

❖ 2016 ❖

Home Sales Report



Hastings On Hudson, NY

(Hastings School District)

January 1, 2016 - December 31, 2016



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This report is a compilation of data from the Hudson Gateway Multiple Listing Service regarding

Single Family Home Sales Within The Hastings School District Between January 1, 2016 and December 31, 2016

The report includes only information that was recorded with the Hudson Gateway Multiple Listing Service. Information pertaining to direct sales accomplished without the benefit of a Realtor are not available from this source and, therefore, are not included in this report.

A property is considered "sold" after ownership changes hands (the title passes).

List prices indicated in this report are the final list prices that were recorded on the Multiple Listing Service before the property was sold. Price changes that may have occurred earlier in the property's "listing history" will not be indicated. In addition, certain properties may have had other "listing histories" under different MLS numbers that did not result in a sale. Data from these "other listing histories" will not be reflected in this report.

This report has been extracted directly from the HGMLS and has not been cross referenced by our office with the information recorded at the Westchester County Clerk's office. Data maintained by HGMLS may not reflect all of the activity in the market.

Report Overview

Hastings	# of Units Sold	Average Sale Price	Median Sale Price	Lowest Sale Price	Highest Sale Price	Average Time on Market	Sale Price/ List Price Percentage
2005	69	\$833,732	\$749,500	\$485,000	\$3,900,000	126 days	99.66%
2006	50	\$815,985	\$755,000	\$410,000	\$1,750,000	141 days	97.86 %
2007	63	\$849,267	\$800,000	\$457,500	\$2,200,000	148 days	98.01%
2008	45	\$791,354	\$725,000	\$320,000	\$1,725,000	162 days	96.85%
2009	30	\$666,685	\$612,250	\$390,000	\$1,300,000	185 days	94.94 %
2010	51	\$726,666	\$680,000	\$330,000	\$1,320,000	200 days	94.29%
2011	67	\$712,511	\$660,000	\$290,000	\$1,970,000	160 days	95.24%
2012	59	\$720,475	\$625,000	\$315,000	\$1,525,000	174 days	95.20%
2013	86	\$780,460	\$660,000	\$160,000	\$1,995,000	158 days	98.78%
2014	67	\$748,757	\$725,000	\$345,000	\$1,565,000	86 days	99.68%
2015	83	\$851,219	\$785,000	\$350,000	\$1,860,000	65 days	99.05%
2016	81	\$828,758	\$787,000	\$300,000	\$1,935,000	59 days	101.28 %

Note 1: Number of Units Sold - 81 transactions is a very large number of single family homes to be sold in a single year & it represents an absorption rate of just under 7 homes per month.

Note 2: Average Time On The Market - (59 days) is approximately 2 months. The fastest pace in 12 years.

Note 3: Sale Price/List Price Ratio (101.28%) means, on the average, many homes are selling close to & above their final list prices.

Note 4: Eight properties sold AT full price and another **thirty-nine sold OVER list price**. This means that 58% (47 of 81 = 58.02%) of the homes sold either "at" or "above" their asking prices.

Note 5: The **average sale price was down 2.6%** while the **median sale price was about the same** as the previous year.

Note 6: Home prices have stabilized and are beginning to climb once again. **In short, there is strong demand for homes in Hastings and homes are selling quickly.** A large number of single family homes sold in 2016 (81) and the average time on the market was relatively brief (59 days).

Special Note: When considering "averages", it is important to keep in mind that, statistically speaking, a person standing with one foot in a roaring fire and the other foot in a bucket of ice water, is ("on the average") said to be quite comfortable.



MLS #: 4544553 **SOLD** **Address:** 39 Heath Place **List Price:** \$379,000
Village: None **PO:** Hastings **Style:** Ranch **Year Built:** 1930
BR: 3 **Baths:** 1 **Sq Ft:** 1008 **Acre:** 0.1837 **Est Taxes:** \$14,664
Prkng: 1 Car Attached **Sale Date:** 2/9/2016 **DOM:** 101 days **SALE PRICE:** **\$300,000**



MLS #: 4619597 **SOLD** **Address:** 1 Marianna Drive **List Price:** \$380,000
Village: Hastings **PO:** Hastings **Style:** Cape Cod **Year Built:** 1963
BR: 4 **Baths:** 2 **Sq Ft:** 1833 **Acre:** 0.2093 **Est Taxes:** \$18,617
Prkng: 1 Car Attached **Sale Date:** 8/8/2016 **DOM:** 26 days **SALE PRICE:** **\$385,000**



MLS #: 4625727 **SOLD** **Address:** 6 Fulton Street **List Price:** \$389,900
Village: Hastings **PO:** Hastings **Style:** Cape Cod **Year Built:** 1926
BR: 1 **Baths:** 1 **Sq Ft:** 939 **Acre:** 0.2385 **Est Taxes:** \$17,062
Prkng: Driveway **Sale Date:** 9/8/2016 **DOM:** 44 days **SALE PRICE:** **\$389,900**



