

**Eastchester 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	281 Garth C1D	\$85,000	\$85,000	\$78,000	10/3/16	11/4/16	2/2/17		Mid Rise	Barry Kramer	Chester A. Allen III
				-8.2%		32	122		2 / 0 / 1&0	Westchester Choice Realty, Inc	CS Realty Relocation Service
	Square Feet: 600	\$142	\$142	\$130						John Crittenden	Greenvale
	MLS # - 4643433; Seller - Tauro					32 (Agent DOM)			1959	Westchester Choice Realty, Inc	
2	142 Garth TQ	\$94,000	\$94,000	\$90,000	10/26/16	12/21/16	2/23/17		Mid Rise	Barry Kramer	Suzan L. Haasdijk
				-4.3%		56	120		2 / 0 / 1&0	Westchester Choice Realty, Inc	William Raveis-New York LLC
	Square Feet: 500	\$188	\$188	\$180						Brian J. Egli	Greenvale
	MLS # - 4645251; Seller - 142 Garth Road Owners, Inc.					56 (Agent DOM)			1950	Westchester Choice Realty, Inc	
3	142 Garth TA	\$109,000	\$109,000	\$102,000	7/10/17	8/10/17	10/5/17		Mid Rise	Magdalena J. Konkola	Anthony F. Lando
				-6.4%		31	87		2 / 0 / 1&0		Keller Williams Realty Group
	Square Feet: 500	\$218	\$218	\$204							Greenvale
	MLS # - 4731272; Seller - Stephen Sherwood					31 (Agent DOM)			1950		
4	253 Garth 5E	\$115,000	\$115,000	\$105,000	8/23/16	9/23/16	1/4/17		Mid Rise	Josef Muller	Josef Muller
				-8.7%		31	134		2 / 0 / 1&0	Westchester Choice Realty, Inc	Westchester Choice Realty, Inc
	Square Feet: 650	\$177	\$177	\$162							Greenvale
	MLS # - 4637281; Seller - Stevens					31 (Agent DOM)			1935		
5	194 Garth TJ	\$150,000	\$140,000	\$130,000	1/26/17	3/13/17	4/14/17		Mid Rise	Rachel Geller	Rachel Geller
			-6.7%	-6.7%		46	78		4 / 1 / 1&0	Keller Williams NY Realty	Keller Williams NY Realty
	Square Feet: 850	\$176	\$165	\$153							Greenvale
	MLS # - 4703349; Seller - Trink					47 (Agent DOM)			1936		
6	230 Garth 2A1	\$145,000	\$145,000	\$139,000	3/6/16	10/14/16	1/5/17		Mid Rise	Barry Kramer	Philip DeAngelis
				-4.1%		222	305		3 / 1 / 1&0	Westchester Choice Realty, Inc	Westchester Choice Realty, Inc
	Square Feet: 750	\$193	\$193	\$185						John Crittenden	Greenvale
	MLS # - 4609329; Seller - Harocopos					175 (Agent DOM)			1967	Westchester Choice Realty, Inc	

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
7	1 Oakridge 2A	\$179,000	\$150,000	\$140,000	4/18/17	7/30/17	10/19/17		Mid Rise	Alfred Bruno Berkshire Hathaway HS West. Pr	Bridget Staff Berkshire Hathaway HS West. Pr
			-16.2%	-5.6%		103	184		3 / 1 / 1&0		
	Square Feet: 850	\$211	\$176	\$165						Marc Gerber	Anne Hutchinson
	MLS # - 4716506; Seller - Estate of Adelle Wildstein					104 (Agent DOM)			1960	Berkshire Hathaway HS West. Pr	
8	235 Garth D4E	\$149,000	\$149,000	\$142,000	1/27/17	4/10/17	6/19/17		Mid Rise	Veronica Dougherty Coldwell Banker Res Brokerage	Brian J. Egli Westchester Choice Realty, Inc
				-4.7%		73	143		4 / 1 / 1&0		
	Square Feet: 845	\$176	\$176	\$168							Greenvale
	MLS # - 4703602; Seller - Name withheld at owner's request					73 (Agent DOM)			1947		
9	192 Garth 5N	\$149,000	\$149,000	\$149,000	11/16/16	12/6/16	1/17/17		Mid Rise	Roseann B. Grillo Coldwell Banker Res Brokerage	Geraldine Angel Keller Williams NY Realty
						20	62		3 / 0 / 1&0		
	Square Feet: 650	\$229	\$229	\$229							Greenvale
	MLS # - 4649194; Seller - withheld					20 (Agent DOM)			1936		
10	235 Garth A4F	\$159,000	\$159,000	\$149,000	2/17/17	4/21/17	6/5/17		Mid Rise	Cheryl A. White A.T. White Realty Ltd.	Deborah L. Satula Julia B Fee Sothebys Int. Rlty
				-6.3%		63	108		3 / 1 / 1&0		
	Square Feet: 875	\$182	\$182	\$170						Debra Navaretta	Greenvale
	MLS # - 4706477; Seller - Rabin					63 (Agent DOM)			1947	A.T. White Realty Ltd.	
11	196 Garth 3G	\$160,000	\$160,000	\$150,000	4/29/17	7/24/17	10/18/17		Garden Apartment	Lynne Clark	Jeffrey F. Jee K. Fortuna Realty, Inc.
				-6.3%		86	172		4 / 1 / 1&0		
	Square Feet: 850	\$188	\$188	\$176							Greenvale
	MLS # - 4718630; Seller - Estate/Ronayane					86 (Agent DOM)			1936		
12	176 Garth TM	\$175,000	\$165,000	\$155,000	7/5/16	10/4/16	1/5/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Bonnie Besner Julia B Fee Sothebys Int. Rlty
			-5.7%	-5.7%		91	184		4 / 1 / 1&0		
	Square Feet: 850	\$206	\$194	\$182						John Crittenden	Greenvale
	MLS # - 4630485; Seller - Dewitt					91 (Agent DOM)			1936	Westchester Choice Realty, Inc	

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
13	180 Garth 3G	\$172,500	\$165,000	\$155,000	4/7/17	8/17/17	10/30/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Steven Patterson Halstead Prop. Riverdale, LLC
			-4.3%	-5.8%		132	206		4 / 1 / 1&0		
	Square Feet: 850	\$203	\$194	\$182						John Crittenden Westchester Choice Realty, Inc	Greenvale
	MLS # - 4714927; Seller - Potash					132 (Agent DOM)			1936		
14	281 Garth B3A	\$169,000	\$165,000	\$160,000	1/26/17	3/27/17	6/12/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Alice Regan Julia B Fee Sothebys Int. Rity
			-2.4%	-3.0%		60	137		3 / 1 / 1&0		
	Square Feet: 800	\$211	\$206	\$200						John Crittenden Westchester Choice Realty, Inc	Greenvale
	MLS # - 4703510; Seller - Klausner					60 (Agent DOM)			1959		
15	253 Garth 3F	\$189,999	\$169,999	\$162,500	1/25/17	6/7/17	8/28/17		Mid Rise	Kristine Provenzale RE/MAX Prime Properties	Sandra O. Rooney Keller Williams NY Realty
			-10.5%	-3.9%		133	215		4 / 1 / 1&0		
	Square Feet: 800	\$237	\$212	\$203							Greenvale
	MLS # - 4703265; Seller - Cummings					134 (Agent DOM)			1935		
16	230 Garth 5K1	\$179,000	\$169,000	\$165,000	10/14/16	12/21/16	1/25/17		Mid Rise	Josef Muller Julia B Fee Sothebys Int. Rity	Michelle Nead Coldwell Banker Res Brokerage
			-5.6%	-2.2%		68	103		3 / 1 / 1&0		
	Square Feet: 800	\$224	\$211	\$206							Greenvale
	MLS # - 4644903; Seller - Fahey					68 (Agent DOM)			1967		
17	7 Field End 21C	\$175,000	\$175,000	\$165,000	1/27/17	3/31/17	6/19/17		Garden Apartment	Nanette C. Giordano Houlihan & O'Malley R. E. Serv	Joshua D. Berlin Julia B Fee Sothebys Int. Rity
				-5.7%		63	143		4 / 1 / 1&0		
	Square Feet: 700	\$250	\$250	\$236							Anne Hutchinson
	MLS # - 4702630; Seller - Estate of FOLEY					63 (Agent DOM)			1940		
18	209 Garth 1B	\$149,500	\$149,500	\$165,000	3/16/17	4/6/17	6/30/17		Mid Rise	Margaret Berretta Houlihan Lawrence Inc.	Agnes A. Seminara Holzber Julia B Fee Sothebys Int. Rity
				10.4%		21	106		5 / 1 / 1&0		
	Square Feet: 850	\$176	\$176	\$194						Paulette Talley Houlihan Lawrence Inc.	Greenvale
	MLS # - 4709420; Seller - Withheld					21 (Agent DOM)			1929		

