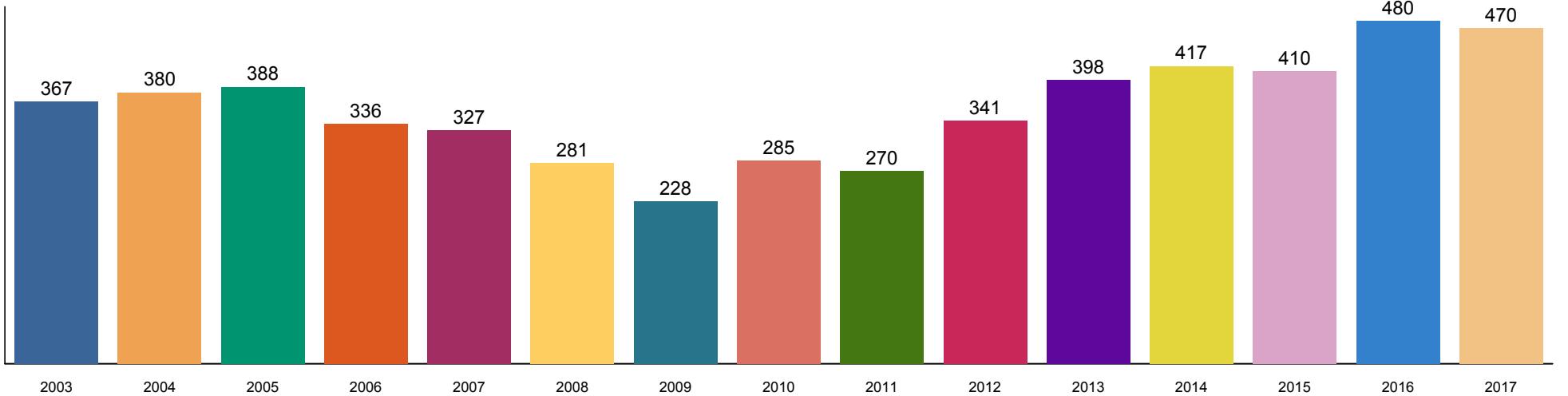
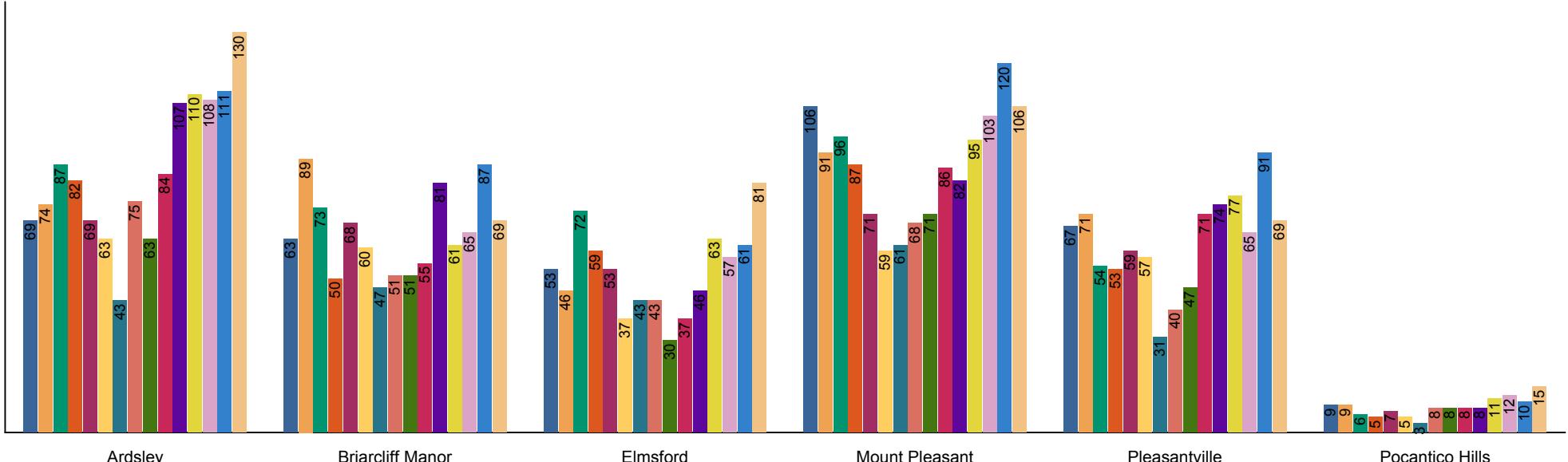


