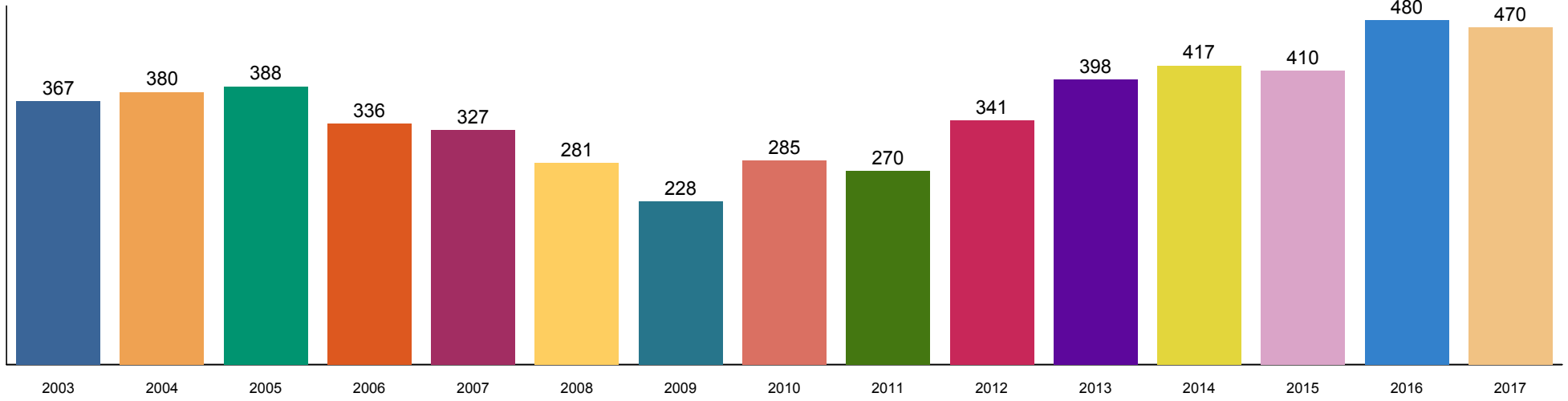


Off The RiverTowns

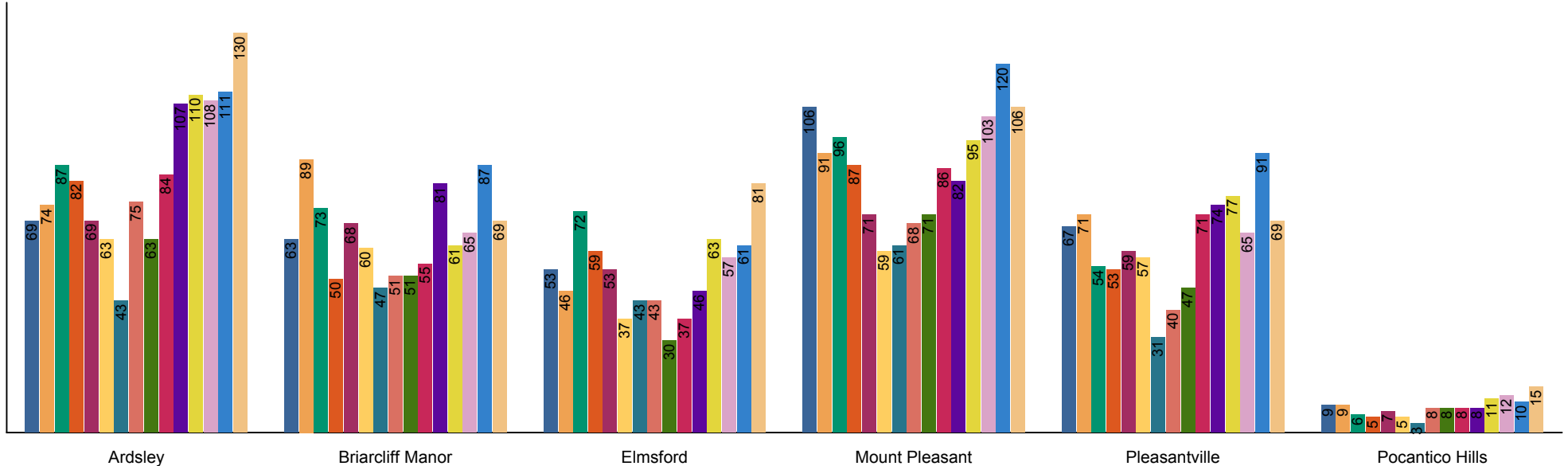
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills