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
19	194 Garth 4L	\$185,000	\$172,000	\$165,000	3/28/17	7/25/17	9/14/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Charles W. Gemmill Westchester Choice Realty, Inc
			-7.0%	-3.8%		119	170		4 / 1 / 1&0		
	Square Feet: 850	\$218	\$202	\$194						John Crittenden Westchester Choice Realty, Inc	Greenvale
	MLS # - 4712841; Seller - DiSalvo					119 (Agent DOM)			1936		
20	188 Garth 3V	\$172,000	\$169,000	\$165,000	5/18/17	9/13/17	11/10/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Kenneth V. Rabasco Mary Jane Pastor Realty
			-1.7%	-2.3%		118	176		3 / 1 / 1&0		
	Square Feet: 700	\$246	\$241	\$236						John Crittenden Westchester Choice Realty, Inc	Greenvale
	MLS # - 4721939; Seller - Gilmer					118 (Agent DOM)			1936		
21	64 Manchester B22	\$189,900	\$178,000	\$167,500	12/1/16	2/22/17	5/15/17		Garden Apartment	Peter Palmiere A.T. White Realty Ltd.	Debra Navaretta A.T. White Realty Ltd.
			-6.3%	-5.5%		83	165		3 / 1 / 1&0		
	Square Feet: 700	\$271	\$254	\$239							Anne Hutchinson
	MLS # - 4649783; Seller - Truini					84 (Agent DOM)			1940		
22	235 Garth E2E	\$169,000	\$169,000	\$169,000	5/23/17	6/13/17	8/30/17		Mid Rise	Diana M. Singer Berkshire Hathaway HS West. Pr	Agnes Aliberto RE/MAX Prime Properties
						21	99		3 / 1 / 1&0		
	Square Feet: 900	\$188	\$188	\$188							Greenvale
	MLS # - 4723102; Seller - Telca Martemucci					21 (Agent DOM)			1947		
23	1 Oakridge 4L	\$189,000	\$189,000	\$170,000	12/20/16	2/15/17	4/28/17		Mid Rise	John DeVito White Rose Realty Mgmt. Ltd.	Daniel DeSimone RE/MAX Prime Properties
				-10.1%		57	129		3 / 1 / 1&0		
	Square Feet: 750	\$252	\$252	\$227							Anne Hutchinson
	MLS # - 4652363; Seller - Rogener					57 (Agent DOM)			1960		
24	235 Garth D4C	\$186,900	\$179,975	\$171,000	4/3/17	9/1/17	10/19/17		Mid Rise	Dean M. Nugent Mary Jane Pastor Realty	Susan J. Sena Westchester Choice Realty, Inc
			-3.7%	-4.8%		151	199		4 / 1 / 1&0		
	Square Feet: 900	\$208	\$200	\$190							Greenvale
	MLS # - 4712177; Seller - Sanford					91 (Agent DOM)			1947		

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25	235 Garth B6D Square Feet: 900 MLS # - 4718875; Seller - Samson LLC	\$175,000	\$175,000	\$175,000	5/9/17	5/22/17	7/20/17		Mid Rise 3 / 1 / 1&0 1947	Pamela Heldman Berkshire Hathaway HS West. Pr Greenvale	Michael Eshetu Westchester Choice Realty, Inc
		\$194	\$194	\$194		13	72				
						13 (Agent DOM)					
26	18 Leewood 3R Square Feet: 900 MLS # - 4726780; Seller - Mazzella	\$185,000	\$185,000	\$175,000 -5.4%	6/13/17	8/15/17	9/26/17		Garden Apartment 4 / 2 / 1&0 1951	Carmela Tassone Coldwell Banker Res Brokerage Anne Hutchinson	Donna LaMacchia Donna M. LaMacchia
		\$206	\$206	\$194		63	105				
						63 (Agent DOM)					
27	127 Garth 3F Square Feet: 800 MLS # - 4644687; Seller - McCarthy	\$180,000	\$180,000	\$177,500 -1.4%	10/13/16	10/28/16	1/20/17		Mid Rise 3 / 1 / 1&0 1927	Sonya W. Cronin Julia B Fee Sothebys Int. Rlty Greenvale	Josef Muller Julia B Fee Sothebys Int. Rlty
		\$225	\$225	\$222		15	99				
						15 (Agent DOM)					
28	22 Leewood 4L Square Feet: 800 MLS # - 4708985; Seller - Withheld	\$179,000	\$179,000	\$179,000	3/10/17	3/21/17	6/12/17		Garden Apartment 3 / 1 / 1&0 1950	Felicia I. Frey William Raveis Real Estate Anne Hutchinson	Kristine Provenziale RE/MAX Prime Properties
		\$224	\$224	\$224		11	94				
						11 (Agent DOM)					
29	235 Garth B4E Square Feet: 900 MLS # - 4648983; Seller - Manich	\$190,000	\$187,500	\$180,000 -1.3% -3.9%	11/17/16	3/30/17	6/20/17		Mid Rise 4 / 1 / 1&0 1947	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenvale Westchester Choice Realty, Inc	Peter Bell Balch Buyers Realty II Corp
		\$211	\$208	\$200		133	215				
						133 (Agent DOM)					
30	1199 California 2R Square Feet: 850 MLS # - 4651574; Seller - Savinetti	\$190,000	\$190,000	\$180,000 -5.3%	12/11/16	1/6/17	3/17/17		Garden Apartment 3 / 1 / 1&0 1940	Barry Kramer Westchester Choice Realty, Inc John Crittenden Anne Hutchinson Westchester Choice Realty, Inc	Vito Cangialosi Julia B Fee Sothebys Int. Rlty
		\$224	\$224	\$212		26	96				
						26 (Agent DOM)					