**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

**Number of Sales**

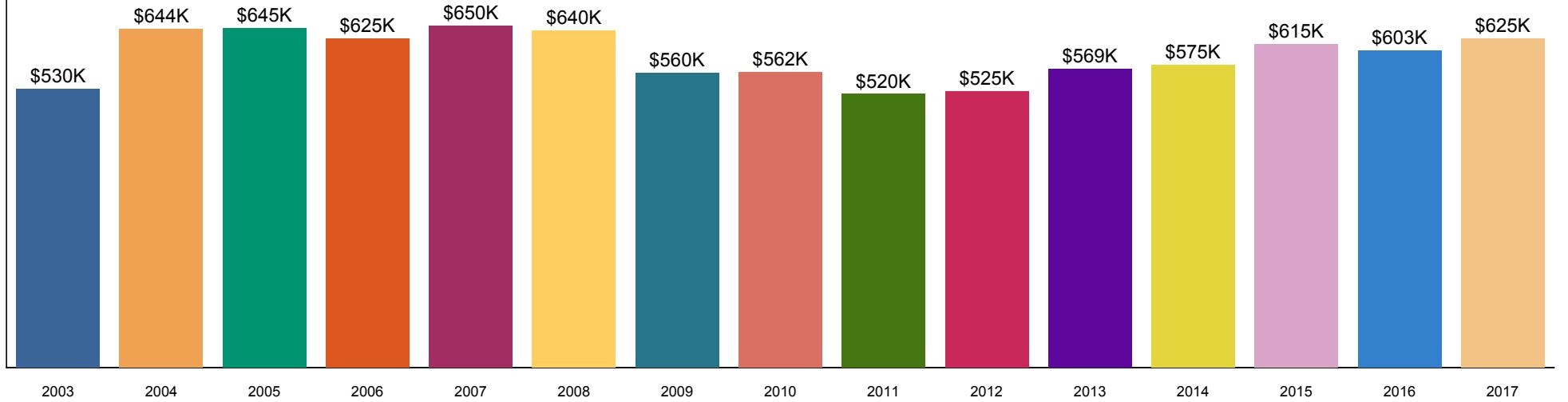


**School District - Number of Sales**

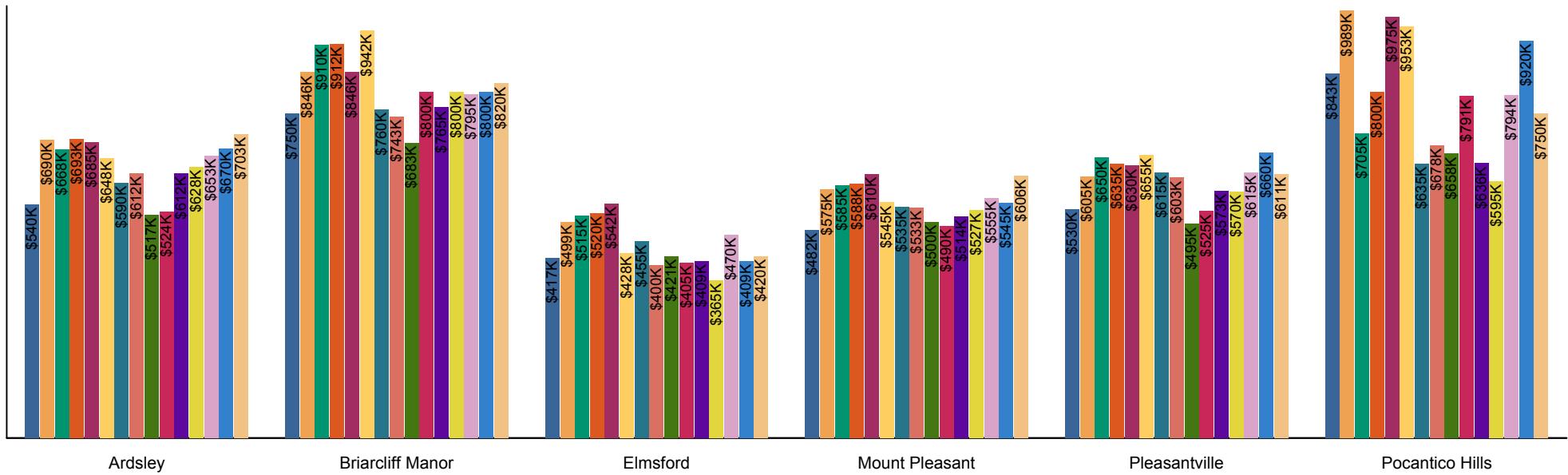


## Off The RiverTowns Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills Single Family

## Median Sale Price

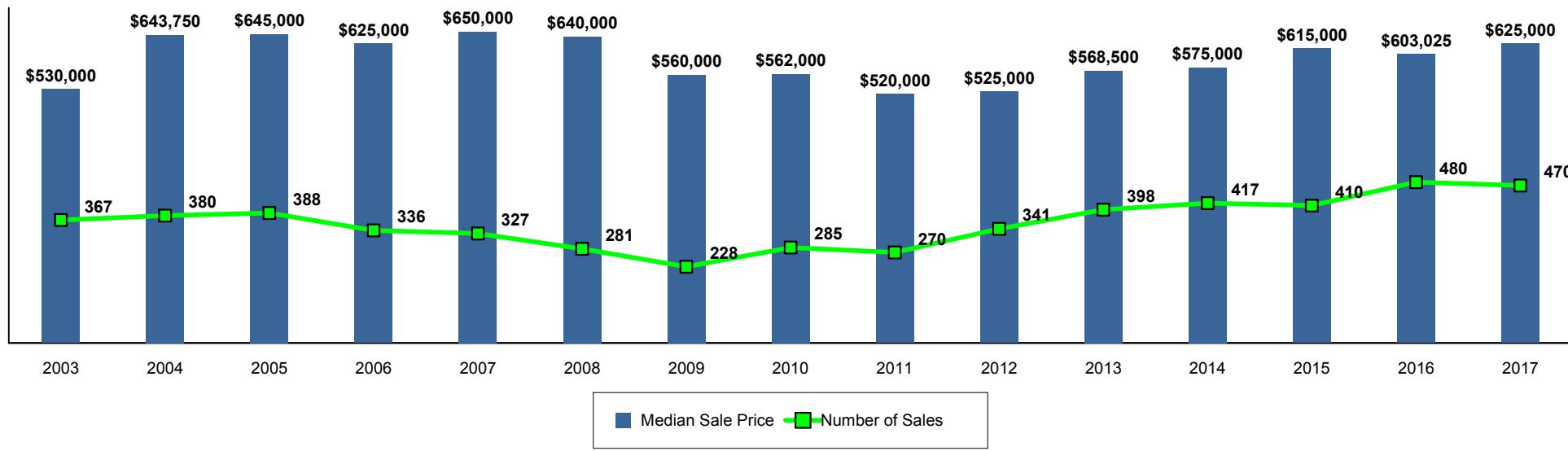


## School District - Median Sale Price



**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

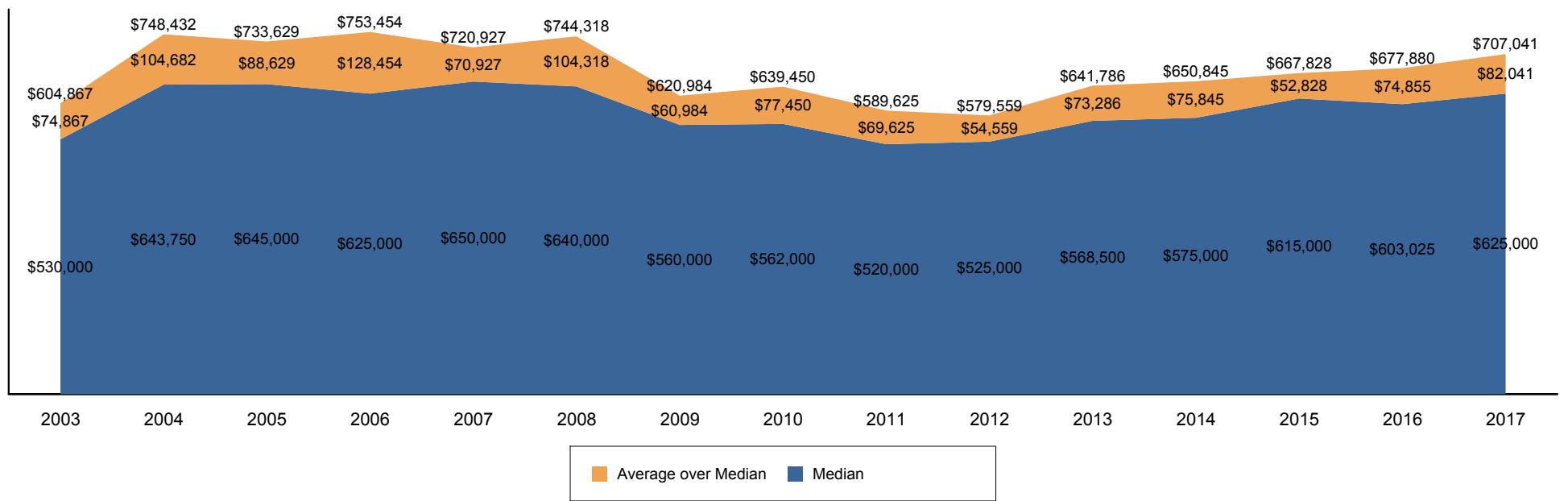
**Median Sale Price and Number of Sales**



