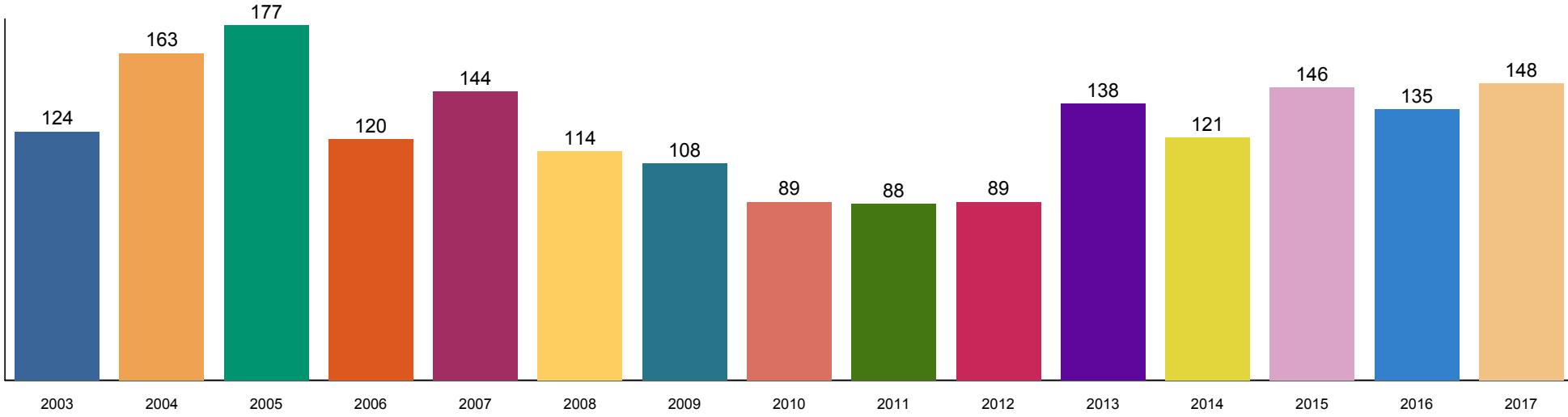
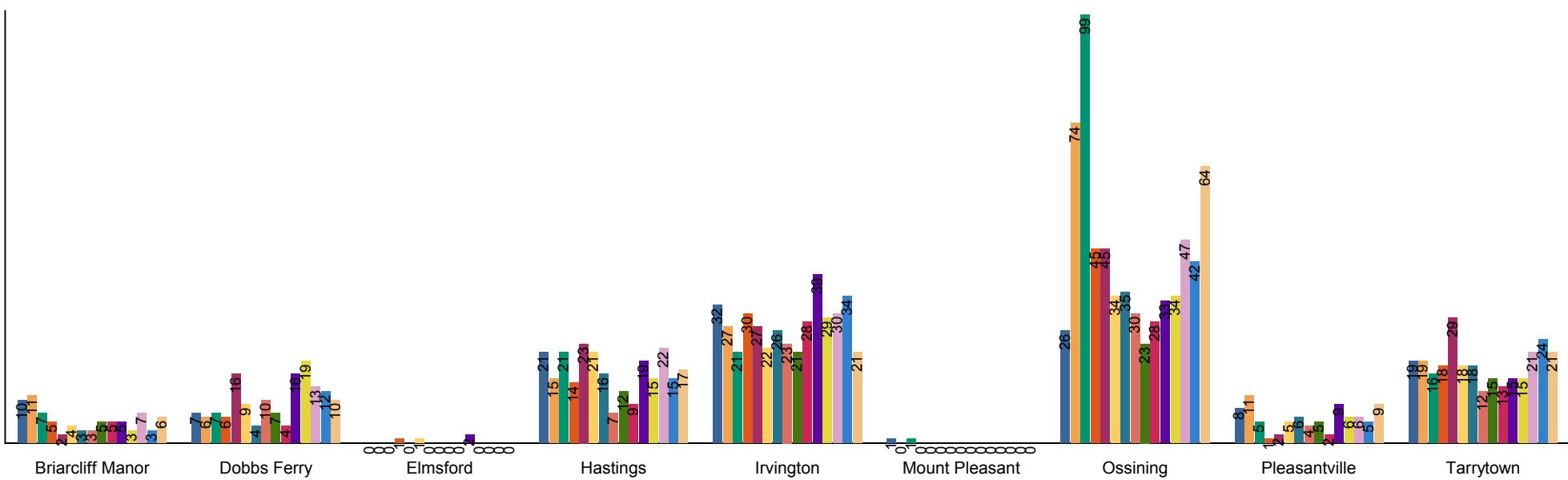


