

Commercial Sales												
S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
27-1-26	12/31/2021	\$400,000	\$209,400	41 Fullerton Ave	1970	0.2098	2016	464	Non-MLS			
47-1-19	11/5/2021	\$300,000	\$172,400	169 Mill St	1990	0.2296	5320	433	MLS# 6056192			
47-1-13.1	11/5/2021	\$300,000	\$172,400	86 Bridge St	1970	0.42	2929	433	MLS# 6056191			III
33-3-5.2	11/29/2021	\$320,000	\$353,600	117-129 Washington Ter	1957	0.4	3667	421	Non-MLS			
30-2-52	11/16/2021	\$235,000	\$94,900	50 South Miller	1900	0.0434	2310	411	Non-MLS			
46-1-20	12/22/2021	\$400,000	\$276,200	6 Liberty St	1920	0.06	2325	411	Non-MLS			
28-3-24	11/8/2021	\$350,000	\$259,600	370 Broadway	1900	0.06	4960	481	MLS# 6148013			
25-4-32	10/21/2021	\$180,000	\$136,000	708 Broadway	1900	3485	1344	464	Sold non MLS			
12-2-18.1	11/12/2021	\$825,000	\$560,300	238 & 240 Grand St	1890	0.0895	6570	411	MLS# 6117287			
18-6-6	11/12/2021	\$785,000	\$499,000	203 Grand St	1880	0.09	5320	411	MLS# 6070081			
29-5-24	11/12/2021	\$595,000	\$447,200	23 Dubois St	1900	0.06	5692	411	Sold non MLS			
44-2-23	10/25/2021	\$125,000	\$435,400	130 Benkard St.	1909	0.15	3440	612	Sold non MLS			

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4-7-6	9/15/2021	\$300,000	\$237,300	318 N Montgomery St	1920	0.16	3935	471	MLS# 6102757			
48-4-30	9/14/2021	\$55,000	\$75,600	7 Hasbrouck St	1920	0.053	1875	433	Sold non MLS			
31-1-2	9/19/2021	\$300,000	\$277<100	117 First St	1900	0.03	3248	411	Sold non MLS			
29-9-1	9/10/2021	\$482,000	\$378,800	59 Van Ness St	1890 /1990	0.06	2997	411	Sold non MLS			
28-1-39	9/14/2021	\$60,000	\$23,400	166 Van Ness St	1960	0.127	Parking lot	438	MLS# 6124737			
34-2-19	8/31/2021	\$320,000	\$238,200	315 Broadway	1900	0.24	11834	482	MLS# 6077979			
30-5-18	8/5/2021	\$220,000	\$180,900	159 Liberty St	1900	0.06	3344	482	Sold non MLS			
22-5-1	8/9/2021	\$330,000	\$361,700	57 Carter St	1900	0.09	2976	411	Sold non MLS			
18-6-20	8/12/2021	\$439,000	\$336,700	151 Grand St	1890/1985	0.058	3848	411	MLS# 6074639			
44-5-12.1	7/1/2021	\$525,000	\$322,600	36 Bridge St	1910	0.32	8789	433	Sold non MLS			
45-7-34	6/17/2021	\$74,000	\$60,900	88 S Lander St	1920	0.02	864	710	one story bldg			
13-3-1.21	6/8/2021	\$1,300,000	\$737,400	282 Dupont Ave	1970	0.9	18976	710	MLS #6065974			

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43-3-3	5/27/2021	\$60,000	\$73,600	157 S Robinson Ave	1947	0.33	1020	423	Sold non MLS Fire Damaged			
27-2-17.1	5/27/2021	\$550,000	\$182,400	416 Broadway	1970	0.24	1216	421	Sold non MLS			
31-5-10 + 9	3/26/2021	\$950,000	\$576,700 total	6 + 8 Front St	1900	.21 total	7080	464	Sold non MLS			
30-5-28	3/10/2021	\$280,000	\$241,600	108 Broadway	1886	0.05	4175	481	Sold non MLS			
3-3-3	2/4/2021	\$285,000	\$267,500	453 Robinson Ave	1951	0.3	864	431	Sold non MLS			
11-5-8	1/19/2021	\$175,000	\$70,300	315 Liberty St	1920	0.09	2370	481	MLS #6079185			
13-3-45 + 44	1/14/2021	\$525,000	\$709,800	276 Dupont Ave & 276 Dupont Rear	1948	1.15	20752	449	Sold non MLS			
35-2-4	1/14/2021	\$525,000	\$195,900	255 Broadway	1905	0.05	3480	481	MLS #5004740			
46-2-1	12/31/2020	\$1,650,000	\$489,300	24 Johnes St	1880	0.91	25005	710	Listed for sale on Loopnet			
2-13-1.2	12/15/2020	\$325,000	\$368,600	540 Gidney Ave	1980	0.54	3455	464	Sold non MLS			
43-1-4	12/3/2020	\$475,000	\$288,000	2 Commercial PI	1970	2.3	12800	424	MLS #6044225			
30-5-30 + 31 + 32	11/30/2020	\$279,850	\$150,000	20 Chambers St	1930	0.17	3198	449	Sold non MLS			