MLS #: 4614630 **SOLD** **Address:** 12 Holly Place **List Price:** \$439,500
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1920
BR: 3 **Baths:** 1.1 **Sq Ft:** 1088 **Acre:** 0.022 **Est Taxes:** \$11,294
Prkng: 2 Car Detached **Sale Date:** 9/29/2016 **DOM:** 112 days **SALE PRICE:** **\$420,000**



MLS #: 4441368 **SOLD** **Address:** 80 Ravensdale Road **List Price:** \$485,000
Village: Hastings **PO:** Hastings **Style:** Cape Cod **Year Built:** 1949
BR: 3 **Baths:** 1.1 **Sq Ft:** 1287 **Acre:** 0.2 **Est Taxes:** \$14,142
Prkng: 1 Car Attached **Sale Date:** 5/23/2016 **DOM:** 393 days **SALE PRICE:** **\$437,500**



MLS #: 4545313 **SOLD** **Address:** 39 Tompkins Avenue **List Price:** \$399,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1890
BR: 5 **Baths:** 1.1 **Sq Ft:** 2490 **Acre:** 0.32 **Est Taxes:** \$19,162
Prkng: 2 Car Detached **Sale Date:** 3/16/2016 **DOM:** 38 days **SALE PRICE:** **\$460,000**



MLS #: 4550209 **SOLD** **Address:** 172 Tompkins Avenue **List Price:** \$499,500
Village: Hastings **PO:** Hastings **Style:** Ranch **Year Built:** 1983
BR: 3 **Baths:** 2 **Sq Ft:** 1567 **Acre:** 0.22 **Est Taxes:** \$15,280
Prkng: Driveway **Sale Date:** 3/11/2016 **DOM:** 54 days **SALE PRICE:** **\$470,000**



MLS #: 4550170 **SOLD** **Address:** 17 Old Jackson Avenue **List Price:** \$499,000
Village: None **PO:** Hastings **Style:** Colonial **Year Built:** 1928
BR: 4 **Baths:** 2 **Sq Ft:** 2112 **Acre:** 0.53 **Est Taxes:** \$19,274
Prkng: 2 Car Detached **Sale Date:** 12/30/2016 **DOM:** 349 days **SALE PRICE:** **\$475,000**



MLS #: 4604655 **SOLD** **Address:** 228 Farragut Avenue **List Price:** \$499,500
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1900
BR: 4 **Baths:** 2 **Sq Ft:** 1266 **Acre:** 0.38 **Est Taxes:** \$9,850
Prkng: 2 Car Detached **Sale Date:** 6/6/2016 **DOM:** 36 days **SALE PRICE:** **\$500,000**



MLS #: 4634646 **SOLD** **Address:** 20 Ronny Circle **List Price:** \$529,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1945
BR: 3 **Baths:** 2 **Sq Ft:** 1668 **Acre:** 0.19 **Est Taxes:** \$12,055
Prng: Driveway **Sale Date:** 10/27/2016 **DOM:** 45 days **SALE PRICE:** **\$502,500**



MLS #: 4628238 **SOLD** **Address:** 35 Nepera Place **List Price:** \$599,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1929
BR: 4 **Baths:** 3 **Sq Ft:** 1750 **Acre:** 0.1153 **Est Taxes:** \$13,400
Prng: Driveway **Sale Date:** 10/28/2016 **DOM:** 52 days **SALE PRICE:** **\$560,000**



MLS #: 4543510 **SOLD** **Address:** 13 Oxford Road **List Price:** \$595,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1962
BR: 5 **Baths:** 3 **Sq Ft:** 1963 **Acre:** 0.25 **Est Taxes:** \$22,434
Prng: 1 Car Attached **Sale Date:** 5/26/2016 **DOM:** 198 days **SALE PRICE:** **\$579,000**



MLS #: 4603745 **SOLD** **Address:** 100 Heath Place **List Price:** \$599,000
Village: None **PO:** Hastings **Style:** Tudor **Year Built:** 1936
BR: 3 **Baths:** 1.1 **Sq Ft:** 1504 **Acre:** 0.12 **Est Taxes:** \$15,499
Prng: 1 Car Attached **Sale Date:** 5/20/2016 **DOM:** 18 days **SALE PRICE:** **\$585,000**



MLS #: 4610139 **SOLD** **Address:** 48 Mendham Avenue **List Price:** \$599,500
Village: None **PO:** Hastings **Style:** Split Level **Year Built:** 1955
BR: 3 **Baths:** 1 **Sq Ft:** 1326 **Acre:** 0.18 **Est Taxes:** \$20,862
Prng: 1 Car Attached **Sale Date:** 8/26/2016 **DOM:** 72 days **SALE PRICE:** **\$585,000**



MLS #: 4630606 **SOLD** **Address:** 39 Heath Place **List Price:** \$599,000
Village: None **PO:** Hastings **Style:** Bungalow **Year Built:** 1930
BR: 4 **Baths:** 2 **Sq Ft:** 1728 **Acre:** 0.1819 **Est Taxes:** \$14,792
Prng: 1 Car Attached **Sale Date:** 9/19/2016 **DOM:** 9 days **SALE PRICE:** **\$590,000**



