

**Tuckahoe School District
Condominium**

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
1	50 Columbus 501 Square Feet: 594 MLS # - 4719103; Seller - Sandleitner	\$209,000 \$352	\$189,000 -9.6% \$318	\$172,500 -7.9% \$290	5/1/17	7/26/17 86	9/21/17 143	\$5,138 \$4,688	Mid Rise 2 / 0 / 1&0 1983	Sheila Clarke Steckler Real Estate William E. Cottle	Nadia Reyes-Silva Exit Realty Private Client
2	50 Columbus 701 Square Feet: 594 MLS # - 4714732; Seller - Wells Fargo	\$166,400 \$280	\$166,400 5.2% \$280	\$175,100 5.2% \$295	4/6/17	4/28/17 22	6/26/17 81	\$1,868 \$4,688	Mid Rise 2 / 0 / 1&0 0.01 1988	Gary Leogrande Keller Williams NY Realty Peggy Shea Keller Williams NY Realty	Tianying Xu Houlihan Lawrence Inc. William E. Cottle
3	1 Elm 4A Square Feet: 950 MLS # - 4700034; Seller - Akolkar/Dhakar	\$279,999 \$295	\$279,999 -8.9% \$295	\$255,000 -8.9% \$268	1/3/17	2/21/17 49	4/21/17 108	\$7,123	Mid Rise 4 / 2 / 1&0 0.02 1929	Allison Jaffe Key Real Estate Services, LLC William E. Cottle	Kelly A. Lapadula
4	96 Oregon B Square Feet: 1,032 MLS # - 4610991; Seller - Lucchese Anthony	\$285,000 \$276	\$299,000 4.9% \$290	\$282,750 -5.7% \$274	3/15/16	7/28/17 500	8/23/17 526	\$2,128 \$4,670	Garden Apartment 5 / 2 / 1&1 1953	Mary Searle Houlihan Lawrence Inc. William E. Cottle	Eric Stein RE/MAX Distinguished Hms.&Prop
5	Oregon Square Feet: 1,000 MLS # - 4717569; Seller - Cermele Valerie	\$350,000 \$350	\$350,000 -8.6% \$350	\$320,000 -8.6% \$320	4/25/17	5/24/17 29	8/22/17 119	\$2,128 \$4,808	Garden Apartment 4 / 2 / 1&1 1953	Maria Joseph Berkshire Hathaway HS West. Pr William E. Cottle	Anthony F. Lando Keller Williams Realty Group
6	50 Columbus 308 Square Feet: 1,006 MLS # - 4618091; Seller - Withheld	\$419,000 \$417	\$395,000 -5.7% \$393	\$390,000 -1.2% \$388	4/28/16	11/23/16 209	1/20/17 267	\$2,300 \$5,850	Mid Rise 5 / 2 / 2&0 1988	John V. Filiberti The Foxes Real Estate William E. Cottle	Non Member-MLS Non-Member MLS

