MLS # - 66658; Seller - Bouyoucos	\$850,000	\$850,000	\$800,000 -5.9%	10/2/96	1/7/97	1/7/97	\$51,400 1,456.4%	Colonial 9 / 5 / 4&1 1935	Not Provided	
2 Greenfield 60 Square Feet: 3,119 MLS # - 60116; Seller - Blair	\$925,000	\$840,000	\$825,000 -9.2% -1.6%	7/8/96	9/14/97	9/14/97	\$28,000 2,846.4%	Colonial 9 / 4 / 4&5 1941	Not Provided	

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 The High 61 Square Feet: 3,200 MLS # - 75733; Seller - Withheld	\$880,000	\$880,000	\$835,000 -5.1%	2/24/97	5/22/97	5/22/97		Colonial 10 / 5 / 4&1 1922	Not Provided	
	\$275	\$275	\$261		87	87	\$16,622			
					87 (Agent DOM)					
63 Park 62 Square Feet: 3,850 MLS # - 68701; Seller - Brown	\$864,500	\$854,500	\$837,000 -1.2% -2.0%	11/1/96	4/29/97	4/29/97	\$46,300 1,707.8%	Victorian 14 / 6 / 4&1 1903	Not Provided	
	\$225	\$222	\$217		179	179	\$14,747			
					179 (Agent DOM)					
15 Park 63 Square Feet: MLS # - 38132; Seller - Rittenhouse	\$985,000	\$869,000	\$850,000 -11.8% -1.9%	10/3/95	2/14/97	2/14/97	\$37,700 2,154.6%	Victorian 10 / 5 / 2&1 1902	Not Provided	
					500	500	\$12,051			
					500 (Agent DOM)					
5 Red Oak 64 Square Feet: 3,511 MLS # - 64949; Seller - Corporate	\$995,000	\$919,900	\$866,000 -7.5% -5.4%	9/10/96	6/6/97	6/6/97	\$53,200 1,527.8%	Tudor 11 / 6 / 3&1 1928	Not Provided	
	\$283	\$262	\$247		269	269	\$18,583			
					269 (Agent DOM)					
10 Governors 65 Square Feet: 4,150 MLS # - 71609; Seller - Prior	\$895,000	\$895,000	\$875,000 -2.2%	1/3/97	7/14/97	7/14/97	\$18,000 4,761.1%	Tudor 10 / 6 / 3&1 1925	Not Provided	
	\$216	\$216	\$211		192	192	\$16,417			
					192 (Agent DOM)					
15 Prescott 66 Square Feet: 3,300 MLS # - 57967; Seller - Wijnberg	\$1,025,000	\$990,000	\$880,000 -3.4% -10.7%	6/12/96	3/14/97	3/14/97	\$41,800 2,005.3%	Colonial 9 / 5 / 3&1 1922	Not Provided	
	\$311	\$300	\$267		275	275	\$14,974			
					275 (Agent DOM)					

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
10 Hemlock	\$950,000	\$950,000	\$882,500	2/27/97	5/19/97	5/19/97	\$55,200	Cottage	Not Provided	
67 Square Feet: 3,297	\$288	\$288	\$268		81	81	1,498.7%	9 / 4 / 4&1		
MLS # - 75987; Seller - Ferguson					81 (Agent DOM)		\$18,765	1928		
16 Argyle	\$995,000	\$965,000	\$900,000	6/20/97	11/24/97	11/24/97	\$50,500	Tudor	Not Provided	
68 Square Feet: 3,000	\$332	\$322	\$300		157	157	1,682.2%	9 / 5 / 4&1		
MLS # - 86450; Seller - Jeffrey					157 (Agent DOM)		\$17,691	1927		
26 Valley	\$1,100,000	\$995,000	\$925,000	6/10/97	8/15/97	8/15/97	\$45,900	Colonial	Not Provided	
69 Square Feet: 3,048	\$361	\$326	\$303		66	66	1,915.3%	8 / 4 / 3&1		
MLS # - 85449; Seller - Ellis					66 (Agent DOM)		\$17,111	1935		
25 Sycamore	\$955,000	\$955,000	\$940,000	12/18/96	4/11/97	4/11/97	\$60,000	Colonial	Not Provided	
70 Square Feet: 4,682	\$204	\$204	\$201		114	114	1,466.7%	13 / 6 / 4&1		
MLS # - 71115; Seller - Fenniman					114 (Agent DOM)		\$19,882	1927		
37 Oriole	\$960,000	\$960,000	\$950,000	2/27/97	5/27/97	5/27/97	\$55,600	Colonial	Not Provided	
71 Square Feet: 3,000	\$320	\$320	\$317		89	89	1,608.6%	10 / 5 / 4&1		
MLS # - 75992; Seller - Luce					89 (Agent DOM)		\$18,045	1935		
330 Pondfield	\$1,095,000	\$1,095,000	\$955,000	8/5/96	8/15/97	8/15/97	\$53,000	Tudor	Not Provided	
72 Square Feet: 3,000	\$365	\$365	\$318		375	375	1,701.9%	9 / 5 / 4&0		
MLS # - 62459; Seller - Wardell					375 (Agent DOM)		\$17,344	1924		

