

**Eastchester School District
Single Family**

2017

	Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
		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		
1	327 Marbledale	\$389,900	\$389,900	\$386,700	4/25/17	9/13/17	11/8/17	\$4,500	Colonial	Johan Gomez Tola	Non Member-MLS
				-0.8%		141	197		7 / 3 / 1&0	Keller Williams Realty Group	Non-Member MLS
	Square Feet: 1,400	\$279	\$279	\$276					0.1614		
	MLS # - 4717916; Seller - Otto W/Otto L					141 (Agent DOM)		\$10,938	1951		
2	45 Glen	\$449,000	\$449,000	\$455,000	5/23/17	6/15/17	8/8/17	\$4,200	Colonial	Philly Scoca	Wentworth L. James
				1.3%		23	77		7 / 3 / 1&1	Village Realty of Westchester	Century 21 Dawns Gold Realty
	Square Feet: 1,400	\$321	\$321	\$325					0.0948		
	MLS # - 4720898; Seller - Cimbrello L/Cimbrello R					23 (Agent DOM)		\$9,217	1923		
3	94 Maple	\$499,000	\$499,000	\$493,000	6/1/17	6/16/17	8/10/17	\$5,700	Tudor	Marc Gerber	Ann Marie Damashek
				-1.2%		15	70		5 / 2 / 1&0	Berkshire Hathaway HS West. Pr	Weichert Realtors
	Square Feet: 1,264	\$395	\$395	\$390					0.1174		
	MLS # - 4724896; Seller - Fletcher Mark					16 (Agent DOM)		\$14,141	1929		
4	44 Water	\$495,000	\$495,000	\$505,000	10/19/16	11/9/16	1/6/17	\$3,750	Colonial, Two Story	Ryan Gehris	Allan Styer
				2.0%		21	79		6 / 2 / 1&0	USRealty.com, LLP	Weichert Realtors
	Square Feet: 812	\$610	\$610	\$622					0.3535		
	MLS # - 4645674; Seller - Doris E O'Leary Estate & Estate of Clara C. ..					21 (Agent DOM)		\$8,152	1800		
5	72 Brook	\$580,000	\$550,000	\$509,850	4/13/16	12/16/16	3/3/17	\$9,300	Split Level	Vicky Rentoulis	Non Member-MLS
			-5.2%	-6.9%		247	324		7 / 4 / 2&0	Coldwell Banker Res Brokerage	Non-Member MLS
	Square Feet: 1,925	\$301	\$286	\$265					0.13		
	MLS # - 4615667; Seller - Ishikura M/Ishikura K					247 (Agent DOM)		\$19,829	1960		
6	85 Joyce	\$575,000	\$545,000	\$520,000	6/27/16	1/17/17	3/9/17	\$6,550	Capecod	Bridget Staff	Bridget Staff
			-5.2%	-4.3%		204	255		7 / 3 / 2&0	Berkshire Hathaway HS West. Pr	Berkshire Hathaway HS West. Pr
	Square Feet: 1,493	\$385	\$365	\$348					0.112		
	MLS # - 4629252; Seller - Schaeffer					203 (Agent DOM)		\$13,734	1954		

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								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
7	15 Bradley	\$539,000	\$529,500	\$522,000	7/7/17	8/16/17	10/31/17	\$5,600	Colonial	Gloria Liscio	Elizabeth T. Samelson
			-1.8%	-1.4%		40	116		7 / 3 / 1&0	Berkshire Hathaway HS West. Pr	BHG Rand Realty
	Square Feet: 1,198	\$450	\$442	\$436					0.1152		
	MLS # - 4730830; Seller - De Palo J/De Palo M					40 (Agent DOM)		\$12,633	1929		
8	6 Douglas	\$525,000	\$525,000	\$525,000	8/7/17	8/21/17	10/25/17	\$7,300	Capecod	Margaret Harrington	Margaret Harrington
						14	79		7 / 3 / 2&0	Douglas Elliman Real Estate	Douglas Elliman Real Estate
	Square Feet: 1,500	\$350	\$350	\$350					0.1229		
	MLS # - 4735742; Seller - Ferguson Joanne					14 (Agent DOM)		\$16,038	1952		
9	4 Wendover	\$549,000	\$549,000	\$535,000	7/14/17	7/28/17	9/19/17	\$7,600	Capecod	James Mulvey, Jr.	Keisha H. Cassese
				-2.6%		14	67		8 / 4 / 2&0		Berkshire Hathaway HS West. Pr
	Square Feet: 1,532	\$358	\$358	\$349					0.1323		
	MLS # - 4731824; Seller - Shulman I/Shulman A					14 (Agent DOM)		\$16,699	1952		
10	18 Maple	\$589,000	\$575,000	\$550,000	8/21/17	10/31/17	11/21/17	\$8,300	Split Level	Agnes A. Seminara Holzbe	Dan LeDonne
			-2.4%	-4.2%		71	92		6 / 3 / 2&0	Julia B Fee Sothebys Int. Rlty	Platinum Drive Realty Inc
	Square Feet: 1,314	\$448	\$438	\$419					0.1497		
	MLS # - 4736285; Seller - withheld					71 (Agent DOM)		\$18,725	1958		
11	26 Brookridge	\$579,000	\$579,000	\$562,500	3/15/17	3/27/17	6/20/17	\$4,000	Colonial	Happy French-Zingaro	Patricia Cassese
				-2.8%		12	97		7 / 3 / 1&1		Berkshire Hathaway HS West. Pr
	Square Feet: 1,395	\$415	\$415	\$403					0.0922	Jane Vergari	
	MLS # - 4709508; Seller - Porpora Vincent/Porpora Jennifer					12 (Agent DOM)		\$8,689	1924		
12	65 Bella Vista	\$675,000	\$665,000	\$565,000	4/13/16	4/4/17	6/12/17	\$7,350	Colonial	Edward Tornatore	Maria Belmonte
			-1.5%	-14.8%		356	425		8 / 4 / 2&0	Keller Williams Realty Group	Berkshire Hathaway HS West. Pr
	Square Feet: 2,200	\$307	\$302	\$257					0.13		
	MLS # - 4616192; Seller - Viola Susan					356 (Agent DOM)		\$13,730	1927		

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								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
13	32 Water	\$574,000	\$574,000	\$565,000	3/8/17	4/12/17	6/13/17	\$10,350	Colonial	Iris Kalt	Michelina Arminio
				-1.6%						Berkshire Hathaway HS West. Pr	Keller Williams Realty Group
	Square Feet: 1,600	\$359	\$359	\$353		35	97		6 / 3 / 1&1		
MLS # - 4709643; Seller - Withheld						35 (Agent DOM)		\$22,484	0.1857		
									1977		
14	15 Hollywood	\$659,000	\$639,000	\$575,000	6/11/17	8/22/17	10/3/17	\$6,800	Colonial	Mary Liscio	Eva Casoria
			-3.0%	-9.7%						Steckler Real Estate	Keller Williams NY Realty
	Square Feet: 1,700	\$388	\$376	\$338		72	114		8 / 3 / 1&1		
MLS # - 4726674; Seller - Pinto Patricia A (Te)/Pinto John J (Te)						72 (Agent DOM)		\$17,000	0.1517		
									1926		
15	94 White	\$600,000	\$676,000	\$598,395	8/10/16	10/28/16	5/12/17	\$9,150	Colonial	Paul Luciano	Non Member-MLS
			12.7%	-12.9%						Luciano's Utopia Realty Inc.	Non-Member MLS
	Square Feet: 2,700	\$222	\$250	\$222		79	275		8 / 4 / 2&0		
MLS # - 4636287; Seller - Nationstar Mortgage LLC						81 (Agent DOM)		\$16,000	0.1369		
									1950		
16	13 Joyce	\$659,000	\$619,000	\$600,000	1/12/17	3/24/17	5/18/17	\$8,100	Colonial	Kathleen Paolucci	Marc Gerber
			-6.1%	-2.9%						Ragette Real Estate, Inc.	Berkshire Hathaway HS West. Pr
	Square Feet: 1,750	\$377	\$354	\$343		71	126		10 / 3 / 1&1		
MLS # - 4701361; Seller - Salomone						72 (Agent DOM)		\$17,609	0.146		
									1951		
17	18 Scarsdale	\$675,000	\$625,000	\$605,000	6/27/17	9/15/17	11/3/17	\$8,050	Colonial	Sharon Zanzano	Kieran Dwyer
			-7.4%	-3.0%							Double C Realty
	Square Feet: 1,876	\$360	\$333	\$322		80	129		8 / 4 / 1&1		
MLS # - 4728791; Seller - Withheld						80 (Agent DOM)		\$17,665	0.1396		
									1928		
18	60 Maple	\$630,000	\$615,000	\$606,000	2/27/17	5/5/17	6/21/17	\$6,350	Colonial	Michael Denning	Peter Gorbutt
			-2.4%	-1.4%						Patricia Forgione's Realty	Coldwell Banker Res Brokerage
	Square Feet: 1,700	\$371	\$362	\$356		67	114		6 / 3 / 1&1		
MLS # - 4708044; Seller - Cerasi Anthony						67 (Agent DOM)		\$15,517	0.1485		
									1963		