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21-7-29	10/19/2020	\$300,000	\$180,900	354 First St	1920	0.07	3534	482	Sold non MLS			
34-1-3	7/14/2020	\$580,000	\$382,200	481 Broadway	1900	0.11	5241	481	Sold non MLS			
25-4-43	11/3/2020	\$125,000	\$153,100	754 Broadway	1926	0.11	1356	464	Sold Non MLS			
38-3-33 + 38-3-34	10/30/2020	\$350,000	\$329,400	64 William St	1918	0.1	5724	481	Sold Non MLS			
2-20-2.1	9/1/2020	\$685,000	\$664,100	400 Gidney Ave	1975	0.65	6141	465	MLS #4910613			
40-6-7	7/31/2020	\$90,000	\$92,100	43 Johnes St	1950	0.06	880	433	Sold Non MLS			
32-2-7.4	7/20/2020	\$525,000	\$248,300	575 Broadway	1970	0.41	1856	484	Sold non MLS			
18-1-1	6/16/2020	\$185,500	\$119,800	172 Dubois St	1930 + 1856	0.11	3098	482	Sold non MLS			
33-2-16.1	5/11/2020	\$5,850,000	\$2,181,000	35 Cerone Pl	1997	2.70 acres	51641	411	Sold non MLS			
41-2-13.1	4/24/2020	\$325,000	\$380,300	3 Corwin Ct	1989	1 acre	5232	642	MLS #4923635			
43-3-10.1	4/16/2020	\$565,000	\$394,500	20 Deyo Pl	1950	1 acre	9520	449	Sold non MLS			
39-3-18	4/16/2020	\$465,000	\$170,000	89 Liberty St	1900	0.06	4312	481	MLS #5123119			

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18-7-14	3/19/2020	\$240,000	\$166,100	236 Liberty St	1860	0.05	4032	481	MLS #6007965			
39-3-19	3/12/2020	\$415,000	\$164,200	87 Liberty St	1900	0.06	3675	481	Sold non MLS			
28-3-21 & 22	3/5/2020	\$300,000	\$264,800	364 & 366 Broadway	1950	0.11 total	4120 total	481	Sold non MLS			
28-3-6.2	1/30/2020	\$400,000	\$223,500	179 Van Ness St	1947	0.31	6420	449	MLS #4903968			
45-6-14	1/23/2020	\$300,000	\$121,300	5 Liberty St WH	1865	0.08	3660	482	Sold non MLS			
30-5-35	1/23/2020	\$210,000	\$88,400	32 Chambers St	1870	0.07	5673	449	Sold non MLS			
43-1-25.1 + 25.2	1/22/2020	\$825,000	\$612,300	190 S Robinson Ave	1950 + 1970	1.74 total	11229 + 2100	485 + 433	Sold non MLS			
34-4-8	1/14/2020	\$275,000	\$226,500	75 Lake St	1935	0.15	5112	433	Sold non MLS			
35-3-18	12/13/2019	\$235,000	\$233,100	194 Washington St	1965	0.36	4285	433	HGMLS #4905432			
3-3-2	12/12/2019	\$800,000	\$410,000	431 Robinson Ave	1969	0.33	1131	486	Sold non MLS			
43-1-19 + 20	12/3/2019	\$800,000	\$624,800	146 + 160 S Robinson Ave	1958 + 1957	1.15	11902	449 + 434	HGMLS #4900488			
30-5-1 & 30-5-2	11/26/2019	\$220,000	\$120,700	56 Chambers St & 129 First St	1850	0.08	3967	482 & 330	HGMLS #4938273			

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26-1-73	11/7/2019	\$100,000	\$62,100	118 Wisner Ave	1985	0.17	300	431	MLS #4904026			
2-20-2.2	10/28/2019	\$942,500	\$850,000	337-347 Fullerton Ave & 410 Gidney Ave	1951 + 1981	1.6	9596 total	465	Sold non MLS			
23-7-19 + 18	10/22/2019	\$285,000	\$118,400	166 First St	1900	0.16 total	3368	482	HGMLS #4826201			
29-9-10	9/27/2019	\$600,000	\$183,600	224 Broadway	1890	0.12	7090	482	HGMLS #4985099			
29-9-11	9/27/2019	\$225,000	\$103,800	228 Broadway	1900	0.06	3124	482	HGMLS #5003543			
35-1-16	9/17/2019	\$151,000	\$195,800	280-282 Ann St	1960	0.09	4000	482	HGMLS #4953941			
36-2-5.1	9/5/2019	\$895,000	\$172,800	163-165 Broadway & 164 Ann St	1886 + 1950	0.22	13,834	481	HGMLS #4967606			
13-1-1.1 + 1.2	8/13/2019	\$260,000	\$167,600	811 + 819 South St	1947 + 1955	0.33 total	1974 total	433 + 423	HGMLS #4900197			
30-1-33	8/12/2019	\$328,750	\$135,600	184 Broadway	1910	0.05	2840	482	Sold non MLS			
27-1-54	07/31/209	\$125,000	\$163,200	26 West St	1850	0.17	2668	464	Sold Non MLS			
45-5-15	6/28/2019	\$330,000	\$131,600	15 Liberty St	1910	0.06	3334	481	HGMLS #4843635			
36-2-10	6/6/2019	\$450,000	\$185,000	151 Broadway	1921	0.08	3608	481	Sold non MLS			

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35-2-3	6/4/2019	\$312,500	\$195,900	257 Broadway	1900	0.05	4253	481	HGMLS #4850028			
10-1-23	5/31/2019	\$325,000	\$120,000	362 Liberty St	1860	0.09	3892	482	HGMLS #4841592			
33-2-16.1	5/31/2019	\$4,650,000	\$2,181,000	35 Cerone Pl	1997	2.7	51641	411	Sold non MLS			
22-3-9	5/16/2019	\$175,000	\$116,600	91 Dubois St	1930	0.06	2106	464	Sold non MLS			
38-4-35	5/15/2019	\$215,000	\$89,600	82 William St	1917	0.6	1680	482	Sold non MLS			
29-7-3 & 29-7-4 & 29-7-5	5/6/2019	\$1,050,000	\$557,000	188, 192 & 194 Broadway	1880/1900	0.21	20353	481	Sold non MLS			
11-5-12	5/6/2019	\$100,000	\$124,400	305 Liberty St	1860	0.05	2976	481	Sold non MLS			
26-1-74	4/12/2019	\$80,000	\$66,500	124 Wisner Ave	1910	0.08	1200	484	Sold non MLS			
11-3-22	4/4/2019	\$165,000	\$60,500	189 Lander St	1936	0.11	3960	433	Sold non MLS			
46-1-24	4/1/2019	\$174,000	\$112,000	14 Liberty St	1900	0.06	2748	481	Sold non MLS			
23-4-5	3/21/2019	\$240,000	\$148,100	233 Liberty St	1880	0.15	4438	464	HGMLS #4838094			
30-5-28	3/19/2019	\$250,000	\$145,900	108 Broadway	1886	0.05	4175	481	Sold Non MLS			