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$530,000	\$643,750	\$645,000	\$625,000	\$650,000	\$640,000	\$560,000	\$562,000	\$520,000	\$525,000	\$568,500	\$575,000	\$615,000	\$603,025	\$625,000
	# of Sales	367	380	388	336	327	281	228	285	270	341	398	417	410	480	470
Ardsley	MSP	\$540,000	\$690,000	\$667,500	\$692,500	\$685,000	\$647,500	\$590,000	\$612,000	\$517,000	\$523,750	\$611,700	\$627,500	\$653,000	\$670,000	\$702,500
	# of Sales	69	74	87	82	69	63	43	75	63	84	107	110	108	111	130
Briarcliff Manor	MSP	\$750,000	\$846,000	\$910,000	\$912,000	\$846,000	\$942,450	\$760,000	\$743,000	\$683,010	\$800,000	\$765,000	\$800,000	\$795,000	\$800,000	\$820,000
	# of Sales	63	89	73	50	68	60	47	51	51	55	81	61	65	87	69
Elmsford	MSP	\$417,000	\$499,450	\$514,500	\$520,000	\$542,000	\$427,500	\$455,000	\$400,000	\$421,000	\$405,000	\$409,000	\$364,500	\$470,000	\$409,000	\$420,000
	# of Sales	53	46	72	59	53	37	43	43	30	37	46	63	57	61	81
Mount Pleasant	MSP	\$481,500	\$575,000	\$585,000	\$587,500	\$610,000	\$545,000	\$535,000	\$532,500	\$500,000	\$490,000	\$513,500	\$527,000	\$555,000	\$544,500	\$606,000
	# of Sales	106	91	96	87	71	59	61	68	71	86	82	95	103	120	106
Pleasantville	MSP	\$530,000	\$605,000	\$650,000	\$635,000	\$630,000	\$655,000	\$615,000	\$602,500	\$495,000	\$525,000	\$572,500	\$570,000	\$615,000	\$660,000	\$611,000
	# of Sales	67	71	54	53	59	57	31	40	47	71	74	77	65	91	69
Pocantico Hills	MSP	\$842,500	\$989,000	\$705,000	\$800,000	\$975,000	\$953,000	\$635,000	\$677,500	\$657,500	\$790,956	\$635,750	\$595,000	\$793,500	\$919,625	\$750,000
	# of Sales	9	9	6	5	7	5	3	8	8	8	8	11	12	10	15