Single Family

Number of Sales

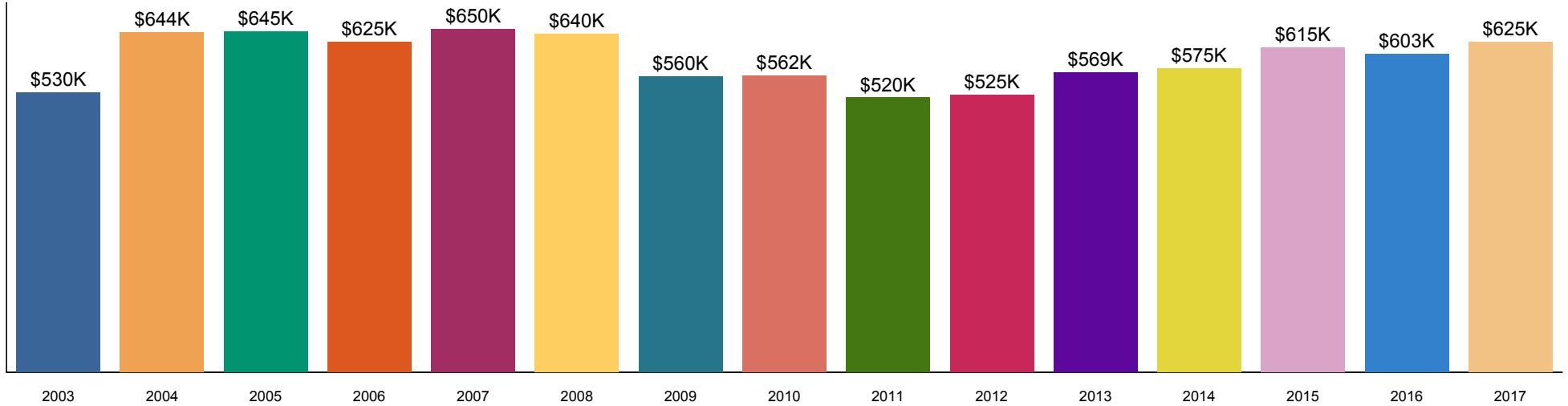


School District - Number of Sales

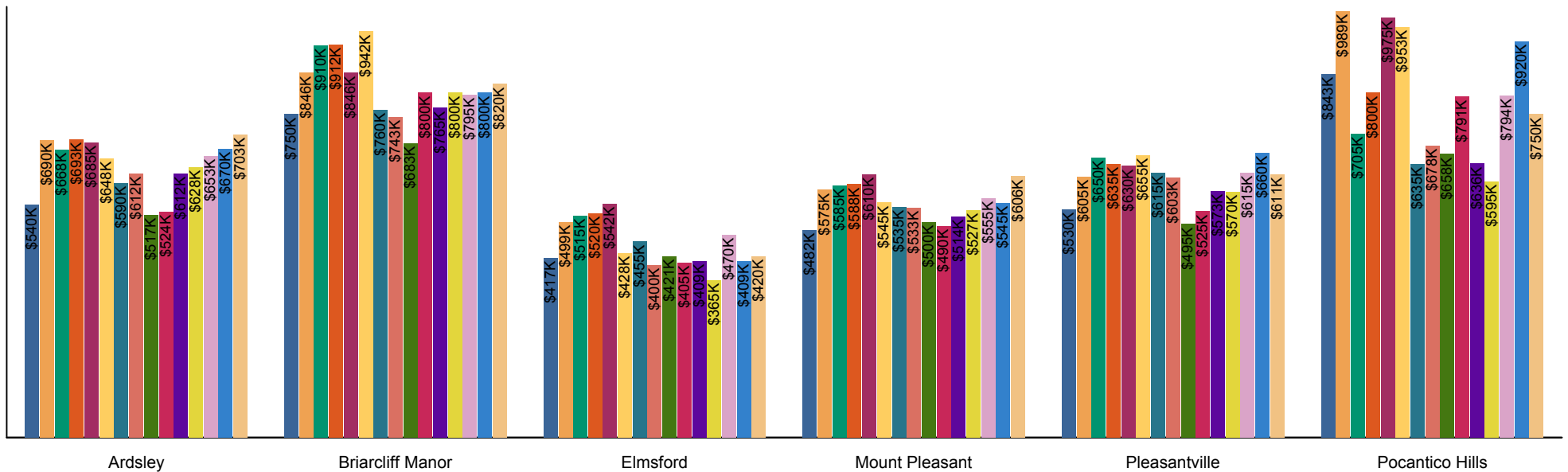


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family