MLS #: 4615008 **SOLD** **Address:** 200 Warburton Avenue **List Price:** \$599,000
Village: Hastings **PO:** Hastings **Style:** Ranch **Year Built:** 1954
BR: 3 **Baths:** 1 **Sq Ft:** 972 **Acre:** 0.31 **Est Taxes:** \$14,774
Prng: 1 Car Attached **Sale Date:** 9/1/2016 **DOM:** 75 days **SALE PRICE:** **\$600,000**



MLS #: 4628634 **SOLD** **Address:** 59 Donald Drive **List Price:** \$599,000
Village: None **PO:** Hastings **Style:** Raised Ranch **Year Built:** 1975
BR: 4 **Baths:** 2 **Sq Ft:** 1933 **Acre:** 0.2861 **Est Taxes:** \$21,016
Prng: 2 Car Attached **Sale Date:** 10/11/2016 **DOM:** 42 days **SALE PRICE:** **\$607,185**



MLS #: 4642015 **SOLD** **Address:** 71 Lefurgy Avenue **List Price:** \$595,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1933
BR: 4 **Baths:** 1.1 **Sq Ft:** 1480 **Acre:** 0.114 **Est Taxes:** \$16,260
Prng: 1 Car Attached **Sale Date:** 12/13/2016 **DOM:** 20 days **SALE PRICE:** **\$615,000**



MLS #: 4619976 **SOLD** **Address:** 76 Rosedale Avenue **List Price:** \$579,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1925
BR: 2 **Baths:** 1 **Sq Ft:** 1400 **Acre:** 0.1596 **Est Taxes:** \$11,817
Prkng: 1 Car Detached **Sale Date:** 7/18/2016 **DOM:** 29 days **SALE PRICE:** **\$622,000**



MLS #: 4509919 **SOLD** **Address:** 69 Ravensdale Road **List Price:** \$649,900
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1952
BR: 6 **Baths:** 4.1 **Sq Ft:** 2603 **Acre:** 0.616 **Est Taxes:** \$23,869
Prkng: 2 Car Detached **Sale Date:** 5/23/2016 **DOM:** 332 days **SALE PRICE:** **\$625,000**



MLS #: 4548008 **SOLD** **Address:** 4 Horner Avenue **List Price:** \$650,000
Village: Hastings **PO:** Hastings **Style:** Split Level **Year Built:** 1958
BR: 3 **Baths:** 1.1 **Sq Ft:** 1672 **Acre:** 0.18 **Est Taxes:** \$16,046
Prkng: 1 Car Attached **Sale Date:** 5/13/2016 **DOM:** 37 days **SALE PRICE:** **\$640,000**



MLS #: 4633856 **SOLD** **Address:** 327 Mount Hope Blvd **List Price:** \$699,000
Village: Hastings **PO:** Hastings **Style:** Ranch **Year Built:** 1959
BR: 4 **Baths:** 3 **Sq Ft:** 2247 **Acre:** 0.2402 **Est Taxes:** \$19,780
Prkng: 2 Car Attached **Sale Date:** 12/19/2016 **DOM:** 90 days **SALE PRICE:** **\$650,000**



MLS #: 4607514 **SOLD** **Address:** 4 Hastings Landing **List Price:** \$795,000
Village: Hastings **PO:** Hastings **Style:** Town House **Year Built:** 1982
BR: 2 **Baths:** 2.1 **Sq Ft:** 1886 **Acre:** 0.0291 **Est Taxes:** \$19,816
Prkng: 1 Car Detached **Sale Date:** 5/6/2016 **DOM:** 46 days **SALE PRICE:** **\$662,500**



MLS #: 4601920 **SOLD** **Address:** 33 Fenwick Road **List Price:** \$659,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1929
BR: 3 **Baths:** 1.1 **Sq Ft:** 1492 **Acre:** 0.14 **Est Taxes:** \$17,388
Prkng: 1 Car Detached **Sale Date:** 6/17/2016 **DOM:** 35 days **SALE PRICE:** **\$665,000**



MLS #: 4633772 **SOLD** **Address:** 97 Heath Place **List Price:** \$675,000
Village: None **PO:** Hastings **Style:** Colonial **Year Built:** 1984
BR: 4 **Baths:** 3.1 **Sq Ft:** 2276 **Acre:** 0.2747 **Est Taxes:** \$21,273
Prkng: 2 Car Attached **Sale Date:** 10/14/2016 **DOM:** 35 days **SALE PRICE:** **\$668,000**



MLS #: 4620105 **SOLD** **Address:** 456 Broadway **List Price:** \$689,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1924
BR: 4 **Baths:** 1.1 **Sq Ft:** 1716 **Acre:** 0.1139 **Est Taxes:** \$13,306
Prkng: Off-Street Parking **Sale Date:** 8/23/2016 **DOM:** 20 days **SALE PRICE:** **\$685,000**



MLS #: 4519225 **SOLD** **Address:** 429 Farragut Avenue **List Price:** \$699,999
Village: Hastings **PO:** Hastings **Style:** Farm House **Year Built:** 1810
BR: 3 **Baths:** 2 **Sq Ft:** 1904 **Acre:** 1.14 **Est Taxes:** \$28,926
Prkng: 2 Car Detached **Sale Date:** 2/26/2016 **DOM:** 168 days **SALE PRICE:** **\$699,000**

Taking The First Step

The decision to sell a home is **NOT** an overnight decision.