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
18 Argyle	\$939,000	\$939,000	\$955,000	8/25/97	12/10/97	12/10/97	\$56	Colonial	Not Provided	
73 Square Feet: 3,000	\$313	\$313	1.7%		107	107	1,705,257.1%	9 / 5 / 3&0		
MLS # - 92233; Seller - Graves					107 (Agent DOM)		\$20,519	1986		
24 Sunny Brae	\$1,300,000	\$1,095,000	\$962,000	3/19/97	12/23/97	12/23/97	\$61,600	Colonial	Not Provided	
74 Square Feet: 3,500	\$371	\$313	-15.8% -10.2%		279	279	1,461.7%	11 / 5 / 4&1		
MLS # - 77898; Seller - Dobbin					279 (Agent DOM)		\$21,498	1931		
23 Locust	\$1,200,000	\$1,200,000	\$965,000	3/5/97	7/10/97	7/10/97	\$57,300	Colonial	Not Provided	
75 Square Feet: 4,600	\$261	\$261	-19.6%		127	127	1,584.1%	10 / 6 / 3&2		
MLS # - 76594; Seller - Sullivan					127 (Agent DOM)		\$19,825	1928		
4 Paddington	\$1,500,000	\$1,100,000	\$995,000	11/3/95	4/7/97	4/7/97	\$72,500	Colonial	Not Provided	
76 Square Feet: 4,000	\$375	\$275	-26.7% -7.0%		521	521	1,272.4%	11 / 5 / 5&1		
MLS # - 40347; Seller - Regan					521 (Agent DOM)		\$26,685	1955		
12 Paddington	\$1,395,000	\$1,395,000	\$1,145,000	12/1/96	6/17/97	6/17/97	\$55,000	Other/See Remarks	Not Provided	
77 Square Feet: 4,300	\$324	\$324	-17.9%		198	198	1,981.8%	10 / 5 / 6&1		
MLS # - 70307; Seller - McGrath/Medallis					198 (Agent DOM)		\$22,720	1952		
16 Prescott	\$1,400,000	\$1,400,000	\$1,250,000	1/31/97	8/5/97	8/5/97	\$58,700	Tudor	Not Provided	
78 Square Feet: 4,500	\$311	\$311	-10.7%		186	186	2,029.5%	14 / 6 / 5&1		
MLS # - 73786; Seller - Smith					186 (Agent DOM)		\$19,506	1913		

**Bronxville School District
Single Family**

1997

	Address:			Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent			
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent			
							Amount	Acres					
								Yr Built					
79	129 White Plains	\$1,695,000	\$1,495,000	\$1,275,000	3/19/97	8/22/97	8/22/97	\$65,300	Victorian	Not Provided			
	Square Feet: 4,100	\$413	\$365	\$311		156	156	1,852.5%	14 / 6 / 4&2				
	MLS # - 77903; Seller - Pappalardo					156 (Agent DOM)	\$20,284		1904				
80	10 Courseview	\$1,400,000	\$1,400,000	\$1,295,000	8/26/96	7/8/97	7/8/97	\$60,700	Raised Ranch	Not Provided			
	Square Feet: 3,600	\$389	\$389	\$360		316	316	2,033.4%	10 / 4 / 3&5				
	MLS # - 63851; Seller - Talbot					316 (Agent DOM)	\$21,168		1928				
81	54 Prescott	\$1,450,000	\$1,450,000	\$1,300,000	4/2/97	8/8/97	8/8/97	\$61,500	Tudor	Not Provided			
	Square Feet:					128	128	2,013.8%	8 / 4 / 3&1				
	MLS # - 79060; Seller - Kinney					128 (Agent DOM)	\$20,229		1929				
82	229 Pondfield	\$1,500,000	\$1,500,000	\$1,330,000	6/9/97	10/1/97	10/1/97	\$74,000	Other/See Remarks	Not Provided			
	Square Feet: 5,000	\$300	\$300	\$266		114	114	1,697.3%	12 / 6 / 5&0				
	MLS # - 85335; Seller - Ardalan					114 (Agent DOM)	\$26,951		1888				
83	34 Avon	\$1,800,000	\$1,595,000	\$1,400,000	3/20/97	12/19/97	12/19/97	\$68,200	Colonial	Not Provided			
	Square Feet: 4,250	\$424	\$375	\$329		274	274	1,952.8%	11 / 5 / 4&2				
	MLS # - 77994; Seller - Preotle					274 (Agent DOM)	\$23,711		1927				
84	1 Governors	\$1,695,000	\$1,695,000	\$1,500,000	2/1/97	7/1/97	7/1/97	\$75,000	Contemporary	Not Provided			
	Square Feet: 4,100	\$413	\$413	\$366		150	150	1,900.0%	11 / 5 / 4&1				
	MLS # - 73871; Seller - Eustis					150 (Agent DOM)	\$27,454		1953				