Median Sale Price

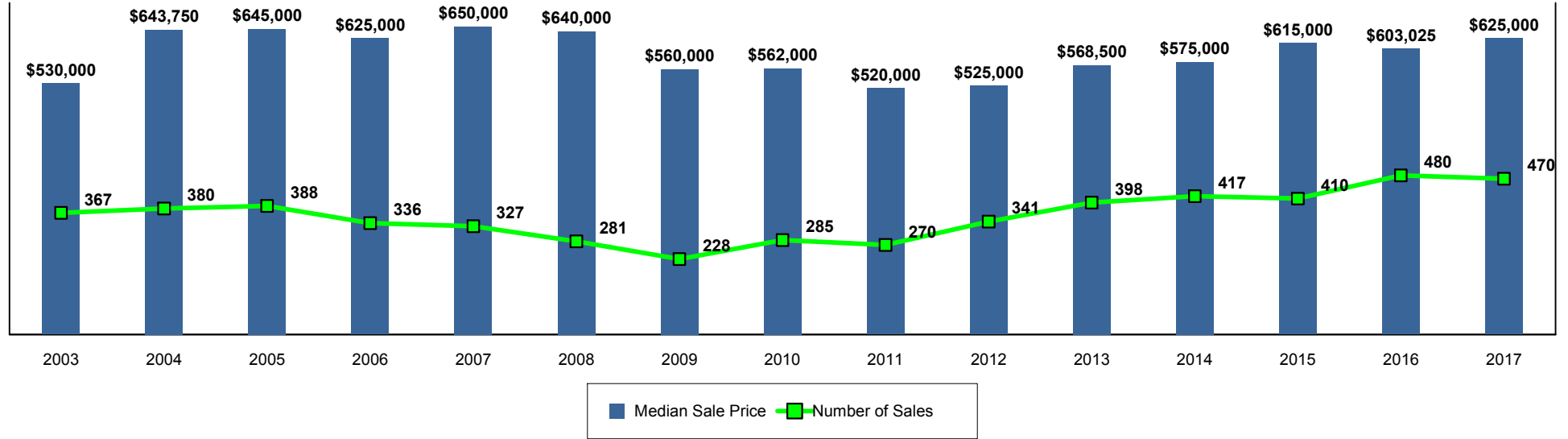


School District - Median Sale Price



Off The River Towns
Ardley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
 Single Family