**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

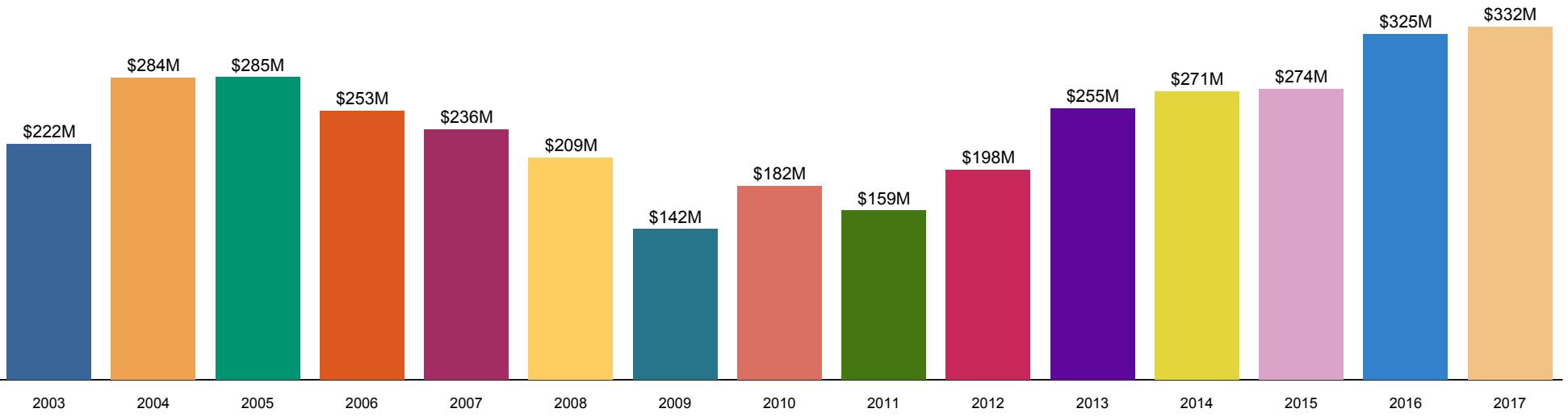
**Average and Median Sale Price**



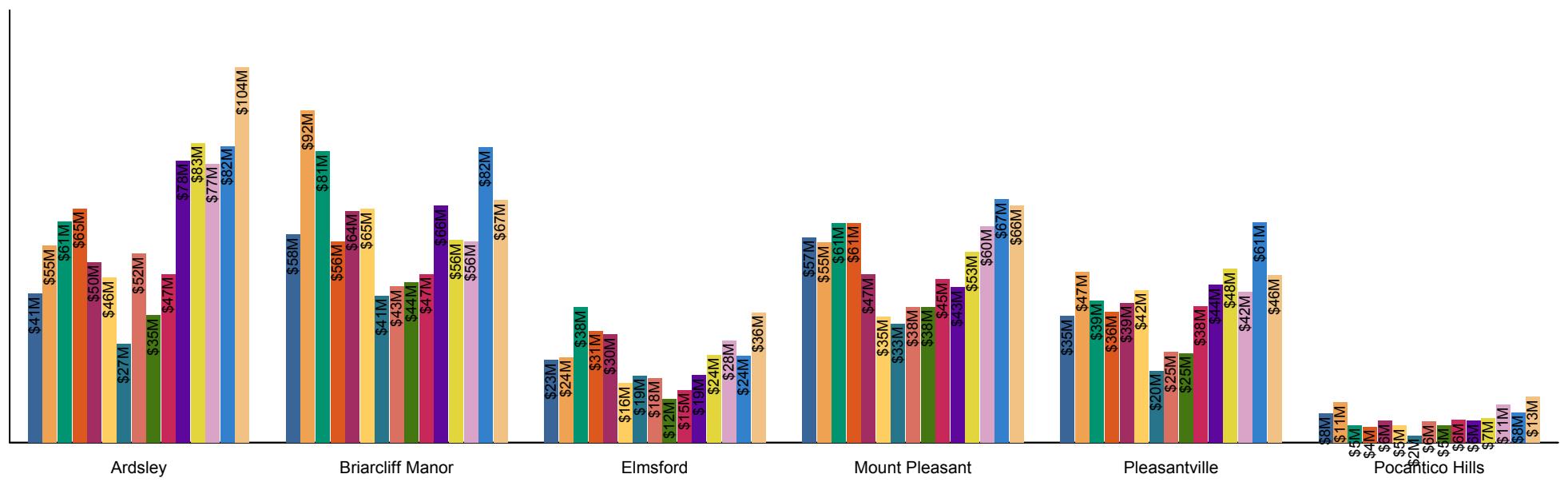
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Total	Average	\$604,867	\$748,432	\$733,629	\$753,454	\$720,927	\$744,318	\$620,984	\$639,450	\$589,625	\$579,559	\$641,786	\$650,845	\$667,828	\$677,880	\$707,041	
	Median	\$530,000	\$643,750	\$645,000	\$625,000	\$650,000	\$640,000	\$560,000	\$562,000	\$520,000	\$525,000	\$568,500	\$575,000	\$615,000	\$603,025	\$625,000	
Ardsley	Average	\$598,671	\$738,213	\$704,753	\$792,248	\$725,870	\$726,035	\$635,977	\$698,528	\$559,725	\$557,286	\$730,965	\$754,863	\$716,425	\$716,425	\$741,301	\$801,378
	Median	\$540,000	\$690,000	\$667,500	\$692,500	\$685,000	\$647,500	\$590,000	\$612,000	\$517,000	\$523,750	\$611,700	\$627,500	\$653,000	\$670,000	\$702,500	
Briarcliff	Average	\$915,357	\$1,035,659	\$1,106,285	\$1,115,658	\$945,331	\$1,080,373	\$867,665	\$848,694	\$871,135	\$850,545	\$810,499	\$820,686	\$856,359	\$840,701	\$974,247	
Manor	Median	\$750,000	\$846,000	\$910,000	\$912,000	\$846,000	\$942,450	\$760,000	\$743,000	\$683,010	\$800,000	\$765,000	\$800,000	\$795,000	\$800,000	\$820,000	
Elmsford	Average	\$432,598	\$513,446	\$521,622	\$524,932	\$565,392	\$444,984	\$433,434	\$416,586	\$405,962	\$396,278	\$405,521	\$386,645	\$498,123	\$396,753	\$445,193	
	Median	\$417,000	\$499,450	\$514,500	\$520,000	\$542,000	\$427,500	\$455,000	\$400,000	\$421,000	\$405,000	\$409,000	\$364,500	\$470,000	\$409,000	\$420,000	
Mount	Average	\$536,768	\$609,814	\$632,891	\$699,877	\$656,646	\$593,740	\$539,404	\$554,340	\$530,077	\$526,615	\$525,748	\$556,072	\$582,161	\$562,284	\$620,187	
Pleasant	Median	\$481,500	\$575,000	\$585,000	\$587,500	\$610,000	\$545,000	\$535,000	\$532,500	\$500,000	\$490,000	\$513,500	\$527,000	\$555,000	\$544,500	\$606,000	
Pleasantville	Average	\$524,253	\$667,287	\$729,399	\$682,415	\$656,119	\$742,975	\$641,150	\$628,131	\$527,635	\$532,237	\$591,084	\$625,688	\$642,411	\$671,510	\$673,019	
	Median	\$530,000	\$605,000	\$650,000	\$635,000	\$630,000	\$655,000	\$615,000	\$602,500	\$495,000	\$525,000	\$572,500	\$570,000	\$615,000	\$660,000	\$611,000	
Pocantico	Average	\$895,611	\$1,234,853	\$812,333	\$877,000	\$868,143	\$949,200	\$680,000	\$729,581	\$611,875	\$787,176	\$757,688	\$622,000	\$888,333	\$847,375	\$844,544	
Hills	Median	\$842,500	\$989,000	\$705,000	\$800,000	\$975,000	\$953,000	\$635,000	\$677,500	\$657,500	\$790,956	\$635,750	\$595,000	\$793,500	\$919,625	\$750,000	

