




Residential Sales Around

In the following reports, the "listed at" price is the asking price when negotiations began. The "time on the

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




Manhattan



Less Than \$400,000

Murray Hill **\$362,000**




251 East 32nd Street, Riverview East

 1  1  10 weeks
550-sq.-ft. co-op in a postwar building; 24-hr. doormen, concierge, renovated kitchen and bath; maintenance \$988, 56% tax deductible; listed at \$362,000. Brokers: Century 21 NY Metro; Prudential Douglas Elliman.

\$400,000 to \$699,999

Chinatown **\$505,500**

185 Park Row (Pearl St.)




 1  1  10 weeks
800-sq.-ft. co-op in a postwar building; 24-hr. doormen, dining area, kitchen window, h/w floors; maintenance \$717, 52% tax deductible; listed at \$529,000. Broker: Weichert Realtors Mazzeo Agency.

Four Boroughs



Spuyten Duyvil **\$380,000**

2500 Johnson Avenue, Bronx

 2  2  1 week
1,300-sq.-ft. co-op in a postwar building; 24-hr. doormen, eat-in kitchen, marble baths, c/a, terrace, gym and pool in building; maintenance \$1,381, 50% tax deductible; listed at \$430,000. Broker: Susan E. Goldy.

← **Heartland Village** **\$615,000**

69 Furness Place, Staten Island

 4  3  4 weeks
36-year-old high ranch; brick and vinyl siding, eat-in kitchen w/island, den, renovated baths, new heating and c/a systems, 40-by-100-ft. lot; taxes \$4,468; listed at \$629,900. Broker: Coldwell Banker De Simone.

Long Island



Coram **\$285,000**

5 Hingle Place

 3  2  22 weeks
44-year-old wood ranch; dining area, eat-in kitchen, fireplace, finished basement, 1-car garage, 0.35-acre lot; taxes \$8,263; listed at \$299,999. Brokers: Charles Rutenberg; Coldwell Banker Residential.

Mount Sinai **\$599,000**

21 Avolet Court

 4  2  5 weeks
3-year-old colonial; stone and vinyl siding, granite counters, family room, sunroom, library, fireplace, c/a, h/w floors, 2-car garage, 81-by-179-ft. lot; taxes \$13,015; listed at \$629,000. Broker: Manzoni.

Westchester/Putnam






Mahopac **\$352,500**

46 Tamarack Road, Putnam

 2  1  23 weeks
60-year-old wood ranch; Lake Mahopac view, family room w/vaulted ceiling, 2 fireplaces, arched doorways, screened porch, 0.25-acre lot; taxes \$8,442; listed at \$388,900. Brokers: Billingsley; Houlihan Lawrence.

Mount Kisco **\$518,500**

31 Allen Lane, Westchester

 3  1  20 weeks
49-year-old colonial; vinyl siding, sunken family room w/fireplace, h/w floors, deck, 1-car garage, 0.21-acre lot; taxes \$7,708; listed at \$549,000. Brokers: Prudential Holmes & Kennedy; Houlihan Lawrence.

Rockland/Orange



Howells **\$334,900**

93 Whitlock Road, Orange

 4  3  6 weeks
24-year-old contemporary ranch; brick and vinyl siding, family room, wood stove, sunroom, cathedral ceilings, 2-car garage, 4.8-acre lot; taxes \$7,650; listed at \$349,000. Brokers: Coldwell Banker Lazier; Weichert.

Warwick **\$560,000**

73 Bowen Road, Orange

 4  3  25 weeks
5-year-old Cape Cod; vinyl siding, cathedral ceiling and stone fireplace in living room, family room, 1.4-acre lot; taxes \$14,600; listed at \$599,000. Brokers: Regal Homes & Properties; Better Homes and Gardens Rand.