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
7	50 Columbus 306	\$411,000	\$399,000	\$399,000	5/10/16	1/5/17	3/22/17	\$2,300	Mid Rise	Sheila Clarke Steckler Real Estate	Eileen K. O'Neill
	Square Feet: 1,050	\$391	\$380	\$380		240	316		4 / 2 / 2&0		
	MLS # - 4621178; Seller - Mehta S/Mehta P					240 (Agent DOM)		\$6,200	1988	William E. Cottle	
8	1 Scarsdale 506	\$440,000	\$440,000	\$415,000	11/4/16	12/14/16	2/10/17	\$2,550	Mid Rise	Mary Ann Giacobbe Houlihan Lawrence Inc.	Mary Ann Giacobbe Houlihan Lawrence Inc.
	Square Feet: 1,148	\$383	\$383	\$361		40	98		4 / 1 / 1&1	HL Dual	
	MLS # - 4646296; Seller - Gulati Catherine P					40 (Agent DOM)		\$6,442	2000	William E. Cottle	
9	50 Columbus 608	\$434,000	\$434,000	\$434,000	4/13/17	4/24/17	6/16/17	\$2,567	Mid Rise	John V. Filiberti The Foxes Real Estate	John V. Filiberti The Foxes Real Estate
	Square Feet: 1,006	\$431	\$431	\$431		11	64		5 / 2 / 2&0		
	MLS # - 4715099; Seller - Withheld					11 (Agent DOM)		\$6,541	0.02 1988	William E. Cottle	
10	50 Columbus 804	\$515,000	\$515,000	\$465,000	6/8/17	7/24/17	9/29/17	\$3,470	High Rise	Vianna Chirico Village Realty of Westchester	Valjdet Dzaferovic Exit Realty Private Client
	Square Feet: 1,185	\$435	\$435	\$392		46	113		5 / 2 / 2&0		
	MLS # - 4718679; Seller - Chirico Vincent					47 (Agent DOM)		\$8,663	1988	William E. Cottle	
11	141 Main H	\$693,000	\$693,000	\$685,000	1/23/17	2/3/17	3/29/17	\$5,600	Town House	Michael Rinaldi Claire D. Leone Associates Ltd	Dante Gallinari Claire D. Leone Associates Ltd
	Square Feet: 2,100	\$330	\$330	\$326		11	65		8 / 2 / 3&1		
	MLS # - 4702816; Seller - Mirado Property					11 (Agent DOM)		\$10,900	2003	William E. Cottle	
12	1 Scarsdale 202	\$699,000	\$699,000	\$709,000	9/26/17	11/2/17	12/26/17	\$4,155	Other/See Remarks	Mary Cassidy Park Sterling Realty	Justin Cottrell Keller Williams NY Realty
	Square Feet: 1,763	\$396	\$396	\$402		37	91		4 / 2 / 2&0		
	MLS # - 4741725; Seller - Stapleton					37 (Agent DOM)		\$10,471	2000	William E. Cottle	

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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		
13	1 Scarsdale 302	\$725,000	\$725,000	\$725,000	7/12/17	7/28/17	9/12/17	\$3,655	Mid Rise	Bharathi J. Rao	Deborah A. Cuiffo
	Square Feet: 1,763	\$411	\$411	\$411		16	62		6 / 2 / 2&0		Coldwell Banker Res Brokerage
	MLS # - 4731156; Seller - Kumar					16 (Agent DOM)		\$9,961	2000	William E. Cottle	
14	141 Main D	\$774,900	\$774,990	\$748,000	6/19/17	7/14/17	9/7/17	\$5,500	Town House	Michael Rinaldi	Louise Oshatz
	Square Feet: 2,424	\$320	\$320	\$309		25	80		9 / 3 / 3&1	Claire D. Leone Associates Ltd	Houlihan Lawrence Inc.
	MLS # - 4727984; Seller - Viva Bene					25 (Agent DOM)		\$12,636	2003	William E. Cottle	

Total Tuckahoe 2017

HL Agent Participation:

Units Sold

List or Buy

List

Buy

List and Buy

14

7

3

5

1

50%

21%

36%

7%

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Summary Analysis:

Condominium 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:	\$426,500	\$416,500	\$407,000	39	103	\$2,567	14	7	3	5	1
		-2.3%	-2.2%								
Average:	\$457,236	\$454,242	\$441,096	94	152	\$3,335		50%	21%	36%	7%
		-0.7%	-2.9%								
Condominium Price Per Square Foot:											
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>							
Median:	\$410	\$400	\$391	1,041							
		-\$10	-\$9								
Average:	\$363	\$361	\$351	1,258							
		-\$2	-\$10								

Monthly Analysis:		Jan	Feb	Mar	Apr	Jun	Aug	Sep	Dec	2017
	Homes Sold	1	1	2	1	2	2	4	1	14
	Median Original Price	\$419,000	\$440,000	\$552,000	\$279,999	\$300,200	\$317,500	\$620,000	\$699,000	\$426,500
	Median List Price	\$395,000	\$440,000	\$546,000	\$279,999	\$300,200	\$324,500	\$620,000	\$699,000	\$416,500
	Median Sold Price	\$390,000	\$415,000	\$542,000	\$255,000	\$304,550	\$301,375	\$595,000	\$709,000	\$407,000
	Average Sold Price	\$390,000	\$415,000	\$542,000	\$255,000	\$304,550	\$301,375	\$527,625	\$709,000	\$441,096