Instead, it is a sequence of small steps taken gradually over a period of time.



If you are considering placing your home on the market in 2017, 2018 or even 2019,

NOW Is The Time To Take That First Step

Below are a few simple steps you can take **NOW** (for **FREE** & without obligation) to get started.

<p>The Friday Morning Listing Bulletin</p> <p><i>A Weekly Compilation Of ALL Homes For Sale</i></p> <p>To ORDER The Friday Bulletin</p> <p>Google - Boeckelman Friday Bulletin</p> <p>Or use this link - http://bit.ly/fridaybulletin</p> <p>(No "www" - All lowercase letters)</p>	<p>FREE Publication 129 Quick Tips</p> <p><i>Step By Step Tips To Make Your Home Irresistible To Buyers</i></p> <p>To ORDER 129 Quick Tips</p> <p>Google - Boeckelman 129 Quick Tips</p> <p>Or use this link - http://bit.ly/129quicktips</p> <p>(No "www" - All lowercase letters)</p>
<p>FREE Professional Home Staging Consultation</p> <p><i>Let My Home Stager Advise You About Preparing Your Home For Sale</i></p> <p>To SCHEDULE Appointment NOW</p> <p>Google - Boeckelman FREE Staging</p> <p>Or use this link - http://bit.ly/requeststaging</p> <p>(No "www" - All lowercase letters)</p>	<p>FREE Professional Pre-Listing Home Inspection</p> <p><i>Have Your Home Inspected BEFORE Placing It On The Market</i></p> <p>SCHEDULE Appointment NOW</p> <p>Google - Boeckelman Pre-Listing Inspection</p> <p>Or use this link - http://bit.ly/pre-inspection</p> <p>(No "www" - All lowercase letters)</p>

Fact #1: The best time to get to know a real estate agent is **BEFORE** you need one.

Fact #2: It is better to know me and not need me, than to need me and not know me.



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MLS #: 4617102 **SOLD** **Address:** 237 Farragut Avenue **List Price:** \$699,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1951
BR: 5 **Baths:** 3 **Sq Ft:** 1740 **Acre:** 0.17 **Est Taxes:** \$17,324
Prkng: Driveway **Sale Date:** 8/3/2016 **DOM:** 36 days **SALE PRICE:** **\$699,000**



MLS #: 4621525 **SOLD** **Address:** 172 Lincoln Avenue **List Price:** \$635,000
Village: Hastings **PO:** Hastings **Style:** Ranch **Year Built:** 1960
BR: 3 **Baths:** 2.1 **Sq Ft:** 1442 **Acre:** 0.2049 **Est Taxes:** \$24,213
Prkng: 2 Car Attached **Sale Date:** 8/10/2016 **DOM:** 27 days **SALE PRICE:** **\$701,000**



MLS #: 4550692 **SOLD** **Address:** 28 Villard Avenue **List Price:** \$621,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1922
BR: 4 **Baths:** 2 **Sq Ft:** 1440 **Acre:** 0.11 **Est Taxes:** \$16,952
Prkng: Driveway **Sale Date:** 2/18/2016 **DOM:** 28 days **SALE PRICE:** **\$704,000**



MLS #: 4624738 **SOLD** **Address:** 27 Whitman Street **List Price:** \$699,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1927
BR: 3 **Baths:** 1.1 **Sq Ft:** 1361 **Acre:** 0.12 **Est Taxes:** \$13,653
Prkng: Driveway **Sale Date:** 8/9/2016 **DOM:** 22 days **SALE PRICE:** **\$720,000**



MLS #: 4540389 **SOLD** **Address:** 1 Sunset Street **List Price:** \$649,000
Village: Hastings **PO:** Hastings **Style:** Other **Year Built:** 1956
BR: 3 **Baths:** 1.1 **Sq Ft:** 1653 **Acre:** 0.2763 **Est Taxes:** \$21,494
Prkng: Carport **Sale Date:** 3/11/2016 **DOM:** 110 days **SALE PRICE:** **\$722,500**



MLS #: 4533902 **SOLD** **Address:** 39 S Clinton Avenue **List Price:** \$749,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1928
BR: 3 **Baths:** 2.1 **Sq Ft:** 1728 **Acre:** 0.1832 **Est Taxes:** \$14,181
Prkng: 1 Car Detached **Sale Date:** 3/15/2016 **DOM:** 112 days **SALE PRICE:** **\$725,000**



MLS #: 4616189 **SOLD** **Address:** 61 James Street **List Price:** \$675,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1933
BR: 4 **Baths:** 2 **Sq Ft:** 1534 **Acre:** 0.23 **Est Taxes:** \$18,268
Prkng: 1 Car Attached **Sale Date:** 8/10/2016 **DOM:** 27 days **SALE PRICE:** **\$725,000**



MLS #: 4648100 **SOLD** **Address:** 292 Warburton Avenue **List Price:** \$725,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1955
BR: 4 **Baths:** 2 **Sq Ft:** 1344 **Acre:** 0.149 **Est Taxes:** \$16,961
Prkng: 1 Car Attached **Sale Date:** 12/12/2016 **DOM:** 17 days **SALE PRICE:** **\$725,000**