The RiverTowns
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
Co-Operative

Number of Sales



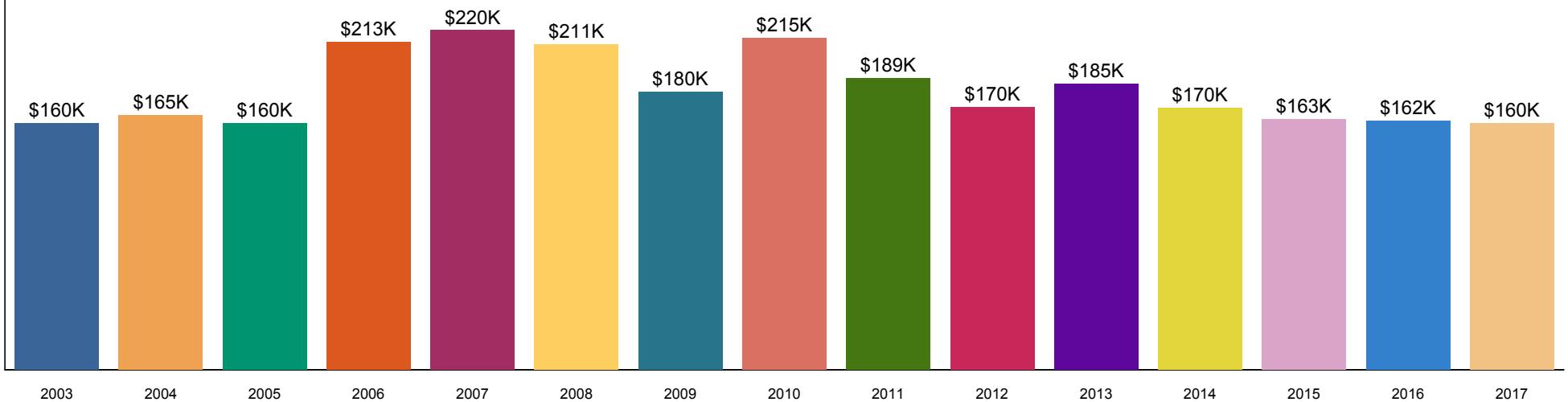
School District - Number of Sales



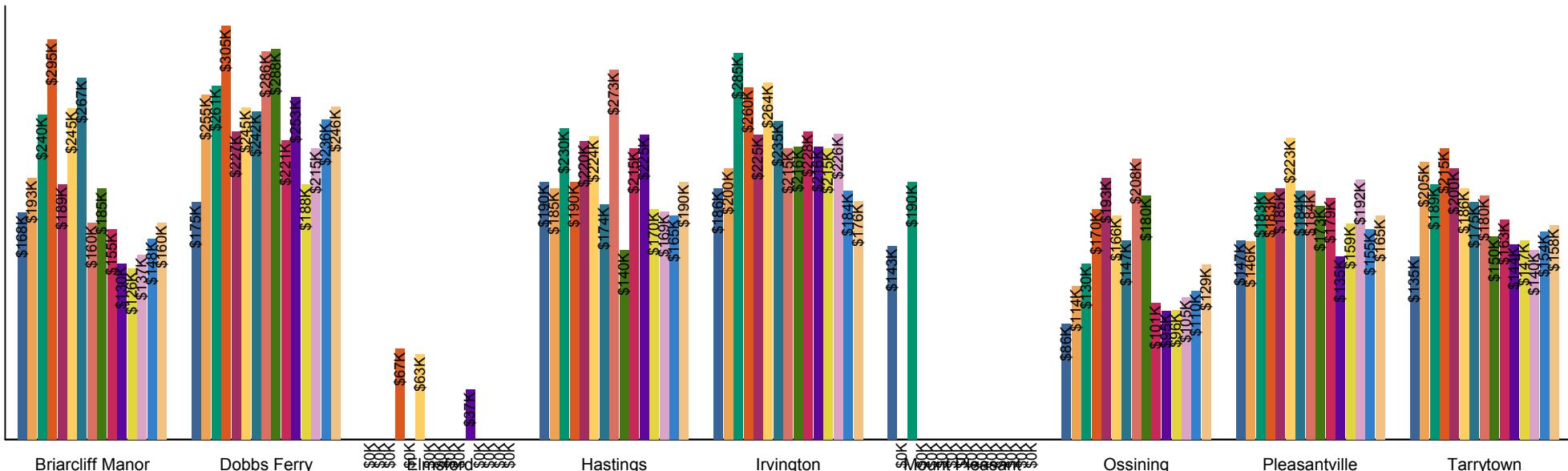
The RiverTowns

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

Median Sale Price

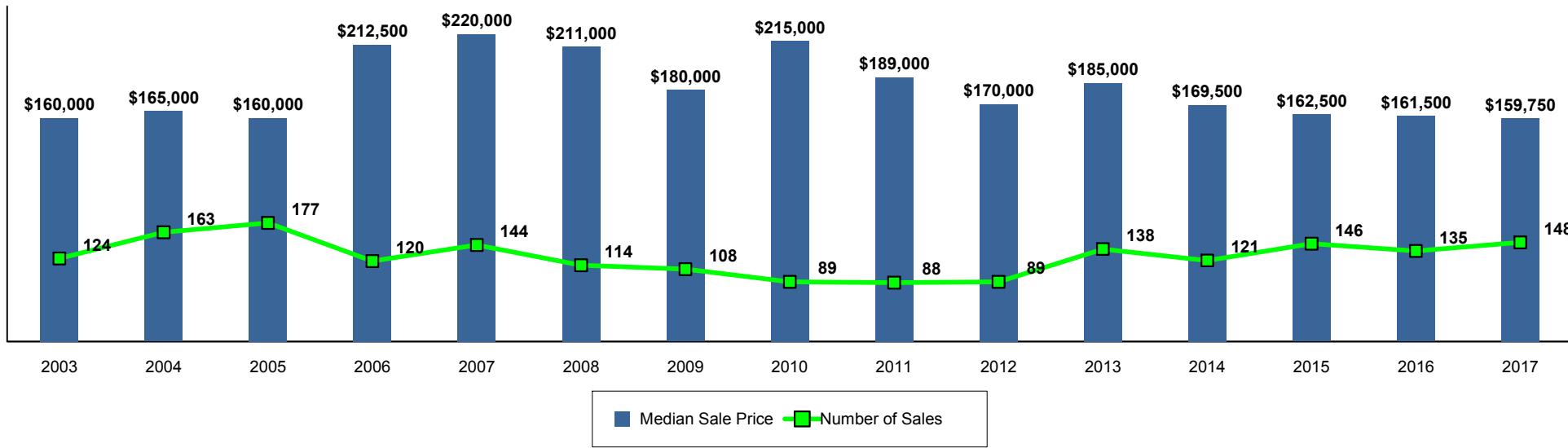


