

**Bronxville School District
Co-Operative**

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 Co-List Agent	Buyer Agent Co-Buyer Agent
1 Westbourne G1 1 Square Feet: 900 MLS # - 4637321; Seller - Fitzpatrick	\$199,000	\$199,000	\$199,000	8/24/16	12/1/16	1/11/17		Mid Rise 4 / 1 / 1&0 1920	Anne Kelly Bronxville	Josephine M. Conneally Julia B Fee Sothebys Int. Rlty
100 Parkway 4G 2 Square Feet: 700 MLS # - 4708622; Seller - withheld	\$250,000	\$229,000 -8.4%	\$225,000 -1.6%	3/9/17	10/11/17	12/15/17		Mid Rise 4 / 1 / 1&0 1926	Paul Legname Houlihan Lawrence Inc. Bronxville	Linda L. Peretz Houlihan Lawrence Inc. HL Dual
100 Parkway 4D 3 Square Feet: 825 MLS # - 4708500; Seller - Heald	\$239,000	\$239,000	\$239,000	3/6/17	3/29/17	5/23/17		Mid Rise 3 / 1 / 1&0 1926	Christina H. Diminno Julia B Fee Sothebys Int. Rlty Bronxville	Non Member-MLS Non-Member MLS
100 Parkway 2G 4 Square Feet: 770 MLS # - 4644048; Seller - Murban	\$249,999	\$249,999	\$243,000 -2.8%	10/6/16	1/26/17	3/29/17		Mid Rise 4 / 1 / 1&0 1926	Joanne Heyman Weichert Realtors-House & Home Bronxville	Charles H. Velazquez Fleetwood Realty
1 Rivermere 2F 5 Square Feet: 850 MLS # - 4710995; Seller - withheld at seller's request	\$280,000	\$280,000	\$250,000 -10.7%	3/16/17	4/13/17	7/17/17		Mid Rise 4 / 1 / 1&0 1926	Rosanne M. Fluet Julia B Fee Sothebys Int. Rlty Bronxville	Happy French-Zingaro Jane Vergari
3 Tanglewylde 2C 6 Square Feet: 840 MLS # - 4650989; Seller - Speiser	\$269,000	\$269,000	\$258,000 -4.1%	12/6/16	2/10/17	4/18/17		Mid Rise 4 / 1 / 1&0 1928	Sarah French Houlihan Lawrence Inc. Bronxville	Elizabeth Campbell Houlihan Lawrence Inc. HL Dual

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7 100 Parkway 6G Square Feet: 770 MLS # - 4622128; Seller - Pierson	\$274,900	\$268,500 -2.3%	\$262,500 -2.2%	5/15/16	3/21/17	5/22/17		Mid Rise 4 / 1 / 1&0 1926	Matthew J. Barbaccia Exit Realty Private Client Shtjefen Saljanin Exit Realty Private Client	Bronxville	Raymond C. Magnani
8 6 Midland 3C Square Feet: 734 MLS # - 4724144; Seller - Deagan	\$299,000	\$285,000 -4.7%	\$280,000 -1.7%	6/14/17	10/23/17	12/19/17		Mid Rise 3 / 1 / 1&0 1937	Dean M. Nugent Mary Jane Pastor Realty	Bronxville	Debra LoBue Julia B Fee Sothebys Int. Rty
9 6 Midland 4E Square Feet: 700 MLS # - 4705016; Seller - Withheld at owners' request	\$299,000	\$299,000	\$285,500 -4.5%	2/9/17	3/24/17	6/5/17		Mid Rise 3 / 1 / 1&0 1937	Susan D. Hawkins Julia B Fee Sothebys Int. Rty	Bronxville	Errol P. Hankin
10 2 Midland 5D Square Feet: 846 MLS # - 4736746; Seller - Angela Quadrozzi	\$294,000	\$294,000	\$294,000	8/17/17	10/20/17	12/6/17		Mid Rise 4 / 1 / 1&0 1939	Mary Karen O'Shaughness Houlihan Lawrence Inc. Andrea Braunstein Houlihan Lawrence Inc.	Bronxville	Maria Cerbone Weichert Realtors
11 3 Midland 4J Square Feet: 810 MLS # - 4650900; Seller - Yaranush	\$325,000	\$325,000	\$320,000 -1.5%	12/5/16	3/1/17	5/9/17		Mid Rise 4 / 1 / 1&0 1939	Elizabeth D. Yienger	Bronxville	HL Dual Patricia Breen Therese M. Walsh
12 54 Sagamore 1F Square Feet: 846 MLS # - 4709594; Seller - Johnson	\$299,000	\$299,000	\$320,000 7.0%	3/9/17	3/23/17	5/1/17		Mid Rise 4 / 2 / 1&0 1932	Andrea Braunstein Houlihan Lawrence Inc. Mary Karen O'Shaughness Houlihan Lawrence Inc.	Bronxville	Michele K. Pagnotta Houlihan & O'Malley R. E. Serv