MLS #: 4612647 **SOLD** **Address:** 12 William Street **List Price:** \$749,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1956
BR: 4 **Baths:** 2 **Sq Ft:** 1587 **Acre:** 0.2307 **Est Taxes:** \$15,817
Prkng: 1 Car Attached **Sale Date:** 6/22/2016 **DOM:** 66 days **SALE PRICE:** **\$726,000**



MLS #: 4607257 **SOLD** **Address:** 135 Farragut Avenue **List Price:** \$700,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1920
BR: 4 **Baths:** 3 **Sq Ft:** 1778 **Acre:** 0.19 **Est Taxes:** \$18,946
Prkng: 2 Car Detached **Sale Date:** 7/5/2016 **DOM:** 25 days **SALE PRICE:** **\$746,500**



MLS #: 4639595 **SOLD** **Address:** 59 Prince Street **List Price:** \$699,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1911
BR: 5 **Baths:** 4 **Sq Ft:** 2166 **Acre:** 0.12 **Est Taxes:** \$15,774
Prkng: 2 Car Detached **Sale Date:** 11/18/2016 **DOM:** 19 days **SALE PRICE:** **\$750,000**



MLS #: 4636418 **SOLD** **Address:** 10 Marianna Drive **List Price:** \$769,900
Village: Hastings **PO:** Hastings **Style:** Cape Cod **Year Built:** 1962
BR: 3 **Baths:** 2.1 **Sq Ft:** 1833 **Acre:** 0.423 **Est Taxes:** \$18,241
Prkng: 2 Car Attached **Sale Date:** 11/18/2016 **DOM:** 41 days **SALE PRICE:** **\$751,600**



MLS #: 4613242 **SOLD** **Address:** 15 Marianna Drive **List Price:** \$789,000
Village: Hastings **PO:** Hastings **Style:** Cape Cod **Year Built:** 1963
BR: 4 **Baths:** 2 **Sq Ft:** 1995 **Acre:** 0.49 **Est Taxes:** \$20,401
Prkng: 1 Car Attached **Sale Date:** 8/19/2016 **DOM:** 47 days **SALE PRICE:** **\$785,000**



MLS #: 4610772 **SOLD** **Address:** 66 Hillside Avenue **List Price:** \$799,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1905
BR: 4 **Baths:** 2 **Sq Ft:** 1948 **Acre:** 0.15 **Est Taxes:** \$14,957
Prkng: Driveway **Sale Date:** 8/1/2016 **DOM:** 46 days **SALE PRICE:** **\$787,000**



MLS #: 4600093 **SOLD** **Address:** 19 Jordan Road **List Price:** \$699,000
Village: Hastings **PO:** Hastings **Style:** Contemporary **Year Built:** 1963
BR: 3 **Baths:** 2.1 **Sq Ft:** 1920 **Acre:** 0.28 **Est Taxes:** \$20,044
Prkng: 1 Car Attached **Sale Date:** 3/30/2016 **DOM:** 32 days **SALE PRICE:** **\$789,000**



MLS #: 4619624 **SOLD** **Address:** 21 Warren Street **List Price:** \$795,000
Village: Hastings **PO:** Hastings **Style:** Split Level **Year Built:** 1957
BR: 4 **Baths:** 2.1 **Sq Ft:** 1750 **Acre:** 0.2329 **Est Taxes:** \$22,152
Prkng: 2 Car Attached **Sale Date:** 8/15/2016 **DOM:** 37 days **SALE PRICE:** **\$795,000**



MLS #: 4619783 **SOLD** **Address:** 65 Dorchester Avenue **List Price:** \$829,000
Village: Hastings **PO:** Hastings **Style:** Splanck **Year Built:** 1956
BR: 3 **Baths:** 2 **Sq Ft:** 1435 **Acre:** 0.3481 **Est Taxes:** \$20,130
Prkng: 1 Car Attached **Sale Date:** 9/3/2016 **DOM:** 88 days **SALE PRICE:** **\$799,000**



MLS #: 4619902 **SOLD** **Address:** 24 Villard Avenue **List Price:** \$825,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1930
BR: 3 **Baths:** 1.1 **Sq Ft:** 1600 **Acre:** 0.1091 **Est Taxes:** \$16,411
Prkng: 1 Car Detached **Sale Date:** 11/22/2016 **DOM:** 90 days **SALE PRICE:** **\$800,000**



MLS #: 4626190 **SOLD** **Address:** 37 South Drive **List Price:** \$824,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1924
BR: 4 **Baths:** 2.1 **Sq Ft:** 2196 **Acre:** 0.11 **Est Taxes:** \$17,345
Prkng: 1 Car Attached **Sale Date:** 8/9/2016 **DOM:** 23 days **SALE PRICE:** **\$802,500**



MLS #: 4551994 **SOLD** **Address:** 11 S Clinton Avenue **List Price:** \$799,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1951
BR: 4 **Baths:** 2.1 **Sq Ft:** 1720 **Acre:** 0.19 **Est Taxes:** \$19,649
Prkng: 1 Car Attached **Sale Date:** 3/11/2016 **DOM:** 29 days **SALE PRICE:** **\$805,000**