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30-1-28.11	3/18/2019	\$206,000	\$134,400	176 Broadway	1910	0.05	4900	481	Sold non MLS			
34-3-12	3/15/2019	\$80,000	\$137,700	349 Ann St	1950	0.15	2040	431	Sold Non MLS			
44-2-13	3/14/2019	\$130,000	\$53,200	104-106 William St	1900	0.12	6828	482	HGMLS #4845690			
30-2-31	3/12/2019	\$275,000	\$101,100	166 Broadway	1900	0.03	3372	481	Sold Non MLS			
29-9-12	3/12/2019	\$230,000	\$129,400	230 Broadway	1890	0.08	3906	482	Sold Non MLS			
30-2-30	3/12/2019	\$220,000	\$160,400	164 Broadway	1880	0.03	3333	481	Sold non MLS			
30-2-29	3/12/2019	\$255,000	\$166,800	162 Broadway	1900	0.04	4872	481	Sold non MLS			
30-2-28	3/12/2019	\$240,000	\$126,800	160 Broadway	1890	0.05	3594	481	Sold Non MLS			
30-2-27	3/12/2019	\$240,000	\$145,500	158 Broadway	1900	0.04	3375	481	Sold Non MLS			
35-2-24.1	3/12/2019	\$280,000	\$90,000	195 Broadway	1891	0.03	3000	481	Sold non MLS			
36-1-4.1	3/12/2019	\$270,000	\$56,000	181 Broadway	1900	0.016	1848	481	Sold non MLS			
26-1-41.1	2/27/2019	\$200,000	\$289,900	568 Broadway	1945 + 1960	0.16	7408	433	Sold non MLS			

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45-5-19	2/22/2019	\$134,000	\$75,300	100 Renwick St	1920	0.07	1760	482	HGMLS #4832269			
6-5-4	2/20/2019	\$210,000	\$224,300	313 Fullerton Ave	1975	0.22	1852	464	Sold Non MLS			
38-2-32	1/24/2019	\$40,000	\$53,700	38 William St	1915	0.07	2721	482	HGMLS #4855434, poor condition			
35-3-12.2 + 35-3-16.211	1/16/2019	\$500,000	\$334,500	201 Ann St & 22 William St	1948	0.54 total	16359	449	HGMLS #4821369			
30-1-31	12/14/2018	\$250,000	\$149,800	180 Broadway & Rear	1900	0.06	4166	482	Sold Non MLS			
35-2-24.2 + 35-2-25	12/20/2018	\$1,125,000	\$403,300	193 Broadway & 6-12 William St & 192Ann st	1860 + 1891	0.17 total	17668 combined	481	Sold non MLS			
34-2-16	11/26/2018	\$350,000	\$257,000	327 Broadway	1960	0.15	6480	485	HGMLS #4806802			
22-5-35	10/31/2018	\$160,000	\$58,500	264 First St	1920	0.05	2806	482				
22-5-17	10/31/2018	\$275,000	\$119,000	226 First St	1870	0.05	3040	482	HGMLS #4609562			
29-7-8	10/25/2018	\$70,000	\$176,800	202 Broadway	1890	0.06	5925	481	Sold non MLS in fair to poor condition			
38-2-35	10/22/2018	\$270,000	\$140,900	46 William St	1948	0.15	6500	449	Sold non MLS			
43-2-17 + 43-2-18	10/18/2018	\$300,000	\$517,900	107 + 111 S Robinson Ave	1928 + 1960	0.74 combined	8172 combined	480 + 484	Sold non MLS			

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11-5-8	10/16/2018	\$135,000	\$43,000	315 Liberty St	1920	0.09	2370	481	Sold non MLS			
24-6-6	10/4/2018	\$2,000,000 sale price includes \$200,000 personal property	\$1,635,000	19 Front St	1892	0.15	27251	482	Sold non MLS			
25-5-9	9/7/2018	\$112,500	\$147,700	725 Broadway	1900	0.11	1700	483				
39-5-15.1 + 15.2	8/31/2018	\$250,000	\$142,700	65 Liberty St	1900	0.05	2992	481	Sold non MLS			
32-1-16.11	8/17/2018	\$170,000	\$178,000	250 Little Britain Rd	1909	0.36	2770	425	Sold non MLS			
32-2-7.1	8/17/2018	\$585,000	\$394,700	623 Broadway	1880	0.89	14136	482	HGMLS #4638592			
39-5-16	7/18/2018	\$160,000	\$125,500	63 Liberty St	1900 Eff 2007	0.04	2520	681	Sold non MLS			
29-9-12	7/17/2018	\$100,000	\$129,400	230 Broadway	1890	0.08	3906	482	Sold Non MLS			
25-8-4.1	7/16/2018	\$120,000	\$140,900	817 Broadway	1900	0.16	1488	483	HGMLS #4711170			
28-3-15	7/10/2018	\$215,000	\$165,900	350 Broadway	1900	0.06	2540	482	HGMLS #4723344			
46-1-30	7/10/2018	\$600,000	\$207,500	26 Liberty St	1915 Eff 1955	0.29	11720	449	Sold non MLS			

