

**Tuckahoe School District
Co-Operative**

2017

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

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

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		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		
13	21 Fairview	\$274,900	\$284,900	\$283,000	10/12/16	2/2/17	4/21/17		Mid Rise	Antonella Cioffoletti	Alice Regan
	724		3.6%	-0.7%						Patricia Forgione's Realty	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,000	\$275	\$285	\$283		113	191		5 / 2 / 2&0		
	MLS # - 4644822; Seller - Vetere					113 (Agent DOM)			1965	William E. Cottle	
14	14 Westview	\$295,000	\$295,000	\$285,000	3/27/17	4/22/17	7/21/17		Mid Rise	MaryAnn Romagnoli	Lisa Christopoulos
	409			-3.4%						Berkshire Hathaway HS West. Pr	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,000	\$295	\$295	\$285		26	116		5 / 2 / 2&0		
	MLS # - 4711774; Seller - Maik Atlas and Brenda Curtis					26 (Agent DOM)			1966	William E. Cottle	
15	14 Westview	\$335,000	\$325,000	\$300,000	10/10/16	3/10/17	5/16/17		Mid Rise	Nancy Jones	Nancy Jones
	509		-3.0%	-7.5%						Julia B Fee Sothebys Int. Rlty	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,000	\$335	\$325	\$300		151	218		5 / 2 / 2&0		
	MLS # - 4644372; Seller - Petersen					91 (Agent DOM)			1965	William E. Cottle	

Total Tuckahoe 2017

Units Sold

15

HL Agent Participation:

List or Buy

1

7%

List

1

7%

Buy

0

0%

List and Buy

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Summary Analysis:

Co-Operative Home Prices:				DOMs:		Assessed Values	HL Agent Participations:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Contract</u>	<u>Sold</u>		<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>Dual</u>
Median:	\$189,999	\$189,999	\$180,000	73	133		15	1	1	0	
			-5.3%								
Average:	\$212,580	\$208,387	\$200,867	96	166			7%	7%	0%	
		-2.0%	-3.5%								
Co-Operative Price Per Square Foot:											
	<u>Original</u>	<u>List</u>	<u>Sold</u>	Sq Ft							
Median:	\$224	\$224	\$212	850							
			-\$12								
Average:	\$248	\$243	\$234	859							
		-\$5	-\$9								

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