MLS #: 4628481 **SOLD** **Address:** 20 South Drive **List Price:** \$799,000
Village: Hastings **PO:** Hastings **Style:** Arts&Crafts **Year Built:** 1928
BR: 3 **Baths:** 3 **Sq Ft:** 1824 **Acre:** 0.1463 **Est Taxes:** \$16,800
Prkng: Driveway **Sale Date:** 10/3/2016 **DOM:** 42 days **SALE PRICE:** **\$808,200**



MLS #: 4618196 **SOLD** **Address:** 11 Marianna Drive **List Price:** \$825,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1962
BR: 4 **Baths:** 2.1 **Sq Ft:** 2395 **Acre:** 0.371 **Est Taxes:** \$16,326
Prkng: 1 Car Attached **Sale Date:** 12/20/2016 **DOM:** 70 days **SALE PRICE:** **\$815,000**



MLS #: 4603028 **SOLD** **Address:** 3 Glenn Place **List Price:** \$825,000
Village: Hastings **PO:** Hastings **Style:** Split Level **Year Built:** 1964
BR: 4 **Baths:** 3 **Sq Ft:** 2300 **Acre:** 0.33 **Est Taxes:** \$24,667
Prkng: 1 Car Attached **Sale Date:** 4/8/2016 **DOM:** 31 days **SALE PRICE:** **\$840,000**



MLS #: 4616514 **SOLD** **Address:** 87 Pinecrest Parkway **List Price:** \$769,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1933
BR: 3 **Baths:** 1.1 **Sq Ft:** 1774 **Acre:** 0.14 **Est Taxes:** \$18,846
Prkng: 2 Car Attached **Sale Date:** 6/21/2016 **DOM:** 26 days **SALE PRICE:** **\$850,000**



MLS #: 4620637 **SOLD** **Address:** 2 Lefurgy Terrace **List Price:** \$849,000
Village: Hastings **PO:** Hastings **Style:** Split Level **Year Built:** 1954
BR: 6 **Baths:** 3 **Sq Ft:** 2200 **Acre:** 0.2412 **Est Taxes:** \$23,094
Prkng: 1 Car Attached **Sale Date:** 9/14/2016 **DOM:** 32 days **SALE PRICE:** **\$850,000**



MLS #: 4619653 **SOLD** **Address:** 33 Pinecrest Parkway **List Price:** \$795,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1800
BR: 5 **Baths:** 1.1 **Sq Ft:** 2028 **Acre:** 0.1566 **Est Taxes:** \$18,515
Prkng: 2 Car Attached **Sale Date:** 8/12/2016 **DOM:** 14 days **SALE PRICE:** **\$851,000**



MLS #: 4618675 **SOLD** **Address:** 63 Tompkins Avenue **List Price:** \$789,500
Village: Hastings **PO:** Hastings **Style:** Other **Year Built:** 1963
BR: 4 **Baths:** 3 **Sq Ft:** 2512 **Acre:** 0.2481 **Est Taxes:** \$24,500
Prkng: 2 Car Attached **Sale Date:** 9/7/2016 **DOM:** 39 days **SALE PRICE:** **\$853,000**



MLS #: 4542877 **SOLD** **Address:** 192 Villard Avenue **List Price:** \$875,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1940
BR: 4 **Baths:** 2 **Sq Ft:** 2068 **Acre:** 0.3 **Est Taxes:** \$21,567
Prkng: 1 Car Attached **Sale Date:** 1/4/2016 **DOM:** 32 days **SALE PRICE:** **\$875,000**



MLS #: 4620654 **SOLD** **Address:** 24 Buena Vista Drive **List Price:** \$889,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1930
BR: 4 **Baths:** 2.1 **Sq Ft:** 1850 **Acre:** 0.2187 **Est Taxes:** \$21,316
Prkng: 1 Car Attached **Sale Date:** 6/27/2016 **DOM:** 17 days **SALE PRICE:** **\$877,000**



MLS #: 4611148 **SOLD** **Address:** 33 Columbia Avenue **List Price:** \$899,000
Village: Hastings **PO:** Hastings **Style:** Capecod **Year Built:** 1953
BR: 4 **Baths:** 4 **Sq Ft:** 2863 **Acre:** 0.23 **Est Taxes:** \$19,888
Prkng: 1 Car Attached **Sale Date:** 8/23/2016 **DOM:** 53 days **SALE PRICE:** **\$879,000**



MLS #: 4538692 **SOLD** **Address:** 493 Warburton Avenue **List Price:** \$975,000
Village: Hastings **PO:** Hastings **Style:** Town House **Year Built:** 2004
BR: 4 **Baths:** 3.2 **Sq Ft:** 2700 **Acre:** 0.0442 **Est Taxes:** \$27,193
Prkng: Assigned **Sale Date:** 4/15/2016 **DOM:** 170 days **SALE PRICE:** **\$925,000**



