

# Residential Sales Around the Region

In the following reports, 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.

← Pictured at left    🛏 Number of bedrooms    🚿 Number of full bathrooms    🚿 Number of half bathrooms    ⌚ Time on the market

## Less Than \$400,000

## \$400,000 to \$699,999

## \$700,000 to \$899,999

## \$900,000 or More

### Manhattan



**Battery Park City . . . . . \$320,000**  
333 Rector Place (South End Ave.)  
1 🛏 1 🚿 0 ⌚ 1 week  
735-sq.-ft. condo in a postwar building; 24-hr. doormen, renovated marble bath, h/w floors, terrace, washer/dryer; common charge \$963; taxes \$735; listed at \$340,000. Brokers: Corcoran Group; Levan.

### Four Boroughs



**St. George . . . . . \$358,000**  
50 Westervelt Avenue, Staten Island  
5 🛏 2 🚿 1 ⌚ 23 weeks  
91-year-old wood Queen Anne; eat-in kitchen, dining room, fireplace, 9-ft. ceilings, finished basement, balcony, deck, 25-by-134-ft. lot; taxes \$1,950; listed at \$379,000. Broker: Sari Kingsley.

### Long Island



**Sound Beach . . . . . \$235,000**  
47 Wildwood Drive  
5 🛏 2 🚿 0 ⌚ 15 weeks  
42-year-old wood high ranch; dining room, eat-in kitchen, 2 fireplaces, den, partly finished basement, 2-car garage, 0.27-acre lot; taxes \$10,238; listed at \$249,000. Broker: Manzoni.

### Westchester/Putnam



**Mahopac . . . . . \$217,500**  
21 Mary Avenue, Putnam  
3 🛏 1 🚿 0 ⌚ 52 weeks  
66-year-old ranch; vinyl siding, stainless-steel appliances, renovated bath, updated electric service, new windows, 0.21-acre lot; taxes \$6,951; listed at \$229,000. Brokers: Houlihan Lawrence; Keller Williams.

### Rockland/Orange



**Monroe . . . . . \$240,000**  
331 Mountain Avenue, Orange  
3 🛏 1 🚿 1 ⌚ 1 week  
81-year-old Dutch colonial; brick and vinyl siding, renovated kitchen; new electrical system, plumbing and roof; 100-by-100-ft. lot; taxes \$5,705; listed at \$242,500. Brokers: Green Team Home Selling System; Weichert.

### New Jersey



**Edison . . . . . \$380,000**  
68 Oliver Avenue  
3 🛏 2 🚿 0 ⌚ 5 weeks  
49-year-old ranch; brick and vinyl siding, dining area, eat-in kitchen, family room, sunroom, full basement, 2-car garage, pool, 0.44-acre lot; taxes \$8,364; listed at \$425,000. Broker: Weichert.

### Connecticut



**Danbury . . . . . \$209,000**  
10 South Street, Summit View  
2 🛏 1 🚿 1 ⌚ 13 weeks  
1,340-sq.-ft. 19-year-old town-house condo; dining room, renovated eat-in kitchen, fireplace, 1-car garage; common charge \$232; taxes \$3,588; listed at \$219,000. Broker: Coldwell Banker Shaker.

**Harlem . . . . . \$585,000**  
220 West 148th Street  
1 🛏 1 🚿 0 ⌚ 24 weeks  
1,300-sq.-ft. condo in a prewar building; 24-hr. doormen, marble bath, high ceilings, h/w floors, washer/dryer; common charge \$719, 100% tax abated; listed at \$605,000. Brokers: Halstead Property; City Connections.

**Flushing . . . . . \$590,000**  
47-36 196th Street, Queens  
3 🛏 2 🚿 0 ⌚ 9 weeks  
66-year-old brick Cape Cod; dining room, eat-in kitchen, vaulted ceiling in living room, den, study, 1-car garage, 40-by-100-ft. lot; taxes \$3,811; listed at \$608,888. Broker: Re/Max Millennium.