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									Style Rms/Bds/Bths Acres Yr Built	Co-List Agent	Co-Buyer Agent
19	52 Howard	\$649,000	\$649,000	\$610,000	7/11/17	9/5/17	10/31/17	\$7,480	Capecod	Joseph Pegna ERA Insite Realty Services	Theresa Dolan BHG Rand Realty
				-6.0%		56	112		6 / 3 / 1&1		
	Square Feet: 1,400	\$464	\$464	\$436					0.1278		
	MLS # - 4730520; Seller - Wallace					56 (Agent DOM)		\$16,434	1952		
20	9 Shady	\$650,000	\$639,000	\$615,000	12/5/16	2/17/17	3/28/17	\$7,000	Colonial	Agnes A. Seminara Holzbe Julia B Fee Sothebys Int. Rity	Ellie Ohebshalom Houlihan Lawrence Inc.
			-1.7%	-3.7%		74	113		6 / 3 / 1&1		
	Square Feet: 1,433	\$454	\$446	\$429					0.1351		
	MLS # - 4650908; Seller - Withheld					74 (Agent DOM)		\$15,207	1950		
21	69 Bella Vista	\$599,000	\$599,000	\$615,000	2/28/17	3/17/17	5/15/17	\$7,200	Tudor	Karen Chapiro	Kimberly Giarraputo Weichert Realtors
				2.7%		17	76		7 / 3 / 1&1		
	Square Feet: 1,450	\$413	\$413	\$424					0.15		
	MLS # - 4704100; Seller - Collins/Finch					17 (Agent DOM)		\$16,936	1930		
22	90 Lee	\$649,000	\$639,000	\$620,000	6/27/17	8/15/17	9/15/17	\$6,400	Colonial	Maria Joseph Berkshire Hathaway HS West. Pr	Florence Alkalay Houlihan Lawrence Inc.
			-1.5%	-2.9%		49	80		6 / 3 / 1&0		
	Square Feet: 1,508	\$430	\$424	\$411					0.1125		
	MLS # - 4729148; Seller - Pierdiluca Elizabeth					49 (Agent DOM)		\$14,044	1924		
23	270 Marbledale	\$599,900	\$599,900	\$620,000	8/8/17	9/12/17	11/6/17		Colonial	Darlene Duran Keller Williams Realty Group	Xiaolei Jiang Berkshire Hathaway HS West. Pr
				3.4%		35	90		7 / 3 / 1&0		
	Square Feet: 1,160	\$517	\$517	\$534					0.115		
	MLS # - 4735443; Seller - Naclerio M/Naclerio K					35 (Agent DOM)		\$13,162	1922		
24	6 Club	\$659,000	\$649,000	\$624,000	7/5/16	11/9/16	1/30/17	\$8,000	Capecod	Margaret Colavita Ragette Real Estate, Inc.	Maryann Petrescu Houlihan Lawrence Inc.
			-1.5%	-3.8%		127	209		7 / 3 / 2&0		
	Square Feet: 1,800	\$366	\$361	\$347					0.1253		
	MLS # - 4630371; Seller - Pintavalle					128 (Agent DOM)		\$18,230	1954		

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							SP/AV%	Rms/Bds/Bths		
							Amount	Acres	Co-List Agent	Co-Buyer Agent
								Yr Built		
110 Park	\$599,900	\$599,900	\$625,000	2/27/17	3/24/17	6/19/17	\$7,400	Colonial	Anthony Toscano	Ryan J. Delaney
25			4.2%		25	112		10 / 7 / 2&0	Joseph Anthony Real Estate	
Square Feet: 2,350	\$255	\$255	\$266					7500		
MLS # - 4707955; Seller - MS LLC					25 (Agent DOM)		\$16,075	1925		
229 Dante	\$625,000	\$599,000	\$625,000	7/21/17	8/23/17	10/27/17	\$7,400	Colonial	Eva Casoria	Stephanie Ginsberg
26		-4.2%	4.2%		33	98		7 / 3 / 1&0	Keller Williams NY Realty	Houlihan Lawrence Inc.
Square Feet: 1,550	\$403	\$386	\$403					0.0972		
MLS # - 4730710; Seller - Spano Leonard M/Bautel Breanne C					34 (Agent DOM)		\$17,793	1923		
52 Hickory Hill	\$699,000	\$670,000	\$633,500	2/14/17	4/1/17	5/9/17	\$7,250	Split Level	Anthony Amodeo	Gerarda Tiangco
27		-4.1%	-5.2%		46	84		7 / 3 / 2&0	Charles Rutenberg Realty, Inc.	Julia B Fee Sothebys Int. Rlty
Square Feet: 1,874	\$373	\$358	\$338					0.2256		
MLS # - 4706091; Seller - Stuart Grace Irrv/Jacobs Elizabeth (Te)					46 (Agent DOM)		\$15,762	1955		
121 Lawrence	\$650,000	\$650,000	\$634,000	10/20/16	11/1/16	1/3/17	\$9,400	Capecod	Charles J. Cinquemani	Marc Gerber
28			-2.5%		12	75		6 / 3 / 2&0	Keller Williams Realty Group	Berkshire Hathaway HS West. Pr
Square Feet: 1,550	\$419	\$419	\$409					0.1357		
MLS # - 4644851; Seller - D Mollo					12 (Agent DOM)		\$20,420	1953		
70 Bradley	\$659,000	\$659,000	\$640,000	10/11/17	11/1/17	12/20/17	\$10,050	Colonial	Louis Zazzarino	Aidan Ruane
29			-2.9%		21	70		6 / 3 / 2&1	We Buy Now, LLC	David Ruane Realty Associates
Square Feet: 1,600	\$412	\$412	\$400					0.1136		
MLS # - 4745437; Seller - Acqua Capital LLC					21 (Agent DOM)		\$17,200	1965		
68 Madison	\$719,000	\$675,000	\$645,000	10/27/16	5/16/17	7/5/17	\$10,150	Split Level	Susan J. Sena	Kristina Masi
30		-6.1%	-4.2%		201	251		7 / 3 / 1&1	Westchester Choice Realty, Inc	Berkshire Hathaway HS West. Pr
Square Feet: 1,700	\$423	\$397	\$379					0.1281		
MLS # - 4645493; Seller - Owner name withheld					138 (Agent DOM)		\$22,049	1965		

