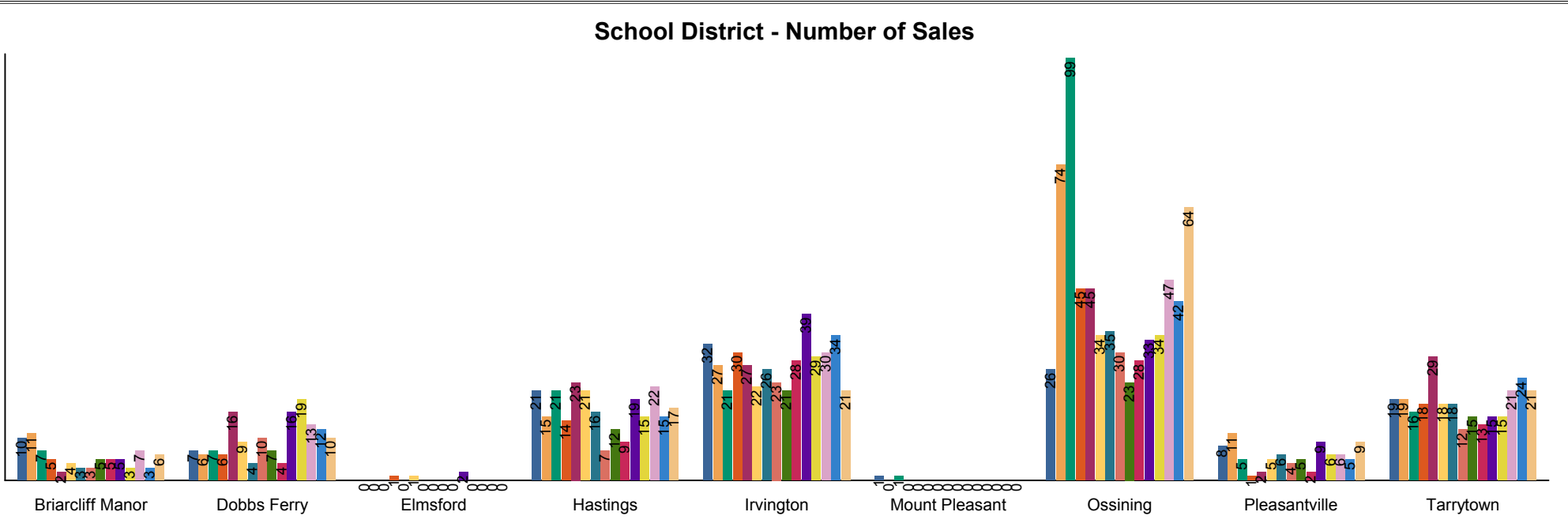
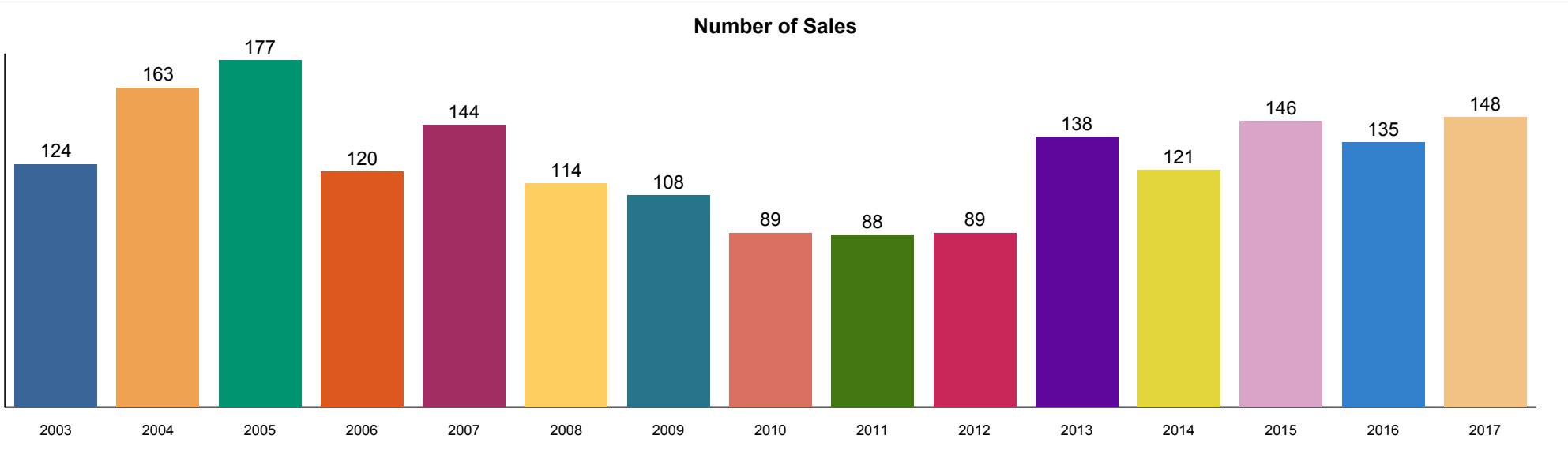