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31	182 Garth 4C Square Feet: 800 MLS # - 4707193; Seller - Alves	\$197,500 \$247	\$190,000 -3.8% \$238	\$180,000 -5.1% \$225	2/21/17 192 192 (Agent DOM)	9/1/17 192 192 (Agent DOM)	10/30/17 251 192 (Agent DOM)		High Rise 3 / 1 / 1&0 1936	Marisol Alves At Home With Yara Realty Greenvale	Karen Villanova BHHS Hudson Valley Properties
32	1 Oakridge 2E Square Feet: 900 MLS # - 4710799; Seller - Ellis	\$195,000 \$217	\$189,000 -3.1% \$210	\$180,000 -4.6% \$200	3/21/17 90 90 (Agent DOM)	6/19/17 90 90 (Agent DOM)	8/21/17 153 192 (Agent DOM)		Mid Rise 4 / 1 / 1&0 1960	Bridget Staff Berkshire Hathaway HS West. Pr Anne Hutchinson	Lynn R. Trotta Berkshire Hathaway HS West. Pr
33	198 Garth 1C Square Feet: 970 MLS # - 4708745; Seller - Scarsdale Manor Owners, Inc.	\$189,975 \$196	\$189,975 -4.2% \$196	\$182,000 -4.2% \$188	3/15/17 59 59 (Agent DOM)	5/13/17 59 59 (Agent DOM)	8/11/17 149 192 (Agent DOM)		Mid Rise 3 / 1 / 1&0 1936	Dean M. Nugent Mary Jane Pastor Realty Greenvale	Brian J. Egli Westchester Choice Realty, Inc
34	281 Garth A2H Square Feet: 910 MLS # - 4716104; Seller - Garth Road Assoc. LLC	\$199,900 \$220	\$199,900 -7.5% \$220	\$185,000 -7.5% \$203	4/15/17 34 34 (Agent DOM)	5/19/17 34 34 (Agent DOM)	8/23/17 130 192 (Agent DOM)		Mid Rise 4 / 1 / 2&0 1959	Thomas Atkin ON-SITE Sales & Marketing, LLC Greenvale	Emidio DiNardo Century 21 Full Service Realty
35	1 Oakridge 1E Square Feet: 900 MLS # - 4736952; Seller - Luciano	\$189,000 \$210	\$189,000 -2.1% \$210	\$185,000 -2.1% \$206	8/19/17 19 19 (Agent DOM)	9/7/17 19 19 (Agent DOM)	11/9/17 82 192 (Agent DOM)		Mid Rise 3 / 1 / 1&0 1960	Dominick Lopriore Crossroads Rlty. of West. Inc. Anne Hutchinson	Anthony F. Lando Keller Williams Realty Group
36	1199 California A21 Square Feet: 700 MLS # - 4715258; Seller - sandblom/carderelli	\$199,000 \$284	\$199,000 -5.8% \$284	\$187,500 -5.8% \$268	4/10/17 100 100 (Agent DOM)	7/19/17 100 100 (Agent DOM)	9/19/17 162 192 (Agent DOM)		Garden Apartment 3 / 1 / 1&0 1940	Cheryl A. White A.T. White Realty Ltd. Anne Hutchinson	Anthony F. Lando Keller Williams Realty Group

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37	182 Garth 3D	\$189,000	\$189,000	\$191,500 1.3%	3/20/17	5/31/17	7/28/17		Mid Rise	Susan J. Sena Westchester Choice Realty, Inc	Beverly Morris Westchester Choice Realty, Inc
	Square Feet: 850	\$222	\$222	\$225		72	130		4 / 1 / 1&0		
	MLS # - 4711231; Seller - Ishiguri					73 (Agent DOM)			1936	Greenvale	
38	142 Garth 1P	\$200,000	\$200,000	\$192,000 -4.0%	7/13/17	8/11/17	10/11/17		Mid Rise	Josef Muller Julia B Fee Sothebys Int. Rity	Josef Muller Julia B Fee Sothebys Int. Rity
	Square Feet: 1,100	\$182	\$182	\$175		29	90		4 / 2 / 1&0		
	MLS # - 4728588; Seller - WH					29 (Agent DOM)			1950	Greenvale	
39	1219 California 22B	\$219,000	\$219,000	\$195,000 -11.0%	8/2/16	10/24/16	2/2/17		Garden Apartment	Vincent Ferrante Keller Williams Realty NYC Grp	Debra Navaretta A.T. White Realty Ltd.
	Square Feet: 845	\$259	\$259	\$231		83	184		4 / 1 / 1&0		
	MLS # - 4635005; Seller - Zeola					83 (Agent DOM)			1939	Anne Hutchinson	
40	230 Garth 4F1	\$210,000	\$205,000	\$195,000 -2.4% -4.8%	11/22/16	5/11/17	6/30/17		Mid Rise	Josef Muller Julia B Fee Sothebys Int. Rity	Brian J. Egli Westchester Choice Realty, Inc
	Square Feet: 950	\$221	\$216	\$205		170	220		3 / 1 / 1&1		
	MLS # - 4649747; Seller - Loomis					170 (Agent DOM)			1967	Greenvale	
41	253 Garth 2J	\$209,000	\$204,000	\$195,000 -2.4% -4.3%	8/16/17	10/14/17	12/27/17		Mid Rise	Josef Muller Julia B Fee Sothebys Int. Rity	Josef Muller Julia B Fee Sothebys Int. Rity
	Square Feet: 850	\$246	\$240	\$229		59	133		3 / 1 / 1&0		
	MLS # - 4736728; Seller - Withheld					59 (Agent DOM)			1929	Greenvale	
42	143 Garth 2E	\$189,000	\$189,000	\$195,000 3.2%	8/17/17	10/4/17	12/20/17		Mid Rise	Mindy Gerstein Berkshire Hathaway HS West. Pr	Deborah Valentino Houlihan Lawrence Inc.
	Square Feet: 875	\$216	\$216	\$223		48	125		3 / 1 / 1&0		
	MLS # - 4737299; Seller - Withheld					48 (Agent DOM)			1929	Greenvale	

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43	209 Garth 4O	\$194,900	\$194,900	\$195,350	5/18/17	6/14/17	7/28/17		Mid Rise	Susan J. Sena	Nadia Reyes-Silva
				0.2%		27	71		4 / 1 / 1&0	Westchester Choice Realty, Inc	Exit Realty Private Client
	Square Feet: 900	\$217	\$217	\$217							
	MLS # - 4722401; Seller - Nichols					27 (Agent DOM)			1928	Greenvale	
44	209 Garth 5F	\$185,000	\$185,000	\$201,375	2/16/17	3/6/17	5/11/17		Mid Rise	Barry Kramer	Brian J. Egli
				8.9%		18	84		4 / 1 / 1&0	Westchester Choice Realty, Inc	Westchester Choice Realty, Inc
	Square Feet: 900	\$206	\$206	\$224						John Crittenden	Greenvale
	MLS # - 4706397; Seller - Lin					18 (Agent DOM)			1928	Westchester Choice Realty, Inc	
45	182 Garth 2A	\$215,000	\$215,000	\$202,500	10/19/17	11/6/17	12/12/17		Mid Rise	Patricia A. Damon	Josef Muller
				-5.8%		18	54		4 / 1 / 1&0	Berkshire Hathaway HS West. Pr	Julia B Fee Sothebys Int. Rlty
	Square Feet: 850	\$253	\$253	\$238							Jessica Chan
	MLS # - 4746156; Seller - Defreitas					18 (Agent DOM)			1936	Greenvale	Julia B Fee Sothebys Int. Rlty
46	250 Garth 6C3	\$199,000	\$199,000	\$203,000	2/17/17	5/15/17	7/12/17		Mid Rise	Linda L. Peretz	John Crittenden
				2.0%		87	145		3 / 1 / 1&1	Houlihan Lawrence Inc.	Westchester Choice Realty, Inc
	Square Feet: 900	\$221	\$221	\$226						Gerald S. Peretz	Greenvale
	MLS # - 4706127; Seller - withheld					38 (Agent DOM)			1967	Houlihan Lawrence Inc.	
47	182 Garth 4A	\$215,000	\$215,000	\$205,000	4/30/17	9/21/17	11/20/17		Mid Rise	Susan J. Sena	William E. Dumke Jr
				-4.7%		144	204		4 / 1 / 1&0	Westchester Choice Realty, Inc	
	Square Feet: 850	\$253	\$253	\$241							Greenvale
	MLS # - 4718559; Seller - Diffley-Olin					144 (Agent DOM)			1936		
48	143 Garth 3L	\$214,000	\$214,000	\$207,000	1/30/17	4/3/17	6/29/17		Mid Rise	Josef Muller	Josef Muller
				-3.3%		63	150		3 / 1 / 1&0	Julia B Fee Sothebys Int. Rlty	Julia B Fee Sothebys Int. Rlty
	Square Feet: 850	\$252	\$252	\$244							Greenvale
	MLS # - 4703422; Seller - Withheld					64 (Agent DOM)			1929		

