

**Tuckahoe School District  
Co-Operative**

**2017**

Address:		Prices:			Dates and DOMs:			Taxes:		Property:		Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed	SP/AV%	Style Rms/Bds/Bths	Acres	List Agent	Buyer Agent
1	34 Westview 4E	\$130,000	\$130,000	\$125,000 -3.8%	10/10/16	12/1/16	2/8/17			Mid Rise		E Patrice Hayes Keller Williams Realty Group	E Patrice Hayes Keller Williams Realty Group
	Square Feet: 750	\$173	\$173	\$167		52	121			4 / 1 / 1&0			William E. Cottle
	MLS # - 4644394; Seller - Segers				53 (Agent DOM)					1928			
2	34 Westview 3D	\$124,900	\$124,900	\$125,000 0.1%	1/5/17	4/6/17	6/16/17			Mid Rise		Eric Stein RE/MAX Distinguished Hms.&Prop	Joel Agudelo RE/MAX Distinguished Hms.&Prop
	Square Feet: 750	\$167	\$167	\$167		91	162			3 / 1 / 1&0			William E. Cottle
	MLS # - 4700362; Seller - Bontzolakes				91 (Agent DOM)					1928			
3	21 Fairview 527	\$168,000	\$159,000	\$152,500 -5.4% -3.9%	5/18/17	8/8/17	9/28/17			Mid Rise		Barbara L. Sulcov Julia B Fee Sothebys Int. Rty	Barbara L. Sulcov Julia B Fee Sothebys Int. Rty
	Square Feet: 650	\$258	\$245	\$235		82	133			3 / 1 / 1&0			William E. Cottle
	MLS # - 4720717; Seller - The Gentry Tenants/Corp				83 (Agent DOM)					1966			
4	14 Westview 400	\$175,000	\$169,000	\$165,000 -3.4% -2.3%	12/20/16	2/10/17	4/19/17			Mid Rise		Michael E. LaMorte Houlihan Lawrence Inc.	Gerald Torch Barhite & Holzinger, Inc.
	Square Feet: 750	\$233	\$225	\$220		52	120			3 / 1 / 1&0			William E. Cottle
	MLS # - 4651201; Seller - LaManna				52 (Agent DOM)					1965			
5	21 Fairview 622	\$179,900	\$165,000	\$172,500 -8.3% 4.2%	6/28/17	8/9/17	9/28/17			Mid Rise		Barbara L. Sulcov Julia B Fee Sothebys Int. Rty	Maria Villodas Coldwell Banker Res Brokerage
	Square Feet: 800	\$225	\$206	\$216		42	92			4 / 1 / 1&0			William E. Cottle
	MLS # - 4721957; Seller - Withheld				42 (Agent DOM)					1965			
6	21 Fairview 516	\$185,000	\$185,000	\$175,000 -5.4%	11/11/16	1/23/17	4/7/17			High Rise		Christy A. Gendalia BHG Rand Realty	Chester A. Allen III CS Realty Relocation Service
	Square Feet: 850	\$218	\$218	\$206		73	147			3 / 1 / 1&0			William E. Cottle
	MLS # - 4648622; Seller - Caferra Maccariello, Nicole				73 (Agent DOM)					1965			Chester A. Allen III CS Realty Relocation Service

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7	21 Fairview 719	\$189,000	\$189,000	<b>\$177,000</b> <span style="background-color: red; color: white; padding: 2px 5px;">-6.3%</span>	5/2/17	6/6/17	8/14/17			Mid Rise		Barbara L. Sulcov Julia B Fee Sothebys Int. Rlty	Peter Palmiere A.T. White Realty Ltd.
	Square Feet: 750	\$252	\$252	\$236		35	104			4 / 1 / 1&0			William E. Cottle
	MLS # - 4717658; Seller - Withheld				35 (Agent DOM)					1965			
8	14 Westview 210	\$189,999	\$189,999	<b>\$180,000</b> <span style="background-color: red; color: white; padding: 2px 5px;">-5.3%</span>	9/16/16	2/21/17	5/2/17			Mid Rise		Sonia D. Tito ERA Insite Realty Services	Philly Scoca Village Realty of Westchester
	Square Feet: 900	\$211	\$211	\$200		158	228			3 / 1 / 1&0			William E. Cottle
	MLS # - 4641283; Seller - DeCarlo				158 (Agent DOM)					1966			
9	108 Sagamore 6B	\$225,000	\$215,000	<b>\$197,000</b> <span style="background-color: red; color: white; padding: 2px 5px;">-4.4%</span> <span style="background-color: red; color: white; padding: 2px 5px;">-8.0%</span>	5/22/17	8/22/17	11/6/17			Mid Rise		Mary Liscio Steckler Real Estate	Mary Liscio Steckler Real Estate
	Square Feet: 805	\$280	\$267	\$245		92	168			3 / 1 / 1&0			William E. Cottle
	MLS # - 4723176; Seller - 108 Sagamore Rd Corp				92 (Agent DOM)					1970			
10	2 Lockwood 2A	\$228,000	\$205,000	<b>\$202,000</b> <span style="background-color: red; color: white; padding: 2px 5px;">-10.1%</span> <span style="background-color: red; color: white; padding: 2px 5px;">-1.3%</span>	4/1/16	6/5/17	8/31/17			Mid Rise		Petra H. Contrada Keller Williams NY Realty	Stephen Zondorak Keller Williams Realty Partner
	Square Feet: 975	\$234	\$210	\$207		430	517			4 / 2 / 1&0		Tom K. Osbeck Keller Williams NY Realty	William E. Cottle
	MLS # - 4613323; Seller - Timpone				368 (Agent DOM)					1927			
11	14 Westview 508	\$224,000	\$224,000	<b>\$224,000</b>	4/19/17	5/5/17	7/18/17			Mid Rise		Mary Payne Coldwell Banker Res Brokerage	Trudi Iglesias Coldwell Banker Res Brokerage
	Square Feet: 950	\$236	\$236	\$236		16	90			5 / 2 / 1&0			William E. Cottle
	MLS # - 4716310; Seller - Francis				16 (Agent DOM)					1966			
12	21 Fairview 726	\$265,000	\$265,000	<b>\$250,000</b> <span style="background-color: red; color: white; padding: 2px 5px;">-5.7%</span> <span style="background-color: red; color: white; padding: 2px 5px;">-5.6%</span>	4/3/17	5/5/17	6/29/17			Mid Rise		Micki Valvano Julia B Fee Sothebys Int. Rlty	Francis J. Morris Barhite & Holzinger, Inc.
	Square Feet: 950	\$279	\$279	\$263		32	87			5 / 2 / 1&0			William E. Cottle
	MLS # - 4713338; Seller - The Gentry Tenants/Corp				32 (Agent DOM)					1966			