# The RiverTowns Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown Co-Operative

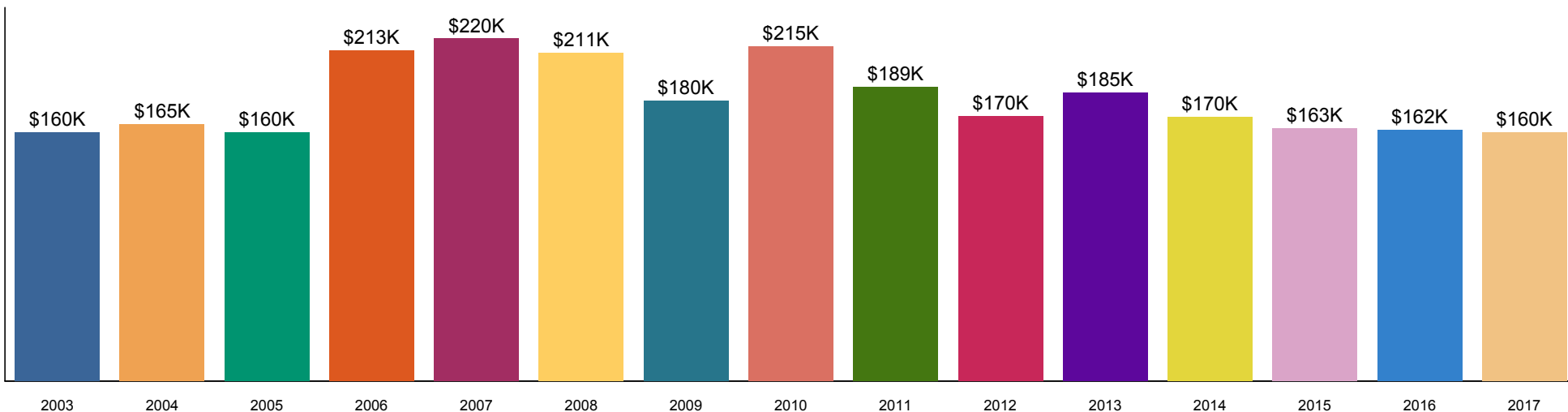


# The River Towns

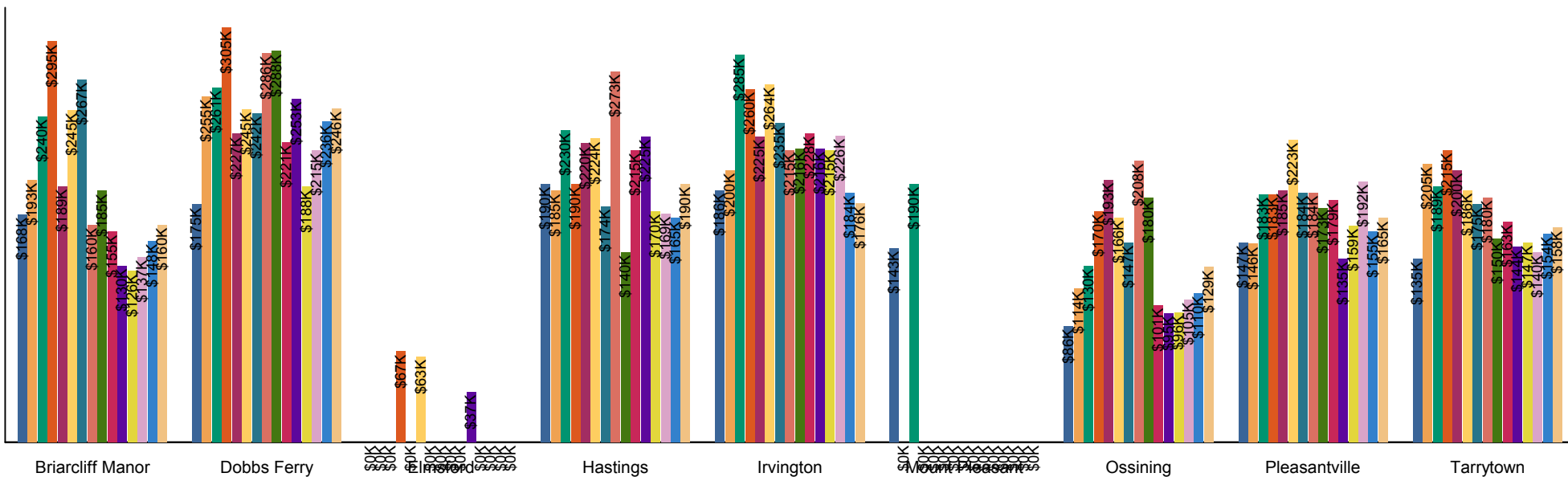
## Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown

### Co-Operative

#### Median Sale Price

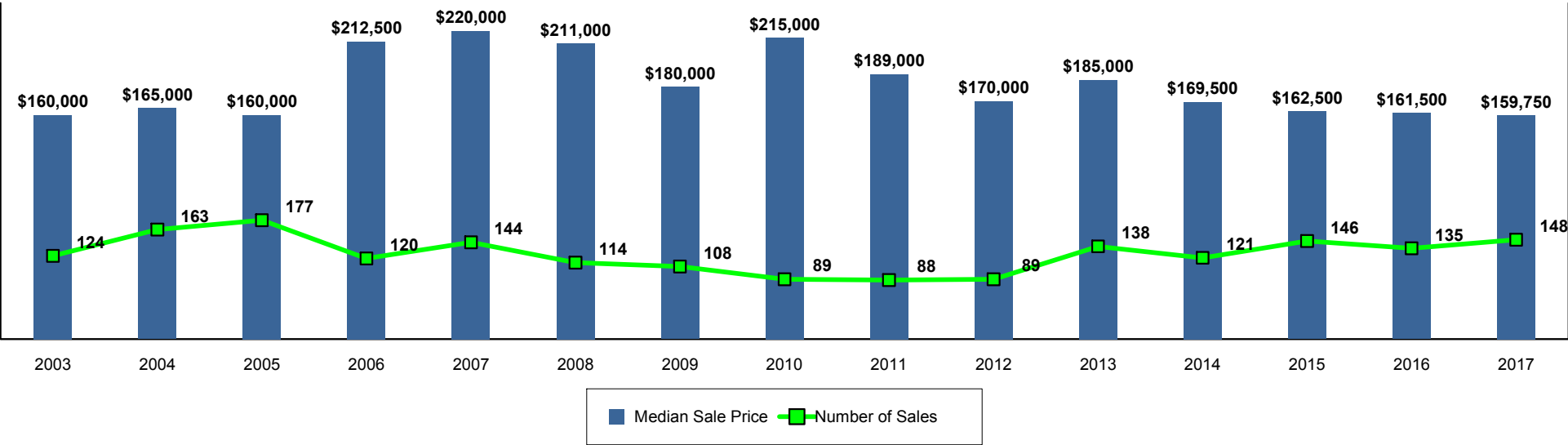


#### School District - Median Sale Price



**The RiverTowns**  
**Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown**  
**Co-Operative**

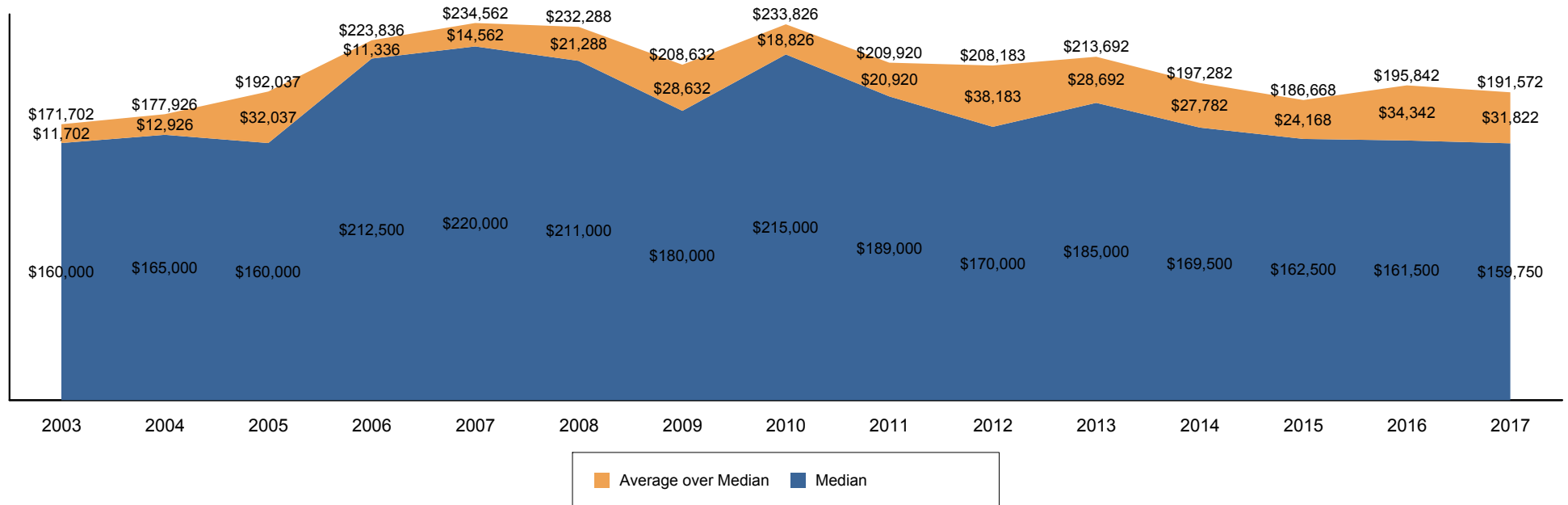
**Median Sale Price and Number of Sales**



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$160,000	\$165,000	\$160,000	\$212,500	\$220,000	\$211,000	\$180,000	\$215,000	\$189,000	\$170,000	\$185,000	\$169,500	\$162,500	\$161,500	\$159,750
	# of Sales	124	163	177	120	144	114	108	89	88	89	138	121	146	135	148
Briarcliff Manor	MSP	\$167,500	\$193,000	\$239,900	\$295,000	\$188,500	\$244,500	\$267,000	\$160,000	\$185,000	\$155,000	\$130,000	\$126,000	\$136,500	\$148,000	\$160,000
	# of Sales	10	11	7	5	2	4	3	3	5	5	5	3	7	3	6
Dobbs Ferry	MSP	\$175,000	\$254,500	\$261,000	\$305,000	\$227,000	\$245,000	\$242,000	\$286,250	\$288,000	\$221,000	\$252,500	\$188,000	\$215,000	\$236,000	\$245,500
	# of Sales	7	6	7	6	16	9	4	10	7	4	16	19	13	12	10
Elmsford	MSP				\$67,000		\$63,000					\$37,000				
	# of Sales				1		1					2				
Hastings	MSP	\$190,000	\$185,000	\$229,900	\$190,000	\$220,000	\$223,500	\$173,500	\$273,000	\$140,000	\$215,000	\$225,000	\$169,900	\$168,500	\$165,000	\$190,000
	# of Sales	21	15	21	14	23	21	16	7	12	9	19	15	22	15	17
Irvington	MSP	\$185,500	\$200,000	\$285,000	\$260,000	\$225,000	\$263,500	\$235,000	\$215,000	\$216,000	\$227,500	\$216,000	\$215,000	\$225,500	\$183,500	\$176,000
	# of Sales	32	27	21	30	27	22	26	23	21	28	39	29	30	34	21
Mount Pleasant	MSP	\$143,000		\$190,000												
	# of Sales	1		1												
Ossining	MSP	\$85,500	\$113,500	\$130,000	\$170,000	\$193,000	\$165,500	\$147,000	\$207,500	\$180,000	\$100,750	\$95,000	\$95,500	\$105,000	\$109,750	\$129,000
	# of Sales	26	74	99	45	45	34	35	30	23	28	33	34	47	42	64
Pleasantville	MSP	\$146,750	\$146,000	\$182,500	\$182,500	\$185,250	\$222,500	\$183,750	\$183,750	\$172,500	\$178,500	\$134,900	\$159,250	\$192,000	\$155,000	\$165,000
	# of Sales	8	11	5	1	2	5	6	4	5	2	9	6	6	5	9
Tarrytown	MSP	\$135,000	\$205,000	\$188,500	\$215,000	\$200,000	\$185,588	\$175,000	\$180,000	\$150,000	\$162,500	\$144,000	\$147,000	\$140,000	\$153,500	\$158,000
	# of Sales	19	19	16	18	29	18	18	12	15	13	15	15	21	24	21