**Locust Valley . . . . . \$666,000**  
17 Michael F Street  
4 🛏 2 🚿 1 ⌚ 4 weeks  
56-year-old wood colonial; eat-in kitchen, family room, 2 fireplaces, finished basement, c/a, 2-car garage, 71-by-100-ft. lot; taxes \$13,069; listed at \$689,000. Brokers: Daniel Gale Sotheby's; Sherlock Homes.

**New Rochelle . . . . . \$595,000**  
154 Broadview Avenue, Westchester  
5 🛏 3 🚿 1 ⌚ 28 weeks  
37-year-old brick center-hall colonial; foyer, breakfast nook, butler's pantry, fireplace, family room, garage, 0.42-acre lot; estimated taxes \$25,000; listed at \$689,000. Brokers: Coldwell Banker Residential; Stiefvater.

**Sparkill . . . . . \$475,000**  
37 Edward Street, Rockland  
4 🛏 3 🚿 1 ⌚ 52 weeks  
30-year-old raised ranch; brick and vinyl siding, eat-in kitchen, family room, guest suite, h/w floors, whirlpool tub, c/a, 0.3-acre lot; taxes \$9,115; listed at \$499,000. Brokers: Weichert; Keller Williams.

**Norwood . . . . . \$512,693**  
2 Blue Hill Road  
3 🛏 2 🚿 1 ⌚ 5 weeks  
46-year-old wood split-level; eat-in kitchen w/skylight, family room, basement, renovated baths, new roof and windows, 2-car garage, 0.57-acre lot; taxes \$11,662; listed at \$512,693. Broker: Coldwell Banker Residential.

**Stamford . . . . . \$500,000**  
196 Little Hill Drive  
4 🛏 2 🚿 1 ⌚ 17 weeks  
53-year-old split-level; vinyl siding, dining room, bay window and fireplace in living room, family room, sunroom w/vaulted ceiling, c/a, 1-car garage, 0.26-acre lot; taxes \$6,579; listed at \$509,900. Broker: William Raveis.

**Greenwich Village . . . . . \$830,000**  
88 Bleecker Street (Mercer St.)  
2 🛏 1 🚿 0 ⌚ 15 weeks  
950-sq.-ft. co-op; renovated kitchen w/window, renovated bath, h/w floors; maintenance \$1,111, 50% tax deductible; listed at \$825,000 (multiple bids). Brokers: City Connections; Prudential Douglas Elliman.

**Fieldston . . . . . \$815,000**  
4747 Delafield Avenue, Bronx  
3 🛏 2 🚿 0 ⌚ 43 weeks  
82-year-old brick and stucco Craftsman-style house; renovated kitchen, fireplace, finished basement, new windows and roof, 2-car garage, 72-by-100-ft. lot; taxes \$9,312; listed at \$899,000. Broker: Trebach.

**Port Washington . . . . . \$715,000**  
65 Morewood Oaks  
3 🛏 2 🚿 1 ⌚ 5 weeks  
56-year-old brick split-level; eat-in kitchen, fireplace, den, c/a, full basement, 2-car garage, 106-by-95-ft. lot; taxes \$11,502; listed at \$739,000. Brokers: Laffey Fine Homes; Prudential Douglas Elliman.

**Larchmont . . . . . \$775,000**  
1 Cottage Circle, Westchester  
3 🛏 3 🚿 0 ⌚ 18 weeks  
70-year-old wood colonial; renovated kitchen, family room, screened porch, playroom in basement, 1-car garage, 0.19-acre lot; taxes \$18,098; listed at \$799,000. Brokers: Julia B. Fee Sotheby's; Houlihan Lawrence.