School District - Median Sale Price



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

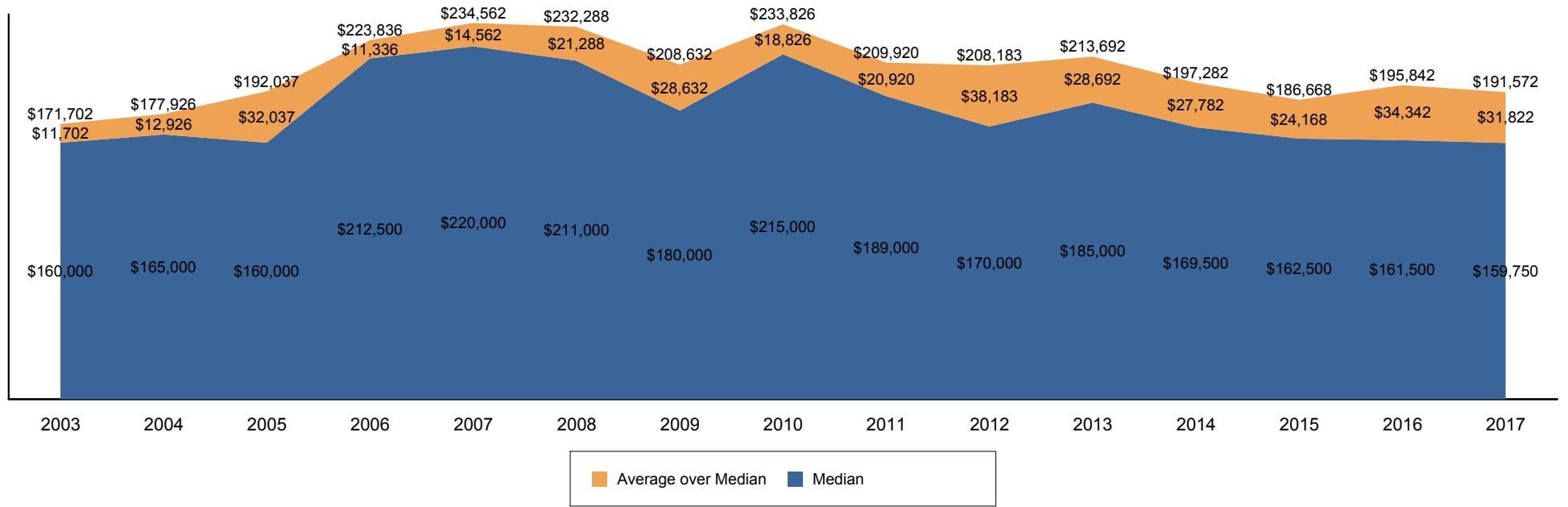
Median Sale Price and Number of Sales



		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

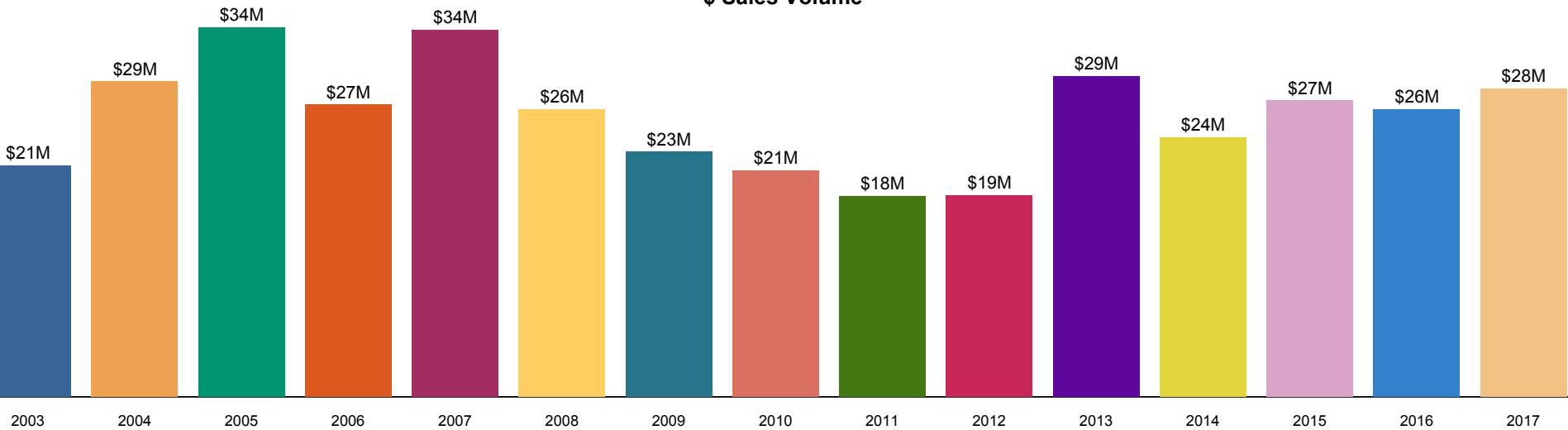


		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$171,702	\$177,926	\$192,037	\$223,836	\$234,562	\$232,288	\$208,632	\$233,826	\$209,920	\$208,183	\$213,692	\$197,282	\$186,668	\$195,842	\$191,572
	Median	\$160,000	\$165,000	\$160,000	\$212,500	\$220,000	\$211,000	\$180,000	\$215,000	\$189,000	\$170,000	\$185,000	\$169,500	\$162,500	\$161,500	\$159,750
Briarcliff	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
Manor	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