**Bronxville School District
Single Family**

1997

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
4 Westway 85 Square Feet: 5,600 MLS # - 29562; Seller - Pepe	\$1,900,000	\$1,795,000 -5.5%	\$1,550,000 -12.9%	5/25/95	4/18/97	4/18/97	\$97,300 1,493.0% \$34,230	Colonial 11 / 6 / 4&1 1924	Not Provided	
44 Masterton 86 Square Feet: MLS # - 83234; Seller - Eldridge	\$1,750,000	\$1,750,000	\$1,600,000 -8.6%	5/16/97	7/31/97	7/31/97	\$68,400 2,239.2% \$24,662	Colonial 12 / 7 / 4&1 1927	Not Provided	
29 Ridgecroft 87 Square Feet: 5,000 MLS # - 78814; Seller - Donner	\$1,895,000	\$1,895,000	\$1,762,500 -7.0%	3/31/97	8/8/97	8/8/97	\$91,000 1,836.8% \$30,312	Colonial 11 / 6 / 4&2 1930	Not Provided	
27 Masterton 88 Square Feet: MLS # - 76634; Seller - Carhaus	\$3,350,000	\$3,350,000	\$2,900,000 -13.4%	3/6/97	7/1/97	7/1/97	\$65,800 4,307.3% \$46,710	Tudor 13 / 7 / 5&1 1927	Not Provided	

Total Bronxville 1997

HL Agent Participation:

Units Sold	List or Buy	List	Buy	List and Buy
88	0	0	0	0
	0%	0%	0%	0%

**Bronxville School District
Single Family**

1997

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$775,000	\$742,500	\$697,500	185	185	\$45,200	88	0	0	0	0
		-4.2%	-5.8%					0%	0%	0%	0%
Average:	\$852,955	\$817,724	\$754,626	256	256	\$43,720					
		-4.1%	-7.4%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$258	\$248	\$233	3,000
		-\$11	-\$15	
Average:	\$284	\$272	\$251	3,001
		-\$12	-\$21	

Monthly Analysis:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1997
Homes Sold	7	6	3	11	7	7	13	8	6	10	4	6	88
Median Original Price	\$615,000	\$760,000	\$845,000	\$795,000	\$760,000	\$849,500	\$845,000	\$1,250,000	\$745,000	\$524,250	\$687,500	\$797,000	\$775,000
Median List Price	\$565,000	\$720,000	\$795,000	\$749,000	\$760,000	\$795,000	\$795,000	\$1,247,500	\$710,000	\$487,000	\$687,500	\$768,500	\$742,500
Median Sold Price	\$540,000	\$682,500	\$750,000	\$720,000	\$740,000	\$750,000	\$780,000	\$1,102,500	\$692,000	\$460,000	\$665,500	\$774,000	\$697,500
Average Sold Price	\$546,429	\$649,167	\$736,667	\$758,455	\$669,643	\$729,857	\$967,115	\$1,069,953	\$696,500	\$556,400	\$661,500	\$802,750	\$754,626

**Bronxville School District
Single Family**

1996

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
91 Kensington	\$253,900	\$253,900	\$246,000	12/5/95	4/2/96	4/2/96	\$24,100	Town House	Not Provided	
1 Square Feet: 1,368	\$186	\$186	-3.1%		119	119	920.7%	7 / 4 / 2&0		
MLS # - 42051; Seller - Phh Relocation					119 (Agent DOM)		\$7,769	1925		
43 Sagamore	\$275,000	\$275,000	\$257,000	2/9/96	4/26/96	4/26/96	\$23,100	Town House	Not Provided	
2 Square Feet: 1,650	\$167	\$167	-6.5%		77	77	1,012.6%	7 / 4 / 2&0		
MLS # - 46284; Seller - Brown					77 (Agent DOM)		\$8,489	1913		
37 Sagamore	\$309,000	\$299,900	\$275,000	3/28/96	10/2/96	10/2/96	\$26,500	Town House	Not Provided	
3 Square Feet: 1,900	\$163	\$158	-2.9% -8.1%		188	188	937.7%	7 / 4 / 2&0		
MLS # - 50463; Seller - Wyckoff					188 (Agent DOM)		\$9,312	1913		
83 White Plains	\$400,000	\$400,000	\$280,000	10/12/95	8/20/96	8/20/96	\$14	Tudor	Not Provided	
4 Square Feet: 2,284	\$175	\$175	-30.0%		313	313	999,900.0%	11 / 6 / 3&5		
MLS # - 38843; Seller - Estate Of Daly					313 (Agent DOM)		\$12,937	1925		
6 Bolton	\$295,000	\$295,000	\$282,500	3/10/96	9/9/96	9/9/96	\$22,000	Town House	Not Provided	
5 Square Feet: 1,700	\$174	\$174	-4.2%		183	183	1,184.1%	7 / 4 / 2&0		
MLS # - 48732; Seller - :					183 (Agent DOM)		\$7,500	1921		
74 Kensington	\$345,000	\$339,000	\$303,000	10/16/95	5/20/96	5/20/96	\$28,200	Town House	Not Provided	
6 Square Feet: 2,000	\$173	\$170	-1.7% -10.4%		217	217	974.5%	6 / 3 / 2&1		
MLS # - 39121; Seller - Boles					217 (Agent DOM)		\$8,600	1926		