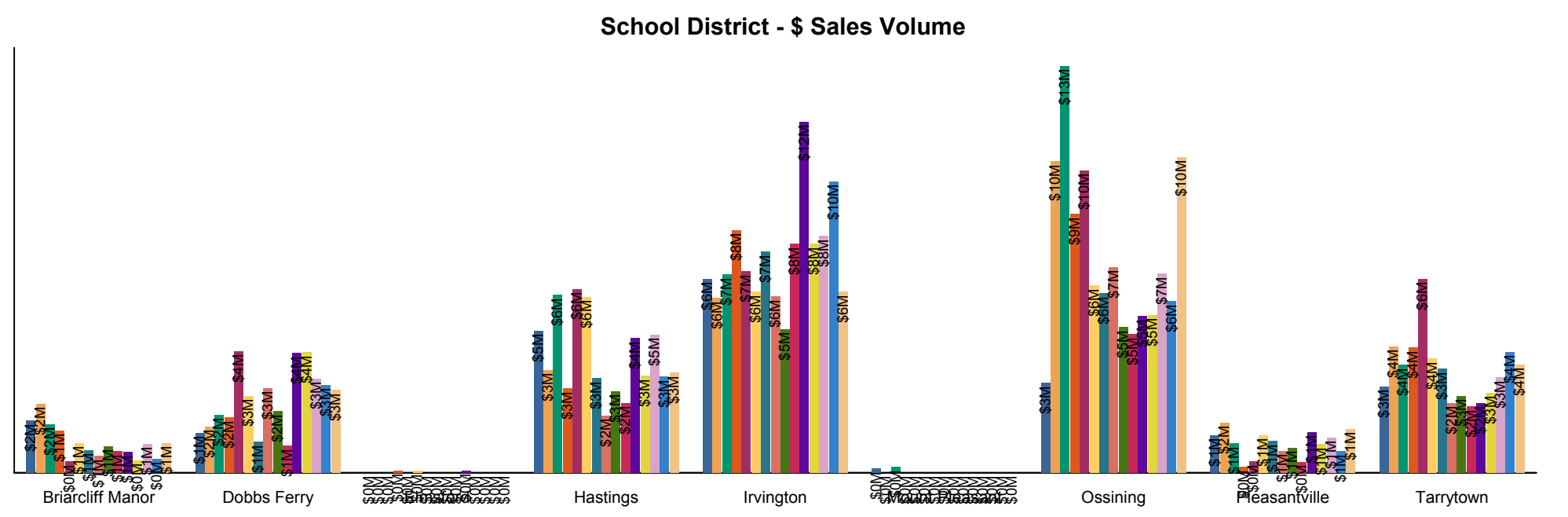
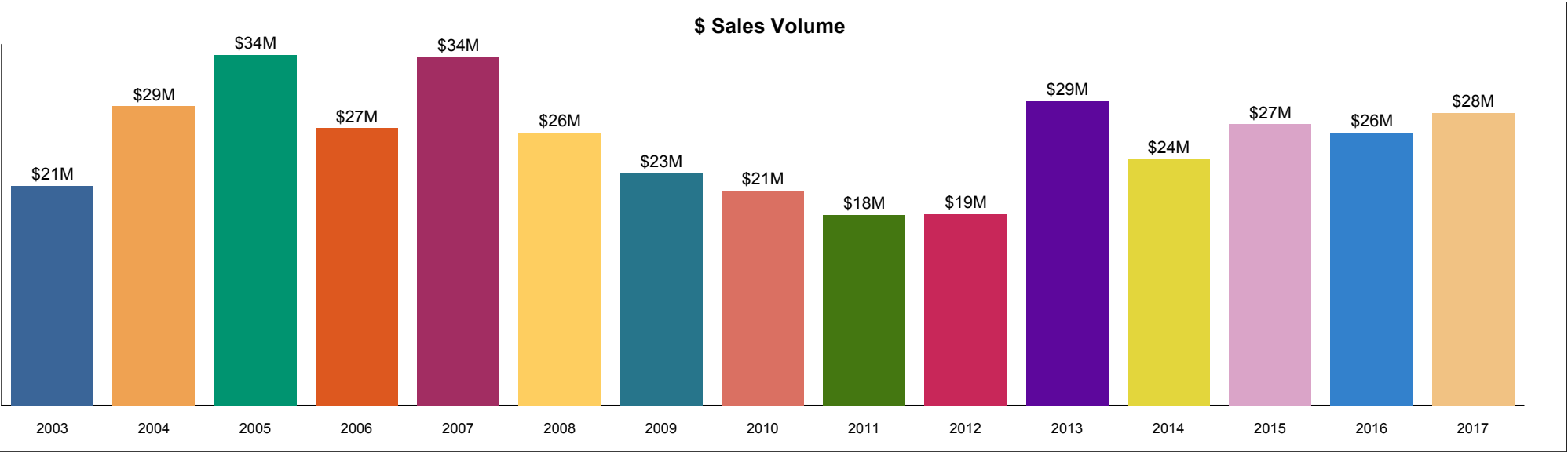
**The RiverTowns**  
**Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown**  
**Co-Operative**