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13 4 Midland 1K Square Feet: 815 MLS # - 4714838; Seller - O'Connor	\$335,000	\$335,000	\$325,000 -3.0%	4/7/17	5/18/17	7/17/17		Garden Apartment 4 / 1 / 1&0 1939	Carol Conway Park Sterling Realty Bronxville	Agnes A. Seminara Holzber Julia B Fee Sothebys Int. Rlty
14 4 Midland 4K Square Feet: 930 MLS # - 4706924; Seller - withheld	\$327,500	\$327,500	\$327,500	2/22/17	3/24/17	6/13/17		Mid Rise 4 / 1 / 1&0 1939	Susan Kelty Law Houlihan Lawrence Inc. Bronxville	Lisa Christopoulos Julia B Fee Sothebys Int. Rlty
15 2 Midland 3A Square Feet: 830 MLS # - 4729750; Seller - Muse	\$374,500	\$374,500	\$370,000 -1.2%	6/30/17	7/25/17	10/5/17		Garden Apartment 3 / 1 / 1&0 1939	Carol Conway Park Sterling Realty Bronxville	Michael Stout Julia B Fee Sothebys Int. Rlty
16 56 Sagamore 4C Square Feet: 1,100 MLS # - 4723129; Seller - Khalid Seddiki	\$375,000	\$375,000	\$375,000	5/24/17	6/9/17	8/14/17		Mid Rise 5 / 2 / 1&0 1927	Nancy Jones Julia B Fee Sothebys Int. Rlty Bronxville	Non Member-MLS Non-Member MLS
17 11 Beechtree 1B Square Feet: 1,000 MLS # - 4707363; Seller - Withheld	\$525,000	\$449,999	\$399,000 -14.3% -9.7%	2/22/17	7/17/17	10/26/17		Garden Apartment 4 / 2 / 1&0 1917	Matthew J. Barbaccia Exit Realty Private Client Bronxville	Sarah French Toni Bessone
18 2 Alden 3D Square Feet: 952 MLS # - 4652296; Seller - Fox	\$449,000	\$449,000	\$425,000 -5.3%	12/20/16	3/16/17	5/18/17		Mid Rise 5 / 2 / 1&0 1923	Rose Carmellino Houlihan Lawrence Inc. Bronxville	Nancy Kennedy Houlihan Lawrence Inc. HL Dual