**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

**\$ Sales Volume**

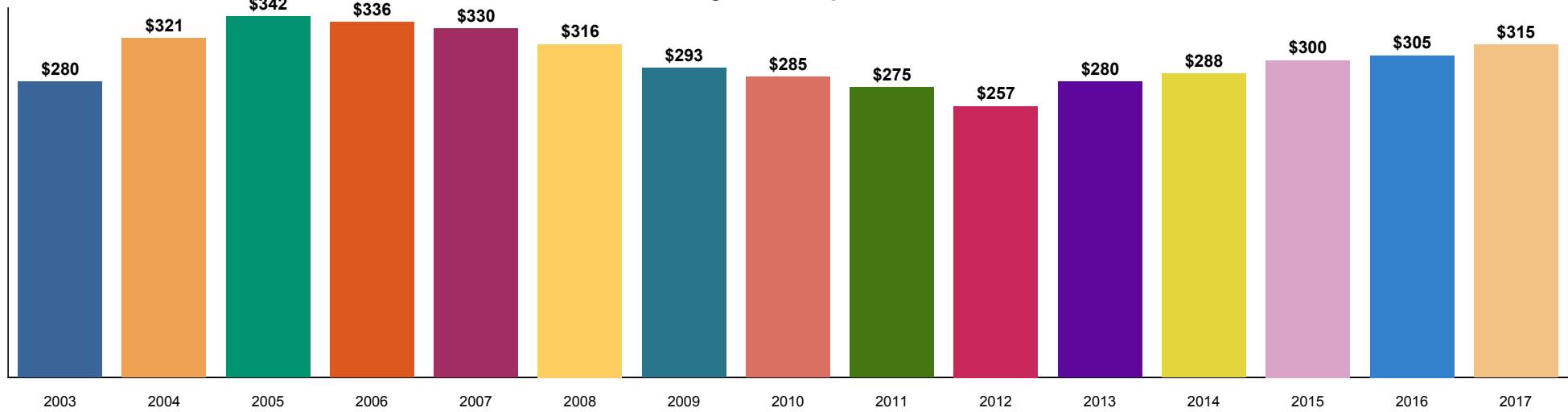


**School District - \$ Sales Volume**

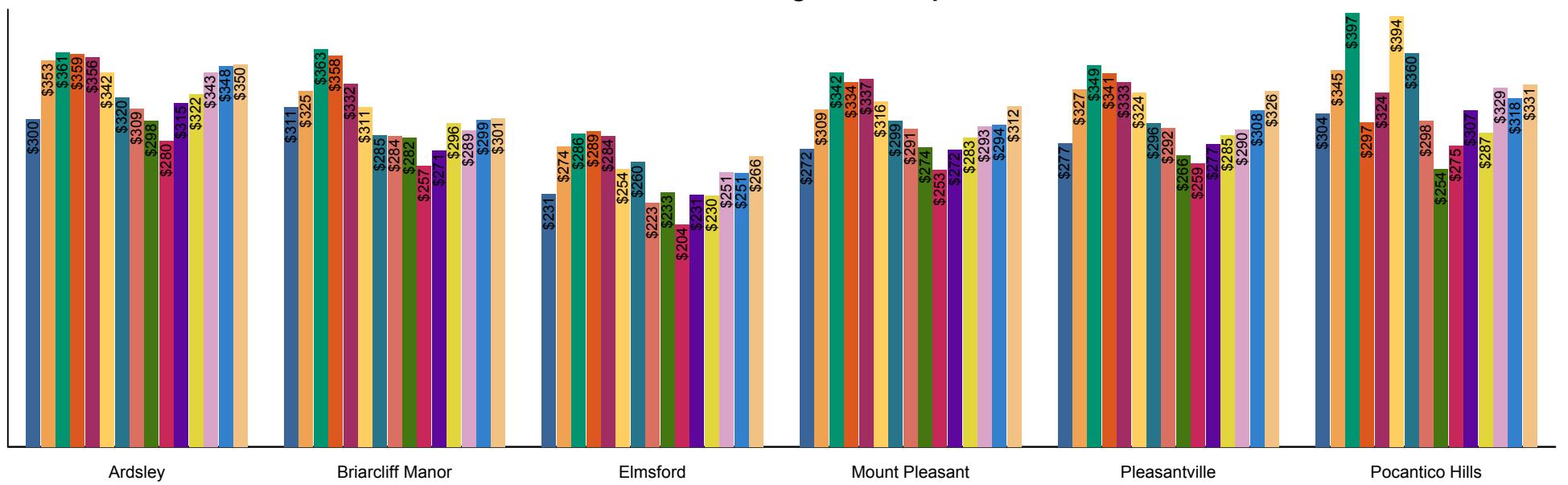


**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

**Average Price / Square Foot**

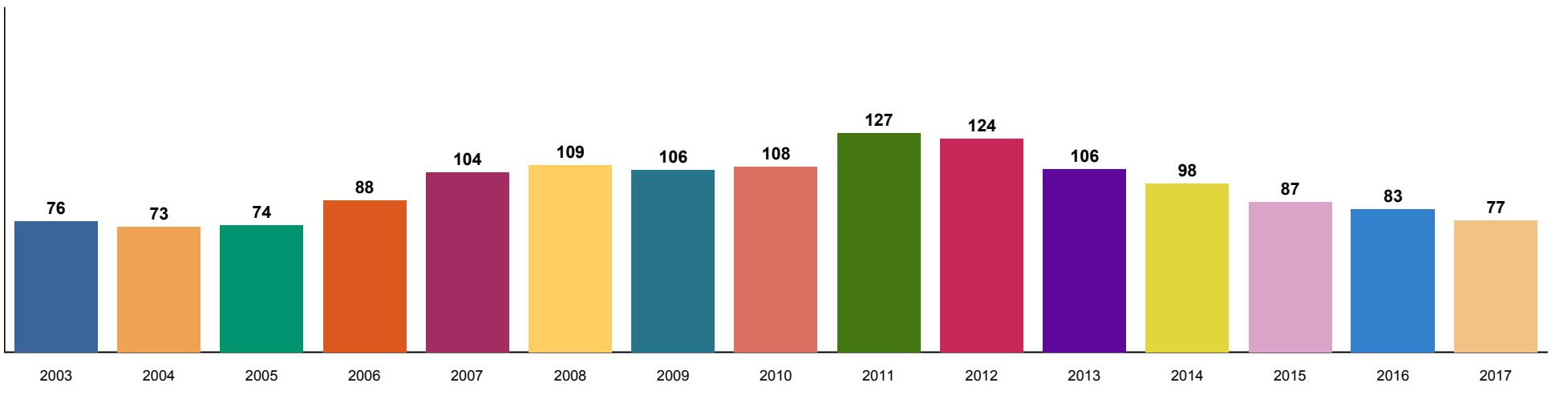