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	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		
49	127 garth 6G	\$214,900	\$214,900	\$207,500	5/3/17	6/15/17	8/14/17		Mid Rise	Jon T. Magnotta	Felice Wyloge
				-3.4%		43	103		3 / 1 / 1&0	Outlook Realty Associates, LLC	Julia B Fee Sothebys Int. Rlty
	Square Feet: 800	\$269	\$269	\$259							
	MLS # - 4719584; Seller - C. Lugones					43 (Agent DOM)			1927	Greenvale	Micki Valvano Julia B Fee Sothebys Int. Rlty
50	194 Garth 6J	\$215,000	\$215,000	\$210,000	5/30/17	6/27/17	8/28/17		Mid Rise	Barry Kramer	Kathleen A. Martyn
				-2.3%		28	90		4 / 1 / 1&0	Westchester Choice Realty, Inc	Julia B Fee Sothebys Int. Rlty
	Square Feet: 850	\$253	\$253	\$247						John Crittenden	Greenvale
	MLS # - 4724540; Seller - Simone					28 (Agent DOM)			1936	Westchester Choice Realty, Inc	
51	127 Garth 6A	\$199,000	\$199,000	\$210,000	6/6/17	7/5/17	9/7/17		Mid Rise	Gail Leone	Anthony F. Lando
				5.5%		29	93		4 / 2 / 1&0	Claire D. Leone Associates Ltd	Keller Williams Realty Group
	Square Feet: 1,100	\$181	\$181	\$191							Greenvale
	MLS # - 4724683; Seller - Danar					29 (Agent DOM)			1927		
52	196 Garth 4H	\$209,000	\$209,000	\$210,000	8/17/17	10/2/17	12/18/17		Mid Rise	Barry Kramer	Helen Badt
				0.5%		46	123		4 / 1 / 1&0	Westchester Choice Realty, Inc	Julia B Fee Sothebys Int. Rlty
	Square Feet: 850	\$246	\$246	\$247						John Crittenden	Greenvale
	MLS # - 4737470; Seller - Parson					46 (Agent DOM)			1936	Westchester Choice Realty, Inc	
53	230 Garth 7H1	\$199,000	\$199,000	\$212,000	9/27/16	11/2/16	3/3/17		Mid Rise	Barry Kramer	Grace M. Mons
				6.5%		36	157		4 / 1 / 1&1	Westchester Choice Realty, Inc	Real Living Five Corners
	Square Feet: 900	\$221	\$221	\$236						John Crittenden	Greenvale
	MLS # - 4642714; Seller - Kingsfield					36 (Agent DOM)			167	Westchester Choice Realty, Inc	
54	194 Garth 5L	\$215,000	\$215,000	\$213,000	5/5/17	5/24/17	6/29/17		Mid Rise	Barry Kramer	David Tomaselli
				-0.9%		19	55		4 / 1 / 1&0	Westchester Choice Realty, Inc	Westchester Choice Realty, Inc
	Square Feet: 850	\$253	\$253	\$251						John Crittenden	Greenvale
	MLS # - 4720012; Seller - Haluci-Teppan					19 (Agent DOM)			1936	Westchester Choice Realty, Inc	

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	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
55	143 Garth 6P Square Feet: 925 MLS # - 4613321; Seller - Perrotto	\$239,000 \$258	\$215,000 -10.0% \$232	\$215,000 \$232	3/31/16	12/16/16 260 181 (Agent DOM)	2/15/17 321		Mid Rise 3 / 1 / 1&0 1929	Lynn R. Trotta Berkshire Hathaway HS West. Pr Greenvale	Nana Y. Lamouse-Welch Smith Street Realty
56	127 Garth 3G Square Feet: 880 MLS # - 4711055; Seller - Haller	\$225,000 \$256	\$225,000 -3.6% \$247	\$217,000 \$247	3/16/17	5/2/17 47 47 (Agent DOM)	6/20/17 96		Mid Rise 3 / 1 / 1&0 1927	Barry Kramer Westchester Choice Realty, Inc John Crittenden Westchester Choice Realty, Inc Greenvale	Deanna Kolodziejczuk Century 21 VJF Realty
57	235 Garth E2I Square Feet: 950 MLS # - 4736123; Seller - Kennedy	\$220,000 \$232	\$220,000 -1.4% \$228	\$217,000 \$228	8/10/17	8/27/17 17 17 (Agent DOM)	11/15/17 97		Mid Rise 4 / 1 / 1&0 1947	Susan J. Sena Westchester Choice Realty, Inc Greenvale	Brian J. Egli Westchester Choice Realty, Inc
58	253 Garth 1T Square Feet: 950 MLS # - 4714035; Seller - Liscio	\$218,000 \$229	\$218,000 \$229	\$218,000 \$229	4/10/17	5/30/17 50 50 (Agent DOM)	8/15/17 127		Mid Rise 3 / 1 / 1&0 1935	David M. Calabrese Houlihan Lawrence Inc. HL Dual Greenvale	Nina Mistry Houlihan Lawrence Inc.
59	31 Manchester 1R Square Feet: 721 MLS # - 4650150; Seller - Colabella	\$219,000 \$304	\$219,000 \$304	\$225,000 2.7% \$312	11/28/16	12/15/16 17 17 (Agent DOM)	2/10/17 74		Garden Apartment 3 / 1 / 1&0 1940	Michelle Nead Coldwell Banker Res Brokerage Anne Hutchinson	Veronica Meola Berkshire Hathaway HS West. Pr Lorenzo Signorile Berkshire Hathaway HS West. Pr
60	209 Garth 3K Square Feet: 950 MLS # - 4703990; Seller - Gershner	\$215,000 \$226	\$215,000 4.7% \$226	\$225,000 \$237	1/31/17	3/1/17 29 29 (Agent DOM)	9/27/17 239		Mid Rise 4 / 1 / 1&0 1928	Barry Kramer Westchester Choice Realty, Inc Brian J. Egli Westchester Choice Realty, Inc Greenvale	Rachel Benjenk Coldwell Banker Res Brokerage

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		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		
61	105 Garth 3C	\$248,000	\$248,000	\$225,000	3/23/17	4/10/17	6/9/17		Mid Rise	Tara Sorine	Ashley Caputo
	Square Feet: 900	\$276	\$276	-9.3%		18	78		3 / 1 / 1&0	Westchester Choice Realty, Inc	Barhite & Holzinger, Inc.
	MLS # - 4711952; Seller - Wamil			\$250		18 (Agent DOM)			1928	Greenvale	Christopher Dempsey
62	14 Whitehall C2	\$227,000	\$227,000	\$227,000	9/21/17	10/11/17	11/24/17		Garden Apartment	Cheryl A. White	Elizabeth Hargraves
	Square Feet: 720	\$315	\$315	\$315		20	64		3 / 1 / 1&0	A.T. White Realty Ltd.	Julia B Fee Sothebys Int. Rity
	MLS # - 4742363; Seller - Romanello					20 (Agent DOM)			1940	Anne Hutchinson	Joseph DiPaolo
63	142 Garth 1K	\$237,000	\$237,000	\$230,000	10/10/16	10/27/16	2/15/17		Mid Rise	Josef Muller	Agnes A. Seminara Holzber
	Square Feet: 950	\$249	\$249	-3.0%		17	128		4 / 2 / 1&0	Julia B Fee Sothebys Int. Rity	Julia B Fee Sothebys Int. Rity
	MLS # - 4644320; Seller - Russo			\$242		17 (Agent DOM)			1950	Greenvale	
64	253 Garth 2H	\$249,950	\$249,950	\$249,950	7/7/17	9/26/17	10/12/17		Mid Rise	Lisa J. Burns	Cathy A. Patapis
	Square Feet: 880	\$284	\$284	\$284		81	97		3 / 1 / 1&0	Lisa Broker Realty LLC	Coldwell Banker Res Brokerage
	MLS # - 4730977; Seller - Keystone					82 (Agent DOM)			1937	Greenvale	
65	1185 California B2	\$239,000	\$239,000	\$250,000	1/3/17	4/17/17	6/15/17		Garden Apartment	Cheryl A. White	Arlene William
	Square Feet: 850	\$281	\$281	4.6%		104	163		3 / 1 / 1&0	A.T. White Realty Ltd.	Village Realty of Westchester
	MLS # - 4652925; Seller - castaldi			\$294		44 (Agent DOM)			1940	Anne Hutchinson	
66	180 Garth 3H	\$275,000	\$275,000	\$270,000	6/14/17	7/7/17	9/11/17		Mid Rise	Barry Kramer	Brian J. Egli
	Square Feet: 1,100	\$250	\$250	-1.8%		23	89		5 / 2 / 1&0	Westchester Choice Realty, Inc	Westchester Choice Realty, Inc
	MLS # - 4725356; Seller - Cirillo			\$245		23 (Agent DOM)			1936	John Crittenden	
										Greenvale	
										Westchester Choice Realty, Inc	