MLS #: 4607138 **SOLD** **Address:** 32 S Calumet Avenue **List Price:** \$895,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1926
BR: 3 **Baths:** 2.1 **Sq Ft:** 1988 **Acre:** 0.1412 **Est Taxes:** \$22,993
Prkng: 1 Car Attached **Sale Date:** 7/20/2016 **DOM:** 49 days **SALE PRICE:** **\$938,000**



MLS #: 4613599 **SOLD** **Address:** 111 Cochrane Avenue **List Price:** \$897,000
Village: Hastings **PO:** Hastings **Style:** Foursquare **Year Built:** 1929
BR: 3 **Baths:** 1.1 **Sq Ft:** 2016 **Acre:** 0.23 **Est Taxes:** \$19,504
Prkng: Driveway **Sale Date:** 7/22/2016 **DOM:** 30 days **SALE PRICE:** **\$950,000**



MLS #: 4611221 **SOLD** **Address:** 33 Devon Way **List Price:** \$897,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1946
BR: 4 **Baths:** 2.1 **Sq Ft:** 2009 **Acre:** 0.24 **Est Taxes:** \$23,685
Prkng: 1 Car Attached **Sale Date:** 7/20/2016 **DOM:** 17 days **SALE PRICE:** **\$971,000**



MLS #: 4630289 **SOLD** **Address:** 156 Lincoln Avenue **List Price:** \$899,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1914
BR: 3 **Baths:** 2 **Sq Ft:** 1971 **Acre:** 0.2822 **Est Taxes:** \$17,639
Prkng: 1 Car Detached **Sale Date:** 9/12/2016 **DOM:** 46 days **SALE PRICE:** **\$999,000**



MLS #: 4606331 **SOLD** **Address:** 112 Lefurgy Avenue **List Price:** \$829,000
Village: Hastings **PO:** Hastings **Style:** Contemporary **Year Built:** 1967
BR: 5 **Baths:** 3.1 **Sq Ft:** 1675 **Acre:** 0.6681 **Est Taxes:** \$21,839
Prkng: Carport **Sale Date:** 6/14/2016 **DOM:** 16 days **SALE PRICE:** **\$999,999**



Friday Morning Listing Bulletin

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MLS #: 4639721 **SOLD** **Address:** 70 Edgars Lane **List Price:** \$899,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1927
BR: 3 **Baths:** 2.1 **Sq Ft:** 1752 **Acre:** 0.24 **Est Taxes:** \$24,017
Prkng: 1 Car Detached **Sale Date:** 11/21/2016 **DOM:** 18 days **SALE PRICE:** **\$999,999**



MLS #: 4547446 **SOLD** **Address:** 13 Riverpointe **List Price:** \$1,099,000
Village: Hastings **PO:** Hastings **Style:** Town House **Year Built:** 2000
BR: 5 **Baths:** 4.1 **Sq Ft:** 3974 **Acre:** 0.07 **Est Taxes:** \$29,011
Prkng: 2 Car Attached **Sale Date:** 2/19/2016 **DOM:** 35 days **SALE PRICE:** **\$1,083,000**



MLS #: 4546405 **SOLD** **Address:** 95 Villard Avenue **List Price:** \$1,099,000
Village: Hastings **PO:** Hastings **Style:** Contemporary **Year Built:** 1955
BR: 4 **Baths:** 3.1 **Sq Ft:** 2297 **Acre:** 0.38 **Est Taxes:** \$22,213
Prkng: 2 Car Attached **Sale Date:** 2/12/2016 **DOM:** 47 days **SALE PRICE:** **\$1,099,000**



MLS #: 4621934 **SOLD** **Address:** 215 Villard Avenue **List Price:** \$1,049,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1922
BR: 4 **Baths:** 2.1 **Sq Ft:** 2308 **Acre:** 0.3551 **Est Taxes:** \$28,733
Prkng: Street Parking **Sale Date:** 8/15/2016 **DOM:** 50 days **SALE PRICE:** **\$1,105,000**



MLS #: 4621673 **SOLD** **Address:** 51 Windsor Road **List Price:** \$1,149,000
Village: Hastings **PO:** Hastings **Style:** Tudor **Year Built:** 1929
BR: 3 **Baths:** 2.2 **Sq Ft:** 2218 **Acre:** 0.14 **Est Taxes:** \$25,900
Prkng: 1 Car Attached **Sale Date:** 7/8/2016 **DOM:** 26 days **SALE PRICE:** **\$1,150,000**



MLS #: 4628020 **SOLD** **Address:** 39 Lefurgy Avenue **List Price:** \$1,049,000
Village: Hastings **PO:** Hastings **Style:** Arts&Crafts **Year Built:** 1912
BR: 4 **Baths:** 2.1 **Sq Ft:** 2400 **Acre:** 0.402 **Est Taxes:** \$19,340
Prkng: 1 Car Detached **Sale Date:** 10/31/2016 **DOM:** 48 days **SALE PRICE:** **\$1,157,000**



MLS #: 4611540 **SOLD** **Address:** 2 Old Broadway **List Price:** \$1,199,999
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1907
BR: 5 **Baths:** 3.1 **Sq Ft:** 2926 **Acre:** 0.67 **Est Taxes:** \$28,204
Prkng: 1 Car Attached **Sale Date:** 7/13/2016 **DOM:** 35 days **SALE PRICE:** **\$1,199,999**