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28-2-17 + 18	6/28/2018	\$36,000	\$47,200	15 + 21 Robinson Ave	1990	0.30 total		438	Asphalt Parking Lot			
34-3-12	6/26/2018	\$40,000	\$137,700	349 Ann St	1950	0.15	2040	431	Sold non MLS			
46-1-33, 46-1-5 + 46-1-4	6/12/2018	\$285,000	\$199,900	40 Libery St	1880, Eff 1957	0.11	5098	481	HGMLS #4804675			
46-1-1	5/14/2018	\$333,000	\$168,900	42 Liberty St	1880	0.05	4320	320	Sold non MLS			
30-5-11	5/10/2018	\$60,000	\$52,800	173 Liberty St	1880	0.06	1184	483	Sold non MLS			
36-2-12	5/8/2018	\$175,000	\$174,500	7 S Johnston St	1900	0.03	4020	481	Sol non MLS			
47-1-12	4/25/2018	\$100,000	\$168,000	82 Bridge St	1976	0.16	2540	433	Sold non MLS			
11-5-7	4/5/2018	\$100,000	\$64,800	317 Liberty St	1860	0.02	1842	481				
29-7-6	3/19/2018	\$40,000	\$56,200	196 Broadway	1900	0.06	4700	481	Sold non MLS			
24-11-26	03/092018	\$400,000	\$202,200	98 Grand St	1880	0.05	3280	481	Sold non MLS			
35-2-17	2/26/2018	\$115,000	\$157,500	207 Broadway	1886	0.05	2640	482	Sold non MLS			
28-3-23	2/16/2018	\$210,000	\$187,500	368 Broadway	1900	0.06	4782	481	Sold non MLS			

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36-2-12	1/17/2018	\$100,000	\$174,500	7 S Johnston St	1900	0.03	4020	481	Sold non MLS			
34-3-39	12/28/2017	\$125,000	\$93,700	364 Washington St	1955	0.19	4320	449	Sold non MLS			
39-5-17	12/27/2017	\$190,000	\$118,700	61 Liberty St	1880	0.05	2796	482	Sold non MLS			
34-2-2.12 + 34-3-2.1	12/23/2017	\$810,000	\$1,077,700	385 Broadway & 385 Ann St	1958	0.88 total	11648	461	Sold non MLS			
38-4-35	12/13/2017	\$100,000	\$89,600	82 William St	1917	0.06	1680	482	Sold non MLS			
31-5-13.2	11/24/2017	\$3,500,000	\$4,566,000	29 S Water St	2004	3.1	Parking lot	438	Sale also includes SBL #'s 31-5-14, 37-4-3, 37-4-2			
6-5-2.21	10/11/2017	\$340,000	\$383,700	407 Gidney Ave	1986	0.39	3324	465	Was Listed for sale on Loopnet			
27-2-32	10/10/2017	\$120,000	\$176,900	476 Broadway	1850	0.05	3096	481	HGMLS #4702918			
28-1-29.1	9/29/2017	\$360,000	\$285,300	29 Prospect St	1900	0.39	8929	465	Sold Non MLS			
45-5-19	9/27/2017	\$75,000	\$75,300	100 Renwick St	1920	0.07	1760	482	Sold Non MLS			
29-9-10 + 29-9-11	9/8/2017	\$646,461	\$287,400 combined	224 + 228 Broadway	1890 + 1900	0.18 combined	10214 combined	482	Sold Non MLS			
36-2-5.1	9/8/2017	\$560,345	\$172,800	163-165 Broadway	1886	0.22	10838	481	Sold Non MLS			

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46-5-9	8/31/2017	\$1,600,000	\$907,800	25 Renwick	1955	5.2	38480	710	Sold non MLS			
21-7-17	8/31/2017	\$205,000	\$148,500	320 First St	1900	0.06	3495	482	Sold Non MLS			
45-12-3	8/31/2017	\$75,000	\$68,000	147 Renwick St	1965	0.09	800	433	HGMLS #4717780			
35-1-1	8/25/2017	\$399,000	\$437,800	303 Broadway	1930	0.17	10640	482	Was listed for sale on Loopnet			
45-1-11	8/22/2017	\$105,000	\$133,200	107 William St	1900	0.05	3894	481	HGMLS #4445151			
7-2-58.1 + 7-2-1.1	7/27/2017	\$400,000	\$425,800	310 Robinson Ave	1960	0.84	6494	421	Sold Non MLS			
49-1-25	7/26/2017	\$250,000	\$574,100	1 S Water St	1974	0.92	8064 + 730	464	Was listed for sale on Loopnet			
11-5-19	7/12/2017	\$65,000	\$74,200	142 South St	1860 + 1960	0.1	4095 + 1721	481	HGMLS #4613462			
11-5-17	7/12/2017	\$40,000	\$61,900	138 South St	1880	0.03	1904	481	HGMLS #4613456			
11-5-16	7/12/2017	\$55,000	\$83,300	136 South St	1860	0.08	4220	481	HGMLS #4613482			
11-5-15	7/12/2017	\$65,000	\$111,900	134 South St	1866	0.03	5128	481	HGMLS #4613427			
11-5-14	7/12/2017	\$25,000	\$37,800	132 South St	1880	0.02	792	481	HGMLS #4612898			

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11-5-18	7/12/2017	\$50,000	\$91,500	140 South St	1870	0.04	3438	481	HGMLS #4613457			
18-5-1	7/12/2017	\$175,000	\$133,100	301 Liberty St	1880	0.06	4136	481	HGMLS #4612896, sold as is in fair condition			
11-5-8	6/15/2017	\$90,000	\$43,000	315 Liberty St	1920	0.09	2370	481	HGMLS #4619025, needs renovation			
36-4-15	5/19/2017	\$275,000	\$195,700	101 Liberty St	1900	0.06	3168	481	Sold Non MLS			
38-4-55	4/27/2017	\$215,000	\$177,900	236 S William St	1930	0.24	2284 + 5739	433	HGMLS #4550825			
34-3-13	4/19/2017	\$128,000	\$108,000	345 Ann St	1860	0.12	2608	483	HGMLS #4617775			
31-1-1	4/10/2017	\$145,000	\$83,000	119 First St	1900	0.03	1566	482	Sold Non MLS			
38-4-34	4/5/2017	\$250,000	\$196,200	78 William St	1915	0.19	7300	482	Sold Non MLS			
25-1-72 +25-1-73	4/5/2017	\$570,000	\$498,800	780 + 784 Broadway	1900 + 1950	0.45	9910	411 + 485	Sold Non MLS			
28-3-4.2	2/3/2017	\$235,000	\$276,800	382 Broadway	1900	0.1	5060	481	HGMLS #4702688			
25-5-10	1/6/2017	\$170,000	\$165,600	717 Broadway	1973	0.23	1300	465	Sold Non MLS			
33-7-6.1	11/22/2016	\$545,000	\$446,300	41 Washington Ter	1985	1.19	5000	544				

