

**Eastchester School District
Condominium**

2017

	Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed SP/AV% Amount		List Agent	Buyer Agent
									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
1	1 Consulate 2B	\$209,900	\$209,900	\$199,000	5/16/17	7/6/17	10/31/17	\$1,090	Mid Rise	Louis Cioffi	Camilla McFadden
				-5.2%		51	168		2 / 1 / 1&0	Coldwell Banker Res Brokerage	Julia B Fee Sothebys Int. Rlty
	Square Feet: 550	\$382	\$382	\$362							
	MLS # - 4721415; Seller - Palmer Joel M					51 (Agent DOM)		\$2,718	1974	Anne Hutchinson	
2	1 Consulate 1D	\$249,000	\$249,000	\$237,000	10/16/16	11/23/16	1/23/17	\$1,920	Mid Rise	John V. Filiberti	Sherry Wiggs
				-4.8%		38	99		4 / 1 / 1&0	The Foxes Real Estate	BHG Rand Realty
	Square Feet: 816	\$305	\$305	\$290							
	MLS # - 4640376; Seller - Withheld					38 (Agent DOM)		\$4,823	1972	Anne Hutchinson	
3	2 Consulate 3-D	\$279,000	\$279,000	\$275,000	5/11/17	9/19/17	10/27/17	\$1,920	Garden Apartment	Joy Zegarelli	Veronica Meola
				-1.4%		131	169		4 / 1 / 1&0	Village Realty of Westchester	Berkshire Hathaway HS West. Pr
	Square Feet: 900	\$310	\$310	\$306							
	MLS # - 4720823; Seller - Keller					131 (Agent DOM)		\$4,846	1972	Anne Hutchinson	
4	2 Consulate 3A	\$375,000	\$299,000	\$280,000	9/23/16	12/5/16	2/17/17		Garden Apartment	Jon Steckler	Gil Alon
			-20.3%	-5.1%		73	147		4 / 1 / 1&0	Steckler Real Estate	Weichert Realtors
	Square Feet: 900	\$417	\$332	\$311							
	MLS # - 4642370; Seller - Khusial					74 (Agent DOM)		\$5,705	1970	Anne Hutchinson	
5	3 Consulate 1- A	\$325,000	\$325,000	\$292,500	1/30/17	3/3/17	4/28/17	\$2,055	Mid Rise	Joy Zegarelli	Sharon Zanzano
				-10.0%		32	88		4 / 1 / 1&0	Village Realty of Westchester	
	Square Feet: 900	\$361	\$361	\$325							
	MLS # - 4702607; Seller - Stram Russell L & Janet/Stram Kaori					32 (Agent DOM)		\$5,167	1972	Anne Hutchinson	
6	3 Consulate 2-G	\$374,900	\$374,900	\$360,000	8/11/17	9/27/17	12/15/17	\$2,215	Garden Apartment	Joy Zegarelli	Peter Palmiere
				-4.0%		47	126		5 / 2 / 1&0	Village Realty of Westchester	A.T. White Realty Ltd.
	Square Feet: 975	\$385	\$385	\$369							
	MLS # - 4736265; Seller - Dugan Mary V					47 (Agent DOM)		\$5,572	1972	Anne Hutchinson	

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7	1 Consulate 4G	\$395,000	\$395,000	\$395,000	9/29/17	10/13/17	11/10/17	\$2,215	Mid Rise	Shtjefen Saljanin Exit Realty Private Client	Helen Chang Julia B Fee Sothebys Int. Rlty
	Square Feet: 975	\$405	\$405	\$405		14	42		5 / 2 / 1&0		
	MLS # - 4743698; Seller - Leonard					14 (Agent DOM)		\$5,384	1970	Matthew J. Barbaccia Exit Realty Private Client	Anne Hutchinson
8	133 Montgomery C	\$459,000	\$459,000	\$429,000 -6.5%	11/7/16	3/26/17	6/13/17	\$4,500	Garden Apartment	Antonella Cioffoletti Patricia Forgione's Realty	Antonella Cioffoletti Patricia Forgione's Realty
	Square Feet: 1,250	\$367	\$367	\$343		139	218		5 / 2 / 2&0		
	MLS # - 4647942; Seller - Fleming Diane					139 (Agent DOM)		\$8,200	0.11 Greenvale 2002		
9	137 Montgomery B	\$449,000	\$449,000	\$436,000 -2.9%	6/22/17	7/31/17	9/19/17	\$4,500	Garden Apartment	Antonella Cioffoletti Patricia Forgione's Realty	Agnes A. Seminara Holzber Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,265	\$355	\$355	\$345		39	89		5 / 2 / 2&0		
	MLS # - 4728557; Seller - Culleton Patricia					39 (Agent DOM)		\$8,200	2002	Greenvale, Waverly	
10	119 Montgomery B	\$480,000	\$480,000	\$468,000 -2.5%	6/9/17	6/23/17	10/31/17	\$5,400	Garden Apartment, Town House	Cathy DeBow Coldwell Banker Res Brokerage	Cathy DeBow Coldwell Banker Res Brokerage
	Square Feet: 1,500	\$320	\$320	\$312		14	144		5 / 2 / 2&0		
	MLS # - 4724357; Seller - Milholland Lauren M					14 (Agent DOM)		\$10,282	2002	Greenvale	
11	24 Ray 6-Jan	\$525,000	\$500,000	\$475,000 -4.8% -4.8%	10/18/17	11/22/17	12/19/17	\$4,383	Mid Rise	Sonomi Akino Shoen Realty, Inc.	Elizabeth Engeldrum Keller Williams Realty Group
	Square Feet: 1,383	\$380	\$362	\$343		35	62		5 / 2 / 2&0		
	MLS # - 4746326; Seller - Saraceni					35 (Agent DOM)		\$9,888	1989	Greenvale	
12	142 Brook 146B	\$559,900	\$549,900	\$540,000 -1.8% -1.8%	6/20/17	9/22/17	11/15/17	\$5,950	Mid Rise	Michael D. Morris William Raveis Real Estate	Kristin H. Poellot Houlihan Lawrence Inc.
	Square Feet: 1,600	\$350	\$344	\$338		94	148		6 / 2 / 2&1		
	MLS # - 4728337; Seller - 1520 Stillwell Realty LLC					70 (Agent DOM)		\$11,047	2000	Waverly	Lauren Zaccaria Houlihan Lawrence Inc.

