

# The New York Times

# Real Estate

## 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



**East Harlem** ..... **\$370,000**  
 319 East 105th Street, Renaissance East  
 44 weeks  
 850-sq.-ft. condo in a postwar building; kitchen window, renovated marble bath, 9-ft. ceilings, deck off living room, washer/dryer; common charge \$521; taxes \$4,692; listed at \$399,000. Broker: Citi Habitats.

**Washington Heights** ... **\$615,000**  
 790 Riverside Drive (157th St.)  
 24 weeks  
 1,600-sq.-ft. co-op in a prewar building; river view, 24-hr. doormen, eat-in kitchen w/window, high ceilings, h/w floors, washer/dryer; maintenance \$1,290, 60% tax deductible; listed at \$629,000. Brokers: Barak, Halstead Property.

**Roosevelt Island** ..... **\$792,000**  
 115 Main Street  
 23 weeks  
 1,200-sq.-ft. condo in a new building; 24-hr. doormen, 2 walk-in closets, h/w floors; laundry room, roof deck and gym in building; common charge \$1,365; taxes \$1,428 (abated); listed at \$810,000. Broker: A. C. Lawrence & Co.

**Greenwich Village** ... **\$1.425 million**  
 298 Elizabeth Street (Houston St.)  
 23 weeks  
 1,400-sq.-ft. condo in a prewar loft building; 12-ft. tin ceilings, exposed brick walls, h/w floors, whirlpool tub, 3 exposures, 590-sq.-ft. roof deck; common charge \$575; taxes \$16,584; listed at \$1.495 million. Broker: Citi Habitats.

#### Four Boroughs



**Kingsbridge** ..... **\$200,000**  
 3119 Bailey Avenue, Bronx  
 4 weeks  
 750-sq.-ft. co-op in a postwar building; elevator, renovated bath and eat-in kitchen, office, h/w floors, laundry room in building; maintenance \$618, 50% tax deductible; listed at \$218,000. Brokers: Re/Max Voyage; Susan E. Goldy.

**Bulls Head** ..... **\$418,000**  
 39 Kingsbridge Avenue, Staten Island  
 21 weeks  
 29-year-old semidetached wood house; dining room, renovated baths and eat-in kitchen, sunken living room, whirlpool tub, h/w floors, 1-car garage, 25-by-100-ft. lot; taxes \$3,055; listed at \$429,900. Broker: Coldwell Banker De Simone.

**Long Island City** ..... **\$800,000**  
 30-62 12th Street, Queens  
 11 weeks  
 2-story brick 3-family; primary duplex: 1 bedroom, 2 baths, family room; 2nd-floor units: 2 bedrooms, 1 bath, and 1 bedroom, 1 bath; 26-by-100-ft. lot; taxes \$3,300; listed at \$829,000. Brokers: New York Vista; Coldwell Banker Residential.

**Park Slope** ..... **\$1.8 million**  
 282 Park Place, Brooklyn  
 1 week  
 2-family brownstone; primary triplex: 4 bedrooms, 2 1/2 baths; garden apartment: 2 bedrooms, 1 bath; 20-by-131-ft. lot; taxes \$5,185; listed at 1.799 million (multiple bids). Broker: Aguayo & Huebener Realty on 5th Ave.



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