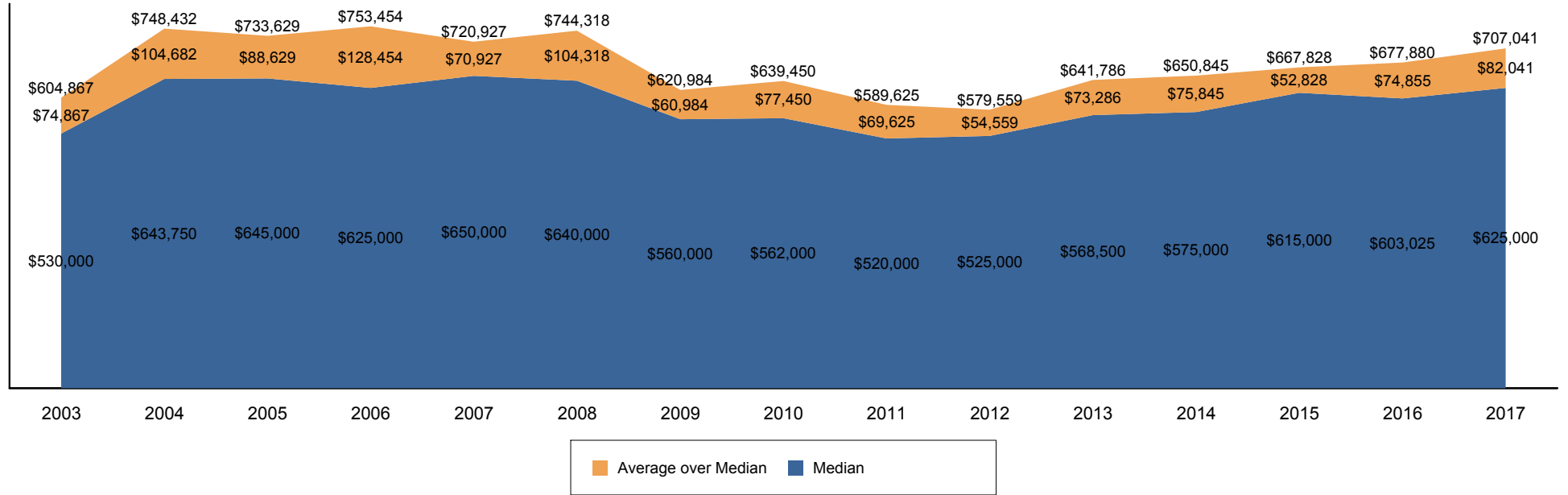
Median Sale Price and Number of Sales



		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
Ardley	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

