



New, but Far From Perfect



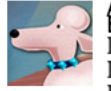
BIG DEAL When Rural Meets Resort



THE HUNT A Texan Makes His Way Uptown



EXCLUSIVE Classic and Eclectic



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Home Sales Around the New York Region

Information on sales in New York, New Jersey and Connecticut. **UPDATED** March 6, 2015

	Less Than \$400,000	\$400,000 to \$699,999	\$700,000 to \$899,999	\$900,000 or More
Manhattan	<p>Upper East Side \$310,000 212 East 88th Street 1 / 1 / 1 / 0 / 24 weeks 425-sq.-ft. prewar co-op in a brownstone; renovated kitchen w/dishwasher, high ceilings, renovated bath, h/w floors, built-in cabinets, north exposure, washer/dryer; maintenance \$876, 50% tax deductible; listed at \$330,000. Broker: Citi Habitats.</p>	<p>Murray Hill \$489,000 210 East 36th Street 1 / 1 / 1 / 0 / 10 weeks 780-sq.-ft. postwar co-op; part-time doorman, dining area, renovated kitchen and bath, h/w floors, south and west exposures; maintenance \$1,296, 50% tax deductible; listed at \$489,000. Brokers: Bond New York; Douglas Elliman.</p>	<p>Sutton Place \$720,000 430 East 56th Street, Sutton Manor 1 / 1 / 1 / 0 / 4 weeks 950-sq.-ft. postwar co-op; 24-hr. doorman, foyer, dining area, h/w floors, walk-in closet; elevator, laundry room and common roof deck; maintenance \$1,729, 50% tax deductible; listed at \$740,000. Broker: Fenwick Keats.</p>	<p>Upper West Side \$1,462,500 171 West 71st Street, The Dorilton 2 / 1 / 1 / 1 / 32 weeks 1,375-sq.-ft. prewar co-op; foyer, dining room, kitchen window, commercial-grade appliances, 2 decorative fireplaces, office; maintenance \$2,854, 46% tax deductible; listed at \$1.45 million (multiple bids). Broker: DJK Residential.</p>
Four Boroughs	<p>Ditmas Park \$248,500 385 East 18th Street, Brooklyn 3 / 0 / 1 / 0 / 3 weeks 560-sq.-ft. prewar studio co-op; dining area, kitchen window, high ceilings, h/w floors; elevator, live-in superintendent and laundry and bicycle rooms; maintenance \$437, 46% tax deductible; listed at \$249,000. Brokers: Abacus Properties; Douglas Elliman.</p>	<p>Throgs Neck \$575,000 3248 Tierney Place, Bronx 4 / 3 / 3 / 1 / 35 weeks 41-year-old brick 2-story on Long Island Sound; dock, dining room, eat-in kitchen, walls of windows, h/w floors, balcony, full basement, c/a, patio, 0.05-acre lot; taxes \$6,096; listed at \$599,900. Brokers: Key Real Estate Services; Kravitz.</p>	<p>Todt Hill \$825,000 661 Todt Hill Road, Staten Island 4 / 4 / 3 / 1 / 10 weeks 95-year-old wood and stucco colonial; foyer, dining room, eat-in kitchen, library, sunroom, h/w floors, basement w/full bath, 1-car garage, 99-by-185-ft. lot; taxes \$10,997; listed at \$999,000. Broker: Connie Profaci.</p>	<p>Forest Hills \$970,000 67-38 Selfridge Street, Queens 5 / 5 / 2 / 0 / 4 weeks 80-year-old semidetached brick 2-family; primary unit: 3 bedrooms; other unit: 2 bedrooms; in each: 1 bath, eat-in kitchen; basement, detached 2-car garage, 27-by-100-ft. lot; taxes \$6,648; listed at \$1 million. Broker: Better Homes and Gardens FH Realty.</p>