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	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent			
							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent			
							Amount	Acres					
								Yr Built					
19	25 Sagamore 3I	\$495,000	\$495,000	\$485,000	10/5/16	12/9/16	3/10/17		Mid Rise	Amy Via	Anne Kelty		
	Square Feet: 1,250	\$396	\$396	-2.0%		65	156		5 / 2 / 1&0	HL Dual	Daria Kelty		
	MLS # - 4643043; Seller - Cannon					65 (Agent DOM)			1930	Filomena Stern Bronxville			
20	25 Sagamore 2H	\$610,000	\$550,000	\$510,000	9/7/16	3/17/17	6/21/17		Mid Rise	Jamie Abruzzo	Joanne F. Zach		
	Square Feet: 950	\$642	\$579	-9.8% -6.6%		191	287		5 / 2 / 1&0	Julia B Fee Sothebys Int. Rty	Houlihan & O'Malley R. E. Serv		
	MLS # - 4639497; Seller - Tiberio					191 (Agent DOM)			1930	Bronxville			
21	2 Midland 2E	\$519,000	\$519,000	\$535,000	9/29/16	11/8/16	1/23/17		Mid Rise	Patricia Breen	Jamie Abruzzo		
	Square Feet: 1,050	\$494	\$494	3.1%		40	116		5 / 2 / 2&0	Julia B Fee Sothebys Int. Rty			
	MLS # - 4643040; Seller - Kerman					9 (Agent DOM)			1939	Bronxville			
22	48 Sagamore 28	\$575,000	\$575,000	\$550,000	3/4/17	5/26/17	7/31/17		Mid Rise	Elizabeth D. Yienger	Valerie B. Otto		
	Square Feet: 982	\$586	\$586	-4.3%		83	149		5 / 2 / 1&0	Houlihan Lawrence Inc.	Houlihan Lawrence Inc.		
	MLS # - 4707999; Seller - W/H at Owner's Request					83 (Agent DOM)			1929	Bronxville	Susie French Houlihan Lawrence Inc.		
23	3 Tanglewylde 7A	\$599,000	\$549,000	\$553,000	12/6/16	4/3/17	6/14/17		Mid Rise	Joseph Houlihan	Valmarie Zorila		
	Square Feet: 1,064	\$563	\$516	-8.3% 0.7%		118	190		5 / 2 / 1&0	Houlihan & O'Malley R. E. Serv			
	MLS # - 4650213; Seller - Matthews					118 (Agent DOM)			1928	Mary (Pat) HoulihanBronxville Houlihan & O'Malley R. E. Serv	Diane Hackett		
24	8 Midland Gardens 3G	\$565,000	\$565,000	\$590,000	5/25/17	6/9/17	8/29/17		Mid Rise	Joseph Houlihan	Louise Baudoin		
	Square Feet: 1,100	\$514	\$514	4.4%		15	96		4 / 2 / 2&0	Houlihan & O'Malley R. E. Serv	Houlihan Lawrence Inc.		
	MLS # - 4723801; Seller - Guilday					15 (Agent DOM)			1939	Mary (Pat) HoulihanBronxville Houlihan & O'Malley R. E. Serv			