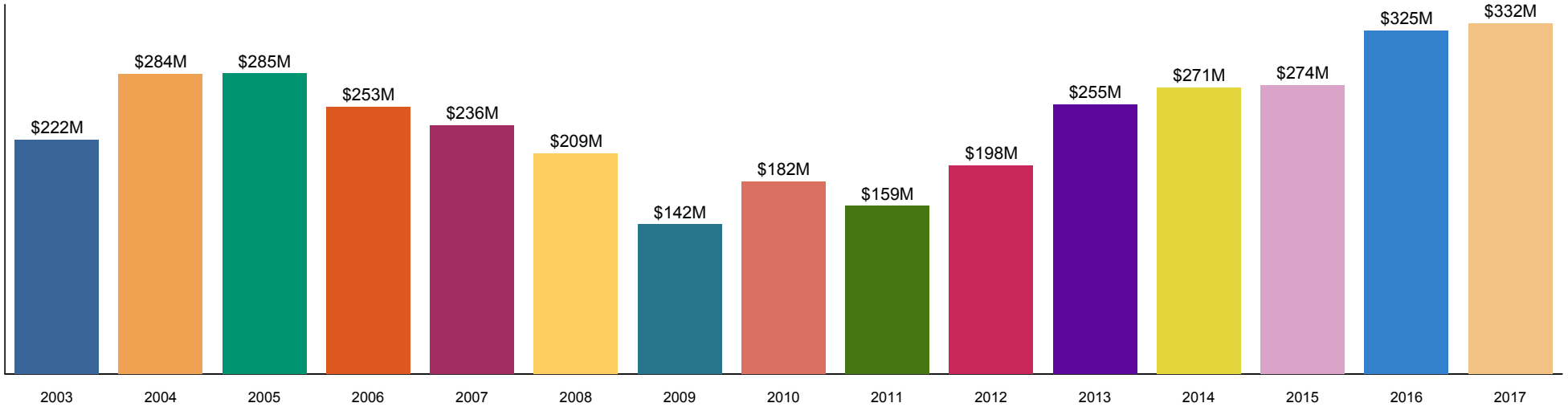
Average and Median Sale Price



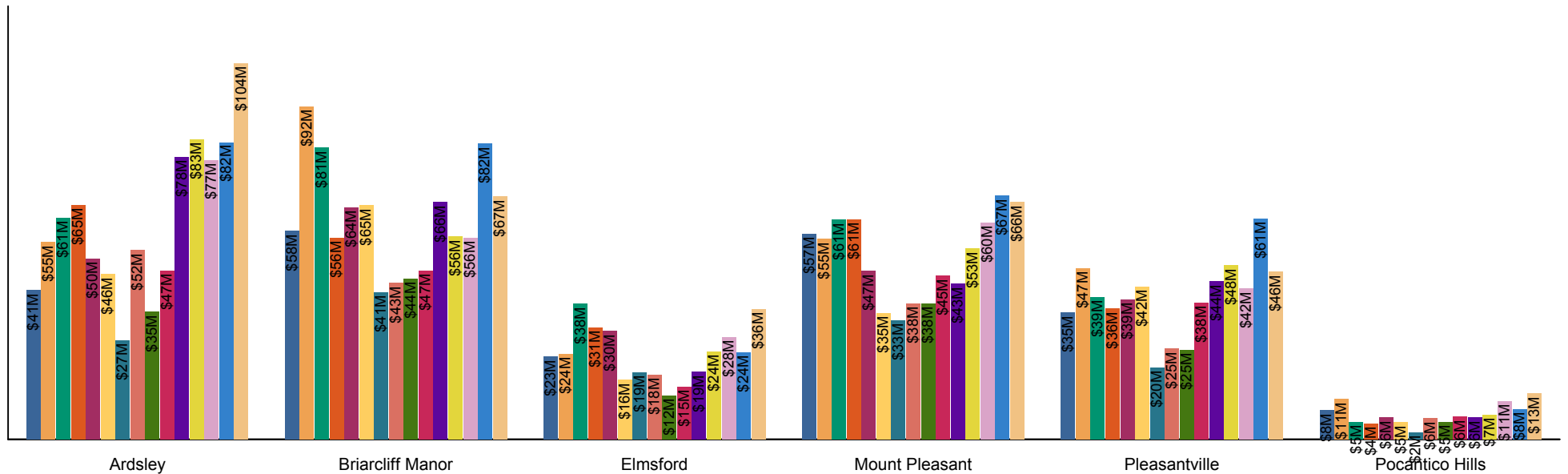
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$604,867	\$748,432	\$733,629	\$753,454	\$720,927	\$744,318	\$620,984	\$639,450	\$589,625	\$579,559	\$641,786	\$650,845	\$667,828	\$677,880	\$707,041
	Median	\$530,000	\$643,750	\$645,000	\$625,000	\$650,000	\$640,000	\$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	\$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 Manor	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	\$920,686	\$856,359	\$940,701	\$974,247
	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 Pleasant	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
	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 Hills	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
	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 River Towns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
 Single Family