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
67	235 Garth B5C Square Feet: 1,000 MLS # - 4645054; Seller - withheld	\$275,000 \$275	\$275,000 \$275	\$275,000 \$275	10/14/16 27 27 (Agent DOM)	11/10/16 27 27 (Agent DOM)	1/27/17 105		Mid Rise 4 / 2 / 1&0 1947	Agnes A. Seminara Holzbe Julia B Fee Sothebys Int. Rlty Greenvale	Keiko H. Chiang NY Home & Living Inc.
68	3 Whitehall 21 Square Feet: 900 MLS # - 4648056; Seller - kulinski	\$289,000 \$321	\$289,000 \$321	\$275,000 -4.8% \$306	11/8/16 83 83 (Agent DOM)	1/30/17 83 83 (Agent DOM)	5/31/17 204		Garden Apartment 4 / 2 / 1&0 1940	Cheryl A. White A.T. White Realty Ltd. Anne Hutchinson	Debra Navaretta A.T. White Realty Ltd.
69	253 Garth 4K Square Feet: 1,200 MLS # - 4641874; Seller - Oja	\$285,000 \$238	\$280,000 -1.8% \$233	\$280,000 \$233	9/21/16 89 89 (Agent DOM)	12/19/16 89 89 (Agent DOM)	2/28/17 160		Mid Rise 5 / 2 / 1&0 1935	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenvale Westchester Choice Realty, Inc	Lei Tang Coldwell Banker Res Brokerage
70	176 Garth 5P Square Feet: 1,100 MLS # - 4700855; Seller - Boz	\$290,000 \$264	\$290,000 \$264	\$280,000 -3.4% \$255	1/9/17 67 67 (Agent DOM)	3/17/17 67 67 (Agent DOM)	6/20/17 162		Mid Rise 5 / 2 / 1&0 1936	Dolf Beil Keller Williams NY Realty Greenvale	Charles W. Gemmill Westchester Choice Realty, Inc
71	281 Garth C2H Square Feet: 1,150 MLS # - 4705271; Seller - Scharoff	\$269,000 \$234	\$269,000 \$234	\$280,000 4.1% \$243	2/9/17 28 28 (Agent DOM)	3/9/17 28 28 (Agent DOM)	5/31/17 111		Mid Rise 4 / 2 / 2&0 1959	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenvale Westchester Choice Realty, Inc	Non Member-MLS Non-Member MLS
72	142 Garth 4G Square Feet: 1,000 MLS # - 4718625; Seller - Tobin	\$279,000 \$279	\$279,000 \$279	\$280,000 0.4% \$280	5/5/17 18 18 (Agent DOM)	5/23/17 18 18 (Agent DOM)	8/16/17 103		Mid Rise 5 / 2 / 1&0 1951	Janey E. Varvara William Raveis Real Estate Greenvale	Kathy Dispenza BHG Rand Realty

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
73	198 Garth 1A	\$295,000	\$295,000	\$282,500	6/13/17	8/7/17	9/27/17		Mid Rise	Kristina Masi Berkshire Hathaway HS West. Pr	Elona Praela-Vuljevic Keller Williams Realty Group
				-4.2%		55	106		5 / 2 / 1&0		
	Square Feet: 1,070	\$276	\$276	\$264						Greenvale	
	MLS # - 4726734; Seller - Withheld					55 (Agent DOM)			1936		
74	1265 California B24	\$339,000	\$299,000	\$284,750	6/27/17	9/6/17	11/24/17		Garden Apartment	Cheryl A. White A.T. White Realty Ltd.	Cheryl A. White A.T. White Realty Ltd.
			-11.8%	-4.2%		71	150		5 / 2 / 1&0		
	Square Feet: 1,100	\$308	\$272	\$259						Anne Hutchinson	
	MLS # - 4728932; Seller - Daleo					71 (Agent DOM)			1940		
75	105 Garth 6F2	\$299,000	\$299,000	\$286,000	3/30/17	6/1/17	7/7/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Elizabeth Winkler BHG Rand Realty
				-4.3%		63	99		4 / 2 / 1&0		
	Square Feet: 1,100	\$272	\$272	\$260						John Crittenden Greenvale	
	MLS # - 4712764; Seller - Ryba					63 (Agent DOM)			1928	Westchester Choice Realty, Inc	
76	180 Garth 6E	\$310,000	\$299,500	\$289,000	6/16/17	8/31/17	10/26/17		Mid Rise	Vivian Zeitlin Julia B Fee Sothebys Int. Rlty	Vivian Zeitlin Julia B Fee Sothebys Int. Rlty
			-3.4%	-3.4%		76	132		5 / 2 / 1&0		
	Square Feet: 1,200	\$258	\$250	\$241						Greenvale	
	MLS # - 4726639; Seller - Zhang/Kang					76 (Agent DOM)			1936		
77	178 Garth TL	\$347,000	\$318,000	\$297,500	7/17/16	12/20/16	2/3/17		Mid Rise	Mary Jane Adorno Steckler Real Estate	Geraldine Angel Keller Williams NY Realty
			-8.4%	-5.9%		156	201		5 / 2 / 2&0		
	Square Feet: 1,225	\$283	\$260	\$243						Greenvale	
	MLS # - 4632444; Seller - withheld					157 (Agent DOM)			1938		
78	1175 California 1R	\$299,000	\$299,000	\$299,000	1/13/17	1/25/17	3/15/17		Garden Apartment	MaryAnn Romagnoli Berkshire Hathaway HS West. Pr	Mary (Pat) Houlihan Houlihan & O'Malley R. E. Serv
						12	61		4 / 1 / 1&0		
	Square Feet: 845	\$354	\$354	\$354						Anne Hutchinson	Janet Hargadon
	MLS # - 4701360; Seller - Ann Fiorenza					12 (Agent DOM)			1940		Houlihan & O'Malley R. E. Serv