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
7-12-13.1	10/31/2016	\$799,000	\$1,418,400	304-310 Fullerton Ave	1974	1.6	18373	464	Sale also included SBL #7-12-12.2			
45-8-14	10/12/2016	\$240,000	\$169,900	75 Carson Ave	1925	0.13	7188	449				
37-8-16	10/7/2016	\$250,000	\$129,100	110 Liberty St	1900	0.05	1826	482	HGMLS #4626911/Renovated/Updated			
45-5-18	10/7/2016	\$300,000	\$67,200	1 Liberty St	1930	0.31	23796	331	Poor Condition			
29-6-5	9/21/2016	\$65,000	\$99,300	15 Dubois St	1866	0.05	1785	411	HGMLS #4515336			
34-3-5	9/15/2016	\$80,000	\$93,400	383 Ann St	1900	0.2	1512	482				
35-2-10	9/15/2016	\$179,500	\$200,000	235-237 Broadway	1900	0.12	4080	481	HGMLS #4534716			
43-1-7.1	9/14/2016	\$750,000	\$423,700	1 Commercial Pl	1960	1	22660	449				
31-5-14	9/13/2016	\$5,700,000	\$3,420,700	2 Front St	1920	2.7	1767	570	Sale also includes parcel #'s 37-4-3, 37-4-2, and 31-5-13.2			
24-11-26	8/3/2016	\$230,000	\$184,300	98 Grand St	1880	0.05	3280	481				
22-3-9	8/1/2016	\$41,000	\$136,500	91 Dubois St	1930	0.06	2106	464	Office Bldg.			
25-1-1	7/21/2016	\$5,500,000	\$4,975,900	840 Broadway	1986	13.8	200000	710				

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
39-2-6.1	6/10/2016	\$300,000	\$117,900	45 Clark St	1930	0.35	6936	449	Storage Building			
3-3-3	6/3/2016	\$200,000	\$285,700	453 Robinson Ave	1951	0.3	480	431	Auto Dealer			
34-1-23	5/31/2016	\$525,000	\$349,200	18-34 Lake St	1948	0.34	9822	484				
34-3-14	5/13/2016	\$185,000	\$137,900	343 Ann St	1951	0.06	5312	433				
36-2-4	5/4/2016	\$125,000	\$98,500	167 Broadway	1930	0.05	2168	481	Sale also included SBL # 36-2-21 vacant lot in rear			
30-5-41	5/2/2016	\$250,000	\$104,200	46 Chambers St	1880	0.06	7425	449	Sold Non MLS			
18-7-11	5/2/2016	\$70,000	\$69,900	100 Third St	1975	0.11	1863	464				
,4-12-4	4/25/2016	\$2,206,500	\$1,000,000	497 Liberty St	2000	1.94	21672	411	35 Units, 30 Two bedroom units/5 Three bedroom units. On site laundry			
29-1-1.1	4/13/2016	\$800,000	\$939,000	311 First St	1924	1.47	59071	710				
47-1-19	3/17/2016	\$222,000	\$264,400	169 Mill St	1987	0.23	5320	433	Sold Non MLS			
38-4-34	3/4/2016	\$100,000	\$208,500	78-80 William St	1915	0.19	7300	482				
30-4-21	2/29/2016	\$330,000	\$42,200	13 Chambers St	1880	0.06	5286	481	Sold Non MLS			

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
34-3-32.1	2/26/2016	\$248,258	\$195,400	346A Washington	1960	0.29	3852	484	Property code was 484 at time of sale, now is 620.			
34-3-1	2/12/2016	\$221,000	\$429,800	395 Ann St	1900	0.47	15290	482	Det Row Bldg			
27-2-30	2/11/2016	\$173,000	\$248,600	472 Broadway	1866	0.06	3931	481	Att Row Bldg Non MLS sale			
39-3-18	1/7/2016	\$170,000	\$163,700	89 Liberty St	1900	0.06	4312	481	Att row bldg Non MLS Sale			
32-2-7.2	12/29/2015	\$375,000	\$363,500	605 Broadway	1940	1.94	13176	482	Det Row Bldg			
36-4-12	12/21/2015	\$215,000	\$654,600	109-111 Libetry St	1928	0.10	11260	481	Att Row Bldg			
45-6-14	12/8/2015	\$50,000	\$121,300	5 Liberty St WH	1865	0.08	3660	482	Det Row Bldg			
32-1-16.11	11/30/2015	\$75,000	\$150,000	250 Little Britain Rd	1909	0.36	2770	425	Bar			
43-1-6.1	11/23/2015	\$678,055	\$1,335,400	3 Commercial PI	1957	1.4	19456	642	Health Bldg.			
19-1-37	11/20/2015	\$107,000	\$178,600	178 Grand St	1890	0.12	2500	483	Non MLS Sale			
31-1-23	11/20/2015	\$40,000	\$176,500	184 Liberty St	1920	0.10	4,200	481	Att Row Bldg			
24-5-6	11/18/2015	\$532,500	\$500,000	12 Front St	1865	0.04	7,250	481	Att Row Bldg			