MLS #: 4612971 **SOLD** **Address:** 63 Ferndale Drive **List Price:** \$1,249,000
Village: Hastings **PO:** Hastings **Style:** Arts&Crafts **Year Built:** 1926
BR: 3 **Baths:** 2.2 **Sq Ft:** 2067 **Acre:** 0.434 **Est Taxes:** \$32,804
Prkng: 1 Car Attached **Sale Date:** 9/7/2016 **DOM:** 66 days **SALE PRICE:** **\$1,200,000**



MLS #: 4538396 **SOLD** **Address:** 5 Magnolia Drive **List Price:** \$1,230,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1939
BR: 4 **Baths:** 3.1 **Sq Ft:** 2327 **Acre:** 0.34 **Est Taxes:** \$28,454
Prkng: Driveway **Sale Date:** 5/31/2016 **DOM:** 28 days **SALE PRICE:** **\$1,230,000**



MLS #: 4621466 **SOLD** **Address:** 2 Bellair Drive **List Price:** \$1,249,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1923
BR: 3 **Baths:** 2.1 **Sq Ft:** 2525 **Acre:** 0.23 **Est Taxes:** \$22,195
Prkng: Driveway **Sale Date:** 8/1/2016 **DOM:** 32 days **SALE PRICE:** \$1,259,000



MLS #: 4611174 **SOLD** **Address:** 15 Elm Place **List Price:** \$1,200,000
Village: Hastings **PO:** Hastings **Style:** Arts&Crafts **Year Built:** 1913
BR: 6 **Baths:** 2.2 **Sq Ft:** 2814 **Acre:** 0.1124 **Est Taxes:** \$24,723
Prkng: 1 Car Detached **Sale Date:** 6/30/2016 **DOM:** 19 days **SALE PRICE:** \$1,262,500



MLS #: 4610083 **SOLD** **Address:** 6 Zinsser Way **List Price:** \$1,275,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1967
BR: 5 **Baths:** 3.1 **Sq Ft:** 2818 **Acre:** 0.27 **Est Taxes:** \$30,851
Prkng: 2 Car Attached **Sale Date:** 8/4/2016 **DOM:** 28 days **SALE PRICE:** \$1,300,000



MLS #: 4613671 **SOLD** **Address:** 2 Fairmont Avenue **List Price:** \$1,295,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1928
BR: 4 **Baths:** 3 **Sq Ft:** 2900 **Acre:** 0.49 **Est Taxes:** \$29,428
Prkng: 2 Car Attached **Sale Date:** 6/13/2016 **DOM:** 18 days **SALE PRICE:** \$1,305,000



MLS #: 4541821 **SOLD** **Address:** 141 Lincoln Avenue **List Price:** \$1,275,000
Village: Hastings **PO:** Hastings **Style:** Contemporary **Year Built:** 1953
BR: 3 **Baths:** 2 **Sq Ft:** 2320 **Acre:** 0.69 **Est Taxes:** \$24,874
Prkng: 2 Car Detached **Sale Date:** 3/28/2016 **DOM:** 72 days **SALE PRICE:** \$1,340,000



MLS #: 4630261 **SOLD** **Address:** 11 Elm Place **List Price:** \$1,200,000
Village: Hastings **PO:** Hastings **Style:** Victorian **Year Built:** 1914
BR: 5 **Baths:** 2.2 **Sq Ft:** 2225 **Acre:** 0.1672 **Est Taxes:** \$26,135
Prkng: 2 Car Detached **Sale Date:** 9/30/2016 **DOM:** 18 days **SALE PRICE:** \$1,350,000



MLS #: 4626062 **SOLD** **Address:** 32 Windsor Road **List Price:** \$1,450,000
Village: Hastings **PO:** Hastings **Style:** Tudor **Year Built:** 1929
BR: 4 **Baths:** 3.1 **Sq Ft:** 2962 **Acre:** 0.2849 **Est Taxes:** \$29,646
Prkng: 1 Car Attached **Sale Date:** 9/1/2016 **DOM:** 55 days **SALE PRICE:** \$1,400,000



MLS #: 4628058 **SOLD** **Address:** 7 Zinsser Way **List Price:** \$1,350,000
Village: Hastings **PO:** Hastings **Style:** Colonial **Year Built:** 1775
BR: 5 **Baths:** 3 **Sq Ft:** 3954 **Acre:** 0.45 **Est Taxes:** \$27,847
Prkng: Driveway **Sale Date:** 9/9/2016 **DOM:** 33 days **SALE PRICE:** \$1,437,000



MLS #: 4629955 **SOLD** **Address:** 11 Riverview Place **List Price:** \$1,995,000
Village: Hastings **PO:** Hastings **Style:** Victorian **Year Built:** 1899
BR: 5 **Baths:** 3.1 **Sq Ft:** 3345 **Acre:** 0.14 **Est Taxes:** \$29,702
Prkng: Driveway **Sale Date:** 10/7/2016 **DOM:** 40 days **SALE PRICE:** \$1,935,000