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
79	209 Garth 2N	\$299,000	\$299,000	\$299,000	3/8/17	5/3/17	6/29/17		Mid Rise	Anne Wiesel BHG Rand Realty	Philip DeAngelis Westchester Choice Realty, Inc
	Square Feet: 1,016	\$294	\$294	\$294		56	113		4 / 2 / 1&0		
	MLS # - 4708607; Seller - Estate of Barbara Price					56 (Agent DOM)			1928	Greenvale	
80	235 Garth E5D	\$295,000	\$295,000	\$300,000 1.7%	5/23/17	6/21/17	11/13/17		Mid Rise	Agnes A. Seminara Holzbe Julia B Fee Sothebys Int. Rity	Andrea K. Weiss Julia B Fee Sothebys Int. Rity
	Square Feet: 1,100	\$268	\$268	\$273		29	174		5 / 2 / 1&0		
	MLS # - 4721739; Seller - Withheld					29 (Agent DOM)			1947	Greenvale	
81	16 Whitehall 2	\$295,000	\$295,000	\$300,000 1.7%	6/29/17	7/14/17	9/27/17		Garden Apartment	Dawn M. Suter Coldwell Banker Res Brokerage	Cheryl A. White A.T. White Realty Ltd.
	Square Feet: 950	\$311	\$311	\$316		15	90		4 / 2 / 1&0		
	MLS # - 4729436; Seller - Feola					15 (Agent DOM)			1940	Anne Hutchinson	
82	127 Garth 5B	\$295,000	\$295,000	\$302,500 2.5%	2/14/17	3/2/17	5/9/17		Mid Rise	Nancy Jones Julia B Fee Sothebys Int. Rity	Claudia Aquino Coldwell Banker Res Brokerage
	Square Feet: 1,100	\$268	\$268	\$275		16	84		4 / 2 / 1&0		
	MLS # - 4705935; Seller - Withheld					16 (Agent DOM)			1927	Greenvale	
83	281 Garth C2E	\$335,000	\$319,000 -4.8%	\$306,000 -3.9%	9/15/16	1/3/17	3/16/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Bonnie Besner Julia B Fee Sothebys Int. Rity
	Square Feet: 1,250	\$268	\$255	\$245		110	182		5 / 2 / 2&0	John Crittenden	Greenvale
	MLS # - 4639944; Seller - Sheehey					110 (Agent DOM)			1959	Westchester Choice Realty, Inc	
84	235 Garth B4B	\$329,000	\$319,000 -3.0%	\$308,000 -3.3%	2/1/17	4/6/17	7/13/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Philip DeAngelis Westchester Choice Realty, Inc
	Square Feet: 1,250	\$263	\$255	\$246		64	162		5 / 2 / 2&0	John Crittenden	Greenvale
	MLS # - 4704393; Seller - Ashhurst					64 (Agent DOM)			1947	Westchester Choice Realty, Inc	

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								Assessed	Style		
								SP/AV%	Rms/Bds/Bths		
								Amount	Acres	Co-List Agent	Co-Buyer Agent
									Yr Built		
85	1279 California B2	\$335,000	\$335,000	\$310,000	6/30/17	8/11/17	10/11/17		Garden Apartment	Cheryl A. White A.T. White Realty Ltd.	Cheryl A. White A.T. White Realty Ltd.
				-7.5%		42	103		3 / 1 / 1&0		
	Square Feet: 850	\$394	\$394	\$365							
	MLS # - 4729778; Seller - kramer					42 (Agent DOM)			1940	Anne Hutchinson	
86	235 Garth D1A	\$309,000	\$319,000	\$315,000	9/19/16	3/29/17	6/2/17		Mid Rise	Thomas Burns Weichert Realtors	Eve Neuman Houlihan Lawrence Inc.
			3.2%	-1.3%		191	256		6 / 2 / 2&0		
	Square Feet: 1,400	\$221	\$228	\$225							
	MLS # - 4641580; Seller - Okikiewivz					44 (Agent DOM)			1947	Greenvale	
87	281 Garth B5H	\$349,000	\$349,000	\$320,000	6/22/17	7/14/17	9/7/17		Mid Rise	Happy French-Zingaro	Nino Gjeshaj Douglas Elliman Real Estate
				-8.3%		22	77		4 / 2 / 2&0		
	Square Feet: 1,100	\$317	\$317	\$291						Jane Vergari	Greenvale, Waverly
	MLS # - 4727427; Seller - Weber					22 (Agent DOM)			1959		
88	260 Garth 3B4	\$379,000	\$339,000	\$330,000	7/10/16	2/9/17	4/20/17		Mid Rise	Barry Kramer Westchester Choice Realty, Inc	Daniel Cezimbra Houlihan Lawrence Inc.
			-10.6%	-2.4%		214	284		5 / 2 / 2&0		
	Square Feet: 1,200	\$316	\$283	\$275						John Crittenden	Greenvale
	MLS # - 4631401; Seller - Lee					214 (Agent DOM)			1967	Westchester Choice Realty, Inc	Gino Bello Houlihan Lawrence Inc.
89	235 Garth A5D	\$320,000	\$320,000	\$330,000	2/6/17	3/10/17	5/24/17		Mid Rise	Lynne Clark	Mary J. Byrne Grand Lux Realty, Inc.
				3.1%		32	107		5 / 2 / 1&1		
	Square Feet: 1,100	\$291	\$291	\$300							
	MLS # - 4704832; Seller - Withheld					32 (Agent DOM)			1947	Greenvale	
90	260 Garth 3F5	\$339,000	\$339,000	\$339,000	2/27/17	3/17/17	5/31/17		Mid Rise	Deirdre Coffey Douglas Elliman Real Estate	Kate Mercado BHG Rand Realty
						18	93		5 / 2 / 2&0		
	Square Feet: 1,100	\$308	\$308	\$308							
	MLS # - 4704688; Seller - Albicelli					19 (Agent DOM)			1967	Greenvale	

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
91	281 Garth C6B Square Feet: 1,500 MLS # - 4647903; Seller - Garth Road Assoc. LLC	\$395,000 \$263	\$395,000 \$263	\$340,000 -13.9% \$227	11/6/16	1/14/17 69 69 (Agent DOM)	4/13/17 158		Mid Rise 6 / 3 / 2&0 1959	Thomas Atkin ON-SITE Sales & Marketing, LLC Greenvale	Brian J. Egli Westchester Choice Realty, Inc
92	235 Garth C3B Square Feet: 1,325 MLS # - 4638646; Seller - Withheld	\$365,000 \$275	\$359,500 \$271	\$345,000 -1.5% -4.0% \$260	9/6/16	10/21/16 45 45 (Agent DOM)	1/17/17 133		Mid Rise 5 / 2 / 2&0 1948	Patricia Warnken Julia B Fee Sothebys Int. Rity Greenvale	Agnes A. Seminara Holzber Julia B Fee Sothebys Int. Rity
93	127 Garth 2H Square Feet: 1,275 MLS # - 4730527; Seller - Lobo	\$359,000 \$282	\$359,000 \$282	\$345,000 -3.9% \$271	7/5/17	9/1/17 58 58 (Agent DOM)	11/8/17 126		Other/See Remarks 5 / 2 / 1&1 1927	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenvale Westchester Choice Realty, Inc	David M. Calabrese
94	260 Garth 5D4 Square Feet: 1,100 MLS # - 4732119; Seller - Smith	\$349,000 \$317	\$349,000 \$317	\$345,000 -1.1% \$314	7/15/17	8/2/17 18 18 (Agent DOM)	9/14/17 61		Mid Rise 5 / 2 / 2&0 1967	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenvale Westchester Choice Realty, Inc	Charles W. Gemmill Westchester Choice Realty, Inc
95	260 Garth 3D4 Square Feet: 1,100 MLS # - 4647389; Seller - Stein	\$349,000 \$317	\$345,000 \$314	\$348,000 -1.1% 0.9% \$316	11/2/16	4/17/17 166 121 (Agent DOM)	6/7/17 217		Mid Rise 5 / 2 / 2&0 1967	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenvale Westchester Choice Realty, Inc	Joseph M. Westervelt Westchester Choice Realty, Inc
96	250 Garth 3D3 Square Feet: 1,167 MLS # - 4648322; Seller - Potasnik Posner	\$335,000 \$287	\$349,000 \$299	\$349,000 4.2% \$299	1/18/17	2/28/17 41 41 (Agent DOM)	5/23/17 125		Mid Rise 5 / 2 / 2&0 1967	Susan Potasnik Posner Silversons Realty, LLC Greenvale	Brian J. Egli Westchester Choice Realty, Inc

