

**Scarsdale School District
Co-Operative**

2017

Address:		Prices:		Dates and DOMs:			Taxes:		Property:		Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed	Style	Rms/Bds/Bths	List Agent	Buyer Agent
1	4 Chateaux 4L	\$279,000	\$279,000	\$279,000	5/19/17	6/14/17	8/14/17		Mid Rise	Kathleen Naughton Claire D. Leone Associates Ltd	Kathleen Naughton Claire D. Leone Associates Ltd	
	Square Feet: 875	\$319	\$319	\$319		26	87		3 / 1 / 1&0		Fox Meadow	
	MLS # - 4722705; Seller - Withheld				26 (Agent DOM)				1942			
2	6 Chateaux 6N	\$515,000	\$515,000	\$530,000 2.9%	12/27/16	3/8/17	5/5/17		Garden Apartment	Margarita A Kocovic Keller Williams Realty Group	Lynn R. Trotta Berkshire Hathaway HS West. Pr	
	Square Feet: 1,175	\$438	\$438	\$451		71	129		5 / 2 / 2&0		Alexandra L. Fischer Keller Williams Realty Group	
	MLS # - 4652683; Seller - Meausoone				72 (Agent DOM)				1942			
3	4 Chateaux 4F	\$560,000	\$560,000	\$550,000 -1.8%	5/19/17	9/7/17	12/19/17		Garden Apartment	John E. Baer Berkshire Hathaway HS West. Pr	Peter Boulos Douglas Elliman Real Estate	
	Square Feet: 1,300	\$431	\$431	\$423		111	214		5 / 2 / 2&0		Fox Meadow	
	MLS # - 4720417; Seller - Withheld				111 (Agent DOM)				1937			
4	3 Chateaux N	\$695,000	\$695,000	\$700,000 0.7%	5/14/17	6/16/17	8/24/17		Garden Apartment	Barry Kramer Westchester Choice Realty, Inc	Catherine B. Feldman Coldwell Banker Res Brokerage	
	Square Feet: 1,350	\$515	\$515	\$519		33	102		4 / 2 / 2&0		Patricia M. LaRussa Patricia M. LaRussa	
	MLS # - 4721480; Seller - Withheld				33 (Agent DOM)				1939			
5	50 Popham 2 C	\$800,000	\$800,000	\$800,000	3/13/17	4/13/17	7/14/17		Mid Rise	Josef Muller Julia B Fee Sothebys Int. Rty	Michael Criscuolo	
	Square Feet: 1,550	\$516	\$516	\$516		31	123		6 / 3 / 2&0		Fox Meadow	
	MLS # - 4709954; Seller - WH				32 (Agent DOM)				1952			
6	50 Popham 4F	\$1,225,000	\$1,200,000	\$1,150,000 -2.0% -4.1%	7/12/17	8/3/17	11/16/17		Mid Rise	Andrea K. Weiss Julia B Fee Sothebys Int. Rty	Nancy Rein Raphael Julia B Fee Sothebys Int. Rty	
	Square Feet: 2,200	\$557	\$545	\$523		22	127		6 / 3 / 3&0		Fox Meadow	
	MLS # - 4731462; Seller - withheld				22 (Agent DOM)				1952			

Scarsdale School District
Co-Operative

2017

Total Scarsdale 2017

HL Agent Participation:

Units Sold

6

List or Buy

1

List

0

Buy

1

List and Buy

17% 0% 17%

Summary Analysis:

Co-Operative Home Prices:

Original List Sold

\$627,500 \$627,500 \$625,000

-0.4%

DOMs:

Contract Sold

32 125

Assessed
Values

HL Agent Participations:

Units Sold List or Buy

6 1

List

0

Buy

1

Dual

Median:

\$627,500 \$627,500 \$625,000

-0.4%

Average:

\$679,000 \$674,833 \$668,167

-0.6% -1.0%

Co-Operative Price Per Square Foot:

Original List Sold Sq Ft

Median:

\$474 \$474 \$472 1,325

-\$2

Average:

\$482 \$479 \$474 1,408

-\$3 -\$5

Monthly Analysis:

	May	Jul	Aug	Nov	Dec	2017
Homes Sold	1	1	2	1	1	6
Median Original Price	\$515,000	\$800,000	\$487,000	\$1,225,000	\$560,000	\$627,500
Median List Price	\$515,000	\$800,000	\$487,000	\$1,200,000	\$560,000	\$627,500
Median Sold Price	\$530,000	\$800,000	\$489,500	\$1,150,000	\$550,000	\$625,000
Average Sold Price	\$530,000	\$800,000	\$489,500	\$1,150,000	\$550,000	\$668,167