

DO YOU THINK YOUR HOME WILL SELL FOR THE SAME PRICE NO MATTER WHICH AGENT YOU SELECT?

Let's ask this question regarding another profession — Are **ALL LAWYERS** the same?



If you have a legal need, do you think the verdict/outcome **will be the same** no matter which attorney you select, even though each lawyer graduated with the exact same degree, passed the exact same NY State bar exam, has the same exact license and works within the exact same database, the **LAW**?



So, which is more important? The size and the number of cases won by an entire law firm staffed by many lawyers **OR the number of cases/negotiations your ONE attorney and his/her legal team won?**

If you need to buy or sell a home, **do you think you will sell or buy for the same price no matter which real estate agent you select**, even though all the agents work within the same database, the MLS? Do you think

RANK	AGENT NAME	OFFICE	TRANSACTIONS			VOLUME TOTAL	AVERAGE PRICE	MARKET SHARE
			LIST	SOLD	TOTAL			
1	Mark J. Seiden (3901)	MAJSEI	35.0	19.0	54.0	29,774,552	551,381	4.52
2			28.5	4.0	32.5	27,508,722	846,422	4.18
3			19.0	3.0	22.0	17,945,567	815,708	2.72
4			9.0	13.5	22.5	23,547,500	1,046,556	3.57
5			9.0	1.0	10.0	5,014,600	501,460	0.76

*Date Range: 1/ 1/2021 to 12/31/2021 | 1 YEAR | Criteria: Status is 'Sold' | County is 'Westchester County' | School District is 'Briarcliff Manor', 'Ossining', 'Pocantico Hills' | Property Type is one of 'Single Family', 'Commercial', 'Condominium', 'Co-Operative', 'Land', 'Multi-Family 2-4', 'Multi-Family 5+'

with over **13,000** agents in the Hudson Gateway Multiple Listing Service, that all agents have the same **strategic pricing, marketing, negotiating and deal making skills**? You'll see that choosing the right agent/team makes **ALL THE DIFFERENCE!** **The Mark Seiden Real Estate Team** is ranked **#1** in BOTH seller and buyer side SOLD transactions for 2021 (see the chart above), the past 4 years (see the chart below), and even much longer than

RANK	AGENT NAME	OFFICE	TRANSACTIONS			VOLUME TOTAL	AVERAGE PRICE	MARKET SHARE
			LIST	SOLD	TOTAL			
1	Mark J. Seiden (3901)	MAJSEI	134.0	62.0	196.0	103,773,966	529,459	4.64
2			73.5	23.0	96.5	80,056,821	829,604	3.58
3			60.0	19.0	79.0	63,470,066	803,419	2.84
4			35.0	22.0	57.0	31,037,326	544,514	1.39
5			34.0	4.0	38.0	16,827,250	442,822	0.75

*Date Range: 1/1/2018 to 12/31/2021 | 4 YEARS | Criteria: Status is 'Sold' | County is 'Westchester County' | School District is 'Briarcliff Manor', 'Ossining', 'Pocantico Hills' | Property Type is one of 'Single Family', 'Commercial', 'Condominium', 'Co-Operative', 'Land', 'Multi-Family 2-4', 'Multi-Family 5+'

that (a combination of the Briarcliff Manor, Ossining and Pocantico Hills School Districts)! In fact, the agent that is ranked 2nd, isn't even close to Mark Seiden and his team!

The number of offices or agents a brokerage/company has **OR the experience and skill of that ONE agent with his dedicated TEAM that IS representing and negotiating for you?** The sales charts speak for themselves!

So, again, which is more important?

The Mark Seiden Real Estate Team (HomeMan.net/CheckUsOut)



We may not be bigger . . . we may not have as many offices . . . and we may not have as many agents as our competitors. But, when it comes to **negotiating the best price and terms** for our sellers and buyers, **Mark Seiden and his team are just BETTER . . . Isn't that what YOU want?**

Call The Mark Seiden Real Estate Team TODAY and let's get your home sold or get you into your new home. **800-749-6600, ext. 5894**



* All data is reported from the OneKeyMLS.

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

Wine and Beer Tasting Client Appreciation Event! (HomeMan.net/CheckUsOut)



Are you a valued client who sold or purchased with us, or referred someone to 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 would like to invite you to our **Wine and Beer Tasting Event!**

- Date: **Tuesday, March 22nd**
- Time: **6:30pm - 8:30pm**
- Location: **The Briarcliff Manor**
(25 Studio Hill Road, Briarcliff Manor)
- Who: **FOR YOU, our valued clients!**



Come enjoy some fantastic wines provided by **Best Wine Purveyors** and some delicious beers provided by **Sing Sing Kill Brewery!** And don't forget to visit our sponsors' tables too! Thanks to our amazing sponsors: **Allan Block Insurance, Budget Blinds of Ossining, Empire Inspectors, Enveloping Sound, Frank Electric, Onyx**



Bridge Wealth Group and **Robison Oil!** If you would like to gain more exposure for your business, there are still sponsorship opportunities available! Please call Amy at **914-762-2200, ext. 225.**

This is just our way of thanking **YOU** for your continued business and referrals. We **LOVE** those referrals! And if you're thinking about selling or buying a home, give us a call at **800-749-6600, ext. 8184** or visit

HomeMan.net! Not only will we help you sell or buy a home, but we'll toast to a year filled with great things at our wine and beer tasting event *with you in attendance!*



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- Affordable veterinary care at our Cody's Clinic
- Humane Law Enforcement for all of Westchester County
- And so much more...



*You can't buy love,
but you can rescue it.*

Learn more at SPCAWestchester.org

Local Real Estate Sales and Market Trends*

Briarcliff Manor/Pocantico Schools Sales	December 2021			2021 - YTD		2020 - YTD	
# of Months YTD** : 12	Sold	On Market ¹	In Contract ¹	Sold	Avg/mo.	Sold	Avg/mo.
Single Family: \$300,000 to \$699,999	0	2	1	10	0.8	14	1.2
Single Family: \$700,000 to \$999,999	3	3	2	46	3.8	40	3.3
Single Family: \$1,000,000 and above	1	3	12	38	3.2	32	2.7
Condominium: up to \$499,999	1	1	0	10	0.8	12	1.0
Condominium: \$500,000 and above	1	2	0	8	0.7	2	0.2
Co-Ops: All Prices	0	3	0	4	0.3	7	0.6

*Total combined sales by ALL Brokerages reporting sales into the OneKey™ MLS. Mark Seiden R.E. Team (MSRET) does not represent that these are all MSRET sales.
**YTD = Year To Date ¹ = Data as of: 1/3/2022

We're making a **BIG** change. While we previously featured the MLS sales data charts monthly, starting in 2022, we are going to feature this information **quarterly**. Keep on the lookout for MLS sales in our **April** mailing!

800-749-6600

For 24 hour recorded information and a texted link to the property's website, enter the extension below!

Featured Properties for Sale



517A Old Chappaqua Road, Briarcliff Manor
Fabulous building lot!
Build your dream home.
\$399,222
Briarcliff Manor schools
Ext. 2184



9 Heather Lane, Elmsford
One acre of level property on a cul-de-sac!
\$549,222
Pocantico Hills schools
Ext. 2054



1238 Pleasantville Road, Briarcliff Manor, NY 10510

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If your property is currently listed with a real estate broker, please disregard. It is not our intent to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.