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								Assessed	Style		
								SP/AV%	Rms/Bds/Bths		
								Amount	Acres	Co-List Agent	Co-Buyer Agent
									Yr Built		
97	3 Manchester 2R	\$339,999	\$339,999	\$350,000	5/20/17	6/7/17	8/4/17		Garden Apartment	Anthony Amodio	Non Member-MLS
				2.9%		18	76		5 / 2 / 1&0	Charles Rutenberg Realty, Inc.	Non-Member MLS
	Square Feet: 1,200	\$283	\$283	\$292							
	MLS # - 4722877; Seller - Mulvey					18 (Agent DOM)			1940	Anne Hutchinson	
98	235 Garth C3A	\$385,000	\$365,000	\$355,000	6/16/17	10/25/17	12/6/17		Mid Rise	Agnes A. Seminara Holzbe	Heenam Jang
			-5.2%	-2.6%		131	173		5 / 2 / 2&0	Julia B Fee Sothebys Int. Rlty	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,400	\$275	\$261	\$254							
	MLS # - 4726893; Seller - withheld					102 (Agent DOM)			1947	Greenvale	
99	235 Garth E4G	\$380,000	\$374,000	\$357,000	7/12/17	8/11/17	11/6/17		Mid Rise	Jennifer Baldinger	Susan J. Sena
			-1.6%	-4.5%		30	117		5 / 2 / 2&0	Julia B Fee Sothebys Int. Rlty	Westchester Choice Realty, Inc
	Square Feet: 1,250	\$304	\$299	\$286							
	MLS # - 4731793; Seller - Witheld					30 (Agent DOM)			1947	Greenvale	
100	55 Manchester 2L	\$374,000	\$365,000	\$360,000	1/9/17	4/19/17	7/27/17		Garden Apartment	Cheryl A. White	Maureen Cross
			-2.4%	-1.3%		100	199		5 / 2 / 1&0	A.T. White Realty Ltd.	McClellan Sotheby's Int. Rlty
	Square Feet: 1,000	\$374	\$365	\$360							
	MLS # - 4700990; Seller - Augustyn					101 (Agent DOM)			1940	Anne Hutchinson	
101	42 Manchester 2L	\$365,000	\$365,000	\$365,000	4/23/17	5/23/17	8/18/17		Garden Apartment	Anthony F. Lando	Angelo J. Milone
						30	117		5 / 2 / 1&0	Keller Williams Realty Group	Angelo J. Milone
	Square Feet: 1,200	\$304	\$304	\$304							
	MLS # - 4717358; Seller - Interlaken Owners Inc					30 (Agent DOM)			1940	Anne Hutchinson	
102	178 Garth T-I	\$399,000	\$379,000	\$370,000	2/8/17	3/27/17	6/14/17		Mid Rise	Janey E. Varvara	Sheryl M. Abelson
			-5.0%	-2.3%		47	126		5 / 2 / 2&0	William Raveis Real Estate	Coldwell Banker Res Brokerage
	Square Feet: 1,250	\$319	\$303	\$296							
	MLS # - 4704693; Seller - Withheld					47 (Agent DOM)			1938	Greenvale	Peter Raider
											Coldwell Banker Res Brokerage

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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		
103	281 Garth C1E	\$365,000	\$365,000	\$376,000	10/5/17	10/25/17	12/29/17		Mid Rise	Agnes A. Seminara Holzbe	Kathleen Paolucci
				3.0%		20	85		5 / 2 / 2&0	Julia B Fee Sothebys Int. Rlty	Ragette Real Estate, Inc.
	Square Feet: 1,250	\$292	\$292	\$301							
	MLS # - 4744267; Seller - withheld					20 (Agent DOM)			1959	Greenvale	
104	281 Garth A5F	\$415,000	\$415,000	\$380,000	10/7/16	10/21/16	1/31/17		Mid Rise	Fran Buehler	Michael Signorile
				-8.4%		14	116		5 / 2 / 2&0	Houlihan Lawrence Inc.	Houlihan Lawrence Inc.
	Square Feet: 1,300	\$319	\$319	\$292						Maryann Petrescu	HL Dual
	MLS # - 4644016; Seller - Withheld					14 (Agent DOM)			1959	Greenvale	
105	1179 California 1L	\$389,000	\$389,000	\$382,000	7/27/17	8/16/17	9/27/17		Garden Apartment	Pamela Riccio	Veronica Dougherty
				-1.8%		20	62		4 / 2 / 1&0	Berkshire Hathaway HS West. Pr	Coldwell Banker Res Brokerage
	Square Feet: 944	\$412	\$412	\$405							
	MLS # - 4734163; Seller - Withheld					20 (Agent DOM)			1940	Anne Hutchinson	
106	1193 California 3	\$399,000	\$399,000	\$385,000	7/4/17	9/11/17	10/30/17		Garden Apartment	Barry Malawer	Agnes A. Seminara Holzber
				-3.5%		69	118		4 / 2 / 1&0	Coldwell Banker Res Brokerage	Julia B Fee Sothebys Int. Rlty
	Square Feet: 944	\$423	\$423	\$408						Jayne Morelock	Anne Hutchinson
	MLS # - 4730474; Seller - Covello					69 (Agent DOM)			1940	Coldwell Banker Res Brokerage	
107	105 Garth 6G	\$385,000	\$385,000	\$390,000	11/2/16	11/16/16	1/18/17		Mid Rise	Diane Hackett	Diane Hackett
				1.3%		14	77		4 / 2 / 1&0		HL Dual
	Square Feet: 1,200	\$321	\$321	\$325						Valmarie Zorila	Greenvale
	MLS # - 4647157; Seller - Mannion					14 (Agent DOM)			1928		Valmarie Zorila
108	187 Garth 2D	\$399,000	\$399,000	\$395,000	8/2/16	10/21/16	1/20/17		Mid Rise	Ruth Burger	Linda L. Peretz
				-1.0%		80	171		5 / 2 / 1&1	Houlihan Lawrence Inc.	Houlihan Lawrence Inc.
	Square Feet: 1,250	\$319	\$319	\$316							HL Dual
	MLS # - 4634206; Seller - Sass					81 (Agent DOM)			1929	Greenvale	

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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	Buyer Agent
1175 California 1L 109 Square Feet: 950 MLS # - 4709997; Seller - Interlaken Owners Inc	\$399,000	\$399,000	\$395,000 -1.0%	3/24/17	4/27/17	6/29/17		Garden Apartment 4 / 2 / 1&0 1940	Katherine A. Doherty Anne Hutchinson	Yumi Ozawa Furumoto Realty of Westchester
187 Garth 1D 110 Square Feet: 1,200 MLS # - 4729541; Seller - Withheld	\$395,000	\$395,000	\$395,000	6/30/17	8/1/17	9/27/17		Mid Rise 5 / 2 / 2&0 1929	Linda L. Peretz Houlihan Lawrence Inc. Gerald S. Peretz Greenvale Houlihan Lawrence Inc.	Lynn R. Trotta Berkshire Hathaway HS West. Pr
1213 California 1 111 Square Feet: 900 MLS # - 4707348; Seller - Bonforte	\$399,000	\$399,000	\$399,000	2/27/17	4/5/17	8/1/17		Garden Apartment 4 / 2 / 1&0 1940	Cheryl A. White A.T. White Realty Ltd. Anne Hutchinson	Peter Palmiere A.T. White Realty Ltd.
235 Garth D3A 112 Square Feet: 1,500 MLS # - 4712842; Seller - Withheld	\$399,000	\$399,000	\$399,000	3/29/17	4/10/17	7/17/17		Mid Rise 6 / 2 / 2&0 1947	Linda L. Peretz Houlihan Lawrence Inc. Gerald S. Peretz Greenvale Houlihan Lawrence Inc.	Carol Landon Douglas Elliman Real Estate
187 Garth 4A 113 Square Feet: 1,200 MLS # - 4734738; Seller - Withheld	\$425,000	\$425,000	\$405,000 -4.7%	8/1/17	8/31/17	11/8/17		Mid Rise 5 / 2 / 2&0 1929	Florence Rehders Claire D. Leone Associates Ltd Gail Leone Greenvale Claire D. Leone Associates Ltd	Chester A. Allen III CS Realty Relocation Service
1277 California B-1 Bldg 26 114 Square Feet: 950 MLS # - 4712346; Seller - McAstocker	\$419,900	\$419,900	\$406,000 -3.3%	3/24/17	4/20/17	7/11/17		Garden Apartment 4 / 2 / 1&0 1940	Donna LaMacchia Donna M. LaMacchia Anne Hutchinson	Joanne F. Zach Houlihan & O'Malley R. E. Serv