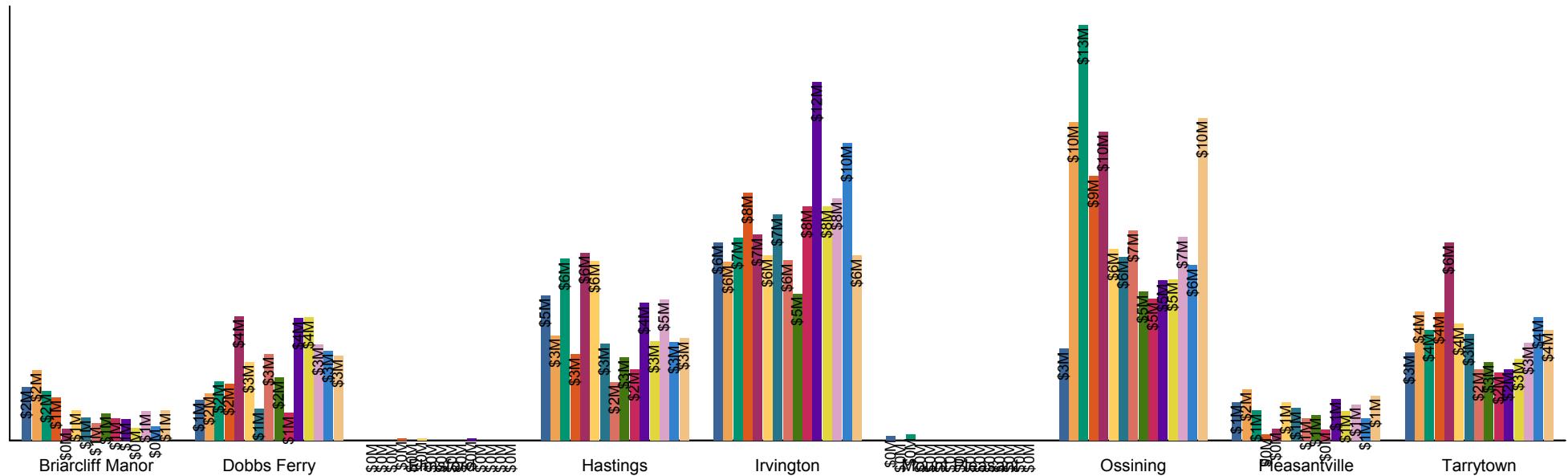
The RiverTowns

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

\$ Sales Volume



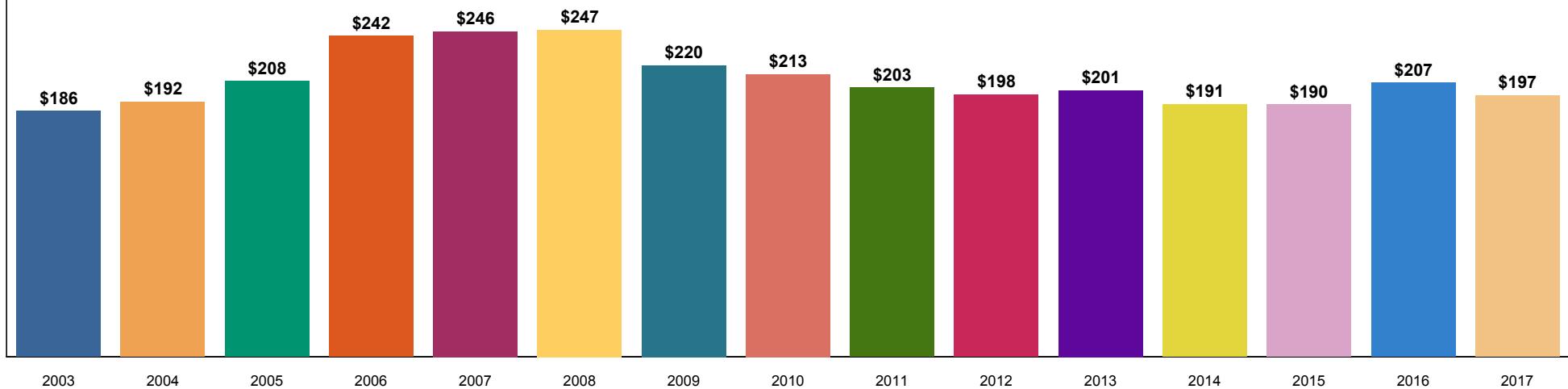