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
39-2-8	11/10/2015	\$287,000	\$80,000	159-167 Washington	1890	0.25	14,685	411	15 Units			
11-5-5.1	11/3/2015	\$170,000	\$135,500	321 Liberty St	1890	0.06	4,236	481	Att Row Bldg Apts. & Commercial Space ³			
18-5-5	10/23/2015	\$165,000	\$83,300	291 Liberty St	1890	0.27	7,448	482	Det Row Bldg			
40-2-1.11	10/20/2015	\$1,080,000	\$630,100	108 S Water St	1900	1.14 acres	65,896	710	Additional Gross Floor Areas of 90,738 and 14,080			
13-1-1.2	10/9/2015	\$150,000	\$88,800	819 South	1955	0.20	756	423	Sale Also Included Parcel 13-1-1.1			
13-1-1.1	10/9/2015	\$150,000	\$94,400	811 South St	1947	0.13	1,218	433	Sale Also Included Parcel 13-1-1.2			
43-3-10.1	10/8/2015	\$400,000	\$303,500	20 Deyo Place	1950	1 acre	9,520	449	Other Storage/Wharehouse			
5-1-5	9/30/2015	\$1,700,000	\$1,766,200	106 Pierces Rd	1960	5.20 acres	57,596	710	Manufacturing/Wharehouse			
29-9-17.1	9/24/2015	\$110,000	\$166,000	240 Broadway	1875	0.07	6,440	481	Att Row Bldg Sold Non MLS			
36-2-7	9/23/2015	\$200,000	\$231,000	159 Broadway	1920	0.07	5,984	481	Att Row Bldg ^{Sale} Also included 158 Ann St			
38-4-35	9/17/2015	\$43,000	\$89,600	82 William St	1917	0.06	1,680	482	Det Row bldg			
31-1-10	9/16/2015	\$343,000	\$276,900	49 Grand St	1890	0.08	6,247	481	Att. Row Bldg.			

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
36-4-9	9/16/2015	\$125,000	\$106,800	117 Liberty St	1965	0.06	1,590	481	Att. Row Bldg.			
35-4-7	8/27/2015	\$100,000	\$144,700	30 Mill	1910	0.05 acre	3,273	482	Det Row bldg			
28-3-16	8/21/2015	\$125,000	\$141,500	352 Broadway	1945	0.06	1,628	481	row retail plus 1 apt			
33-3-10.1	8/18/2015	\$30,000	\$73,400	38 Little Britain	1945	1.1 ac	540	484				
30-5-34 & 30-5-33	7/14/2015	\$90,000	\$34,600	30 Chambers St	1880	0.18	4,725	482	price & site size includes adjacent parcel.			
36-4-8	7/7/2015	\$260,000	\$174,500	119 Liberty St	1920	.05 acre	4,740	481	restaurant plus 2 apts			
37-8-1	7/15/2015	\$237,500	\$221,900	87 Ann St	1860	.04 acre	4,680	482	retail plus 2 apts			
47-2-1	7/14/2015	\$1,000,000	\$566,100	175 Overlook St	1946	1.5 acre	21,646	449	distribution warehouse			
36-1-7.1	6/11/2015	\$28,000	\$61,100	4 Clark St	1957	.08 acre	6,512	449				
17-8-18	5/8/2015	\$250,000	\$85,500	179 Dubois St	1948	0.10 acre	7,140	482				
34-1-6 & 34-1-34.1	4/13/2015	\$883,495	906,800 & 89,400	467 Broadway 62 Washington Ter	1960	.23 acre .43 acre	20,016	464 & 438				
13-3-1.26 & 13-3-1.25	4/8/2015	\$3,750,000	656,400 1021800	735 South St 765 South St	1960 1960	2.2 acres .85 acre	25,958 40,888	442 442				

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
6-5-5	3/27/2015	\$235,000	\$255,900	297 Fullerton Ave	1998	1 acre	1,612	464				
3-8-1	3/25/2015	\$305,000	\$259,100	430 Robinson Ave	1937 Renov 1990	18400sf	1924	465				
29-9-12	3/10/2015	\$100,000	\$140,300	230 Broadway	1890	3410sf	3906	482	2 Apartments; 1st floor retail space			
33-2-16.1	3/3/2015	\$2,200,000	\$1,957,200	35 Cerone Pl	1997	2.7 acres	51641	411	60 units			
25-1-83.1	2/17/2015	\$760,000	\$820,000	828 Broadway	1972	.69 acre	2387	486				
29-10-2	1/30/2015	\$140,000	\$123,500	242 Broadway	1910	.06 acre	5625	481	3 Apartments; Retail Space; Light Manufacturing; Some fire damage			
24-5-6	1/29/2015	\$545,000	\$404,400	12 Front St	1865	.04 acre	7250	481	2 Apartments; Retail Space; Office Space			
5-2-2	1/8/2015	\$530,000	\$294,200	79 Pierces Rd	1961	3.4 acres	10724	449				
34-2-2.11 34-3-6.1	12/30/2014	\$450,000	546000 9100	377 Broadway & 375 Ann St	1950	19,124sf + 4,194sf	10306	485 & 331				
45-6-14	12/23/2014	\$397,521	\$121,300	5 Liberty St WH	1865	.08 acre	3660	482	2 Apartments; Retail Space			
11-5-12	12/18/2014	\$120,000	\$108,200	305 Liberty St	1860	.05 acre	2976	481	2 Apartments; Retail Space			
36-4-10	10/14/2014	\$160,000	\$142,100	115 Liberty St	1900	2075 sf	2625	481				