**Bronxville School District
Single Family**

1996

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
6 Beechtree	\$345,000	\$345,000	\$325,000	1/15/96	5/13/96	5/13/96	\$23,100	Town House	Not Provided	
7 Square Feet: 1,800	\$192	\$192	\$181		119	119	1,306.9%	6 / 3 / 2&0		
MLS # - 44146; Seller - Hewitt					119 (Agent DOM)		\$7,549	1930		
3 Beverly	\$359,000	\$359,000	\$328,000	1/17/96	6/20/96	6/20/96	\$22,900	Town House	Not Provided	
8 Square Feet: 1,400	\$256	\$256	\$234		155	155	1,332.3%	7 / 3 / 2&0		
MLS # - 44331; Seller - Longobardo					155 (Agent DOM)		\$8,154	1925		
11 Bolton	\$395,000	\$349,000	\$342,500	10/2/95	10/30/96	10/30/96	\$23,000	Town House	Not Provided	
9 Square Feet: 2,000	\$198	\$175	\$171		394	394	1,389.1%	7 / 4 / 2&0		
MLS # - 38065; Seller - Schramm					394 (Agent DOM)		\$8,404	1921		
25 Parkway	\$432,500	\$360,000	\$350,000	1/5/95	8/23/96	8/23/96	\$27,900	Tudor	Not Provided	
10 Square Feet: 2,900	\$149	\$124	\$121		596	596	1,154.5%	9 / 5 / 3&1		
MLS # - 18498; Seller - Schneider					596 (Agent DOM)		\$10,037	1928		
40 Tanglewyld	\$379,000	\$370,000	\$350,000	12/14/95	3/26/96	3/26/96	\$35,500	Town House	Not Provided	
11 Square Feet: 2,050	\$185	\$180	\$171		103	103	885.9%	7 / 4 / 2&0		
MLS # - 42452; Seller - Broderick					103 (Agent DOM)		\$11,497	1930		
28 Tanglewyld	\$397,000	\$397,000	\$375,000	11/27/95	3/15/96	3/15/96	\$27,700	Town House	Not Provided	
12 Square Feet: 2,000	\$199	\$199	\$188		109	109	1,253.8%	7 / 4 / 2&0		
MLS # - 41577; Seller - Cralle'					109 (Agent DOM)		\$9,500	1925		

**Bronxville School District
Single Family**

1996

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
38 Tanglewyld	\$435,000	\$435,000	\$407,000	6/7/96	9/25/96	9/25/96	\$33,000	Town House	Not Provided	
13 Square Feet: 2,000	\$218	\$218	\$204		110	110	1,133.3%	7 / 4 / 2&0		
MLS # - 57507; Seller - Pears					110 (Agent DOM)		\$11,574	1930		
13 Bacon	\$442,000	\$442,000	\$415,000	1/10/96	7/1/96	7/1/96	\$31,100	Town House	Not Provided	
14 Square Feet: 2,500	\$177	\$177	\$166		173	173	1,234.4%	9 / 4 / 3&1		
MLS # - 43673; Seller - Steffensen					173 (Agent DOM)		\$10,391	1931		
41 Garden	\$425,000	\$435,000	\$435,000	1/16/96	7/30/96	7/30/96	\$36,800	Town House	Not Provided	
15 Square Feet: 2,200	\$193	\$198	\$198		196	196	1,082.1%	7 / 4 / 2&0		
MLS # - 44506; Seller - Coon					196 (Agent DOM)		\$12,159	1931		
10 Avon	\$569,000	\$499,000	\$455,000	3/22/95	4/19/96	4/19/96	\$38,000	Other/See Remarks	Not Provided	
16 Square Feet: 2,640	\$216	\$189	\$172		394	394	1,097.4%	11 / 6 / 3&0		
MLS # - 24042; Seller - Moesel					394 (Agent DOM)		\$11,305	1907		
3 Fulling	\$505,000	\$492,000	\$460,000	5/16/95	4/4/96	4/4/96	\$40,100	Capecod	Not Provided	
17 Square Feet: 2,600	\$194	\$189	\$177		324	324	1,047.1%	8 / 4 / 3&0		
MLS # - 28624; Seller - Beebe					324 (Agent DOM)		\$13,507	1959		
50 Summit	\$565,000	\$499,000	\$476,500	6/2/95	4/8/96	4/8/96	\$34	Colonial	Not Provided	
18 Square Feet: 1,800	\$314	\$277	\$265		311	311	1,401,370.6%	8 / 4 / 3&0		
MLS # - 30025; Seller - Tierney					311 (Agent DOM)		\$10,435	1924		