**Average and Median Sale Price**

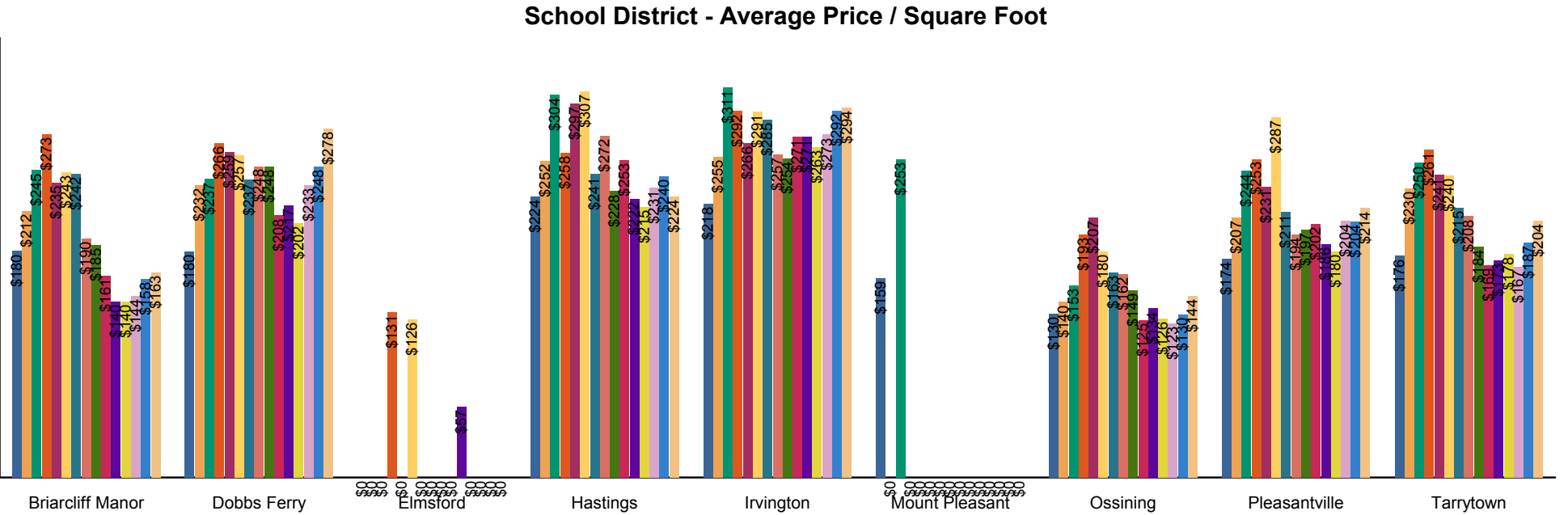
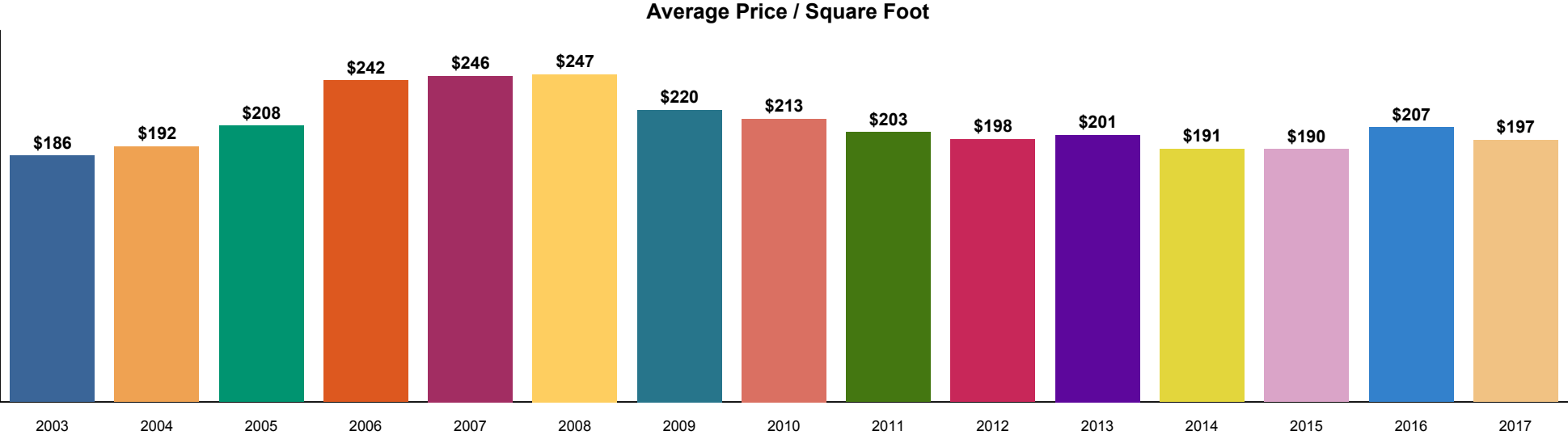