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13	97 Maple	\$569,000	\$569,000	\$560,000	9/18/16	11/28/16	1/19/17	\$4,200	Town House	Carol Care Berkshire Hathaway HS West. Pr	Angeles M. Martinez de Cai Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,375	\$414	\$414	-1.6% \$407		71	123		5 / 2 / 2&0		
	MLS # - 4639555; Seller - Maplewood Court					71 (Agent DOM)		\$8,955	2016		Greenvale
14	95 Maple	\$585,500	\$585,500	\$575,000	11/26/16	12/1/16	2/28/17	\$4,200	Town House	Carol Care Berkshire Hathaway HS West. Pr	Michael P. Quatrocci Houseabilities, LLC
	Square Feet: 1,375	\$426	\$426	-1.8% \$418		5	94		5 / 2 / 2&0		
	MLS # - 4649457; Seller - Maplewood Court					5 (Agent DOM)		\$8,955	2016		Greenvale
15	99 Maple	\$575,500	\$575,500	\$575,500	1/27/17	3/30/17	7/13/17	\$4,200	Town House	Carol Care Berkshire Hathaway HS West. Pr	Mary Burr Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,375	\$419	\$419	\$419		62	167		5 / 2 / 2&0		
	MLS # - 4703537; Seller - Maplewood Court					62 (Agent DOM)		\$8,955	2016		Greenvale
16	91 Maple	\$577,500	\$577,500	\$585,000	11/16/16	12/14/16	2/1/17	\$4,200	Town House	Carol Care Berkshire Hathaway HS West. Pr	Usha Subramaniam Houlihan Lawrence Inc.
	Square Feet: 1,375	\$420	\$420	1.3% \$425		28	77		5 / 2 / 2&0		
	MLS # - 4648107; Seller - Maplewood Court					28 (Agent DOM)		\$8,955	2016		Greenvale

Total Eastchester 2017

HL Agent Participation:

Units Sold

List or Buy

List

Buy

List and Buy

16

3

0

3

19%

0%

19%

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Summary Analysis:

Condominium 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:	\$454,000	\$454,000	\$432,500	43	125	\$4,200	16	3	0	3	
			-4.7%								
Average:	\$436,763	\$429,825	\$417,625	55	123	\$3,530		19%	0%	19%	
		-1.6%	-2.8%								
Condominium Price Per Square Foot:											
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>							
Median:	\$361	\$361	\$344	1,258							
			-\$17								
Average:	\$377	\$371	\$361	1,157							
		-\$6	-\$11								

Monthly Analysis:		Jan	Feb	Apr	Jun	Jul	Sep	Oct	Nov	Dec	2017
	Homes Sold	2	3	1	1	1	1	3	2	2	16
	Median Original Price	\$409,000	\$577,500	\$325,000	\$459,000	\$575,500	\$449,000	\$279,000	\$477,450	\$449,950	\$454,000
	Median List Price	\$409,000	\$577,500	\$325,000	\$459,000	\$575,500	\$449,000	\$279,000	\$472,450	\$437,450	\$454,000
	Median Sold Price	\$398,500	\$575,000	\$292,500	\$429,000	\$575,500	\$436,000	\$275,000	\$467,500	\$417,500	\$432,500
	Average Sold Price	\$398,500	\$480,000	\$292,500	\$429,000	\$575,500	\$436,000	\$314,000	\$467,500	\$417,500	\$417,625