**New City . . . . . \$725,000**  
170 South Mountain Road, Rockland  
4 🛏 3 🚿 1 ⌚ 1 week  
117-year-old renovated wood colonial; chestnut floors, c/a, tennis court, 5-acre lot; art studio across the street is included; taxes \$18,590; listed at \$559,350 (multiple bids). Broker: Coldwell Banker Residential.

**Wahung . . . . . \$767,000**  
15 Elsinore Drive  
4 🛏 3 🚿 1 ⌚ 3 weeks  
33-year-old brick and wood colonial; kitchen island, family room, fireplace, office, 2nd kitchen in basement, deck, c/a, 2-car garage, 1.5-acre lot; taxes \$12,396; listed at \$769,000. Broker: Weichert.

**Bridgeport . . . . . \$790,000**  
15 Sailors Lane  
4 🛏 2 🚿 1 ⌚ 15 weeks  
60-year-old Cape Cod; granite counters, commercial-grade appliances, fireplace, family room, c/a, garage, 0.4-acre lot; taxes \$14,290; listed at \$819,000. Brokers: Prudential Connecticut; William Raveis.

**Upper West Side . . . . . \$8.55 million**  
311 West 74th Street  
7 🛏 5 🚿 2 ⌚ 33 weeks  
115-year-old 5-story town house; triple parlor, paneled dining room, library, 9 fireplaces, new plumbing and electrical systems; 22-by-69-ft. lot; taxes \$21,600; listed at \$8.695 million. Broker: Corcoran Group.

**Prospect Heights . . . . . \$1.515 million**  
407 Sterling Place, Brooklyn  
6 🛏 3 🚿 0 ⌚ 2 weeks  
4-story brownstone, a legal 2-family being used as a 1-family; double parlor, stained glass, 17-by-131-ft. lot; taxes \$5,471; listed at \$1.599 million. Brokers: Corcoran Group; Brooklyn Properties of 7th Ave.

**Muttontown . . . . . \$2.995 million**  
12 Serenite Lane  
7 🛏 6 🚿 1 ⌚ 38 weeks  
30-year-old stucco traditional; den, 3 fireplaces, c/a, pool, basement, 2,000-sq.-ft. deck, 3-car garage, 2.2-acre lot; taxes \$40,970; listed at \$2.995 million. Brokers: CORE Long Island; Shawn Elliott Luxury Homes.

**Scarsdale . . . . . \$2.28 million**  
13 Cooper Road, Westchester  
5 🛏 4 🚿 1 ⌚ 24 weeks  
101-year-old wood colonial; foyer w/winding staircase, den, 4 fireplaces, original detail, 2-car garage, 1.53-acre lot; taxes \$38,800; listed at \$2.495 million. Brokers: Houlihan Lawrence; Prudential Centennial.

**Nyack . . . . . \$4 million**  
7 Edgewater Lane, Rockland  
7 🛏 7 🚿 4 ⌚ 22 weeks  
52-year-old brick and wood 2-story on Hudson River; dock, 4 fireplaces, indoor pool, 6-car garage, guesthouse, 1.82-acre lot; taxes \$116,835; listed at \$4.5 million. Brokers: Ellis Sotheby's; Sanders Properties.

**Monmouth Beach . . . . . \$1.295 million**  
5 Riverdale Avenue  
5 🛏 3 🚿 1 ⌚ 17 weeks  
New colonial; vinyl siding, breakfast room, family room w/gas fireplace, master bedroom w/wet bar and ocean view, 1/2-acre lot; taxes not yet assessed; listed at \$1.295 million. Brokers: Re/Max Elite; Weichert.

**Greenwich . . . . . \$4.995 million**  
5 Partridge Hollow Road  
5 🛏 5 🚿 1 ⌚ 12 weeks  
21-year-old wood colonial in a gated development; mahogany staircase, library, c/a, 5-car garage, guest cottage, 4.51-acre lot; taxes \$32,998; listed at \$4.95 million. Brokers: William Raveis; Houlihan Lawrence.