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								Amount	Acres		
									Yr Built		
31	104 Clarence	\$669,000	\$659,850	\$650,000	8/10/17	9/25/17	10/27/17	\$7,340	Colonial	Angela Retelny	Michele Lilly
			-1.4%	-1.5%		46	78		8 / 3 / 2&0	Platinum Drive Realty, Inc.	
	Square Feet: 1,800	\$372	\$367	\$361					0.1541		
	MLS # - 4736404; Seller - Walden Michael/Walden Anne					46 (Agent DOM)		\$16,578	1946		
32	202 Lincoln	\$647,000	\$647,000	\$650,000	9/15/17	10/4/17	12/20/17	\$8,300	Colonial	Charlotte Vogt	Dani Dorman
				0.5%		19	96		8 / 4 / 2&1	Berkshire Hathaway HS West. Pr	Platinum Drive Realty, Inc.
	Square Feet: 1,780	\$363	\$363	\$365					0.1109		
	MLS # - 4741001; Seller - withheld					19 (Agent DOM)		\$18,725	1947		
33	11 Tudor	\$889,000	\$689,000	\$655,000	4/11/16	11/1/16	1/2/17	\$8,850	Tudor	Sheila Clarke	Shelley Quintano
			-22.5%	-3.8%		204	266		5 / 2 / 1&1	Steckler Real Estate	Judith Guzzi & Associates, LLC
	Square Feet: 1,312	\$678	\$525	\$499					0.25		
	MLS # - 4615778; Seller - Demarinis J/Demarinis E					203 (Agent DOM)		\$18,869	1932		
34	20 Fairway	\$659,000	\$659,000	\$660,000	9/7/17	9/25/17	11/10/17	\$7,960	Colonial	Lisa Cozzi	Philly Scoca
				0.2%		18	64		6 / 3 / 1&1	Keller Williams Realty Partner	Village Realty of Westchester
	Square Feet: 1,600	\$412	\$412	\$413					0.0859		
	MLS # - 4737747; Seller - Withheld					18 (Agent DOM)		\$17,958	1951		
35	109 Locust	\$719,000	\$675,000	\$665,000	3/8/17	6/23/17	7/26/17	\$7,980	Capecod	Douglas Leone	Erin E. Lee
			-6.1%	-1.4%		107	140		6 / 4 / 2&0	Claire D. Leone Associates Ltd	Keller Williams Realty Group
	Square Feet: 1,700	\$423	\$397	\$391					0.1704		
	MLS # - 4709680; Seller - Gangemi					107 (Agent DOM)		\$17,335	1939		
36	25 Glen	\$585,000	\$585,000	\$667,500	9/14/16	11/4/16	2/10/17		Colonial	Agnes Aliberto	Danielle F. Reese
				14.1%		51	149		8 / 4 / 2&0	RE/MAX Prime Properties	Home Resource Realty Inc.
	Square Feet: 1,750	\$334	\$334	\$381					0.21		
	MLS # - 4640612; Seller - withheld					51 (Agent DOM)		\$16,620	1961		

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								Amount	Acres		
									Yr Built		
37	59 Oakland	\$678,000	\$678,000	\$668,000	5/30/17	6/14/17	7/18/17	\$6,685	Colonial	Dong Zhao	Akira Ono
				-1.5%		15	49		7 / 3 / 1&1	Hopan Realty LLC	Relo Redac, Inc.
	Square Feet: 1,800	\$377	\$377	\$371					0.1154		
MLS # - 4724415; Seller - Xu Chunchuan/Wei Qing						15 (Agent DOM)		\$14,973	1959		
38	37 Lee	\$699,000	\$699,000	\$668,000	7/14/17	8/18/17	11/15/17	\$7,200	Colonial	Peter Palmiere	Terese N. Carey
				-4.4%		35	124		7 / 3 / 1&1	A.T. White Realty Ltd.	Steckler Real Estate
	Square Feet: 1,638	\$427	\$427	\$408					0.1136		
MLS # - 4731300; Seller - Schaffer John P						35 (Agent DOM)		\$15,800	1925		
39	131 Bella Vista	\$749,000	\$699,000	\$670,000	8/25/16	1/26/17	3/20/17	\$7,170	Colonial	Patricia Moccia	Alice Regan
			-6.7%	-3.9%		154	207		6 / 3 / 1&1	Weichert Realtors	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,760	\$426	\$397	\$381					0.0893		
MLS # - 4637219; Seller - Royes H/Royes D						154 (Agent DOM)		\$17,854	1930		
40	31 Huntley	\$659,000	\$659,000	\$670,000	4/20/17	5/17/17	7/12/17	\$11,600	Capecod	Lynn Joyce	Brian Galvin
				1.7%		27	83		8 / 4 / 2&0	Houlihan Lawrence Inc.	Coldwell Banker Res Brokerage
	Square Feet: 1,700	\$388	\$388	\$394					0.206		
MLS # - 4716353; Seller - Withheld						27 (Agent DOM)		\$18,674	1951		
41	54 Dale	\$685,000	\$685,000	\$675,000	5/8/17	6/7/17	7/28/17	\$8,450	Colonial	Dean M. Nugent	Anthony D'Apice
				-1.5%		30	81		7 / 3 / 2&0	Mary Jane Pastor Realty	Mary Jane Pastor Realty
	Square Feet: 1,957	\$350	\$350	\$345					0.1778		
MLS # - 4717457; Seller - Cubita P/Cubita D						30 (Agent DOM)		\$18,543	1952		
42	105 Lyons	\$629,000	\$629,000	\$675,000	6/20/17	7/19/17	9/27/17	\$8,000	Colonial	Julia Ricciuti	Daniel McKeon
				7.3%		29	99		7 / 3 / 1&1	RE/MAX Prime Properties	Coldwell Banker Res Brokerage
	Square Feet: 2,048	\$307	\$307	\$330					0.1138		
MLS # - 4728061; Seller - Friedman W/Friedman A						29 (Agent DOM)		\$17,555	1954		

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							SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
							Amount	Acres		
								Yr Built		
9 Cedar	\$689,000	\$689,000	\$678,700	5/22/17	6/16/17	7/28/17	\$6,600	Colonial	Janey E. Varvara	Antoinette Iemma
43			-1.5%		25	67		7 / 3 / 1&0	William Raveis Real Estate	Stiefvater Real Estate
Square Feet: 1,666	\$414	\$414	\$407					0.1642		
MLS # - 4718628; Seller - Varvara Nicolyn					25 (Agent DOM)		\$14,483	1925		
21 Madison	\$649,000	\$649,000	\$680,000	3/7/17	3/27/17	5/19/17	\$7,900	Colonial	Ellen Schwartz	Laura Caligor
44			4.8%		20	73		8 / 4 / 2&0	Douglas Elliman Real Estate	Houlihan Lawrence Inc.
Square Feet: 1,731	\$375	\$375	\$393					0.17	Lorenzo Signorile	
MLS # - 4709498; Seller - Maffettone					20 (Agent DOM)		\$18,466	1928	Berkshire Hathaway HS West. Pr	
1 Bruce	\$675,000	\$675,000	\$682,000	9/7/17	10/10/17	11/16/17	\$10,950	Colonial	Inaam Rahman	Mikiko S. Suozzi
45			1.0%		33	70		7 / 3 / 1&1	Julia B Fee Sothebys Int. Rlty	North Country Sothebys Int Rlt
Square Feet: 1,500	\$450	\$450	\$455					0.1868	David A. Cortez	
MLS # - 4740275; Seller - Withheld					33 (Agent DOM)		\$24,733	1951	Julia B Fee Sothebys Int. Rlty	
5 Potter	\$698,000	\$698,000	\$685,000	9/17/16	11/11/16	3/6/17	\$7,275	Colonial	Michael J. Schmitz	Heenam Jang
46			-1.9%		55	170		6 / 3 / 1&1	Westchester Choice Realty, Inc	Julia B Fee Sothebys Int. Rlty
Square Feet: 1,900	\$367	\$367	\$361					0.1148		
MLS # - 4641462; Seller - Pascucci					55 (Agent DOM)		\$15,803	1959		
167 Oakland	\$749,000	\$720,000	\$685,000	7/27/17	10/9/17	12/7/17	\$7,750	Split Level	Barry Kramer	Renata Douglass
47		-3.9%	-4.7%		74	133		6 / 3 / 2&0	Westchester Choice Realty, Inc	
Square Feet: 1,578	\$475	\$456	\$434					0.1466	Geni C. Silva	
MLS # - 4733305; Seller - Regina					74 (Agent DOM)		\$18,982	1954	Westchester Choice Realty, Inc	
26 Waterside	\$709,000	\$709,000	\$689,000	9/28/16	12/10/16	5/11/17	\$8,450	Town House	Helen Badt	Rene D. Wolfer
48			-2.8%		73	225		6 / 2 / 2&1	Julia B Fee Sothebys Int. Rlty	Julia B Fee Sothebys Int. Rlty
Square Feet: 2,300	\$308	\$308	\$300					0.0458		Patricia R. Lipman
MLS # - 4643240; Seller - Elizabeth P. Stuart					75 (Agent DOM)		\$16,664	1985		Julia B Fee Sothebys Int. Rlty