School District - \$ Sales Volume



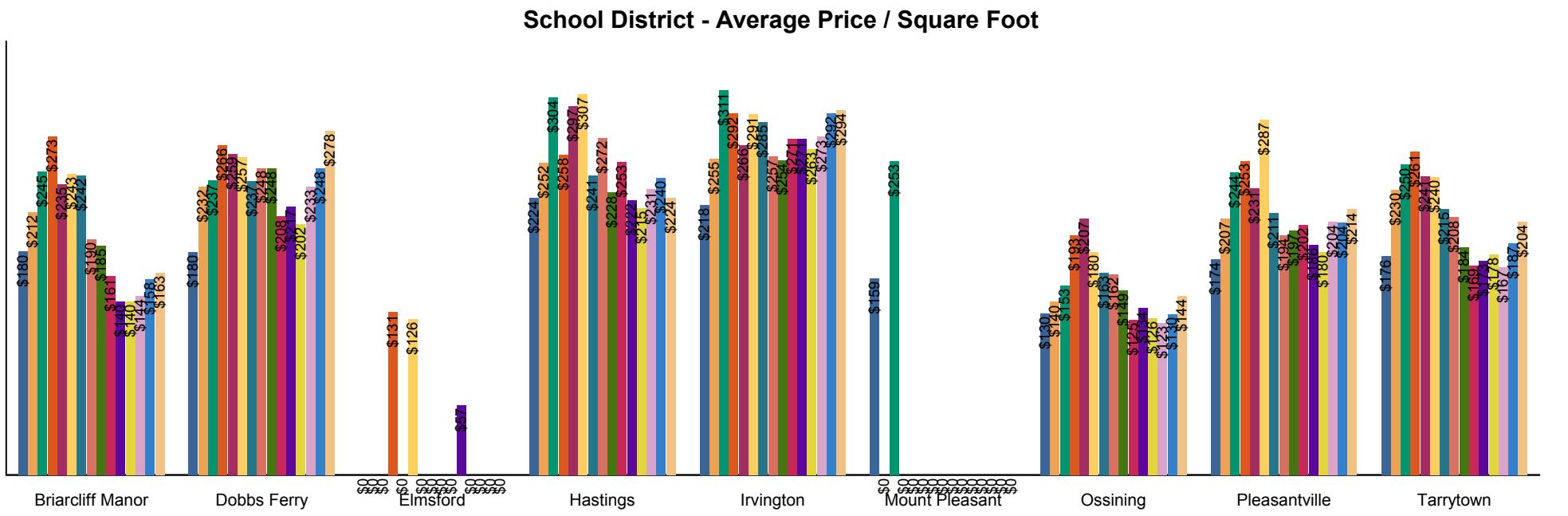
The RiverTowns

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

Average Price / Square Foot

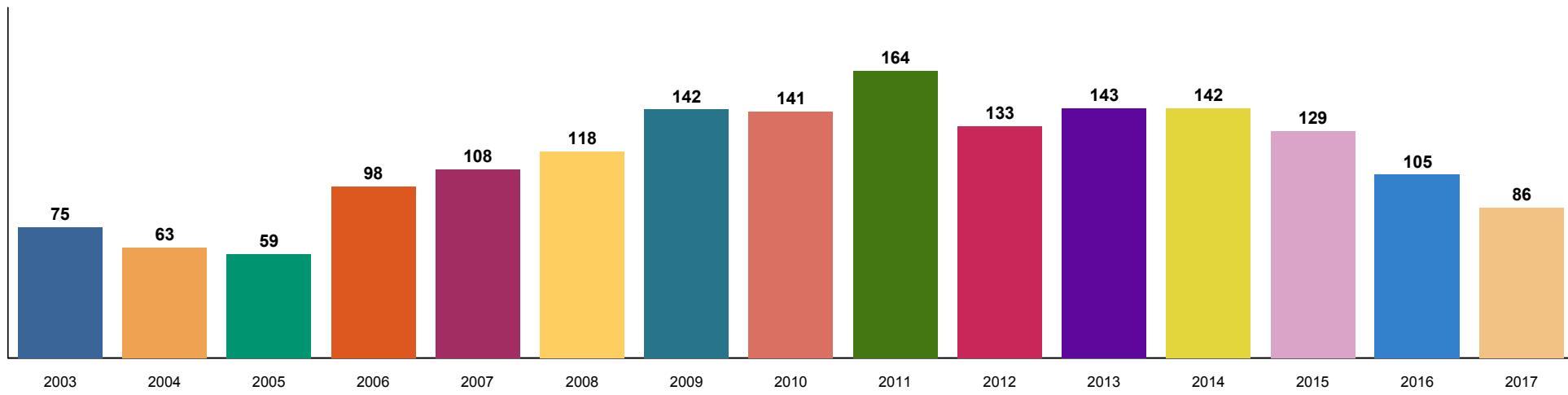