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
2 Morningside 19 Square Feet: 1,750 MLS # - 48424; Seller - Hudson	\$545,000	\$545,000	\$537,500 -1.4%	3/6/96	7/1/96 117	7/1/96 117	\$43,100 1,147.1% \$12,854	Colonial 7 / 3 / 2&1 1946	Not Provided	
25 North 20 Square Feet: 3,000 MLS # - 52396; Seller - Withheld	\$540,000	\$540,000	\$538,000 -0.4%	4/17/96	10/15/96 181	10/15/96 181	\$56,500 852.2% \$14,547	Colonial 9 / 4 / 3&2 1948	Not Provided	
12 Normandy 21 Square Feet: 2,000 MLS # - 46362; Seller - Deichert	\$535,000	\$535,000	\$540,000 0.9%	2/8/96	7/16/96 159	7/16/96 159	\$14,800 3,548.6% \$8,100	Town House 7 / 4 / 3&0 1928	Not Provided	
52 Midland 22 Square Feet: 2,500 MLS # - 58363; Seller - Estate Of A.Rohe	\$560,000	\$560,000	\$545,000 -2.7%	6/17/96	8/15/96 59	8/15/96 59	\$47,700 1,042.6% \$16,302	Capecod 7 / 4 / 3&0 1952	Not Provided	
4 Normandy 23 Square Feet: MLS # - 59301; Seller - Rue	\$595,000	\$573,000	\$545,000 -3.7% -4.7%	6/27/96	10/30/96 125	10/30/96 125	\$30,400 1,692.8% \$11,267	Town House 7 / 4 / 3&1 1928	Not Provided	
49 Elmrock 24 Square Feet: 3,500 MLS # - 43147; Seller - Dempsey	\$620,000	\$599,900	\$570,000 -3.2% -4.8%	1/1/96	11/1/96 305	11/1/96 305	\$50,500 1,028.7% \$17,335	Colonial 11 / 6 / 3&2 1946	Not Provided	

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
9 Wood End 25 Square Feet: 2,800 MLS # - 5425; Seller - Hinton	\$695,000	\$625,000 -10.1%	\$590,000 -5.0%	6/6/94	2/28/96	2/28/96	\$11,675 4,953.5% \$14,384	Colonial 11 / 5 / 4&1 1925	Not Provided	
79 Sagamore 26 Square Feet: 3,300 MLS # - 64293; Seller - Duke	\$589,000	\$589,000 0.2%	\$590,000	9/3/96	12/4/96	12/4/96	\$40,500 1,356.8% \$12,800	Other/See Remarks 10 / 6 / 3&1 1918	Not Provided	
47 Prescott 27 Square Feet: 3,500 MLS # - 43154; Seller - Estate-johnson	\$650,000	\$650,000 -6.6%	\$607,000	1/2/96	6/19/96	6/19/96	\$56,600 972.4% \$17,902	Contemporary 10 / 5 / 4&1 1951	Not Provided	
17 Garden 28 Square Feet: 3,256 MLS # - 45462; Seller - Wentzel	\$730,000	\$675,000 -7.5%	\$635,000 -5.5%	1/31/96	8/5/96	8/5/96	\$39,600 1,503.5% \$13,554	Colonial 11 / 6 / 3&0 1907	Not Provided	
55 Summit 29 Square Feet: MLS # - 52615; Seller - Nichols	\$725,000	\$692,000 -4.6%	\$635,000 -7.9%	4/19/96	12/16/96	12/16/96	\$42,400 1,397.6% \$13,714	Colonial 10 / 5 / 4&1 1930	Not Provided	
3 Sunnybrae 30 Square Feet: 2,800 MLS # - 31448; Seller - Lennon	\$795,000	\$720,000 -9.4%	\$647,500 -9.1%	6/20/95	7/31/96	7/31/96	\$47,300 1,268.9% \$16,369	Raised Ranch 10 / 6 / 3&1 1928	Not Provided	

