

**Tuckahoe School District
Condominium**

2017

Address:		Prices:			Dates and DOMs:			Taxes:		Property:		Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed	SP/AV%	Style Rms/Bds/Bths	Acres	List Agent	Buyer Agent
1	50 Columbus 501	\$209,000	\$189,000 -9.6%	\$172,500 -7.9%	5/1/17	7/26/17	9/21/17	\$5,138		Mid Rise		Sheila Clarke Steckler Real Estate	Nadia Reyes-Silva Exit Realty Private Client
	Square Feet: 594	\$352	\$318	\$290		86	143			2 / 0 / 1&0			William E. Cottle
	MLS # - 4719103; Seller - Sandleitner				86 (Agent DOM)			\$4,688		1983			
2	50 Columbus 701	\$166,400	\$166,400	\$175,100 5.2%	4/6/17	4/28/17	6/26/17	\$1,868		Mid Rise		Gary Leogrande Keller Williams NY Realty	Tianying Xu Houlihan Lawrence Inc.
	Square Feet: 594	\$280	\$280	\$295		22	81			2 / 0 / 1&0			
	MLS # - 4714732; Seller - Wells Fargo				22 (Agent DOM)			\$4,688		0.01		Peggy Shea Keller Williams NY Realty	William E. Cottle
3	1 Elm 4A	\$279,999	\$279,999	\$255,000 -8.9%	1/3/17	2/21/17	4/21/17			Mid Rise		Allison Jaffe Key Real Estate Services, LLC	Kelly A. Lepadula
	Square Feet: 950	\$295	\$295	\$268		49	108			4 / 2 / 1&0			
	MLS # - 4700034; Seller - Akolkar/Dhakar				50 (Agent DOM)			\$7,123		0.02			William E. Cottle
										1929			
4	96 Oregon B	\$285,000	\$299,000 4.9%	\$282,750 -5.7%	3/15/16	7/28/17	8/23/17	\$2,128		Garden Apartment		Mary Searle Houlihan Lawrence Inc.	Eric Stein RE/MAX Distinguished Hms.&Prop
	Square Feet: 1,032	\$276	\$290	\$274		500	526			5 / 2 / 1&1			
	MLS # - 4610991; Seller - Lucchese Anthony				166 (Agent DOM)			\$4,670		1953			William E. Cottle
5	Oregon	\$350,000	\$350,000	\$320,000 -8.6%	4/25/17	5/24/17	8/22/17	\$2,128		Garden Apartment		Maria Joseph Berkshire Hathaway HS West. Pr	Anthony F. Lando Keller Williams Realty Group
	Square Feet: 1,000	\$350	\$350	\$320		29	119			4 / 2 / 1&1			
	MLS # - 4717569; Seller - Cermele Valerie				29 (Agent DOM)			\$4,808		1953			William E. Cottle
6	50 Columbus 308	\$419,000	\$395,000 -5.7%	\$390,000 -1.2%	4/28/16	11/23/16	1/20/17	\$2,300		Mid Rise		John V. Filiberti The Foxes Real Estate	Non Member-MLS Non-Member MLS
	Square Feet: 1,006	\$417	\$393	\$388		209	267			5 / 2 / 2&0			
	MLS # - 4618091; Seller - Withheld				206 (Agent DOM)			\$5,850		1988			William E. Cottle

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7	50 Columbus 306	\$411,000	\$399,000 -2.9%	\$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			William E. Cottle
	MLS # - 4621178; Seller - Mehta S/Mehta P					240 (Agent DOM)		\$6,200		1988			
8	1 Scarsdale 506	\$440,000	\$440,000	\$415,000 -5.7%	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 William E. Cottle
	MLS # - 4646296; Seller - Gulati Catherine P					40 (Agent DOM)		\$6,442		2000			
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 0.02			William E. Cottle
	MLS # - 4715099; Seller - Withheld					11 (Agent DOM)		\$6,541		1988			
10	50 Columbus 804	\$515,000	\$515,000	\$465,000 -9.7%	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			William E. Cottle
	MLS # - 4718679; Seller - Chirico Vincent					47 (Agent DOM)		\$8,663		1988			
11	141 Main H	\$693,000	\$693,000	\$685,000 -1.2%	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			William E. Cottle
	MLS # - 4702816; Seller - Mirado Property					11 (Agent DOM)		\$10,900		2003			
12	1 Scarsdale 202	\$699,000	\$699,000	\$709,000 1.4%	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			William E. Cottle
	MLS # - 4741725; Seller - Stapleton					37 (Agent DOM)		\$10,471		2000			

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

Total Tuckahoe 2017

HL Agent Participation:

<u>Units Sold</u>	<u>List or Buy</u>	<u>List</u>	<u>Buy</u>	<u>List and Buy</u>
14	7	3	5	1

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Summary Analysis:

Condominium Home Prices:			DOMs:		Assessed Values	HL Agent Participations:				
	<u>Original</u>	<u>List</u>	<u>Sold</u>							
Median:	\$426,500	\$416,500	\$407,000	39	103	\$2,567	Units Sold	List or Buy	List	Buy
				-2.3%	-2.2%		14	7	3	5
Average:	\$457,236	\$454,242	\$441,096	94	152	\$3,335		50%	21%	36%
				-0.7%	-2.9%					7%

Condominium Price Per Square Foot:

	Original	List	Sold	Sq Ft
Median:	\$410	\$400	\$391	1,041
				-\$10
Average:	\$363	\$361	\$351	1,258
				-\$2

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