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
35-1-10	9/30/2014	\$200,000	\$265,200	2 Mill St	1900	1012 sf	5040	481	4 Apartments + 1 Retail			
27-2-37	7/15/2014	\$275,000	\$272,500	488 Broadway	1900	0.06	4375	481	Retail; 2 Apartments (2 Bdrm & 3 Bdrm)			
2-8-6	6/10/2014	\$190,000	\$200,000	3 Pierces Rd	1974	.17 acres	2312	283	Not listed in the MLS; Residence with commercial use			
13-3-1.231 13-5-1.1 13-6-1	5/12/2014	\$1,504,000	983200 444000 168300	240 Dupont Ave 237 Dupont Ave 247 Dupont Ave	1980 1970 1956	1.7 acres 3.8 acres 1.1 acres	21384 40208 1980	449 449 433				
6-6-42.2	4/23/2014	\$4,400,000	\$3,088,000	223 West St	1996	13.8 acres	69748	411	62 1-bedroom units; 20 2-bedroom units			
24-11-24.1	4/23/2014	\$2,430,000	\$1,894,400	90 Grand St	1929	.42 acre	46324	411	65 units			
35-2-21.1 35-2-23 35-2-26	4/8/2014	\$172,500	284800 65000 24800	199-201 Broadway 200 Ann St 197 Broadway 196 Ann St	1906/ 1950 1910 1900	.20 acre .05 acre .05 acre	8550 1812 1428	482 482 210	Some buildings in poor condition			
46-2-11	3/12/2014	\$100,000	\$53,100	1 Edward St	1920	4000sf	8508	449	On Vacant Building Registry at time of sale			
47-2-1	3/7/2014	\$530,000	\$710,900	175 Overlook Pl	1946	1.50 acre	21646	449				
31-2-19	2/26/2014	\$735,000	\$499,600	62 Grand St	1960	9000sf	4652	464	Office Building (Former American Legion Hall) Purchased by County of Orange			
31-2-18	2/26/2014	\$1,500,000	\$976,600	48 Grand St	1914	15000sf	23916	681	Cultural Facility (Former Masonic Temple) Purchased by County of Orange			
31-2-13.2	2/26/2014	\$1,400,000	\$1,987,100	54 Grand St	1915	1.2 a	30706	464	Office Building (Former YMCA Building) Purchased by County of Orange			

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
29-9-12	2/19/2014	\$105,000	\$163,800	230 Broadway	1890	3465sf	3906	482	Retail & 2 Apartments			
27-2-37	2/15/2014	\$275,000	\$273,500	488 Broadway	1900	.06 acre	4375	481	Retail & 2 Apartments			
31-5-8.1	1/31/2014	\$1,095,000	\$680,600	27 S Water St	1920	4342sf	9148	421	Converted Rail Station Restaurant/Auditorium			
39-3-19	1/22/2014	\$150,000	\$180,100	87 Liberty St	1900	2500sf	3675	481	Store & 2 Apartments			
30-2-28	12/23/2013	\$70,000	\$133,000	160 Broadway	1890	2070sf	3594	481	Store & 2 Apartments			
30-2-27	12/23/2013	\$140,000	\$154,000	158 Broadway	1900	1811sf	3375	481	Office/Store & 2 Apartments			
40-2-5 & 40-2-1.13	12/20/2013	\$860,000	689100 376100	150 S. Water St 140 S. Water St	1960 1850	1 acre 23900sf	27025sf 14750sf	449 710	Sale Between Related Companies			
25-4-39	11/27/2013	\$182,500	\$223,500	744 Broadway	1900	20250sf	2388	484	Sale Between Related Companies; Office building with large parking area			
45-12-3	11/1/2013	\$68,000	\$74,200	147 Renwick	1965	3700sf	800	433				
2-19-5	10/3/2013	\$225,000	\$192,200	292 North St	1885	2880sf	2450	483	Renovated into offices and an apartment in 2010			
45-4-6	9/19/2013	\$300,000	\$442,800	21 Liberty St	1858	37066sf	55972	449				
35-2-11.1 35-2-12 35-2-13 35-2-34 35-2-36.1	8/15/2013	\$200,000	16200 187600 78000 24100 139600	225 Broadway 223 Broadway 221 Broadway 218 Ann St 220 Ann St	0 1960 1900 0 1975	4475sf 4475sf 2250sf 2430sf 4500sf	0 4304 2376 0 4250	438 482 482 331 449				

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
28-3-15	8/12/2013	\$150,000	\$171,900	350 Broadway	1900	0.06	2540	482	Per MLS - 2nd Floor (1180sf) unfinished at time of sale; included in GFA			
33-1-19 33-1-18 33-1-20	8/7/2013	\$250,000	125700 58800 89800	31 Temple Ave 43 Temple Ave 27 Temple Ave	1956 1900 1955	24584 9624 15237	6171 698 988	433 210 210	Auto body shop Single Family (Fair condition) Single Family (Fair condition)			
34-1-14	8/5/2013	\$145,000	\$209,600	443 Broadway	1930	7325sf	1680	484	First floor area needs work. 2nd floor is finished with 1/2 bath, kitchen & finished room but lacks a CO.			
28-3-35	5/29/2013	\$100,000	\$104,100	14 Fullerton Av	1952	0.1	1750	485	Listed in the Vacant Building Registry at time of sale.			
38-1-1, 38-1-2, 38-1-21, 38-1-22	5/24/2013	\$500,000	\$362,800	33 S Robinson	1929	0.44	8972	710	Also includes 206 W Parmenter, 210 W Parmenter & 297 Washington St; 2 garages and parking area; Sf includes 972sf office			
29-7-8	5/26/2013	\$120,000	\$205,000	202 Broadway	1890	2614sf	5925	481	Restaurant on 1st floor; 3 apts above			
13-2-20.1	5/17/2013	\$200,000	\$318,900	300 Dupont Av	1960	169 x 109	4233	421	Per MLS - includes business, equipment & fixtures			
43-3-10.1	5/1/2013	\$300,000	\$312,600	20 Deyo Pl	1950	1 acre	9520	449	Warehouse; Non-MLS Sale			
5-1-14.1	4/10/2013	\$140,000	\$71,900	38 South Dix Ave	1960	158 x 88.5	2340	710	Sold with a parcel (72-6-2.1) located in the T/O Newburgh; Non-MLS Sale			
39-5-8	3/18/2013	\$29,000	\$69,500	17 Spring St	1975	25 x 100	800	433	Auto body shop			
30-5-15	2/21/2013	\$80,000	\$125,900	165 Liberty St	1900	2614sf	2903	483	Two 2-bedroom Apartments plus one office on first floor.			
34-3-6.1 & 34-2-2.11	2/21/2013	\$550,000	429900 (6800 + 423100)	377 Broadway & 375 Ann St	1950	19,124sf + 4,194sf	10306	485 & 331				