**Bronxville School District
Single Family**

1996

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
31 159 White Plains Square Feet: 4,020 MLS # - 92850; Seller - Mitchell	\$1,150,000 \$286	\$735,000 -36.1% \$183	\$668,500 -5.8% \$166	11/17/93	3/6/96	3/6/96	\$59,700 1,019.8% \$17,782	Colonial 10 / 4 / 3&2 1920	Not Provided	
32 26 Homesdale Square Feet: 3,000 MLS # - 52139; Seller - Hoover	\$735,000 \$245	\$695,000 -5.4% \$232	\$677,500 -2.4% \$226	4/15/96	7/29/96	7/29/96	\$44,300 1,429.3% \$14,525	Other/See Remarks 8 / 3 / 3&1 1920	Not Provided	
33 22 Greenfield Square Feet: 3,000 MLS # - 51067; Seller - Global	\$680,000 \$227	\$680,000 \$227	\$680,000 \$227	4/1/96	6/20/96	6/20/96	\$40,400 1,583.2% \$13,226	Colonial 9 / 4 / 3&1 1924	Not Provided	
34 3 Northway Square Feet: MLS # - 21180; Seller - Withheld	\$935,000	\$699,000 -25.2%	\$685,000 -1.5%	2/10/95	3/9/96	3/9/96	\$49,900 1,272.7% \$15,451	Colonial 9 / 5 / 3&1 1921	Not Provided	
35 1 Sussex Square Feet: MLS # - 39177; Seller - Lodhi	\$689,000	\$689,000	\$692,000 0.4%	10/17/95	4/30/96	4/30/96	\$41,300 1,575.5% \$14,333	Colonial 9 / 5 / 3&5 1914	Not Provided	
36 11 Middle Square Feet: 3,200 MLS # - 44291; Seller - Meyer	\$815,000 \$255	\$699,000 -14.2% \$218	\$694,500 -0.6% \$217	1/8/96	10/11/96	10/11/96	\$45,500 1,426.4% \$15,733	Colonial 9 / 6 / 3&1 1938	Not Provided	

**Bronxville School District
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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
51 Summit 37 Square Feet: 3,200 MLS # - 26125; Seller - Associates Relo	\$875,000	\$749,000 -14.4%	\$704,000 -5.1%	4/15/95	6/13/96	6/13/96	\$38,800 1,714.4%	Colonial 11 / 6 / 3&1 1916	Not Provided	
6 Legget 38 Square Feet: 3,000 MLS # - 47734; Seller - De Giaimo	\$775,000	\$739,000 -4.6%	\$710,000 -3.7%	2/28/96	8/29/96	8/29/96	\$60,700 1,069.7%	Colonial 9 / 4 / 3&1 1955	Not Provided	
321 Pondfield 39 Square Feet: 2,800 MLS # - 30969; Seller - White	\$795,000	\$769,000 -3.3%	\$725,000 -5.5%	6/14/95	5/31/96	5/31/96	\$54,800 1,223.0%	Colonial 8 / 5 / 4&0 1949	Not Provided	
7 Hawthorne 40 Square Feet: 3,800 MLS # - 41628; Seller - Abraham	\$820,000	\$789,000 -3.8%	\$727,500 -7.5%	11/27/95	4/22/96	4/22/96	\$44,200 1,545.9%	Colonial 12 / 5 / 3&2 1925	Not Provided	
17 Greenfield 41 Square Feet: 5,000 MLS # - 49286; Seller - Bishop	\$940,000	\$799,000 -15.0%	\$745,000 -5.7%	3/15/96	8/15/96	8/15/96	\$65,000 1,046.2%	Contemporary 9 / 4 / 4&1 1970	Not Provided	
6 Vine 42 Square Feet: 2,800 MLS # - 52224; Seller - Jackson	\$769,000	\$769,000	\$750,000 -2.5%	4/16/96	7/31/96	7/31/96	\$39,100 1,818.2%	Colonial 9 / 5 / 3&2 1918	Not Provided	

**Bronxville School District
Single Family**

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
42 Elm Rock	\$860,000	\$860,000	\$795,000 -7.6%	11/20/95	6/12/96	6/12/96	\$43,600	Colonial	Not Provided	
43 Square Feet: 3,800	\$226	\$226	\$209		205	205	1,723.4%	9 / 5 / 3&2		
MLS # - 41379; Seller - De Marco					205 (Agent DOM)		\$13,143	1924		
36 Masterton	\$840,000	\$840,000	\$802,500 -4.5%	3/25/96	6/26/96	6/26/96	\$57,500	Tudor	Not Provided	
44 Square Feet: 3,000	\$280	\$280	\$268		93	93	1,295.7%	8 / 4 / 3&5		
MLS # - 50223; Seller - Bastuck					93 (Agent DOM)		\$18,754	1920		
37 Oriole	\$895,000	\$850,000	\$810,000 -5.0% -4.5%	6/5/95	6/17/96	6/17/96	\$55,600	Colonial	Not Provided	
45 Square Feet: 3,000	\$298	\$283	\$270		378	378	1,356.8%	10 / 5 / 4&1		
MLS # - 30146; Seller - Dillon					378 (Agent DOM)		\$17,476	1935		
315 Pondfield	\$895,000	\$875,000	\$825,000 -2.2% -5.6%	1/10/95	7/1/96	7/1/96	\$62,900	Colonial	Not Provided	
46 Square Feet: 4,300	\$208	\$203	\$192		538	538	1,211.6%	11 / 5 / 4&1		
MLS # - 19060; Seller - Michelson					538 (Agent DOM)		\$20,180	1925		
43 Woodland	\$935,000	\$935,000	\$835,000 -10.7%	4/1/96	8/15/96	8/15/96	\$49,300	Victorian	Not Provided	
47 Square Feet:					136	136	1,593.7%	11 / 7 / 3&2		
MLS # - 50866; Seller - Bowen					136 (Agent DOM)		\$16,271	1918		
12 Masterton	\$950,000	\$875,000	\$842,500 -7.9% -3.4%	4/11/96	7/3/96	7/3/96	\$56,800	Tudor	Not Provided	
48 Square Feet: 3,500	\$271	\$250	\$241		83	83	1,383.3%	10 / 6 / 3&1		
MLS # - 51779; Seller - Tillman					83 (Agent DOM)		\$18,567	1928		