**Eastchester School District
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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	Buyer Agent
									Co-List Agent	Co-Buyer Agent
4 Channing 2R 115 Square Feet: 1,200 MLS # - 4651222; Seller - Withheld	\$425,000 \$354	\$414,000 \$345	\$410,500 \$342 -2.6% -0.8%	12/8/16	3/20/17 102 102 (Agent DOM)	7/20/17 224		Garden Apartment 5 / 2 / 2&0 1960	Iris Kalt Berkshire Hathaway HS West. Pr Anne Hutchinson	Peter Palmiere A.T. White Realty Ltd.
260 Garth 300000 116 Square Feet: 1,200 MLS # - 4721812; Seller - Bloomfield	\$439,000 \$366	\$439,000 \$366	\$415,000 \$346 -5.5%	5/23/17	7/6/17 44 44 (Agent DOM)	8/31/17 100		Mid Rise 6 / 3 / 2&0 1963	Al Vanacoro BHG Rand Realty Greenville	Agnes A. Seminara Holzber Julia B Fee Sothebys Int. Rity
143 Garth 5N 117 Square Feet: 1,250 MLS # - 4645928; Seller - Hagfors	\$427,500 \$342	\$427,500 \$342	\$435,000 \$348 1.8%	10/20/16	12/7/16 48 48 (Agent DOM)	3/3/17 134		Mid Rise 4 / 2 / 2&0 1929	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenville Westchester Choice Realty, Inc	Susan J. Sena Westchester Choice Realty, Inc
230 Garth 5G1 118 Square Feet: 1,250 MLS # - 4648515; Seller - Jaburg	\$449,000 \$359	\$449,000 \$359	\$441,500 \$353 -1.7%	11/11/16	1/31/17 81 65 (Agent DOM)	4/4/17 144		Mid Rise 6 / 3 / 2&0 1967	Barry Kramer Westchester Choice Realty, Inc John Crittenden Greenville Westchester Choice Realty, Inc	Veronica Dougherty Coldwell Banker Res Brokerage
7 Manchester B1 119 Square Feet: 1,000 MLS # - 4726405; Seller - Brauman	\$449,000 \$449	\$449,000 \$449	\$449,000 \$449	6/10/17	6/20/17 10 10 (Agent DOM)	8/4/17 55		Garden Apartment 5 / 2 / 1&0 1940	Kathleen Paolucci Ragette Real Estate, Inc. Anne Hutchinson	Cheryl A. White A.T. White Realty Ltd.
250 Garth 7B3 120 Square Feet: 1,250 MLS # - 4717495; Seller - Withheld	\$440,000 \$352	\$440,000 \$352	\$470,000 \$376 6.8%	5/2/17	5/23/17 21 21 (Agent DOM)	7/13/17 72		Mid Rise 6 / 3 / 2&0 1967	Heather A. Panessa Five Corners Properties Inc Greenville, Waverly	Jessica Yadav Platinum Drive Realty, Inc.

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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	Buyer Agent
20 Channing 1R 121 Square Feet: 1,500 MLS # - 4643350; Seller - Withheld	\$529,000	\$529,000	\$500,000 -5.5%	9/30/16	10/24/16	3/15/17		Garden Apartment 6 / 3 / 2&0 1960	Iris Kalt Berkshire Hathaway HS West. Pr	Cheryl A. White A.T. White Realty Ltd.
	\$353	\$353	\$333		24	166			Anne Hutchinson	
					25 (Agent DOM)					
209 Garth 5KL 122 Square Feet: 2,200 MLS # - 4720280; Seller - Irenegreene	\$499,000	\$499,000	\$505,000 1.2%	5/7/17	7/11/17	10/23/17		Mid Rise 8 / 3 / 2&0 1928	Barry Kramer Westchester Choice Realty, Inc	Elizabeth Unis Platinum Drive Realty, Inc.
	\$227	\$227	\$230		65	169			John Crittenden	Greenvale
					65 (Agent DOM)				Westchester Choice Realty, Inc	
10 Channing 2R 123 Square Feet: 1,500 MLS # - 4720464; Seller - W/H	\$519,000	\$519,000	\$519,000	5/9/17	5/26/17	8/29/17		Garden Apartment 5 / 3 / 2&0 1960	Patricia Forgione Patricia Forgione's Realty	Tracey A. Di Brino
	\$346	\$346	\$346		17	112			Anne Hutchinson	
					17 (Agent DOM)					
14 Channing 1R 124 Square Feet: 1,500 MLS # - 4728327; Seller - Collins	\$579,000	\$579,000	\$579,000	6/20/17	6/28/17	8/8/17		Garden Apartment 4 / 3 / 2&0 1960	Paul Fortuna Turn Key Realty Group Inc	Lorenzo Signorile Berkshire Hathaway HS West. Pr
	\$386	\$386	\$386		8	49			Anthony Saraco Jr.	Anne Hutchinson
					8 (Agent DOM)				Turn Key Realty Group Inc	

Total Eastchester 2017

HL Agent Participation:

Units Sold

List or Buy

List

Buy

List and Buy

124

19

13

10

4

15%

10%

8%

3%

**Eastchester School District
Co-Operative**

2017

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:	\$239,000	\$238,000	\$228,500	46	123		124	19	13	10	4
		-0.4%	-4.0%					15%	10%	8%	3%
Average:	\$273,890	\$270,847	\$265,423	60	132						
		-1.1%	-2.0%								
Co-Operative Price Per Square Foot:											
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>							
Median:	\$253	\$252	\$242	944							
		-\$1	-\$10								
Average:	\$274	\$271	\$265	1,000							
		-\$3	-\$5								

Monthly Analysis:		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017
	Homes Sold	11	8	6	5	8	19	11	16	12	12	10	6	124
	Median Original Price	\$180,000	\$228,000	\$317,000	\$379,000	\$292,000	\$215,000	\$329,000	\$248,500	\$285,000	\$198,750	\$261,000	\$212,000	\$239,000
	Median List Price	\$180,000	\$219,000	\$309,000	\$339,000	\$292,000	\$215,000	\$319,000	\$248,500	\$285,000	\$195,000	\$261,000	\$212,000	\$238,000
	Median Sold Price	\$177,500	\$220,000	\$302,500	\$330,000	\$291,250	\$213,000	\$308,000	\$249,000	\$276,250	\$186,000	\$255,875	\$206,250	\$228,500
	Average Sold Price	\$243,227	\$201,313	\$322,000	\$282,300	\$280,547	\$234,421	\$309,486	\$304,375	\$271,417	\$235,746	\$269,075	\$255,583	\$265,423