

REAL ESTATE



Home Sales Around the New York Region

Information on sales in New York, New Jersey and Connecticut. **UPDATED** August 7, 2015

Less Than \$400,000

\$400,000 to \$699,999

\$700,000 to \$899,999

\$900,000 or More

Manhattan



Morningside Heights **\$240,000**
 100 La Salle Street (Broadway)
 0 1 0 6 weeks
 500-sq.-ft. prewar studio co-op; separate kitchen w/window, h/w floors, east and south exposures; elevator, laundry room gym, playroom and common garden; maintenance \$896, 50% tax deductible; listed at \$249,000. Broker: Klara Madlin.

Greenwich Village **\$500,000**
 15 West 12th Street
 0 1 0 22 weeks
 500-sq.-ft. postwar studio co-op; 24-hr. doorman, concierge, elevator operators, granite counters, oversized windows, parquet floors; maintenance \$1,216, 41% tax deductible; listed at \$483,000 (multiple bids). Brokers: Douglas Elliman; Citi Habitats.

East Midtown **\$850,000**
 36 Sulton Place South (55th St.)
 2 1 0 3 weeks
 1,000-sq.-ft. postwar co-op; 24-hr. doorman, renovated kitchen, built-in bookshelves, renovated bath w/radiant heat and marble floor; maintenance \$1,646, 50% tax deductible; listed at \$850,000. Brokers: Corcoran Group; Brown Harris Stevens.

Upper East Side **\$6 million**
 21 East 87th Street
 4 4 0 2 weeks
 2,800-sq.-ft. prewar co-op; 24-hr. doorman, dining room, butler's pantry, 2 walk-in closets in master bedroom, washer/dryer, 2 exposures; maintenance \$3,395, 31% tax deductible; listed at \$5.75 million (multiple bids). Brokers: Halstead Property; Warburg.

Four Boroughs



Rosedale **\$380,000**
 253-52 148th Drive, Queens
 6 2 0 5 weeks
 45-year-old wood 2-family; each unit: 3 bed-rooms, 1 bath, dining room, eat-in kitchen, bay window, den and h/w floors; attic, private drive, 35-by-95-ft. lot; taxes \$5,170; listed at \$250,000 (multiple bids). Broker: Shawn Elliott Luxury Homes.

Clinton Hill **\$667,500**
 470 Washington Avenue, Brooklyn
 1 1 0 4 weeks
 625-sq.-ft. prewar condo; dining area, stainless-steel appliances, fireplace, h/w floors, new windows, storage space available, 855-sq.-ft. private garden; common charge \$256; taxes \$3,756; listed at \$625,000 (multiple bids). Broker: Corcoran Group.

Grassmere **\$865,000**
 768 West Fingerboard Road, Staten Island
 4 2 1 4 weeks
 46-year-old stucco blevel; renovated eat-in kitchen; fireplace, cathedral ceiling and skylight in living room; whirlpool tub, h/w floors, exercise room, patio, 2-car garage, 60-by-100-ft. lot; taxes \$7,624; listed at \$889,000. Broker: Connie Profaci.

City Island **\$972,500**
 720 King Avenue, Bronx
 8 3 1 32 weeks
 95-year-old brick, stone and stucco Tudor on Long Island Sound; stone fireplace, terrace off master bedroom, finished attic, heated pool, attached 2-car garage, 0.45-acre lot; taxes \$14,053; listed at \$999,900. Brokers: Coldwell Banker Gumbo; J. Philip.

Long Island



Port Jefferson Station **\$335,000**
 95 Lincoln Avenue
 4 2 1 38 weeks
 36-year-old colonial; vinyl siding, front porch, dining room, eat-in kitchen, family room w/fireplace, h/w floors, walk-in closet, c/a, 2-car garage, 100-by-150-ft. lot; taxes \$8,570; listed at \$349,990. Broker: Coldwell Banker Residential.

Hicksville **\$410,000**
 34 Haverford Road
 4 1 1 5 weeks
 61-year-old wood split-level; dining room, eat-in kitchen, h/w floors, office, attic, family and laundry rooms in partly finished basement, 1-car garage, 85-by-100-ft. lot; taxes \$7,440; listed at \$410,000. Broker: Shawn Elliott Luxury Homes.

Glen Head **\$744,000**
 29 Rini Road
 5 2 1 7 weeks
 47-year-old wood colonial; foyer, granite counters, family room w/fireplace, master bedroom suite, office in partly finished basement, slate patio, 2-car garage, 0.28-acre lot; taxes \$11,202; listed at \$789,000. Brokers: Daniel Gale Sotheby's; Glen Key.

Manhasset **\$2.1 million**
 465 Manhasset Woods Road
 5 3 0 7 weeks
 56-year-old brick and wood ranch; eat-in kitchen w/commercial-grade appliances, family room w/fireplace, h/w floors, attic, 2-car garage, 333-by-219-ft. lot; taxes \$23,637; listed at \$2.3 million. Broker: Daniel Gale Sotheby's.

Westchester



Crompond **\$280,000**
 98 Paulding Lane
 2 1 0 7 weeks
 91-year-old wood Cape Cod; stainless-steel appliances, deck adjoining family room w/wood stove, vaulted ceiling in living room, full basement, 0.96-acre lot; taxes \$8,799; listed at \$285,000. Broker: Berkshire Hathaway HomeServices River Towns.

White Plains **\$544,000**
 3 Pinewood Drive, Castle Glen
 3 2 1 26 weeks
 2,360-sq.-ft. 26-year-old wood townhouse condo; vaulted ceiling and fireplace in living room, finished basement, deck, 1-car garage; common charge \$295; taxes \$13,459; listed at \$560,000. Brokers: Julia B. Fee Sotheby's; Better Homes and Gardens Rand.