**Bronxville School District
Single Family**

1996

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
49 5 Woodland Square Feet: 3,234 MLS # - 86711; Seller - T And L Jones	\$990,000 \$306	\$875,000 -11.6% \$271	\$849,065 -2.6% \$263	8/30/93	5/15/96 989 989 (Agent DOM)	5/15/96 989	\$60,600 1,301.1% \$20,717	Colonial 9 / 4 / 3&2 1952	Not Provided	
50 360 Pondfield Square Feet: 3,750 MLS # - 43649; Seller - Bush	\$885,000 \$236	\$865,000 -2.3% \$231	\$855,000 -1.1% \$228	1/9/96	9/20/96 255 255 (Agent DOM)	9/20/96 255	\$61,400 1,292.5% \$19,132	Colonial 9 / 5 / 4&1 1928	Not Provided	
51 40 Homesdale Square Feet: 3,000 MLS # - 28682; Seller - Sullivan	\$985,000 \$328	\$935,000 -5.1% \$312	\$875,000 -6.1% \$292	5/16/95	7/12/96 423 423 (Agent DOM)	7/12/96 423	\$56,600 1,445.9% \$17,405	Colonial 9 / 6 / 3&1 1922	Not Provided	
52 27 Homesdale Square Feet: 3,800 MLS # - 53546; Seller - Miller	\$927,000 \$244	\$927,000 \$244	\$885,000 -4.5% \$233	4/28/96	7/3/96 66 66 (Agent DOM)	7/3/96 66	\$22,000 3,922.7% \$17,602	Colonial 11 / 5 / 3&1 1928	Not Provided	
53 11 Northway Square Feet: MLS # - 49221; Seller - Warble	\$1,195,000	\$1,195,000	\$990,000 -17.2%	3/15/96	6/26/96 103 103 (Agent DOM)	6/26/96 103	\$66,900 1,379.8% \$22,657	Colonial 13 / 8 / 4&5 1929	Not Provided	
54 6 The High Square Feet: 3,900 MLS # - 52995; Seller - Smithwick	\$1,195,000 \$306	\$1,095,000 -8.4% \$281	\$995,000 -8.4% \$255	4/23/96	9/4/96 134 134 (Agent DOM)	9/4/96 134	\$61,300 1,523.2% \$20,260	Tudor 11 / 5 / 3&2 1938	Not Provided	

**Bronxville School District
Single Family**

1996

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
8 Sunnybrae 55 Square Feet: MLS # - 54386; Seller - Abruzzo	\$1,195,000	\$1,195,000	\$1,100,000 -7.9%	5/6/96	10/4/96	10/4/96	\$58,300 1,786.8% \$19,686	Other/See Remarks 10 / 6 / 3&2 1927	Not Provided	
22 Gladwin 56 Square Feet: 4,000 MLS # - 38758; Seller - Finger	\$1,450,000	\$1,200,000	\$1,125,000 -17.2% \$363 \$300 \$281	10/11/95	7/31/96	7/31/96	\$53,300 2,010.7% \$18,183	Colonial 13 / 6 / 3&1 1904	Not Provided	
10 Northern 57 Square Feet: 4,400 MLS # - 44107; Seller - Robinson	\$1,400,000	\$1,150,000	\$1,160,000 -17.9% \$318 \$261 \$264	1/15/96	8/15/96	8/15/96	\$52,300 2,118.0% \$17,500	Colonial 11 / 5 / 3&5 1908	Not Provided	
12 Eastway 58 Square Feet: 4,550 MLS # - 38899; Seller - Welshimer	\$1,520,000	\$1,345,000	\$1,207,500 -11.5% \$334 \$296 \$265	10/13/95	5/17/96	5/17/96	\$75,200 1,505.7% \$25,231	Tudor 10 / 5 / 4&1 1928	Not Provided	
17 Ridge 59 Square Feet: MLS # - 31288; Seller - Costa	\$1,400,000	\$1,400,000	\$1,300,000 -7.1%	6/18/95	3/25/96	3/25/96	\$68,000 1,811.8% \$22,179	Colonial 14 / 7 / 3&1 1914	Not Provided	
18 Orchard 60 Square Feet: 3,700 MLS # - 47110; Seller - Estate Of Coon	\$1,495,000	\$1,495,000	\$1,300,000 -13.0% \$404 \$404 \$351	2/21/96	4/16/96	4/16/96	\$78,800 1,549.7% \$25,990	Other/See Remarks 11 / 7 / 4&2 1926	Not Provided	