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25 8 Midland Gardens 4H Square Feet: 1,250 MLS # - 4723576; Seller - Withheld at Owner's Request	\$635,000	\$635,000	\$607,500 -4.3%	6/2/17	6/27/17	8/15/17		Mid Rise 5 / 2 / 2&0 1939	Priscilla Toomey Julia B Fee Sothebys Int. Rlty Bronxville	Kristin S. Bischof Julia B Fee Sothebys Int. Rlty
26 100 Parkway 5AB Square Feet: 1,825 MLS # - 4712007; Seller - Edith DeFilippo	\$699,500	\$699,500	\$705,000 0.8%	3/27/17	5/2/17	8/3/17		Mid Rise 8 / 4 / 2&0 1926	Matthew J. Barbaccia Exit Realty Private Client Shtjefen Saljanin Exit Realty Private Client Bronxville	Matthew J. Barbaccia Exit Realty Private Client Shtjefen Saljanin Exit Realty Private Client
27 100 Parkway 4E Square Feet: 1,650 MLS # - 4702491; Seller - Dingersen	\$649,999	\$649,999	\$710,000 9.2%	1/22/17	2/10/17	4/19/17		Mid Rise 7 / 3 / 2&0 1926	Matthew J. Barbaccia Exit Realty Private Client Shtjefen Saljanin Exit Realty Private Client Bronxville	Joanne F. Zach Houlihan & O'Malley R. E. Serv
28 72 Pondfield 1C Square Feet: 1,200 MLS # - 4716776; Seller - Day	\$695,000	\$729,000	\$718,000 -4.9%	4/19/17	5/8/17	6/23/17		Mid Rise 6 / 2 / 2&0 1957	Barbara Kerrigan Houlihan Lawrence Inc. Bronxville	Susan D. Hawkins Julia B Fee Sothebys Int. Rlty
29 72 Pondfield West 2C Square Feet: 1,200 MLS # - 4720429; Seller - Estate of Conrad	\$729,000	\$729,000	\$729,000	5/11/17	6/8/17	8/25/17		Mid Rise 6 / 2 / 2&0 1957	Patricia Breen Therese M. Walsh Bronxville	Non Member-MLS Non-Member MLS
30 17 Beechtree 2E Square Feet: 1,600 MLS # - 4704599; Seller - Ansbro	\$759,000	\$759,000	\$745,000 -1.8%	2/8/17	3/2/17	5/18/17		Other/See Remarks 6 / 3 / 2&0 1917	Mary Karen O'Shaughness Houlihan Lawrence Inc. Andrea Braunstein Bronxville Houlihan Lawrence Inc.	Non Member-MLS Non-Member MLS

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31 72 Pondfield 5G Square Feet: 1,444 MLS # - 4727727; Seller - Estate of Stoerger	\$799,000	\$799,000	\$760,000 -4.9%	6/23/17	8/28/17	9/28/17		Mid Rise 5 / 2 / 2&0 1957	Andrea Braunstein Mary Karen O'Shaughnessy	Giorianne Mattesi Douglas Elliman Real Estate
32 72 Pondfield 5D Square Feet: 1,433 MLS # - 4700546; Seller - McDermott Trust	\$812,500	\$795,000	\$765,000 -2.2% -3.7%	1/11/17	3/21/17	5/18/17		Mid Rise 5 / 2 / 2&0 1957	Diane Hackett Houlihan Lawrence Inc. Valmarie Zorila Bronxville Houlihan Lawrence Inc.	Eugenie M. Meluso Julia B Fee Sothebys Int. Rty
33 7 Tanglewylde 3C Square Feet: 1,480 MLS # - 4702594; Seller - Meschi	\$750,000	\$750,000	\$775,000 3.3%	2/6/17	2/23/17	4/18/17		Mid Rise 6 / 3 / 2&0 1928	Joseph Houlihan Houlihan & O'Malley R. E. Serv Bronxville	Susan Kelly Law
34 133 Pondfield 1C Square Feet: 1,712 MLS # - 4724609; Seller - Kirk	\$825,000	\$825,000	\$775,000 -6.1%	5/31/17	8/18/17	11/9/17		Mid Rise 8 / 3 / 2&0 1913	Rita Steinkamp Houlihan Lawrence Inc. Bronxville	HL Dual Elizabeth D. Yienger Houlihan Lawrence Inc.
35 15 Beechtree 2D Square Feet: 1,420 MLS # - 4704624; Seller - Withheld	\$835,000	\$825,000	\$795,000 -1.2% -3.6%	2/7/17	3/16/17	5/16/17		Mid Rise 6 / 3 / 2&0 1917	Leslie A. Corcoran Bronxville	HL Dual Toni Bessone Sarah French
36 72 Pondfield 5C Square Feet: 1,350 MLS # - 4719019; Seller - Demby	\$799,000	\$799,000	\$827,100 3.5%	5/2/17	6/7/17	9/5/17		Mid Rise 5 / 2 / 2&0 1957	Gerald Torch Barhite & Holzinger, Inc. Bronxville	Grace M. Mons Five Corners Properties Inc