Pelham **\$820,000**
 93 Young Avenue
 4 1 0 5 weeks
 93-year-old stucco Tudor; updated eat-in kitchen, 2 sun porches, 2 fireplaces, finished attic, full basement, 1-car garage, 0.18-acre lot; taxes \$27,150; listed at \$799,000 (multiple bids). Brokers: Joan Solimine; Houlihan & O'Malley.

Bedford **\$3.775 million**
 384 Pine Brook Road
 5 5 2 109 weeks
 8-year-old wood colonial; foyer w/circular staircase, family room, 4 fireplaces, office, exercise room, home theater and playroom in basement, wine cellar, c/a, pool, 3-car garage, 4.14-acre lot; taxes \$61,995; listed at \$3.995 million. Broker: Houlihan Lawrence.

Hudson Valley



Poughkeepsie **\$252,000**
 21 Sandi Drive, Dutchess
 4 2 0 6 weeks
 54-year-old wood ranch; cherry kitchen cabinets, exposed beams in living room, 2 fireplaces, h/w floors, family room in basement, deck, attached 2-car garage, 0.81-acre lot; taxes \$5,882; listed at \$260,000. Brokers: Houlihan Lawrence; Exit Realty Connections.

Putnam Valley **\$642,500**
 60 Lovers Lane, Putnam
 4 2 1 28 weeks
 25-year-old colonial; vinyl siding, family room w/cathedral ceiling and fireplace, study, renovated master bath, basement, pool, 2-car garage, 3.04-acre lot; taxes \$20,604; listed at \$652,500. Brokers: Houlihan Lawrence; Coldwell Banker Residential.

Blauvelt **\$745,000**
 432 North Greenbush Road, Rockland
 4 3 1 15 weeks
 22-year-old colonial; cedar and vinyl siding, 2-story entry w/stone floor, fireplace, family room, sunroom, deck, finished basement, attached 2-car garage, 1.18-acre lot; taxes \$16,322; listed at \$769,000. Brokers: Ellis Sotheby's; Better Homes and Gardens Rand.

Middletown **\$2.45 million**
 120 Tetz Lane, Orange
 7 5 1 27 weeks
 10-year-old colonial; brick and fiber-cement siding, family room, fireplace, finished basement, deck, guesthouse, 2 horse barns, indoor and outdoor riding areas, 186.7 acres; taxes \$25,115; listed at \$2.95 million. Broker: Exclusively Equine Properties.

New Jersey



Leonardo **\$221,000**
 778 Leonardville Road
 2 1 0 5 weeks
 66-year-old Cape Cod; vinyl siding, eat-in kitchen, h/w floor under carpet in living room, 3 closets in master bedroom, attic, private drive, c/a, 62-by-110-ft. lot; taxes \$3,585; listed at \$200,000 (multiple bids). Broker: Weichert.

Mountain Lakes **\$570,000**
 351 Morris Avenue
 3 2 0 4 weeks
 89-year-old stone and stucco Tudor; fireplace, family room, den, finished basement, deck, 0.46-acre lot; taxes \$13,396; listed at \$595,000. Brokers: Berkshire Hathaway HomeServices New Jersey Properties; Re/Max Neighborhood Properties.

Hoboken **\$884,000**
 1034 Clinton Street, Clinton Mills
 2 2 0 10 weeks
 1,300-sq.-ft. 15-year-old duplex condo; dining room, fireplace, h/w floors, terrace, washer/dryer; elevator; common charge \$446; taxes \$8,609; listed at \$829,000 (multiple bids). Brokers: Halstead Property New Jersey; Liberty Realty.

Mahwah **\$1.63 million**
 56 Walsh Drive
 5 4 2 23 weeks
 16-year-old brick and stucco colonial; mahogany-paneled library, fireplace, whirlpool tub, guest suite, bonus room, family room in basement, attached 3-car garage, 0.92-acre lot; taxes \$25,115; listed at \$1.795 million. Broker: Coldwell Banker Residential.

Connecticut



Stratford **\$320,000**
 76 Ann Terrace
 4 2 1 19 weeks
 69-year-old Cape Cod; vinyl siding, dining and family rooms, 2 fireplaces, sunroom, walk-in closet, h/w floors, c/a, attached 2-car garage, 0.49-acre lot; taxes \$9,353; listed at \$339,900. Brokers: William Pitt Sotheby's; William Raveis.

Wilton **\$560,000**
 120 Millstone Road
 4 2 1 55 weeks
 275-year-old wood colonial; dining area, family room, den, h/w floors, walk-up attic, partly finished basement, c/a, patio, detached 3-car garage, barn, 2.06-acre lot; taxes \$10,912; listed at \$663,000. Brokers: Wilton Country Homes; Realty Seven.

Stamford **\$825,000**
 288 Stamford Avenue
 5 4 1 10 weeks
 39-year-old colonial; brick and vinyl siding, family room w/skylight, 2 fireplaces, cathedral ceiling in master bedroom, c/a, 2-car garage, 0.35-acre lot; taxes \$17,247; listed at \$849,500. Brokers: Coldwell Banker Residential; William Pitt Sotheby's.

Greenwich **\$8.75 million**
 56 Clapboard Ridge Road
 7 6 2 30 weeks
 175-year-old center-hall colonial renovated in 2014; 2-story breakfast and family rooms, library, 5 fireplaces, partly finished basement, heated pool, 2-story entertainment barn, 4.76-acre lot; taxes \$62,107; listed at \$8.995 million. Broker: Houlihan Lawrence.

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.