**School District - Average Price / Square Foot**

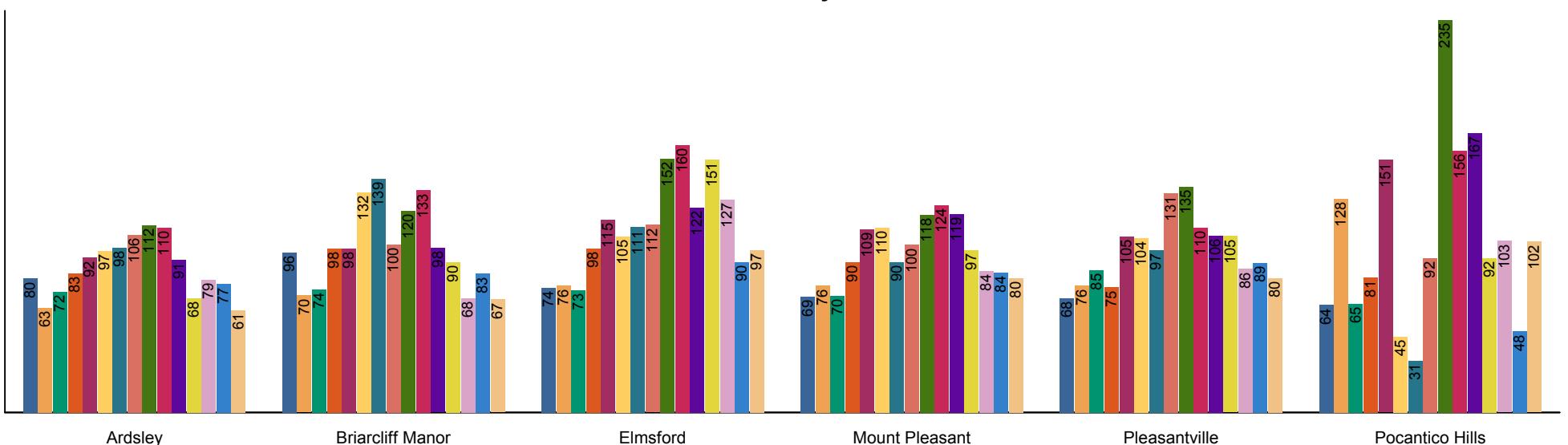


**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

**Days to Contract**

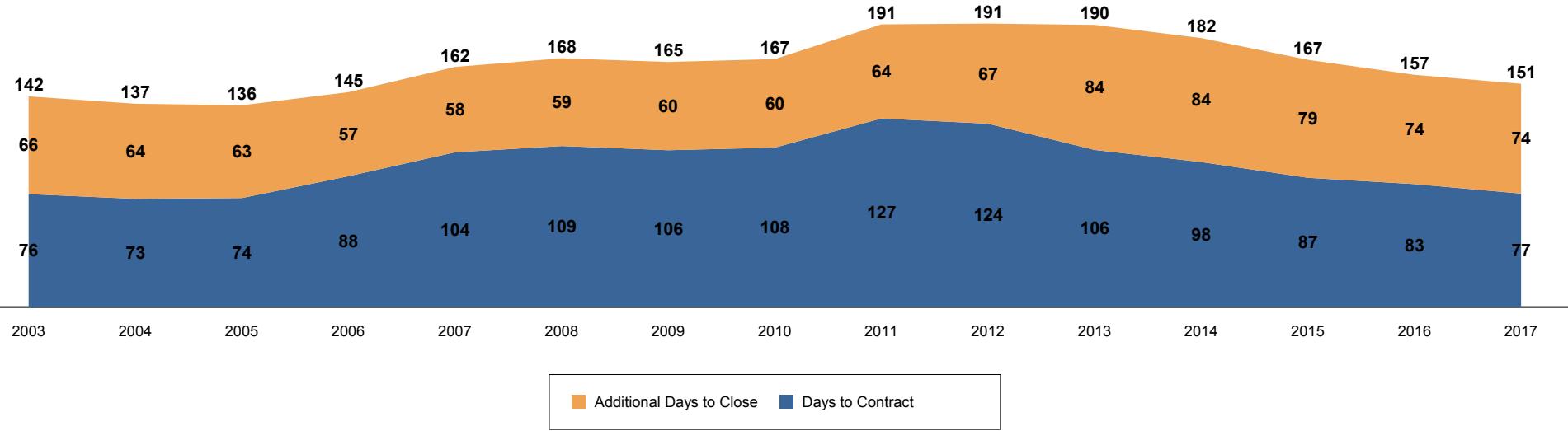


**School District - Days to Contract**

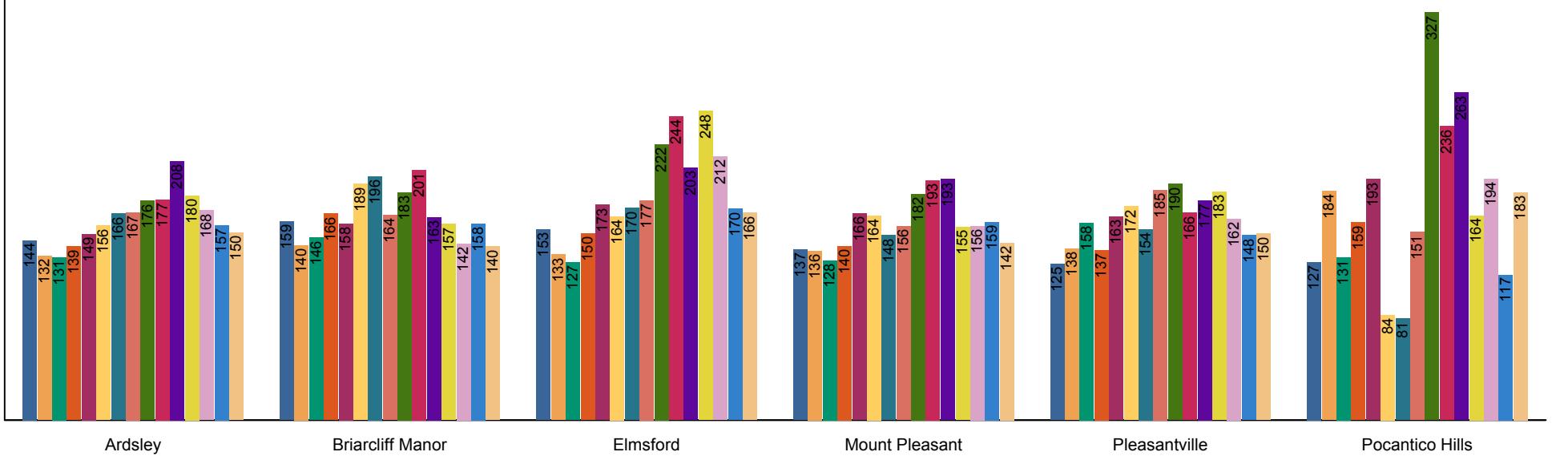