**Eastchester School District
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	Address:	Prices:			Dates and DOMs:			Taxes:	Property:		Agents:	
		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			
49	16 Laurel	\$699,000	\$699,000	\$698,000	8/4/16	9/7/16	3/30/17	\$7,500	Colonial		Mark Boyland	Akira Ono
				-0.1%							Keller Williams Realty Partner	Relo Redac, Inc.
	Square Feet: 1,500	\$466	\$466	\$465		34	238		6 / 3 / 1&0			
	MLS # - 4628849; Seller - Daligan					34 (Agent DOM)		\$15,992	0.1223			Makiko Murata
									1950			Relo Redac, Inc.
50	32 Sylvan	\$699,000	\$699,000	\$700,000	7/11/17	7/31/17	9/8/17	\$6,400	Colonial		Eric Stein	Agnes A. Seminara Holzber
				0.1%							RE/MAX Distinguished Hms.&Prop	Julia B Fee Sothebys Int. Rity
	Square Feet: 1,424	\$491	\$491	\$492		20	59		6 / 3 / 2&0			
	MLS # - 4731224; Seller - Dragisity Louis L/Dragisity Nicole L					20 (Agent DOM)		\$15,437	0.29			
									1914			
51	99 Leewood	\$669,000	\$669,000	\$703,000	4/3/17	4/25/17	6/2/17	\$13,300	Colonial		Philly Scoca	Henie Simon
				5.1%							Village Realty of Westchester	
	Square Feet: 2,000	\$335	\$335	\$352		22	60		7 / 3 / 2&1			Susan Lerner
	MLS # - 4713393; Seller - Tavorilla Ronald					23 (Agent DOM)		\$28,893	0.2023			
									1945			
52	764 Scarsdale	\$689,000	\$689,000	\$705,000	6/8/17	7/3/17	10/23/17	\$7,800	Colonial		Elizabeth Unis	Akira Ono
				2.3%							Platinum Drive Realty, Inc.	Relo Redac, Inc.
	Square Feet: 1,568	\$439	\$439	\$450		25	137		6 / 3 / 1&1			
	MLS # - 4716910; Seller - Barnett/Luciano					26 (Agent DOM)		\$17,117	0.1177		Patricia Greenhaw	
									1960		Platinum Drive Realty, Inc.	
53	16 Hickory Hill	\$710,000	\$710,000	\$705,000	7/17/17	7/31/17	9/28/17	\$8,100	Colonial		Bridget Staff	Mark Boyland
				-0.7%							Berkshire Hathaway HS West. Pr	Keller Williams Realty Partner
	Square Feet: 1,342	\$529	\$529	\$525		14	73		6 / 3 / 1&1			
	MLS # - 4732051; Seller - Dahill J/Dahill R					14 (Agent DOM)		\$17,796	0.1616			
									1950			
54	17 Lakeshore	\$799,900	\$750,000	\$705,000	8/8/17	11/6/17	12/7/17	\$17,100	Ranch		Faye DeSanto	Nicolette L. Klein
			-6.2%	-5.6%							BHG Rand Realty	Big City in the Suburbs
	Square Feet: 2,095	\$382	\$358	\$337		90	121		7 / 3 / 2&0			
	MLS # - 4734423; Seller - Snyder					90 (Agent DOM)		\$37,175	0.6895			
									1958			

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Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths		
							Amount	Acres	Co-List Agent	Co-Buyer Agent
								Yr Built		
18 Hickory Hill	\$699,000	\$699,000	\$711,000	6/5/17	6/23/17	8/30/17	\$7,150	Colonial	Bridget Staff	MaryAnn Romagnoli
55			1.7%		18	86		8 / 3 / 2&1	Berkshire Hathaway HS West. Pr	Berkshire Hathaway HS West. Pr
Square Feet: 1,734	\$403	\$403	\$410					0.1657		Lorenzo Signorile
MLS # - 4724924; Seller - Wassermann Edith					18 (Agent DOM)		\$15,709	1952		Berkshire Hathaway HS West. Pr
38 Lee	\$699,900	\$699,900	\$716,000	4/28/17	5/23/17	7/12/17		Colonial	Darlene Duran	Laura S. Greenberg
56			2.3%		25	75		12 / 4 / 3&0	Keller Williams Realty Group	Houlihan Lawrence Inc.
Square Feet: 2,000	\$350	\$350	\$358					0.1245	Amanda Saraceno	
MLS # - 4718427; Seller - Connaire Daniel/Connaire Patricia					25 (Agent DOM)		\$19,769	1912	Keller Williams Realty Group	
111 Clarence	\$789,000	\$789,000	\$720,000	8/22/16	11/1/16	1/27/17	\$7,320	Split Level	Christopher T. Greco	Rosemarie Giacobbe
57			-8.7%		71	158		8 / 3 / 2&0	Richard Greco Real Estate	BHG Rand Realty
Square Feet: 1,600	\$493	\$493	\$450					0.1161		
MLS # - 4637592; Seller - Gatti					71 (Agent DOM)		\$15,912	1955		
110 Locust	\$799,000	\$749,000	\$725,000	9/12/16	10/28/16	1/23/17	\$8,750	Split Level	Marc Gerber	Ellie Ohebshalom
58		-6.3%	-3.0%		46	133		9 / 4 / 3&1	Berkshire Hathaway HS West. Pr	Houlihan Lawrence Inc.
Square Feet: 1,655	\$483	\$453	\$438					0.1122		
MLS # - 4640433; Seller - Ippolito Paul/Ippolito Elena					46 (Agent DOM)		\$18,657	1956		
3 Forbes	\$749,000	\$749,000	\$725,000	3/23/17	4/5/17	4/17/17	\$12,900	Colonial	Joel Friedberg	Maria DeRosa
59			-3.2%		13	25		6 / 3 / 1&1	Daniel Baum & Co.	Berkshire Hathaway HS West. Pr
Square Feet: 1,555	\$482	\$482	\$466					0.3421		
MLS # - 4711856; Seller - Withheld					13 (Agent DOM)		\$28,044	1949		
9 Greenvale	\$710,000	\$710,000	\$725,000	6/1/17	6/23/17	9/7/17	\$7,000	Split Level	Inga Modu-Rella	Jennifer Baldinger
60			2.1%		22	98		7 / 3 / 2&0	Keller Williams Realty Group	Julia B Fee Sothebys Int. Rity
Square Feet: 2,077	\$342	\$342	\$349					0.1678		
MLS # - 4724455; Seller - Buivan V					22 (Agent DOM)		\$15,361	1955		

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	Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
		Original	List	Sold	List	Contract	Sold	Assessed		List Agent	Buyer Agent
								SP/AV%	Rms/Bds/Bths	Co-List Agent	Co-Buyer Agent
								Amount	Acres		
									Yr Built		
61	103 Oakland	\$749,000	\$749,000	\$727,500	9/11/16	12/8/16	2/16/17	\$6,750	Colonial	Marc Gerber	Sandra Erlinghagen-Goldst
				-2.9%		88	158		7 / 3 / 2&0	Berkshire Hathaway HS West. Pr	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,710	\$438	\$438	\$425							
	MLS # - 4640432; Seller - Demayo Thomas/Niveknand-Demayo Amreeta					88 (Agent DOM)		\$16,163	1925		
62	78 Homestead	\$769,000	\$769,000	\$735,000	3/20/17	5/1/17	7/19/17	\$7,800	Capecod	Kristine Provenzale	Carol Conway
				-4.4%		42	121		10 / 4 / 2&0	RE/MAX Prime Properties	Park Sterling Realty
	Square Feet: 1,700	\$452	\$452	\$432							
	MLS # - 4711409; Seller - Gallagher					42 (Agent DOM)		\$16,944	1954		
63	132 Anderson	\$699,000	\$699,000	\$735,000	5/18/17	6/13/17	8/17/17	\$8,310	Capecod	Imma Carletto	Gail Leone
				5.2%		26	91		7 / 4 / 2&0		Claire D. Leone Associates Ltd
	Square Feet: 1,600	\$437	\$437	\$459					0.1694		
	MLS # - 4721669; Seller - Lantz Carl/Lantz Tia					26 (Agent DOM)		\$18,235	1955		
64	24 Winding	\$733,000	\$733,000	\$735,000	9/23/17	10/7/17	12/7/17	\$7,650	Capecod	Agnes A. Seminara Holzbe	Dolf Beil
				0.3%		14	75		7 / 4 / 2&1	Julia B Fee Sothebys Int. Rlty	Keller Williams NY Realty
	Square Feet: 1,800	\$407	\$407	\$408					0.2003		
	MLS # - 4740653; Seller - Withheld					14 (Agent DOM)		\$17,259	1957		
65	7 Wright	\$735,000	\$735,000	\$735,000	9/22/17	10/4/17	11/13/17	\$6,450	Colonial	Christine E. Judge	Shinichi Arai
						12	52		7 / 3 / 2&1	Julia B Fee Sothebys Int. Rlty	Relo Redac, Inc.
	Square Feet: 1,900	\$387	\$387	\$387					0.1232		
	MLS # - 4741575; Seller - Withheld					12 (Agent DOM)		\$14,551	1900		
66	137 Hilburn	\$769,500	\$769,500	\$739,000	8/12/17	10/2/17	12/8/17	\$8,510	Split Level	Gloria Liscio	Amanda N. Racek
				-4.0%		51	118		8 / 3 / 3&0	Berkshire Hathaway HS West. Pr	J. Philip Real Estate LLC
	Square Feet: 1,860	\$414	\$414	\$397					0.1136		
	MLS # - 4735351; Seller - Martino P/Martino L					51 (Agent DOM)		\$19,300	1955		