School District - Average Price / Square Foot

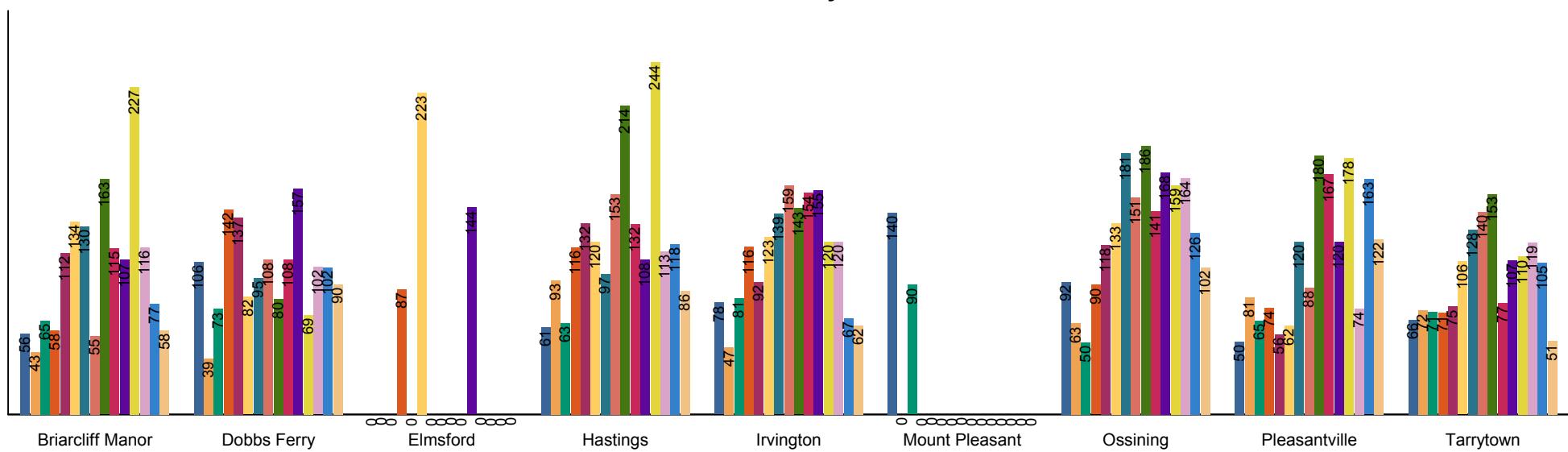


The RiverTowns
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
Co-Operative