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
6-5-2.22	2/15/2013	\$350,000	720600 (Before Split)	407B Gidney Ave (formerly part of 407 Gidney Ave)	1988	.58 ac+/-	3152	465	Private sale; Not listed on the open market			
30-5-30	2/12/2013	\$35,000	\$57,800	20 Chambers St	1930	0.08	3198	449	Two other adjacent land parcels (30-5-31 & 32) purchased at the same time but on separate deeds.			
40-6-5.1	2/1/2013	\$90,000	\$52,900	49 Johnes Street	1960	93 x 100	4600	449	Private sale; Not listed on the open market			
35-2-25	1/8/2013	\$50,000	\$60,000	6-12 William St & 192 Ann St	1860	50 x 89.2	8775	481	Poor condition			
34-3-37	10/5/2012	\$125,000	\$194,800	356 Washington St	1920	75 x 166	1800	425	Private sale; Not listed on the open market			
43-1-38 43-1-36.12	7/27/2012	\$1,881,355	716700 831300	225 Lake St 203 Lake St	1988 1988	405 x 141 1.4 acres	12400 14383	449 446	Sold with two other parcels in the T/O New Windsor : 9-1-44.11 + 9-1-105			
23-4-5	5/24/2012	\$160,000	\$190,000	233 Liberty St	1880	57.5 x 113	5405	464	Offices			
39-5-28.1 39-5-12 39-4-21	4/30/2012	\$375,000	501200 500 1600	102 S William St 7 Spring St 10 Spring St	1920	1 acre 20.3 x 50 38 x 80	55020	449 330 311	Warehouse. 55020 Total Rental SqFt: 36680GFA + 18340 Bsmt			
46-1-18	4/30/2012	\$34,400	\$37,400	2 Liberty St	1890	25 x 100	2550	482	Poor condition			
32-1-9.12	4/24/2012	\$1,500,000	\$595,500	39 Wisner Ave	Unkn	2 ac	30220	449	Warehouse			
32-4-3 32-3-1 32-3-11.1	4/5/2012	\$550,000	714100 5,000	131 Little Britain Rd	1960	119 x 184 96.7 x 140.5	14120	449 340	Office Space (4620sf); Warehouse (9500sf)			
29-5-37	3/30/2012	\$50,000	\$79,900	42 City Terr	1880	88 x 100	1520	710				
20-3-1	3/16/2012	\$157,500	\$136,900	97 Fullerton	1949	70 x 183	2160	482	Aka 95 Fullerton Avenue; 1 Apartment (1080sf); Retail (1080sf); Det Garages			
18-2-39 18-2-40	3/9/2012	\$100,000	161500 1800	197 South St 195 South St	1880	25 x 116.5 25.3 x 113	3456	482 311	2 Apartments (2160sf); Retail (1296sf)			
34-3-51	12/22/2011	\$170,000	123600	406 Washington St	1960	177 x 108 x 22.5 x 120.9	1344	433	Auto Repair Shop			
30-5-41	11/9/2011	\$75,000	\$134,200	46 Chambers St	1880	25 x 100	7425	449	2 Apartments (4950sf); Auto Service (2475 sf)			

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
22-3-9	11/3/2011	\$129,600	\$129,600	92 Dubois St	1930	26 x 105	2106	464				
39-5-17	10/6/2011	\$135,000	\$127,800	61 Liberty St	1880	21,5 x 100	2796	482				
32-3-11.33	10/4/2011	\$400,000	\$392,900	191 Little Britain Rd	1988	2.1 acres	6000	449				
28-3-19	9/19/2011	\$360,000	\$255,300	362 Broadway	1900	25 x 100	3575	421				
25-8-2	8/25/2011	\$230,000	\$205,200	825 Broadway	1880	100 x 170	1620	483				
30-3-36	7/11/2011	\$35,000	\$35,000	14 Johnston St	1900	25 x 104	2057	482				
36-6-5	6/13/2011	\$115,000	\$103,100	186 Washington St	1930	50 x 80	4800	482				
2-13-1.1	3/22/2011	\$345,000	\$264,400	526 Gidney Ave	1984	82.3 x 129.7	1920	465	Professional Offices			
47-1-10	3/3/2011	\$125,000	\$116,500	78 Bridge St	1951	50 x 100	1194	464				
38-4-19.1	2/24/2011	\$85,000	\$87,400	29 Hasbrouck St	1920	75 x 140	4837	449				
40-2-1.12	1/28/2011	\$540,000	\$283,500	88 S Colden St	1850	233 x 61	19152	710				
27-2-21	1/16/2011	\$200,000	\$200,000	448 Broadway	1910	29 x 105	2596	482				
28-2-20.1	1/13/2011	\$1,251,000	\$714,000	310 Broadway	1969	114.4 x 100	2040	432				
Property Codes Used: 311- Residential Vacant Land; 330 - Vacant Land Located in Commercial Areas; 331 - Commercial Vacant with Improvements; 340 - Vacant Land Located in Industrial Areas; 421 - Restaurant; 425 - Bar; 432 Gas Station; 433 - Auto Body, Tire Shops, Other Related Auto Sales; 438 - Parking Lot; 446 - Cold Storage; 449 - Other Storage, Warehouse and Distribution Facilities; 464 - Office Building; 465- Prof. Bldg; 481 - Downtown Row (with common wall); 482 - Multiple Use or Multi-Purpose Downtown Row Type (detached); 483 - Converted Residence; 485 - One Story Small Structure: Multi-Occupant; 486 - Mini-mart; 681 - Cultural Facilities; 710 - Manufacturing												