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		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
67	72 Park	\$749,000	\$749,000	\$739,000	10/6/17	11/15/17	12/27/17	\$6,250	Colonial	Michelle Nead	Brendan Conroy
				-1.3%		40	82		7 / 4 / 2&1	Coldwell Banker Res Brokerage	
	Square Feet: 1,796	\$417	\$417	\$411					0.1116		
	MLS # - 4744504; Seller - Withheld					40 (Agent DOM)		\$14,100	1925		
68	1 Crossway	\$725,000	\$725,000	\$740,000	7/13/17	7/27/17	9/8/17	\$7,800	Colonial	Bridget Staff	Ann Marie Praino
				2.1%		14	57		7 / 3 / 1&1	Berkshire Hathaway HS West. Pr	Coldwell Banker Res Brokerage
	Square Feet: 1,666	\$435	\$435	\$444					0.1835		
	MLS # - 4731596; Seller - McGinnis F/McGinnis P					14 (Agent DOM)		\$17,137	1950		
69	8 Hanfling	\$739,000	\$739,000	\$741,000	4/26/17	5/3/17	6/28/17	\$8,100	Capecod	Qizhan J. Yao	Grace M. Mons
				0.3%		7	63		6 / 3 / 2&0	Realmart Realty LLC	Five Corners Properties Inc
	Square Feet: 1,485	\$498	\$498	\$499					0.2257		
	MLS # - 4718154; Seller - Singh Neil/Lee Songhea					7 (Agent DOM)		\$16,229	1955		
70	28 Parkway	\$749,000	\$749,000	\$742,000	12/15/16	1/23/17	4/4/17	\$8,700	Colonial	Mindy Gerstein	Lori F. Calamari
				-0.9%		39	110		7 / 4 / 2&0	Berkshire Hathaway HS West. Pr	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,664	\$450	\$450	\$446					0.1238		
	MLS # - 4651805; Seller - Withheld					39 (Agent DOM)		\$18,900	1957		
71	1 Webster	\$775,000	\$744,900	\$744,900	12/5/16	4/12/17	5/25/17	\$8,800	Colonial	Judith Cascone	Keisha H. Cassese
				-3.9%		128	171		7 / 3 / 2&0	Douglas Elliman Real Estate	Berkshire Hathaway HS West. Pr
	Square Feet: 1,554	\$499	\$479	\$479					0.18		
	MLS # - 4650990; Seller - Cagliostro Weiss Janet/(Te)					129 (Agent DOM)		\$19,116	1928		
72	39 Park	\$749,500	\$749,500	\$745,000	2/28/17	3/13/17	5/18/17	\$9,000	Colonial	Gloria Liscio	Akira Ono
				-0.6%		13	79		6 / 3 / 1&1	Berkshire Hathaway HS West. Pr	Relo Redac, Inc.
	Square Feet: 1,800	\$416	\$416	\$414					0.0609		
	MLS # - 4707672; Seller - Guimaraes Davi/Guimaraes Raquel					13 (Agent DOM)		\$18,258	1967		

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		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
73	25 Stratford	\$749,000	\$749,000	\$749,000	4/25/17	5/18/17	7/17/17	\$7,600	Split Level	Patricia Cassese	Lynn R. Trotta
	Square Feet: 1,650	\$454	\$454	\$454		23	83		6 / 3 / 2&1	Berkshire Hathaway HS West. Pr	Berkshire Hathaway HS West. Pr
	MLS # - 4716858; Seller - Brunsden M/Brunsdn K					23 (Agent DOM)		\$16,510	0.1671 1954		
74	89 Highland	\$763,500	\$763,500	\$750,000	1/10/17	4/17/17	8/4/17	\$7,000	Colonial, Tudor	Lisa DeFonce	Carlen Sheer
	Square Feet: 1,900	\$402	\$402	-1.8% \$395		97	206		7 / 3 / 2&1	Houlihan Lawrence Inc.	Weichert Realtors
	MLS # - 4700246; Seller - Kiss A/Kiss M					97 (Agent DOM)		\$15,217	0.1838 1920		
75	82 New Wilmot	\$749,000	\$749,000	\$750,000	2/10/17	3/3/17	6/9/17	\$7,470	Split Level	Paul Sarlo	Kyung Scalia
	Square Feet: 1,900	\$394	\$394	0.1% \$395		21	119		7 / 4 / 2&1	Douglas Elliman Real Estate	
	MLS # - 4705040; Seller - Gandhi Priti/Gandhi B					22 (Agent DOM)		\$16,228	0.16 1959		Frank C. Scalia
76	31 Claudet	\$789,000	\$789,000	\$755,000	1/16/17	2/1/17	3/31/17	\$9,000	Ranch	Colleen A. Forgione	Daniel Berger
	Square Feet: 1,780	\$443	\$443	-4.3% \$424		16	74		6 / 3 / 2&0	Patricia Forgione's Realty	William Raveis-New York LLC
	MLS # - 4701841; Seller - Giordano Michael					16 (Agent DOM)		\$19,204	0.2823 1954		
77	890 Post	\$769,000	\$769,000	\$757,500	6/21/16	7/28/16	2/22/17	\$9,050	Colonial	Sheri H. Wolfe	Sheri H. Wolfe
	Square Feet: 3,000	\$256	\$256	-1.5% \$253		37	246		8 / 4 / 3&0	Berkshire Hathaway HS West. Pr	Berkshire Hathaway HS West. Pr
	MLS # - 4627748; Seller - Withheld					37 (Agent DOM)		\$19,296	0.3 1915		
78	26 Downer	\$749,999	\$749,999	\$760,000	4/17/17	5/15/17	7/17/17	\$10,150	Tudor, Two Story	Joseph Greene	Mary Karen O'Shaughnessy
	Square Feet: 2,400	\$312	\$312	1.3% \$317		28	91		9 / 4 / 2&1	Weichert Realtors-House & Home	Houlihan Lawrence Inc.
	MLS # - 4716415; Seller - Seulowitz Robert					28 (Agent DOM)		\$22,050	0.147 1930	Joanne Heyman	Andrea Braunstein
										Weichert Realtors-House & Home	Houlihan Lawrence Inc.