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		Original	List	Sold	List	Contract	Sold	Assessed	SP/AV%	Style Rms/Bds/Bths	Acres	List Agent	Buyer Agent
13	21 Fairview 724	\$274,900	\$284,900	<b>\$283,000</b>	10/12/16	2/2/17	4/21/17			Mid Rise		Antonella Cioffoletti Patricia Forgione's Realty	Alice Regan Julia B Fee Sothebys Int. Rty
	Square Feet: 1,000	\$275	\$285	\$283		113	191			5 / 2 / 2&0			William E. Cottle
	MLS # - 4644822; Seller - Vetere				113 (Agent DOM)					1965			
14	14 Westview 409	\$295,000	\$295,000	<b>\$285,000</b>	3/27/17	4/22/17	7/21/17			Mid Rise		MaryAnn Romagnoli Berkshire Hathaway HS West. Pr	Lisa Christopoulos Julia B Fee Sothebys Int. Rty
	Square Feet: 1,000	\$295	\$295	\$285		26	116			5 / 2 / 2&0			William E. Cottle
	MLS # - 4711774; Seller - Maik Atlas and Brenda Curtis				26 (Agent DOM)					1966			
15	14 Westview 509	\$335,000	\$325,000	<b>\$300,000</b>	10/10/16	3/10/17	5/16/17			Mid Rise		Nancy Jones Julia B Fee Sothebys Int. Rty	Nancy Jones Julia B Fee Sothebys Int. Rty
	Square Feet: 1,000	\$335	\$325	\$300		151	218			5 / 2 / 2&0			William E. Cottle
	MLS # - 4644372; Seller - Petersen				91 (Agent DOM)					1965			

**Total Tuckahoe 2017**

**HL Agent Participation:**

<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
15	1	1	0	
7%	7%	7%	0%	

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**Summary Analysis:**

Co-Operative Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Contract</u>	<u>Sold</u>					
<b>Median:</b>	\$189,999	\$189,999	\$180,000	73	133		<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>
			<b>-5.3%</b>				<b>15</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Average:</b>	\$212,580	\$208,387	\$200,867	96	166					
		<b>-2.0%</b>	<b>-3.5%</b>				<b>7%</b>	<b>7%</b>	<b>0%</b>	

**Co-Operative Price Per Square Foot:**

	Original	List	Sold	Sq Ft
<b>Median:</b>	\$224	\$224	\$212	850
			<b>-\$12</b>	
<b>Average:</b>	\$248	\$243	\$234	859
	<b>-\$5</b>	<b>-\$9</b>		

Monthly Analysis:	Feb	Apr	May	Jun	Jul	Aug	Sep	Nov	2017
<b>Homes Sold</b>	1	3	2	2	2	2	2	1	<b>15</b>
<b>Median Original Price</b>	\$130,000	\$185,000	\$262,500	\$194,950	\$259,500	\$208,500	\$173,950	\$225,000	<b>\$189,999</b>
<b>Median List Price</b>	\$130,000	\$185,000	\$257,500	\$194,950	\$259,500	\$197,000	\$162,000	\$215,000	<b>\$189,999</b>
<b>Median Sold Price</b>	<b>\$125,000</b>	<b>\$175,000</b>	<b>\$240,000</b>	<b>\$187,500</b>	<b>\$254,500</b>	<b>\$189,500</b>	<b>\$162,500</b>	<b>\$197,000</b>	<b>\$180,000</b>
<b>Average Sold Price</b>	\$125,000	\$207,667	\$240,000	\$187,500	\$254,500	\$189,500	\$162,500	\$197,000	\$200,867