

**Scarsdale School District
Co-Operative**

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

**Scarsdale School District
Co-Operative**

2017

Total Scarsdale 2017

HL Agent Participation:

Units Sold

6

List or Buy

1

17%

List

0

0%

Buy

1

17%

List and Buy

Summary Analysis:

Co-Operative Home Prices:

Original

List

Sold

Contract

Sold

Median:

\$627,500

\$627,500

\$625,000

-0.4%

32

125

Average:

\$679,000

\$674,833

\$668,167

-0.6%

-1.0%

**Assessed
Values**

DOMs:

HL Agent Participations:

Units Sold

6

List or Buy

1

17%

List

0

0%

Buy

1

17%

Dual

Co-Operative Price Per Square Foot:

Original

List

Sold

Sq Ft

Median:

\$474

\$474

\$472

-\$2

1,325

Average:

\$482

\$479

\$474

-\$3

-\$5

1,408

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