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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			
79	3 Fernway	\$795,000	\$767,000	\$767,000	3/13/17	5/26/17	9/18/17	\$8,700	Tudor		Patricia Cassese	Sofia Sinaheris Rivera
			-3.5%								Berkshire Hathaway HS West. Pr	
	Square Feet: 2,100	\$379	\$365	\$365		74	189		7 / 4 / 3&0			
	MLS # - 4706037; Seller - Withheld					74 (Agent DOM)		\$18,900	0.1344			
									1932			
80	50 Parkway	\$769,000	\$769,000	\$769,000	1/12/17	2/13/17	3/30/17	\$8,400	Colonial		Andrea Strone	Derek Moore
											Julia B Fee Sothebys Int. Rlty	Houlihan Lawrence Inc.
	Square Feet: 1,956	\$393	\$393	\$393		32	77		7 / 3 / 2&1			
	MLS # - 4700787; Seller - Wein Jared R/Wein Allison M					32 (Agent DOM)		\$18,248	0.3717			
									1956			
81	53 Stratford	\$769,000	\$769,000	\$769,000	7/25/17	8/3/17	9/18/17	\$9,500	Tudor		Agnes A. Seminara Holzbe	Alisa Kaplan
											Julia B Fee Sothebys Int. Rlty	Julia B Fee Sothebys Int. Rlty
	Square Feet: 1,936	\$397	\$397	\$397		9	55		7 / 4 / 2&1			
	MLS # - 4733544; Seller - withheld					9 (Agent DOM)		\$20,847	0.1581		Agnes A. Seminara Holzber	
									1928		Julia B Fee Sothebys Int. Rlty	
82	24 Tudor	\$759,000	\$759,000	\$770,000	5/22/17	6/7/17	8/2/17	\$10,600	Colonial		Carla DeMarsh	Happy French-Zingaro
				1.4%							DeMarsh Properties Inc.	Houlihan Lawrence Inc.
	Square Feet: 1,525	\$498	\$498	\$505		16	72		6 / 3 / 1&1			
	MLS # - 4723020; Seller - Chessler Wayne/Chessler Valerie					16 (Agent DOM)		\$23,261	0.1348		Jane Vergari	
									1971		Houlihan Lawrence Inc.	
83	74 Lee	\$785,000	\$785,000	\$775,000	10/12/16	11/11/16	1/3/17	\$8,150	Colonial		Eileen Brennan	Maria G. Balboa
				-1.3%								Portico Realty Group LLC
	Square Feet: 2,050	\$383	\$383	\$378		30	83		10 / 3 / 2&1			
	MLS # - 4642226; Seller - Withheld					30 (Agent DOM)		\$17,704	0.1689			
									1910			
84	677 White Plains	\$748,000	\$798,000	\$775,000	10/24/16	11/15/16	1/19/17	\$8,250	Colonial		Lorenzo Signorile	Ken Wile
			6.7%	-3.1%							Berkshire Hathaway HS West. Pr	Redfin Real Estate
	Square Feet: 2,000	\$374	\$399	\$388		22	87		7 / 4 / 2&1			
	MLS # - 4646025; Seller - Vitkovski					22 (Agent DOM)		\$17,923	0.1619			
									1986			

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		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
85	19 Dogwood	\$775,000	\$775,000	\$775,000	1/26/17	2/14/17	3/27/17	\$7,500	Tudor	Elizabeth D. Yienger	Patricia Breen
	Square Feet: 1,805	\$429	\$429	\$429		19	60		7 / 4 / 2&1	HL Dual	
	MLS # - 4701734; Seller - withheld at owner's request					19 (Agent DOM)		\$16,293	0.12 1931		Therese M. Walsh
86	50 Anpell	\$799,000	\$799,000	\$775,000 -3.0%	5/2/17	6/20/17	8/15/17	\$9,600	Split Level	Junko Maruyama Mishima International, LLC	Rose Asprea Houlihan Lawrence Inc.
	Square Feet: 2,250	\$355	\$355	\$344		49	105		8 / 4 / 2&0		
	MLS # - 4718914; Seller - Maruyama Hideo/Maruyama Junko					50 (Agent DOM)		\$21,092	0.2 1953		
87	75 Bradley	\$849,000	\$799,000	\$775,000 -5.9% -2.8%	10/20/17	11/6/17	12/29/17	\$7,800	Colonial	Agnes A. Seminara Holzbe Julia B Fee Sothebys Int. Rlty	Marcia Silva Minassian
	Square Feet: 1,500	\$566	\$533	\$517		17	70		6 / 3 / 2&1		
	MLS # - 4746338; Seller - Withheld					17 (Agent DOM)		\$17,597	0.1136 1972		
88	1 Bronson	\$825,000	\$825,000	\$785,000 -4.8%	7/21/16	2/5/17	3/23/17	\$10,200	Tudor	Veronica Dougherty Coldwell Banker Res Brokerage	Mark Boyland Keller Williams Realty Partner
	Square Feet: 2,400	\$344	\$344	\$327		199	245		9 / 5 / 2&0		
	MLS # - 4633027; Seller - Kelly R/Kelly M					199 (Agent DOM)		\$21,748	0.17 1926		
89	32 Park	\$799,000	\$799,000	\$785,000 -1.8%	5/8/17	6/23/17	9/18/17	\$8,200	Colonial	Sheila Clarke Steckler Real Estate	Michele Lilly
	Square Feet: 1,900	\$421	\$421	\$413		46	133		8 / 3 / 1&1		
	MLS # - 4720433; Seller - Rimsky					46 (Agent DOM)		\$17,394	0.145 1935		
90	64 Park	\$825,000	\$825,000	\$785,000 -4.8%	6/19/17	8/2/17	10/8/17	\$9,700	Colonial	Bridget Staff Berkshire Hathaway HS West. Pr	Michelle Madaffari Coldwell Banker Res Brokerage
	Square Feet: 1,848	\$446	\$446	\$425		44	111		7 / 3 / 2&1		
	MLS # - 4727490; Seller - Henshaw Richard/Tomasini-Henshaw Tina					44 (Agent DOM)		\$21,286	0.1315 2007		

**Eastchester School District
Single Family**

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
91	7 Dorchester	\$799,999	\$799,999	\$787,000	3/13/17	4/27/17	7/24/17	\$9,250	Split Level	Kristine Provenziale RE/MAX Prime Properties	Anthony F. Lando Keller Williams Realty Group
				-1.6%		45	133		10 / 4 / 2&0		
	Square Feet: 2,300	\$348	\$348	\$342					0.1705		
	MLS # - 4710407; Seller - Dibenedetto Joseph/Dibenedetto Renee					45 (Agent DOM)		\$20,109	1966		
92	67 Howard	\$795,000	\$795,000	\$787,500	5/19/17	7/27/17	9/25/17	\$8,700	Colonial	Michele K. Pagnotta Houlihan & O'Malley R. E. Serv	Diane Hackett Houlihan Lawrence Inc.
				-0.9%		69	129		8 / 4 / 2&0		
	Square Feet: 2,027	\$392	\$392	\$389					0.16		Valmarie Zorila Houlihan Lawrence Inc.
	MLS # - 4722516; Seller - Visco Dominick/Visco Eileen					69 (Agent DOM)		\$19,114	1952		
93	53 Lawrence	\$750,000	\$750,000	\$790,000	2/3/17	2/10/17	5/9/17	\$7,400	Colonial	Jean Tickell BHG Rand Realty	Akira Ono Relo Redac, Inc.
				5.3%		7	95		8 / 3 / 3&1		
	Square Feet: 1,850	\$405	\$405	\$427					0.1719		
	MLS # - 4704766; Seller - Lupo Joseph/Lopilato Michael					7 (Agent DOM)		\$18,506	1928		
94	30 Waterside Close	\$799,000	\$799,000	\$797,000	5/19/17	6/2/17	7/28/17	\$8,070	Town House	Lorenzo Signorile Berkshire Hathaway HS West. Pr	Carolyn McMillen Keller Williams NY Realty
				-0.3%		14	70		6 / 3 / 3&1		Scott M Stumer Keller Williams NY Realty
	Square Feet: 2,355	\$339	\$339	\$338					0.0522		
	MLS # - 4722579; Seller - Withheld					14 (Agent DOM)		\$17,731	1985		
95	101 Park	\$749,000	\$749,000	\$801,000	3/20/17	4/18/17	6/16/17	\$8,300	Tudor	Eric Stein RE/MAX Distinguished Hms.&Prop	Julia Ricciuti RE/MAX Prime Properties
				6.9%		29	88		7 / 3 / 1&1		
	Square Feet: 2,200	\$340	\$340	\$364					0.2012		
	MLS # - 4711339; Seller - Minarik Keith/Minarik Lori					29 (Agent DOM)		\$18,030	1943		
96	176 Old Wilmot	\$899,000	\$849,000	\$805,000	5/13/17	8/14/17	10/12/17	\$9,920	Raised Ranch	Rajan Jacob Royal Fine Homes Inc	Bomna Moon Metro Real Estate Inc
				-5.6%		93	152		9 / 5 / 3&0		
	Square Feet: 2,700	\$333	\$314	\$298					0.1889		
	MLS # - 4721493; Seller - Rajan E/Rajan R					93 (Agent DOM)		\$21,795	1986		