**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

**Days to Close**

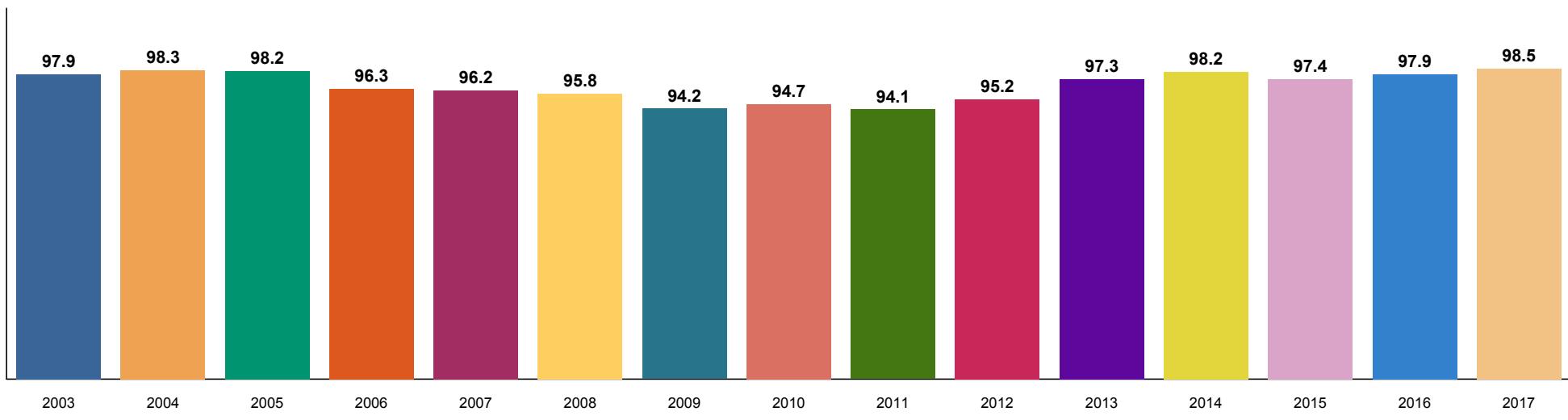


**School District - Days to Close**



**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Single Family**

**% Sale Price to List Price**



**% Sale Price to Original List Price**

