

**Eastchester School District
Condominium**

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	1 Consulate 2B Square Feet: 550 MLS # - 4721415; Seller - Palmer Joel M	\$209,900	\$209,900	\$199,000 -5.2%	5/16/17	7/6/17	10/31/17	\$1,090		Mid Rise 2 / 1 / 1&0		Louis Cioffi Coldwell Banker Res Brokerage Anne Hutchinson	Camilla McFadden Julia B Fee Sothebys Int. Rty
2	1 Consulate 1D Square Feet: 816 MLS # - 4640376; Seller - Withheld	\$249,000	\$249,000	\$237,000 -4.8%	10/16/16	11/23/16	1/23/17	\$1,920		Mid Rise 4 / 1 / 1&0		John V. Filiberti The Foxes Real Estate Anne Hutchinson	Sherry Wiggs BHG Rand Realty
3	2 Consulate 3-D Square Feet: 900 MLS # - 4720823; Seller - Keller	\$279,000	\$279,000	\$275,000 -1.4%	5/11/17	9/19/17	10/27/17	\$1,920		Garden Apartment 4 / 1 / 1&0		Joy Zegarelli Village Realty of Westchester Anne Hutchinson	Veronica Meola Berkshire Hathaway HS West. Pr
4	2 Consulate 3A Square Feet: 900 MLS # - 4642370; Seller - Khusial	\$375,000	\$299,000	\$280,000 -20.3% -5.1%	9/23/16	12/5/16	2/17/17			Garden Apartment 4 / 1 / 1&0		Jon Steckler Steckler Real Estate Anne Hutchinson	Gil Alon Weichert Realtors
5	3 Consulate 1- A Square Feet: 900 MLS # - 4702607; Seller - Stram Russell L & Janet/Stram Kaori	\$325,000	\$325,000	\$292,500 -10.0%	1/30/17	3/3/17	4/28/17	\$2,055		Mid Rise 4 / 1 / 1&0		Joy Zegarelli Village Realty of Westchester Anne Hutchinson	Sharon Zanzano
6	3 Consulate 2-G Square Feet: 975 MLS # - 4736265; Seller - Dugan Mary V	\$374,900	\$374,900	\$360,000 -4.0%	8/11/17	9/27/17	12/15/17	\$2,215		Garden Apartment 5 / 2 / 1&0		Joy Zegarelli Village Realty of Westchester Anne Hutchinson	Peter Palmiere A.T. White Realty Ltd.

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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 5 / 2 / 1 & 0	Shtjefen Saljanin Exit Realty Private Client	Helen Chang Julia B Fee Sothebys Int. Rty
	Square Feet: 975	\$405	\$405	\$405		14	42			Matthew J. Barbaccia	Anne Hutchinson
	MLS # - 4743698; Seller - Leonard				14 (Agent DOM)		\$5,384	1970	Exit Realty Private Client		
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 5 / 2 / 2 & 0 0.11	Antonella Ciuffoletti Patricia Forgione's Realty	Antonella Ciuffoletti Patricia Forgione's Realty
	Square Feet: 1,250	\$367	\$367	\$343		139	218			Greenvale	
	MLS # - 4647942; Seller - Fleming Diane				139 (Agent DOM)		\$8,200	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 5 / 2 / 2 & 0	Antonella Ciuffoletti Patricia Forgione's Realty	Agnes A. Seminara Holzber Julia B Fee Sothebys Int. Rty
	Square Feet: 1,265	\$355	\$355	\$345		39	89			Greenvale, Waverly	
	MLS # - 4728557; Seller - Culleton Patricia				39 (Agent DOM)		\$8,200	2002			
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 5 / 2 / 2 & 0	Cathy DeBow Coldwell Banker Res Brokerage	Cathy DeBow Coldwell Banker Res Brokerage
	Square Feet: 1,500	\$320	\$320	\$312		14	144			Greenvale	
	MLS # - 4724357; Seller - Milholland Lauren M				14 (Agent DOM)		\$10,282	2002			
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 5 / 2 / 2 & 0	Sonomi Akino Shoen Realty, Inc.	Elizabeth Engeldrum Keller Williams Realty Group
	Square Feet: 1,383	\$380	\$362	\$343		35	62			Greenvale	
	MLS # - 4746326; Seller - Saraceni				35 (Agent DOM)		\$9,888	1989			
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 6 / 2 / 2 & 1	Michael D. Morris William Raveis Real Estate	Kristin H. Poellot Houlihan Lawrence Inc.
	Square Feet: 1,600	\$350	\$344	\$338		94	148			Waverly	Lauren Zaccaria Houlihan Lawrence Inc.
	MLS # - 4728337; Seller - 1520 Stillwell Realty LLC				70 (Agent DOM)		\$11,047	2000			

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								Amount		Yr Built			
97 Maple	\$569,000	\$569,000	\$560,000	-1.6%	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. Rty
13	Square Feet: 1,375	\$414	\$414	\$407		71	123			5 / 2 / 2&0			Greenvale
	MLS # - 4639555; Seller - Maplewood Court					71 (Agent DOM)		\$8,955		2016			
95 Maple	\$585,500	\$585,500	\$575,000	-1.8%	11/26/16	12/1/16	2/28/17	\$4,200		Town House		Carol Care Berkshire Hathaway HS West. Pr	Michael P. Quattrocci Houseabilities, LLC
14	Square Feet: 1,375	\$426	\$426	\$418		5	94			5 / 2 / 2&0			Greenvale
	MLS # - 4649457; Seller - Maplewood Court					5 (Agent DOM)		\$8,955		2016			
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. Rty
15	Square Feet: 1,375	\$419	\$419	\$419		62	167			5 / 2 / 2&0			Greenvale
	MLS # - 4703537; Seller - Maplewood Court					62 (Agent DOM)		\$8,955		2016			
91 Maple	\$577,500	\$577,500	\$585,000	1.3%	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.
16	Square Feet: 1,375	\$420	\$420	\$425		28	77			5 / 2 / 2&0			Greenvale
	MLS # - 4648107; Seller - Maplewood Court					28 (Agent DOM)		\$8,955		2016			

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>							
Median:	\$454,000	\$454,000	\$432,500	43	125	\$4,200	<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>
				-4.7%			16	3	0	3
Average:	\$436,763	\$429,825	\$417,625	55	123	\$3,530				
				-1.6%	-2.8%			19%	0%	19%

Condominium Price Per Square Foot:

	Original	List	Sold	Sq Ft
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