**Eastchester School District
Single Family**

2017

Address:		Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
		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		
97	26 Bronson	\$769,000	\$769,000	\$809,000	2/7/17	2/25/17	4/26/17	\$7,700	Colonial	Agnes A. Seminara Holzbe	Jeremy Zucker
				5.2%		18	78		8 / 3 / 3&1	Julia B Fee Sothebys Int. Rlty	Keller Williams NY Realty
	Square Feet: 1,848	\$416	\$416	\$438					0.1371		
MLS # - 4702874; Seller - Withheld						18 (Agent DOM)		\$16,727	1926		
98	51 Waterside	\$829,000	\$829,000	\$810,000	5/30/17	6/22/17	12/5/17	\$8,340	Town House	Sarah French	Erin E. Lee
				-2.3%		23	189		5 / 2 / 2&0	Houlihan Lawrence Inc.	Keller Williams Realty Group
	Square Feet: 2,100	\$395	\$395	\$386					0.0552		
MLS # - 4723324; Seller - Bowman						23 (Agent DOM)		\$18,324	1985	Toni Bessone	
										Houlihan Lawrence Inc.	
99	178 Woodruff	\$769,000	\$769,000	\$815,000	3/27/17	4/17/17	6/19/17	\$935,000	Colonial	Melissa Colabella	Cindy Schwall
				6.0%		21	84		12 / 3 / 2&1	Julia B Fee Sothebys Int. Rlty	
	Square Feet: 2,166	\$355	\$355	\$376					0.1245		
MLS # - 4708632; Seller - Murphy						21 (Agent DOM)		\$23,027	1938		
100	112 Leewood	\$889,000	\$889,000	\$825,000	7/11/16	11/11/16	2/13/17	\$8,450	Raised Ranch	Sandra Walker	Deborah A. Cuiffo
				-7.2%		123	217		8 / 4 / 2&0	RE/MAX Distinguished Hms.&Prop	Coldwell Banker Res Brokerage
	Square Feet: 2,100	\$423	\$423	\$393					0.1906		
MLS # - 4631623; Seller - Syla Shkelzen/Syla Farije N						124 (Agent DOM)		\$15,927	1967		
101	107 Madison	\$799,900	\$799,900	\$825,000	5/24/17	9/5/17	10/11/17	\$9,750	Colonial	Edward J. Gallagher	Anthony Bommarito
				3.1%		104	140		7 / 3 / 2&1	AmeriHome Realty Corp.	Coldwell Banker Res Brokerage
	Square Feet: 2,800	\$286	\$286	\$295					0.1052		
MLS # - 4722653; Seller - Di Nardo J						26 (Agent DOM)		\$21,000	1971		
102	68 Grand	\$849,000	\$849,000	\$825,000	9/2/17	10/26/17	12/18/17	\$6,950	Colonial	Stephen L. Herman	Michael P. Quatrocci
				-2.8%		54	107		10 / 4 / 2&0	Douglas Elliman Real Estate	Houseabilities, LLC
	Square Feet: 2,206	\$385	\$385	\$374					0.1687		
MLS # - 4735290; Seller - Weinstock A/Weinstock T						54 (Agent DOM)		\$15,680	1909		

**Eastchester School District
Single Family**

2017

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths		
							Amount	Acres	Co-List Agent	Co-Buyer Agent
								Yr Built		
29 Bronson	\$849,000	\$849,000	\$849,000	4/4/17	4/24/17	7/19/17	\$9,380	Colonial	Veronica Dougherty	Non Member-MLS
103 Square Feet: 2,700	\$314	\$314	\$314		20	106		10 / 6 / 2&1	Coldwell Banker Res Brokerage	Non-Member MLS
MLS # - 4713152; Seller - name withheld at owners' request					20 (Agent DOM)		\$20,584	0.17		
								1925		
38 Forbes	\$899,000	\$869,000	\$850,000	1/5/17	4/27/17	6/2/17	\$9,350	Capecod	Angela Retelny	Van Thomas Staros-Malinoi
104 Square Feet: 2,700	\$333	\$322	\$315		112	148		8 / 4 / 2&0	Platinum Drive Realty, Inc.	Houlinan Lawrence Inc.
MLS # - 4700537; Seller - Donoghue					112 (Agent DOM)		\$28,644	0.316		
								1952		
7 Downer	\$849,000	\$849,000	\$850,000	5/30/17	6/26/17	9/12/17	\$9,300	Tudor	Mary Grace Abbatiello	April W. Saxe
105 Square Feet: 2,400	\$354	\$354	\$354		27	105		7 / 3 / 1&2	Claire D. Leone Associates Ltd	
MLS # - 4724510; Seller - Walzer					27 (Agent DOM)		\$20,408	7992		
								1926		
17 Knollwood	\$949,000	\$899,000	\$850,000	7/25/17	10/5/17	10/31/17	\$8,100	Colonial	Lorenzo Signorile	Akira Ono
106 Square Feet: 1,613	\$588	\$557	\$527		72	98		6 / 3 / 2&0	Berkshire Hathaway HS West. Pr	Relo Redac, Inc.
MLS # - 4733718; Seller - WITHHELD					72 (Agent DOM)		\$18,473	0.175		
								1963		
24 Warwick	\$799,000	\$799,000	\$853,000	2/24/17	3/9/17	6/15/17	\$9,720	Colonial	Maryann Petrescu	Felicia I. Frey
107 Square Feet: 2,366	\$338	\$338	\$361		13	111		8 / 3 / 2&1		William Raveis Real Estate
MLS # - 4706999; Seller - Withheld					13 (Agent DOM)		\$21,114	0.183		
								1955		
29 Tudor	\$849,000	\$849,000	\$853,000	5/4/17	5/18/17	7/17/17	\$9,450	Tudor	Agnes A. Seminara Holzbe	Kristine Provenzale
108 Square Feet: 2,339	\$363	\$363	\$365		14	74		7 / 3 / 3&0	Julia B Fee Sothebys Int. Rlty	RE/MAX Prime Properties
MLS # - 4719352; Seller - withheld					14 (Agent DOM)		\$20,738	0.1328		
								1929		

**Eastchester School District
Single Family**

2017

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths		
							Amount	Acres	Co-List Agent	Co-Buyer Agent
								Yr Built		
71 Oakland	\$889,000	\$889,000	\$895,000	5/26/17	7/14/17	9/20/17	\$9,280	Colonial	Mary J. Hevern	Akira Ono
109 Square Feet: 3,200	\$278	\$278	0.7%		49	117		8 / 4 / 3&1	Robert J Hevern	Relo Redac, Inc.
MLS # - 4723244; Seller - Fonte Richard/Fonte Gina Marie					49 (Agent DOM)		\$23,263	0.1142		
								1922		
100 Clarence	\$979,000	\$979,000	\$950,000	3/8/17	4/11/17	7/6/17	\$11,500	Colonial	Angela Retelny	Gina Sisti
110 Square Feet: 3,050	\$321	\$321	-3.0%		34	120		8 / 4 / 3&1	Platinum Drive Realty, Inc.	Houlihan Lawrence Inc.
MLS # - 4708612; Seller - Adireddy / Krishnareddy					34 (Agent DOM)		\$25,000	0.21		
								1947		
10 Homestead	\$1,075,000	\$995,000	\$985,000	10/3/17	10/26/17	12/19/17	\$10,300	Colonial	Agnes A. Seminara Holzbe	Sally Ann Possidente
111 Square Feet: 2,468	\$436	\$403	-7.4%		23	77		8 / 4 / 3&1	Julia B Fee Sothebys Int. Rlty	Coldwell Banker Res Brokerage
MLS # - 4743047; Seller - withheld			-0.9%		23 (Agent DOM)		\$23,237	0.1154		
								2002		
37 Claudet	\$992,500	\$992,500	\$990,000	3/7/17	4/4/17	7/21/17	\$12,900	Split Level	Gloria Liscio	Anthony Amodeo
112 Square Feet: 3,400	\$292	\$292	-0.3%		28	136		9 / 5 / 4&1	Berkshire Hathaway HS West. Pr	Charles Rutenberg Realty, Inc.
MLS # - 4708707; Seller - Witheld					28 (Agent DOM)		\$28,044	0.4722	Carol Buccheri	
								1953	Ragette Real Estate, Inc.	
591 White Plains	\$999,999	\$999,999	\$999,999	5/26/17	8/24/17	11/13/17	\$9,450	Colonial	Sandra Scavone	Antoinette Damiano
113 Square Feet: 3,180	\$314	\$314			90	171		8 / 4 / 2&1		Claire D. Leone Associates Ltd
MLS # - 4722101; Seller - Withheld					90 (Agent DOM)		\$27,761	0.1913		
								2002		
175 Old Wilmot	\$1,095,000	\$1,095,000	\$1,100,000	3/20/17	4/12/17	8/9/17	\$10,300	Colonial	Cheryl A. White	Lori F. Calamari
114 Square Feet: 2,750	\$398	\$398	0.5%		23	142		8 / 3 / 3&1	A.T. White Realty Ltd.	Julia B Fee Sothebys Int. Rlty
MLS # - 4711286; Seller - Vetrini L/Vetrini M			\$400		23 (Agent DOM)		\$22,392	0.2142		Caryn Balamaci
								1954		Julia B Fee Sothebys Int. Rlty