		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$171,702	\$177,926	\$192,037	\$223,836	\$234,562	\$232,288	\$208,632	\$233,826	\$209,920	\$208,183	\$213,692	\$197,282	\$186,668	\$195,842	\$191,572
	Median	\$160,000	\$165,000	\$160,000	\$212,500	\$220,000	\$211,000	\$180,000	\$215,000	\$189,000	\$170,000	\$185,000	\$169,500	\$162,500	\$161,500	\$159,750
Briarcliff Manor	Average	\$171,475	\$206,364	\$227,043	\$276,989	\$188,500	\$243,500	\$246,667	\$182,167	\$176,150	\$142,800	\$135,200	\$136,000	\$136,500	\$151,000	\$161,833
	Median	\$167,500	\$193,000	\$239,900	\$295,000	\$188,500	\$244,500	\$267,000	\$160,000	\$185,000	\$155,000	\$130,000	\$126,000	\$136,500	\$148,000	\$160,000
Dobbs Ferry	Average	\$188,429	\$253,650	\$272,786	\$302,500	\$250,031	\$281,889	\$254,750	\$279,000	\$288,929	\$221,500	\$246,344	\$208,816	\$238,962	\$240,500	\$273,420
	Median	\$175,000	\$254,500	\$261,000	\$305,000	\$227,000	\$245,000	\$242,000	\$286,250	\$288,000	\$221,000	\$252,500	\$188,000	\$215,000	\$236,000	\$245,500
Elmsford	Average				\$67,000		\$63,000					\$37,000				
	Median				\$67,000		\$63,000					\$37,000				
Hastings	Average	\$222,762	\$226,033	\$278,781	\$198,250	\$263,315	\$275,571	\$194,984	\$270,000	\$223,083	\$255,050	\$233,437	\$212,527	\$206,432	\$211,133	\$193,765
	Median	\$190,000	\$185,000	\$229,900	\$190,000	\$220,000	\$223,500	\$173,500	\$273,000	\$140,000	\$215,000	\$225,000	\$169,900	\$168,500	\$165,000	\$190,000
Irvington	Average	\$199,781	\$213,285	\$310,881	\$266,450	\$245,630	\$270,807	\$280,004	\$252,425	\$225,524	\$269,214	\$296,035	\$259,905	\$259,987	\$282,353	\$283,929
	Median	\$185,500	\$200,000	\$285,000	\$260,000	\$225,000	\$263,500	\$235,000	\$215,000	\$216,000	\$227,500	\$216,000	\$215,000	\$225,500	\$183,500	\$176,000
Mount Pleasant	Average	\$143,000		\$190,000												
	Median	\$143,000		\$190,000												
Ossining	Average	\$113,594	\$138,447	\$135,332	\$189,264	\$221,184	\$181,197	\$168,643	\$225,592	\$208,514	\$162,863	\$156,500	\$152,809	\$139,436	\$134,508	\$162,289
	Median	\$85,500	\$113,500	\$130,000	\$170,000	\$193,000	\$165,500	\$147,000	\$207,500	\$180,000	\$100,750	\$95,000	\$95,500	\$105,000	\$109,750	\$129,000
Pleasantville	Average	\$155,063	\$150,273	\$193,100	\$182,500	\$185,250	\$247,500	\$174,667	\$179,500	\$164,900	\$178,500	\$149,989	\$157,167	\$193,167	\$141,400	\$160,444
	Median	\$146,750	\$146,000	\$182,500	\$182,500	\$185,250	\$222,500	\$183,750	\$183,750	\$172,500	\$178,500	\$134,900	\$159,250	\$192,000	\$155,000	\$165,000
Tarrytown	Average	\$149,968	\$219,095	\$222,218	\$229,167	\$220,255	\$209,107	\$190,164	\$191,042	\$169,093	\$167,515	\$153,533	\$175,467	\$149,424	\$165,680	\$169,548
	Median	\$135,000	\$205,000	\$188,500	\$215,000	\$200,000	\$185,588	\$175,000	\$180,000	\$150,000	\$162,500	\$144,000	\$147,000	\$140,000	\$153,500	\$158,000

The RiverTowns  
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown  
Co-Operative