Days to Contract



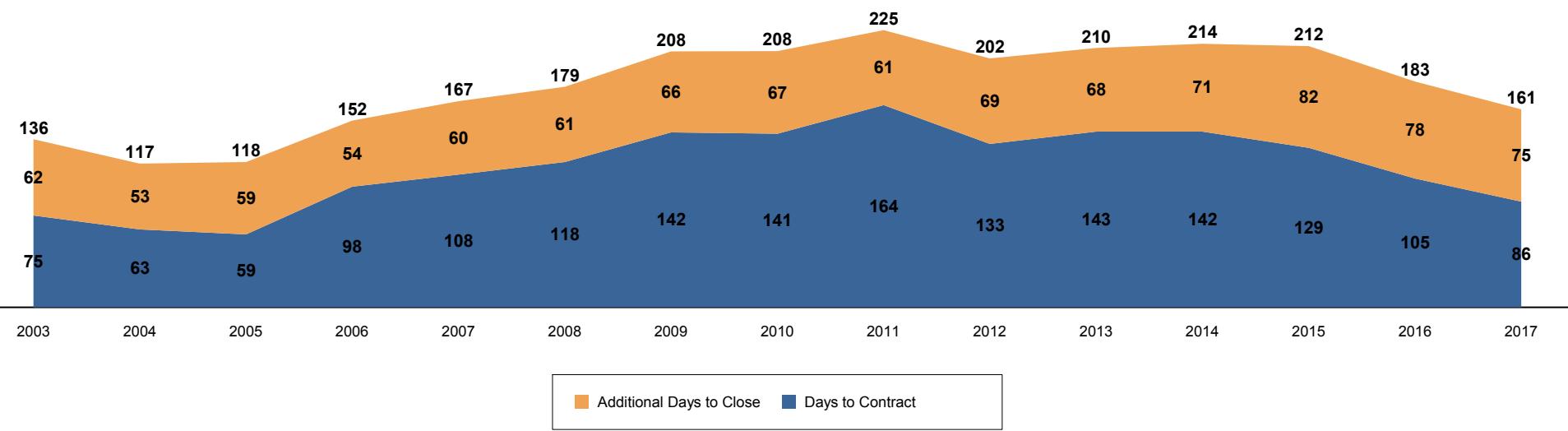
School District - Days to Contract



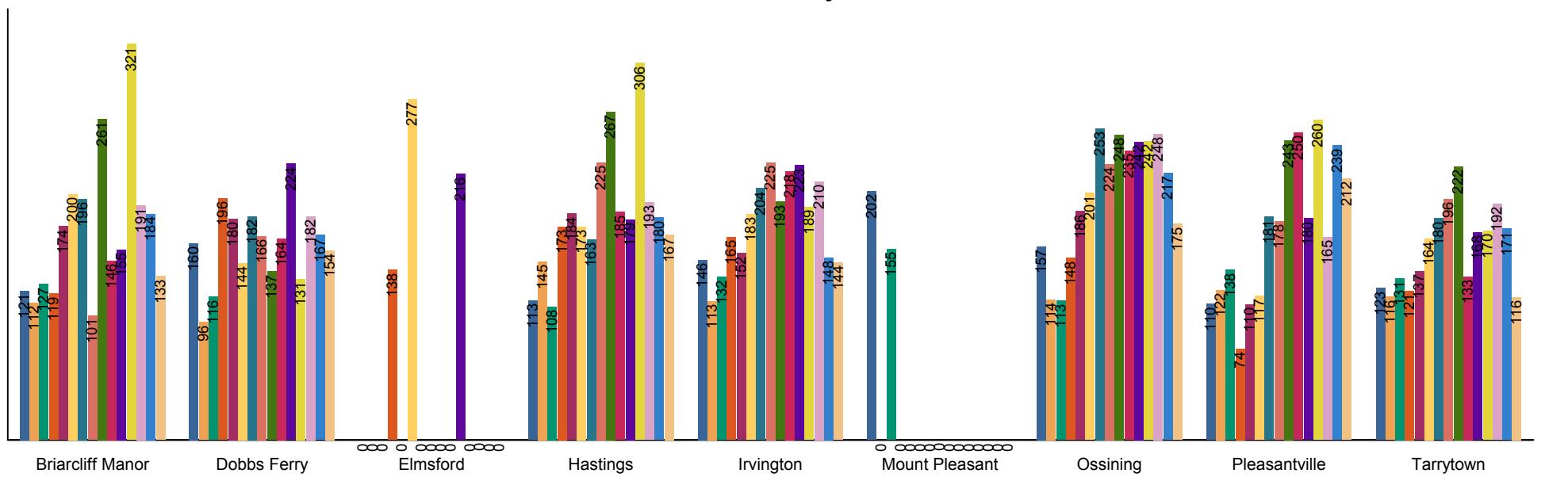
The RiverTowns

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Co-Operative

Days to Close

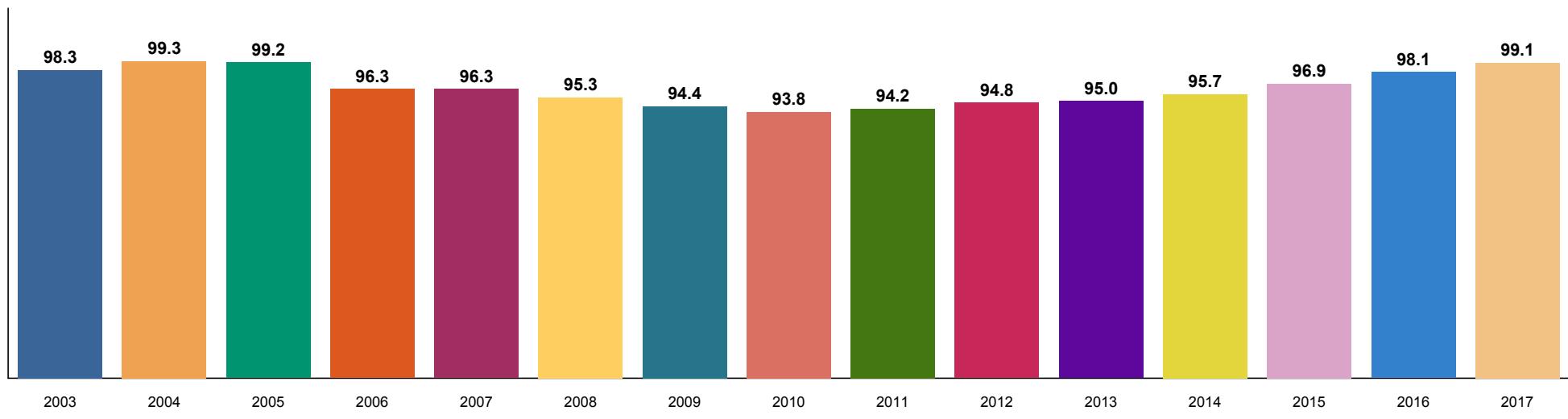


School District - Days to Close



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