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37 9 Midland 1A Square Feet: 1,650 MLS # - 4700505; Seller - withheld at owners request	\$984,500	\$899,099 -8.7%	\$872,000 -2.8%	1/10/17	3/24/17	6/21/17		Mid Rise 6 / 3 / 3&0 1939	Rosanne M. Fluet Julia B Fee Sothebys Int. Rlty Bronxville	Non Member-MLS Non-Member MLS
38 1 Rivermere 4G Square Feet: 1,700 MLS # - 4637665; Seller - Berkett	\$950,000	\$950,000 -7.4%	\$880,000 -7.4%	8/23/16	2/23/17	5/23/17		Mid Rise 6 / 3 / 2&0 1926	Gene Blendermann Houlihan Lawrence Inc. Helen Gerken Bronxville Houlihan Lawrence Inc.	Joanne F. Zach Houlihan & O'Malley R. E. Serv Joseph Houlihan Houlihan & O'Malley R. E. Serv
39 1 Northgate 3B Square Feet: 1,911 MLS # - 4740445; Seller - Blair	\$1,050,000	\$1,050,000 -5.2%	\$995,000 -5.2%	9/7/17	10/28/17	12/18/17		Mid Rise 6 / 3 / 2&0 1920	Barbara Kerrigan Bronxville	HL Dual Stacey Hughes Elizabeth D. Yienger
40 1 Eastbourne 1B Square Feet: 2,015 MLS # - 4644815; Seller - Withheld	\$1,475,000	\$1,399,000 -5.2%	\$1,425,000 1.8%	10/24/16	3/17/17	5/1/17		Mid Rise 7 / 4 / 2&0 1920	Andrea Braunstein Houlihan Lawrence Inc. Mary Karen O'Shaughnessy Bronxville Houlihan Lawrence Inc.	Priscilla Toomey Julia B Fee Sothebys Int. Rlty
41 1 Northgate 3A Square Feet: 2,607 MLS # - 4703847; Seller - Schroeder	\$1,695,000	\$1,695,000 -7.8%	\$1,562,500 -7.8%	1/30/17	2/27/17	5/17/17		Mid Rise 8 / 4 / 3&0 1920	Valmarie Zorila Bronxville	HL Dual Andrea Braunstein Mary Karen O'Shaughnessy

Total Bronxville 2017

HL Agent Participation:				
Units Sold	List or Buy	List	Buy	List and Buy

41	29	22	17	10
	71%	54%	41%	24%

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Summary Analysis:

	Co-Operative Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	Original	List	Sold	Contract	Sold		Units Sold	List or Buy	List	Buy	Dual
Median:	\$565,000	\$549,000	\$535,000	51	123		41	29	22	17	10
		-2.8%	-2.5%					71%	54%	41%	24%
Average:	\$589,498	\$580,197	\$567,478	73	141						
		-1.6%	-2.2%								

Co-Operative Price Per Square Foot:				
	Original	List	Sold	Sq Ft
Median:	\$531	\$516	\$503	1,064
		-\$15	-\$13	
Average:	\$493	\$485	\$474	1,197
		-\$8	-\$11	

Monthly Analysis:	Jan	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017
Homes Sold	2	2	3	11	6	3	5	2	2	1	4	41
Median Original Price	\$359,000	\$372,500	\$649,999	\$759,000	\$604,500	\$335,000	\$635,000	\$799,000	\$449,750	\$825,000	\$296,500	\$565,000
Median List Price	\$359,000	\$372,500	\$649,999	\$759,000	\$549,500	\$335,000	\$635,000	\$799,000	\$412,250	\$825,000	\$289,500	\$549,000
Median Sold Price	\$367,000	\$364,000	\$710,000	\$745,000	\$531,500	\$325,000	\$607,500	\$793,550	\$384,500	\$775,000	\$287,000	\$535,000
Average Sold Price	\$367,000	\$364,000	\$581,000	\$703,545	\$544,333	\$375,000	\$601,300	\$793,550	\$384,500	\$775,000	\$448,500	\$567,478