**Bronxville School District
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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
61 7 The Byway Square Feet: 4,500 MLS # - 36235; Seller - Hanson	\$1,475,000	\$1,475,000	\$1,330,000 -9.8%	9/6/95	11/1/96 422 422 (Agent DOM)	11/1/96 422	\$66,100 1,912.1% \$22,539	Colonial 11 / 6 / 5&2 1939	Not Provided	
62 50 Crows Nest Square Feet: 6,500 MLS # - 5261; Seller - Bales	\$3,000,000	\$2,350,000	\$1,625,000 -21.7% -24.2%	6/3/94	10/18/96 868 868 (Agent DOM)	10/18/96 868	\$79,700 1,938.9% \$27,760	Other/See Remarks 21 / 10 / 7&2 1880	Not Provided	
63 6 Edgewood Square Feet: 4,700 MLS # - 49749; Seller - Overlander	\$1,750,000	\$1,750,000	\$1,650,000 -5.7%	3/19/96	6/24/96 97 97 (Agent DOM)	6/24/96 97	\$81,500 1,924.5% \$29,641	Colonial 13 / 6 / 6&2 1930	Not Provided	
64 14 Hemlock Square Feet: 4,000 MLS # - 29878; Seller - Bertine	\$1,975,000	\$1,900,000	\$1,700,000 -3.8% -10.1%	6/1/95	12/12/96 560 560 (Agent DOM)	12/12/96 560	\$73,000 2,228.8% \$26,243	Other/See Remarks 8 / 4 / 3&5 1928	Not Provided	
65 47 Valley Square Feet: MLS # - 32328; Seller - Ketchum	\$2,000,000	\$2,400,000	\$1,950,000 20.0% -22.5%	7/6/95	5/2/96 301 301 (Agent DOM)	5/2/96 301	\$81,100 2,304.4% \$27,038	Other/See Remarks 15 / 9 / 4&2 1905	Not Provided	

Total Bronxville 1996

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy
65	0	0	0	0
	0%	0%	0%	0%

**Bronxville School District
Single Family**

1996

Summary Analysis:

	Single Family Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$769,000	\$699,000	\$680,000	188	188	\$44,300	65	0	0	0	0
		-9.1%	-2.5%					0%	0%	0%	0%
Average:	\$844,545	\$796,103	\$732,432	260	260	\$45,379					
		-5.7%	-7.5%								

Single Family Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$256	\$233	\$227	3,000
		-\$23	-\$6	
Average:	\$277	\$261	\$240	3,047
		-\$16	-\$21	

Monthly Analysis:	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1996
Homes Sold	1	5	8	6	9	12	8	4	7	2	3	65
Median Original Price	\$695,000	\$935,000	\$567,000	\$892,500	\$860,000	\$782,000	\$752,500	\$660,000	\$595,000	\$1,047,500	\$725,000	\$769,000
Median List Price	\$625,000	\$699,000	\$499,000	\$822,000	\$840,000	\$744,500	\$707,000	\$650,000	\$573,000	\$1,037,450	\$692,000	\$699,000
Median Sold Price	\$590,000	\$668,500	\$468,250	\$787,033	\$795,000	\$713,750	\$672,500	\$631,000	\$545,000	\$950,000	\$635,000	\$680,000
Average Sold Price	\$590,000	\$675,700	\$576,750	\$893,261	\$818,500	\$712,917	\$657,500	\$634,875	\$731,429	\$950,000	\$975,000	\$732,432

**Bronxville School District
Single Family**

1995

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount	Style Rms/Bds/Bths Acres Yr Built	List Agent Co-List Agent	Buyer Agent Co-Buyer Agent
7 Kensington	\$345,900	\$339,500	\$317,000	3/22/94	6/26/95	6/26/95	\$25,900	Town House	Not Provided	
¹ Square Feet: 1,500	\$231	\$226	\$211		461	461	1,123.9%	6 / 3 / 2&0		
MLS # - 99372; Seller - McSweeney					461 (Agent DOM)		\$7,905	1919		

Total Bronxville 1995

HL Agent Participation:

<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
1	0	0	0	0
	0%	0%	0%	0%

**Bronxville School District
Single Family**

1995

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:	\$345,900	\$339,500	\$317,000	461	461	\$25,900	1	0	0	0	0
		-1.9%	-6.5%					0%	0%	0%	0%
Average:	\$345,900	\$339,500	\$317,000	461	461	\$25,900					
		-1.9%	-6.5%								

Single Family Price Per Square Foot:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>
Median:	\$231	\$226	\$211	1,500
		-\$4	-\$15	
Average:	\$231	\$226	\$211	1,500
		-\$4	-\$15	

Monthly Analysis:	Jun	1995
Homes Sold	1	1
Median Original Price	\$345,900	\$345,900
Median List Price	\$339,500	\$339,500
Median Sold Price	\$317,000	\$317,000
Average Sold Price	\$317,000	\$317,000