**Eastchester School District
Single Family**

2017

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	Original	List	Sold	List	Contract	Sold	Assessed	Style	List Agent	Buyer Agent
							SP/AV%	Rms/Bds/Bths		
							Amount	Acres	Co-List Agent	Co-Buyer Agent
								Yr Built		
17 Soundview	\$1,325,000	\$1,250,000	\$1,100,000	4/5/17	6/30/17	8/2/17	\$12,100	Colonial	Bridget Staff	Jessica Condyles
115		-5.7%	-11.3%		86	119		9 / 4 / 3&0	Berkshire Hathaway HS West. Pr	Redfin Real Estate
Square Feet: 2,600	\$510	\$481	\$423					0.2681		
MLS # - 4714004; Seller - Lockhart					86 (Agent DOM)		\$26,585	1951		
14 Forbes	\$1,099,000	\$1,099,000	\$1,162,500	4/4/17	4/21/17	7/13/17	\$10,950	Ranch	Julia Ricciuti	Maria DeRosa
116			5.8%		17	100		9 / 4 / 2&2	RE/MAX Prime Properties	Berkshire Hathaway HS West. Pr
Square Feet: 2,500	\$440	\$440	\$465					0.3198		
MLS # - 4714325; Seller - withheld					18 (Agent DOM)		\$24,058	1953		
84 Vernon	\$1,195,000	\$1,195,000	\$1,166,000	1/3/17	3/31/17	7/11/17	\$13,500	Split Level	Lynn R. Trotta	Kristine Provenzale
117			-2.4%		87	189		9 / 4 / 3&0	Berkshire Hathaway HS West. Pr	RE/MAX Prime Properties
Square Feet: 3,100	\$385	\$385	\$376					0.2384		
MLS # - 4652123; Seller - Guarino Alan/Guarino Janice					62 (Agent DOM)		\$29,348	1956		
29 Arlington	\$1,395,000	\$1,395,000	\$1,305,000	10/17/16	12/19/16	1/27/17	\$12,920	Colonial	Lorenzo Signorile	Non Member-MLS
118			-6.5%		63	102		8 / 5 / 3&0	Berkshire Hathaway HS West. Pr	Non-Member MLS
Square Feet: 3,071	\$454	\$454	\$425					0.3		
MLS # - 4645363; Seller - Karathanasis					63 (Agent DOM)		\$28,088	1959		
82 Lakeshore	\$1,499,999	\$1,399,000	\$1,313,000	5/17/17	9/25/17	12/11/17	\$21,950	Contemporary	Cindy Glynn	Andrea Strone
119		-6.7%	-5.7%		131	208		11 / 3 / 3&1	William Raveis-New York, LLC	Julia B Fee Sothebys Int. Rlty
Square Feet: 3,459	\$434	\$404	\$380					0.7335		
MLS # - 4641872; Seller - DeGaetano					131 (Agent DOM)		\$48,226	1986		
18 Eton	\$1,350,000	\$1,300,000	\$1,320,000	4/21/16	6/12/17	7/20/17	\$0	Colonial	Tanya Makan	Tanya Makan
120		-3.7%	1.5%		417	455		15 / 5 / 4&1	Keller Williams Realty Group	Keller Williams Realty Group
Square Feet: 3,417	\$395	\$380	\$386					0.26		Samantha Poole
MLS # - 4617779; Seller - Exquisite Properties International					368 (Agent DOM)		\$0	2016		Keller Williams Realty Group

**Eastchester School District
Single Family**

2017

Address:	Prices:			Dates and DOMs:			Taxes:	Property:	Agents:	
	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		
22 Alkamont	\$1,299,000	\$1,299,000	\$1,350,000	2/7/17	2/25/17	3/30/17	\$12,200	Colonial	Terese N. Carey	Julia V. Egorova
121 Square Feet: 2,850	\$456	\$456	3.9% \$474		18	51		8 / 4 / 3&2	Steckler Real Estate	Keller Williams Realty NYC Grp
MLS # - 4705175; Seller - Withheld					18 (Agent DOM)		\$26,502	0.1686		
								2008		
20 Dell	\$1,699,000	\$1,699,000	\$1,575,000	9/16/16	1/3/17	3/16/17	\$16,300	Colonial	Agnes A. Seminara Holzbe	Ashley Caputo
122 Square Feet: 3,511	\$484	\$484	-7.3% \$449		109	181		9 / 4 / 3&1	Julia B Fee Sothebys Int. Rity	Barhite & Holzinger, Inc.
MLS # - 4640030; Seller - withheld					109 (Agent DOM)		\$35,435	0.3559		
								1960		
12 Columbus	\$1,999,000	\$1,849,000	\$1,600,000	5/10/16	10/17/16	1/9/17	\$15,600	Tudor	Gloria Liscio	Patricia Forgione
123 Square Feet: 4,557	\$439	-7.5% \$406	-12.5% \$351		160	244		10 / 4 / 4&3	Berkshire Hathaway HS West. Pr	Patricia Forgione's Realty
MLS # - 4620934; Seller - Withheld					159 (Agent DOM)		\$33,287	0.3029		
								1928		
61 Lakeshore	\$2,199,000	\$1,999,000	\$1,825,000	3/6/17	6/19/17	10/16/17	\$18,750	Colonial, Split Level	Lorenzo Signorile	Tracy Isaacs
124 Square Feet: 3,889	\$565	-9.1% \$514	-7.9% \$469		105	224		10 / 5 / 5&1	Berkshire Hathaway HS West. Pr	Julia B Fee Sothebys Int. Rity
MLS # - 4709163; Seller - Dimarino					105 (Agent DOM)		\$41,197	0.3574		
								1956		
58 Lakeshore	\$1,799,000	\$1,799,000	\$2,150,000	11/18/16	12/3/16	5/23/17	\$23,500	Other/See Remarks	Rene D. Wolfer	Karen Maglione
125 Square Feet: 3,348	\$537	\$537	19.5% \$642		15	186		9 / 4 / 3&3	Julia B Fee Sothebys Int. Rity	Berkshire Hathaway HS West. Pr
MLS # - 4648046; Seller - Withheld					17 (Agent DOM)		\$51,088	2.18	Patricia R. Lipman	
								1955	Julia B Fee Sothebys Int. Rity	

Total Eastchester 2017

HL Agent Participation:

Units Sold

List or Buy

List

Buy

List and Buy

125

37

12

26

1

30%

10%

21%

1%

**Eastchester School District
Single Family**

2017

Summary Analysis:

Single Family 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:	\$749,000	\$749,000	\$735,000	34	106	\$8,275	125	37	12	26	1
			-1.9%								
Average:	\$799,475	\$787,086	\$776,392	58	126	\$16,460		30%	10%	21%	1%
		-1.5%	-1.3%								
Single Family Price Per Square Foot:											
	<u>Original</u>	<u>List</u>	<u>Sold</u>	<u>Sq Ft</u>							
Median:	\$405	\$405	\$398	1,848							
			-\$8								
Average:	\$397	\$391	\$385	2,014							
		-\$6	-\$5								

Monthly Analysis:		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017
	Homes Sold	10	4	12	3	10	12	19	9	13	12	9	12	125
	Median Original Price	\$787,000	\$759,000	\$759,000	\$749,000	\$704,000	\$707,000	\$769,000	\$759,000	\$725,000	\$679,000	\$675,000	\$784,700	\$749,000
	Median List Price	\$767,000	\$759,000	\$734,000	\$749,000	\$692,500	\$704,000	\$769,000	\$759,000	\$725,000	\$674,425	\$659,000	\$759,750	\$749,000
	Median Sold Price	\$722,500	\$742,500	\$726,500	\$742,000	\$684,500	\$722,000	\$760,000	\$750,000	\$740,000	\$677,500	\$660,000	\$739,000	\$735,000
	Average Sold Price	\$831,800	\$744,375	\$808,904	\$758,667	\$824,580	\$703,042	\$833,484	\$765,444	\$734,885	\$775,167	\$656,300	\$800,083	\$776,392