Long Island	<p>Central Islip \$243,000 91 Oakland Avenue 3 / 3 / 1 / 1 / 11 weeks 49-year-old ranch; vinyl siding, fireplace, family room, h/w floors, office, full basement, deck, pool, 1-car garage, 112-by-100-ft. lot; taxes \$7,899; listed at \$249,000. Brokers: Coldwell Banker Residential; Real Living Innovations Realty Group.</p>	<p>New Hyde Park \$570,000 35 East Street 3 / 3 / 1 / 0 / 5 weeks 62-year-old brick ranch; foyer, dining area, h/w floors, finished basement w/workroom, c/a; new roof, windows and storm doors; attached 1-car garage, 53-by-100-ft. irregular lot; taxes \$10,152; listed at \$560,000 (multiple bids). Broker: Daniel Gale Sotheby's.</p>	<p>Oyster Bay Cove \$862,500 97 Blair Road 5 / 4 / 4 / 1 / 33 weeks 24-year-old cedar and stone expanded ranch; foyer, family room, loft, vaulted ceiling in master bedroom, full basement, c/a, deck, heated pool, 3-car garage, 1.91-acre lot; taxes \$33,313; listed at \$999,000. Broker: Shawn Elliott Luxury Homes.</p>	<p>Northport \$2.775 million 16 Hawkins Drive 5 / 5 / 3 / 2 / 29 weeks 10-year-old wood ranch on Northport Bay; family room w/fireplace, office, partly finished basement, 2-car garage, guest cottage, 0.95-acre; taxes \$29,607; listed at \$2.899 million. Broker: Coldwell Banker Residential; Signature Premier Properties.</p>
Westchester	<p>New Rochelle \$380,000 42 Park Ridge Avenue 3 / 3 / 1 / 0 / 33 weeks 89-year-old wood Cape Cod; front porch, eat-in kitchen w/skylight, brick fireplace, office, updated windows and gutters, lawn sprinklers, 0.19-acre lot; taxes \$12,333; listed at \$389,000. Brokers: Better Homes and Gardens Rand; Coldwell Banker Residential.</p>	<p>Mount Vernon \$531,000 47 Rockledge Road 4 / 4 / 2 / 0 / 6 weeks 88-year-old brick and stucco Tudor; foyer, dining room, renovated kitchen, fireplace, h/w floors, full basement, c/a, 1-car garage, 0.11-acre lot; taxes \$13,532; listed at \$549,000. Brokers: RMR Residential; Houlihan & O'Malley.</p>	<p>Rye \$736,000 60 Palisade Road 5 / 5 / 2 / 0 / 3 weeks 60-year-old 2-family colonial; vinyl siding; primary unit: 3 bedrooms; other unit: 2 bedrooms; in each: 1 bath, eat-in kitchen; full basement, new water heater, deck, 1-car garage, 0.12-acre lot; taxes \$14,488; listed at \$799,000. Broker: Julia B. Fee Sotheby's.</p>	<p>Larchmont \$4.85 million 14 Pryer Lane 10 / 7 / 7 / 1 / 31 weeks 108-year-old wood 3-story; Long Island Sound view, fireplace in dining room, study, family room, den, sunroom, h/w floors, 3rd-floor art studio, 2-car garage; taxes \$90,095; listed at \$5.2 million. Brokers: Julia B. Fee Sotheby's; Houlihan Lawrence.</p>
Hudson Valley	<p>Carmel \$305,000 65 High View Drive, Putnam 3 / 3 / 1 / 1 / 4 weeks 46-year-old wood split-level; dining room, eat-in kitchen, h/w floors, family room w/fireplace in walk-out basement, c/a, deck, attached 1-car garage, 0.5-acre lot; taxes \$9,998; listed at \$300,000 (multiple bids). Broker: Houlihan Lawrence.</p>	<p>Newburgh \$440,000 15 Far Horizons Drive, Orange 4 / 4 / 2 / 1 / 13 weeks 21-year-old brick and cedar colonial; pantry, cathedral ceilings, h/w floors, finished basement, deck, detached 2-car garage, 1.5-acre lot; estimated taxes \$13,000; listed at \$449,000. Brokers: Better Homes and Gardens Rand; Catania.</p>	<p>Windham \$850,000 69 Siam Road, Greene 4 / 4 / 3 / 0 / 27 weeks 21-year-old log 2-story overlooking pond; front deck; commercial-grade appliances, 2-story living room, family room, 2 fireplaces, whirlpool tub, 2-car garage, 8.5-acre lot; taxes \$8,342; listed at \$879,000. Broker: Coldwell Banker Village Green.</p>	<p>Palisades \$2.995 million 49 Woods Road, Rockland 6 / 6 / 5 / 1 / 40 weeks 6-year-old 3-story; stone and vinyl siding, Hudson River view, oversized windows and built-in window seats in living room, h/w floors, family room, 3rd-floor loft, screened porch, 1.3-acre lot; taxes \$37,280; listed at \$3.2 million. Broker: Ellis Sotheby's.</p>
