

**The Mark Seiden Real Estate Team  
is an Independent Brokerage (again)...  
and we're relocating (too)...  
because we sold the building!**

Why, you ask? While being affiliated with a larger brokerage may seem to have certain advantages, we found out... there aren't. Especially during this **CRAZY TIME** in our profession, drastic changes are now required by **ALL Brokerages in the entire United States**, due to a **legal settlement between the Federal Department of Justice (DOJ) and the National Association of Realtors® (NAR)**. It's critical to pivot quickly while continuing to provide the absolute **BEST REPRESENTATION AND SERVICE to YOU**, our valued clients, and the general public!

Mark Seiden to ask how he's done it this whole time! The Seiden-style disclosure is now **REQUIRED** by the DOJ. Isn't that interesting? It's not hard. Just...

- 🏠 Represent the Consumers' and the Public's interests **First**.
- 🏠 Provide the Consumers a "Return on their Investment" **Second**.
- 🏠 **EARN** the Brokerage's Commission **Third**.
- 🏠 What's so hard about that?

When it comes to **REPRESENTATION, DISCLOSURE AND NEGOTIATING** the best price and terms for our sellers and buyers, Mark Seiden and his team are **AT THE TOP!**

**Big box brokerages, and boutiques as well, are struggling, even now when change is mandated. They continue to "protect their own way of doing business," to "protect their commissions" by being AGENT CENTRIC! It's just not right for you, the public! What are their Value Propositions to EARN those commissions?**



The Mark Seiden Real Estate Team is flourishing, as we have represented clients for the past **15 YEARS** the way the **DOJ** wants our profession to work with the public regarding full commission disclosure and value proposition to the consumers! We've always been **CONSUMER CENTRIC!** Previously called "radical," as well as a "pariah" in our industry, now some competing Brokerages are calling

**Call NOW to learn how you will SAVE MORE MONEY working with the Mark Seiden Real Estate Team and Win with Us!**

**800-749-6600, ext. 818**

**Find us now at:  
445 N. State Road, Suite 102  
Briarcliff Manor!**



# Put the Most Money in Your Pocket When You Buy or Sell Your Home!

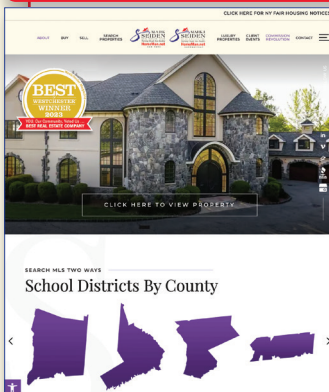
Local Real Estate Sales and Market Trends*							
Ossining School Sales	July 2024			2024 - YTD		2023 - YTD	
# of Months YTD** : 7	Sold	On Market <sup>1</sup>	In Contract <sup>1</sup>	Sold	Avg/mo.	Sold	Avg/mo.
Single Family: \$250,000 to \$399,999	1	3	0	8	1.1	4	0.6
Single Family: \$400,000 to \$599,999	2	7	8	24	3.4	30	4.3
Single Family: \$600,000 to \$999,999	11	11	17	47	6.7	40	5.7
Single Family: \$1,000,000 and above	2	9	4	6	0.9	7	1.0
Multi-Family: 2 Family Homes	2	7	6	10	1.4	6	0.9
Multi Family: 3 & 4 Family Homes	1	2	2	2	0.3	1	0.1
Condominium: up to \$399,999	2	1	3	10	1.4	8	1.1
Condominium: \$400,000 and above	6	4	9	31	4.4	24	3.4
Co-Ops: up to \$199,999	1	3	7	17	2.4	15	2.1
Co-Ops: \$200,000 and above	0	4	0	10	1.4	12	1.7

\*Total combined sales by ALL Brokerages reporting sales into the OneKey™ MLS. The Mark Seiden R.E. Team (MSRET) does not represent that these are all MSRET sales.

\*\*YTD = Year To Date

<sup>1</sup> = Data as of: 8/3/2024

## The Mark Seiden Real Estate Team is launching a State-of-the-Art, Brand-New Website!



We're excited to announce the launch of our **brand-new** website the first week of September! This site will allow sellers to gain a better understanding of the market demonstrating the **Seiden difference**, while providing buyers with multiple ways to search for their dream home

including "Search by School District!" Browse the brand-new site to read about our **superior team of staff, agents and lenders, amazing listings, fantastic testimonials, critical information about the change in our industry** and upcoming as well as past **client appreciation events!**

Mark your calendars for **Tuesday, November 26th**  
for our annual **Thanksgiving Pie Giveaway!**



**MARK SEIDEN**  
REAL ESTATE TEAM  
Turning Goals Into Reality  
**HomeMan.net**



## It's Showtime! Get ready for Beetlejuice Beetlejuice!

Are you a valued client who has sold or purchased with us in the past? Are you currently working with our team to sell or



purchase a home? **As a special thank you**, The Mark Seiden Real Estate Team invites you to a **FREE private screening of Beetlejuice Beetlejuice**, on **Saturday, September 7th**, the sequel to the 1988 iconic movie. Enjoy a continental breakfast and get ready for what is sure to be a **HUGE** blockbuster!

Special thanks to our wonderful sponsors: **Allan Block Insurance, Law Offices of Paolo Conte PC, SavATree** and **Stone Home Inspections!** Please visit their tables!

### EVENT DETAILS:

**Date:** Saturday, September 7th  
**Time:** Continental breakfast at 9am followed by the movie at 10:30am  
**Place:** **LOOK** 1 Hamilton Street, Dobbs Ferry  
DINE IN CINEMAS



Please bring canned goods to donate to the **Ossining Food Pantry**. For a complete list of the high-need items, visit **HomeMan.net**.

Thank you for your business, support and those **AWESOME** referrals!