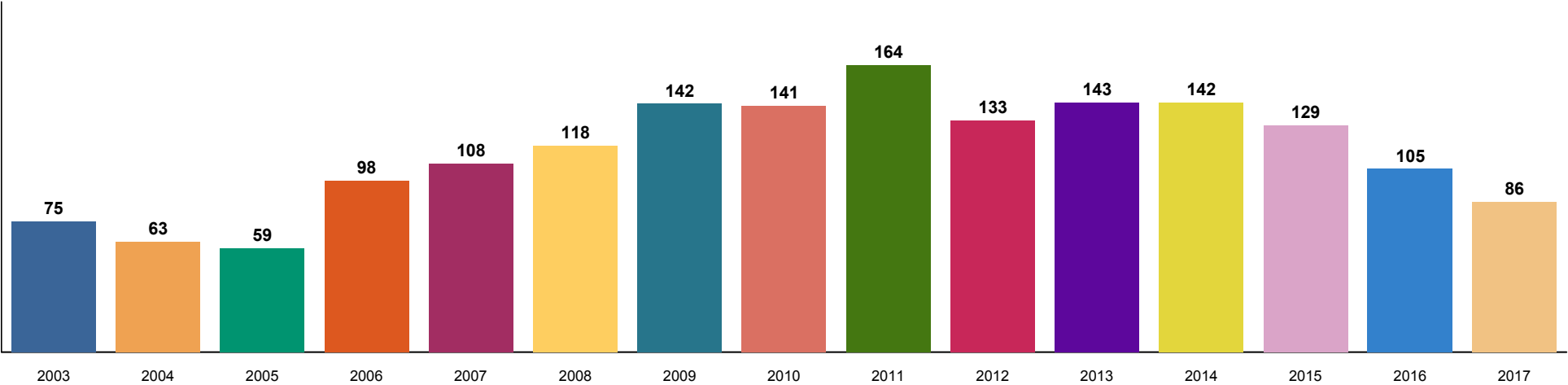


The RiverTowns  
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Co-Operative