New Jersey	<p>Gillette \$339,000 46 Gillette Road 4 / 4 / 2 / 0 / 2 weeks 70-year-old wood colonial; dining room, eat-in kitchen w/pantry, office, 2 fireplaces, sunroom, h/w floors, c/a, rec room and workroom in basement, deck, 2-car garage, 0.46-acre lot; taxes \$10,056; listed at \$365,000. Broker: Weichert.</p>	<p>River Vale \$515,000 573 Green Lane 3 / 3 / 2 / 1 / 4 weeks 57-year-old wood split-level; renovated eat-in kitchen, family room, fireplace, partly finished basement, c/a, deck, 2-car garage, 1.40-by-143-ft. lot; taxes \$12,500; listed at \$509,000 (multiple bids). Brokers: Coldwell Banker Residential; Terrie O'Connor.</p>	<p>Pittstown \$725,000 8 Shipley Court 4 / 4 / 3 / 0 / 6 weeks 20-year-old colonial renovated in 2012; brick and vinyl siding, breakfast bar, butler's pantry, family and media rooms, office, cathedral ceilings, 2 fireplaces, c/a, deck, 3-car garage, 1.51-acre lot; taxes \$15,413; listed at \$749,000. Broker: Weichert.</p>	<p>Summit \$2.8 million 106 Hobart Avenue 6 / 6 / 4 / 1 / 21 weeks 120-year-old wood colonial; family room, exposed beams, pocket doors, leaded windows, 8 fireplaces, rec room in basement, wine cellar, detached 2-car garage, 0.85-acre lot; taxes \$42,057; listed at \$3.1 million. Broker: Lois Schneider.</p>
Connecticut	<p>New Milford \$270,000 15 Dorset Drive 3 / 3 / 1 / 1 / 22 weeks 44-year-old wood raised ranch; dining room w/bow window, breakfast bar, family room w/fireplace, sunroom, exercise room and office in basement, 2-car garage, 1.05-acre lot; taxes \$5,033; listed at \$279,900. Brokers: William Raveis; William Pitt Sotheby's.</p>	<p>Redding \$575,000 5 Umpawaug Road 3 / 3 / 2 / 0 / 7 weeks 68-year-old wood and stone cottage; pantry, family room, 3 fireplaces, h/w floors, full basement, deck, detached 2-car garage, 5.88-acre lot; taxes \$11,760; listed at \$650,000. Broker: Coldwell Banker Residential.</p>	<p>Ridgefield \$860,000 75 Nod Road 5 / 5 / 3 / 1 / 47 weeks 35-year-old wood Cape Cod; front porch, updated kitchen, family room, 2 fireplaces, den, basement, 2-car garage, 2.82-acre lot; taxes \$19,249; listed at \$895,000. Brokers: Neumann; Berkshire Hathaway HomeServices New England Properties.</p>	<p>New Canaan \$2.7 million 25 Father Peters Lane 5 / 5 / 4 / 2 / 19 weeks 60-year-old wood colonial renovated and expanded in 2006; foyer, commercial-grade appliances, bedroom wing, finished basement, circular drive, attached 4-car garage, 4.6-acre lot; taxes \$25,449; listed at \$2.749 million. Broker: William Pitt Sotheby's.</p>

The "listed at" price is the asking price when negotiations began. The "time on the market" is from the most recent listing to the sales agreement. *Sale in this price category not available.

Pictured at left |
 Number of bedrooms |
 Number of full bathrooms |
 Number of half bathrooms |
 Time on the market