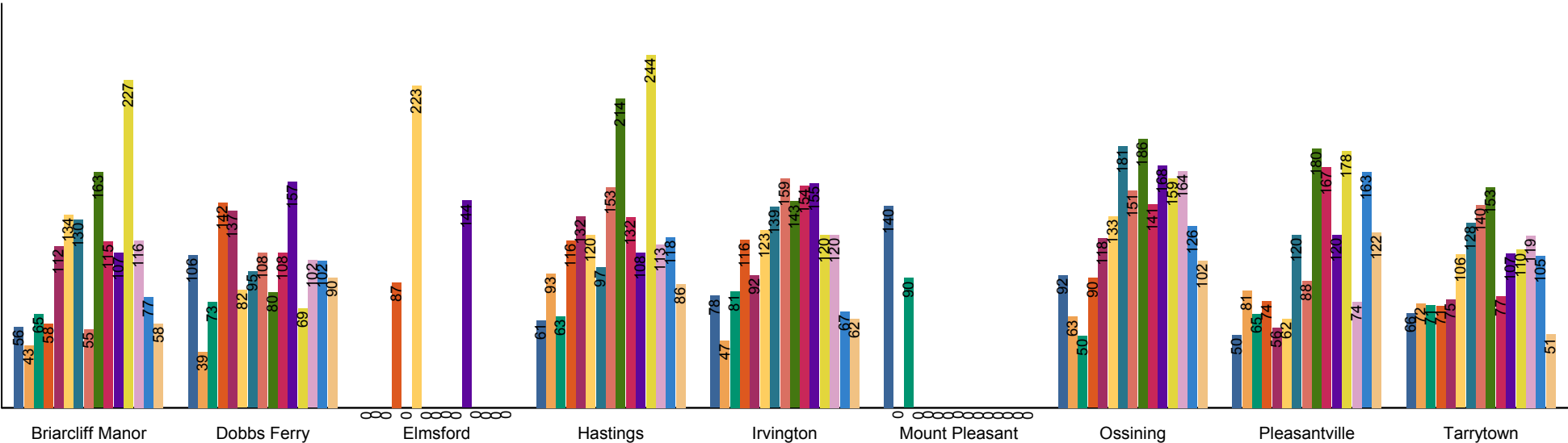


**The RiverTowns**  
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**Co-Operative**

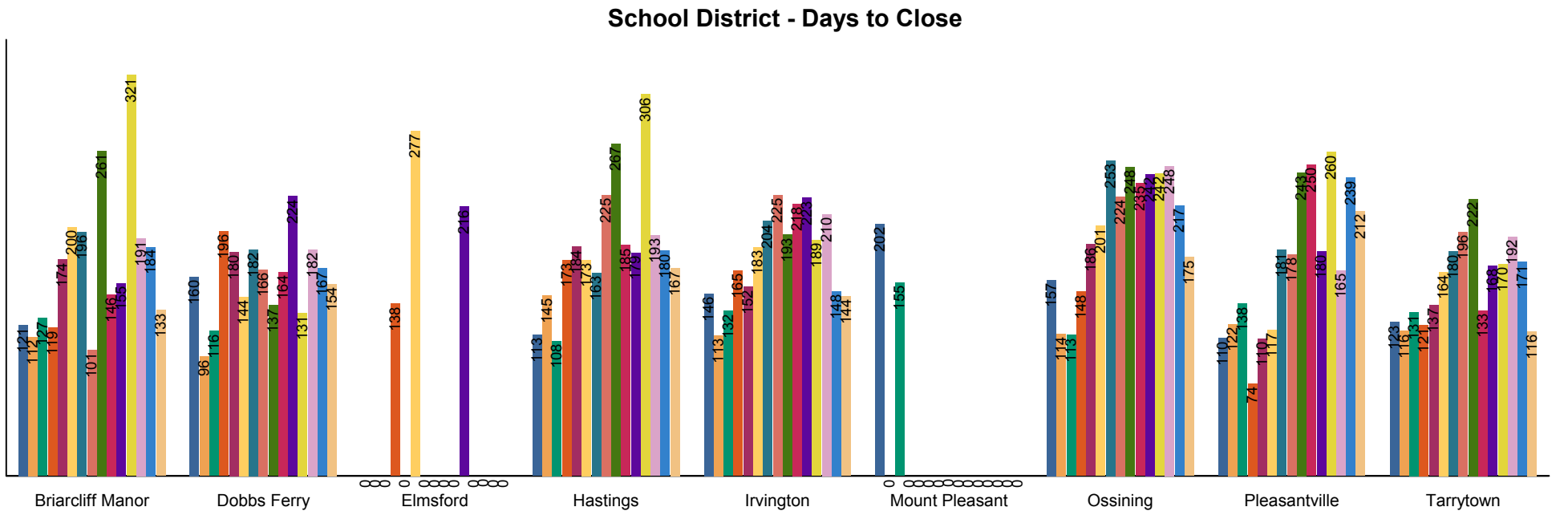
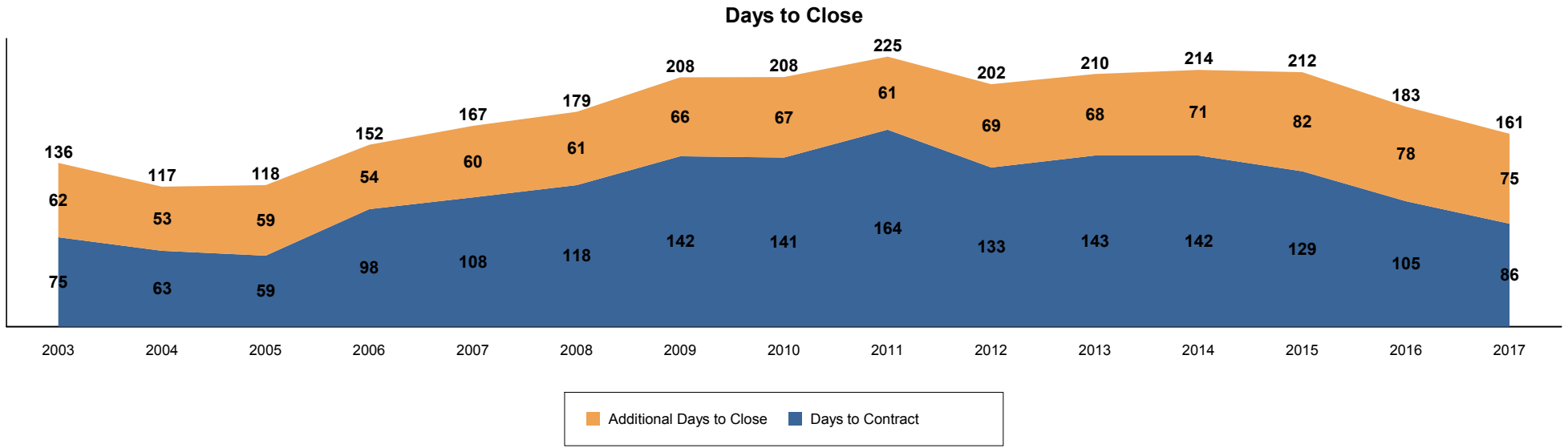
**Days to Contract**



**School District - Days to Contract**



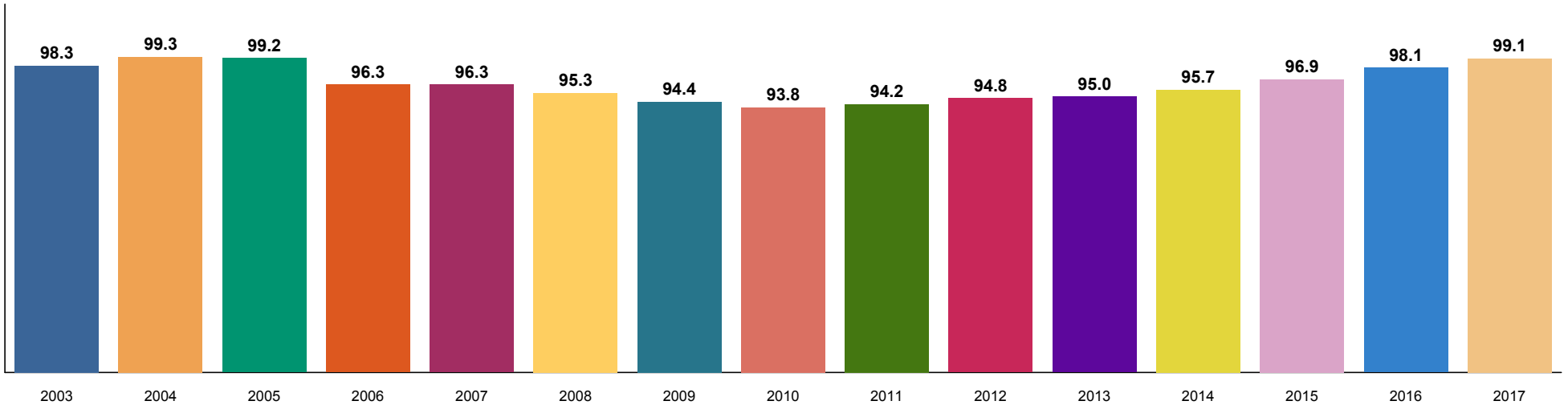
# The RiverTowns Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown Co-Operative





**The RiverTowns**  
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown  
Co-Operative

**% Sale Price to List Price**



**% Sale Price to Original List Price**