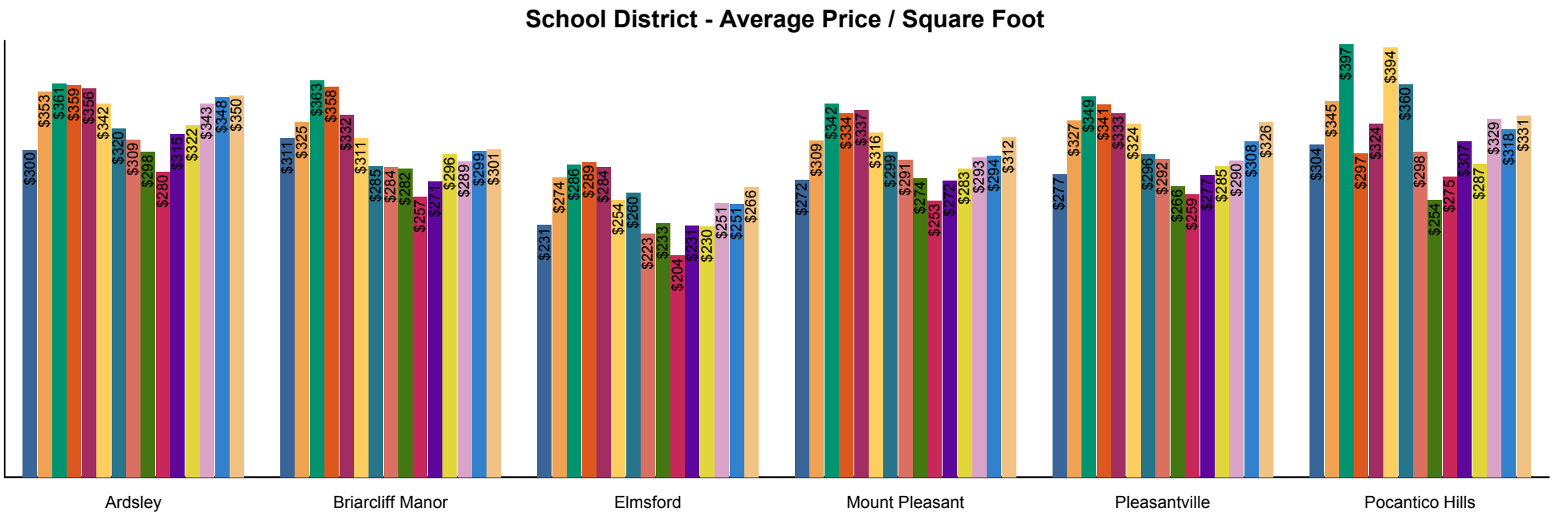
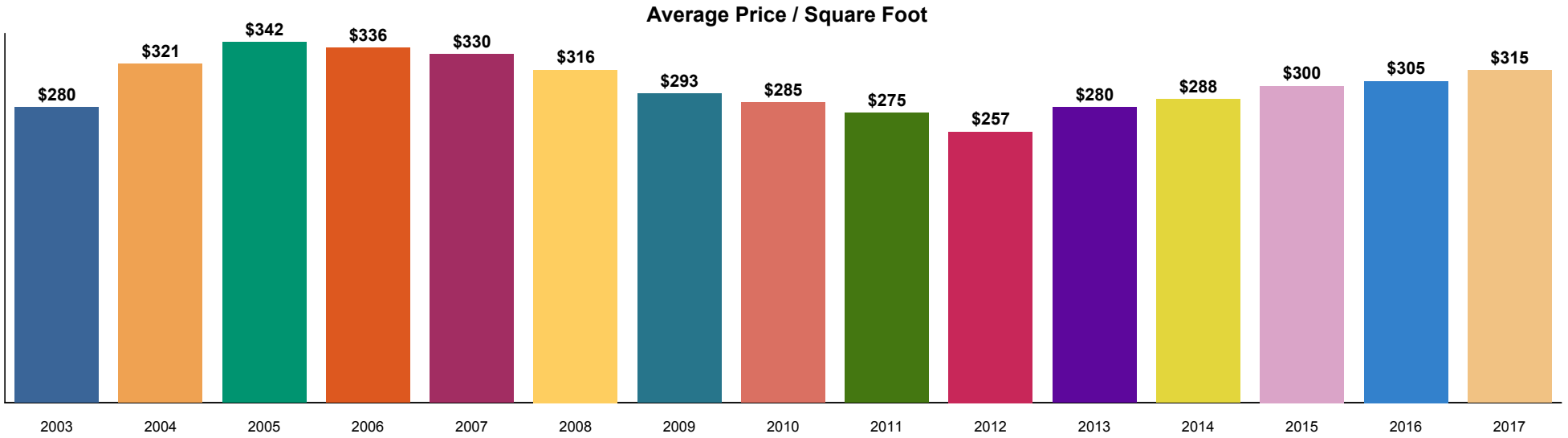
\$ Sales Volume



School District - \$ Sales Volume

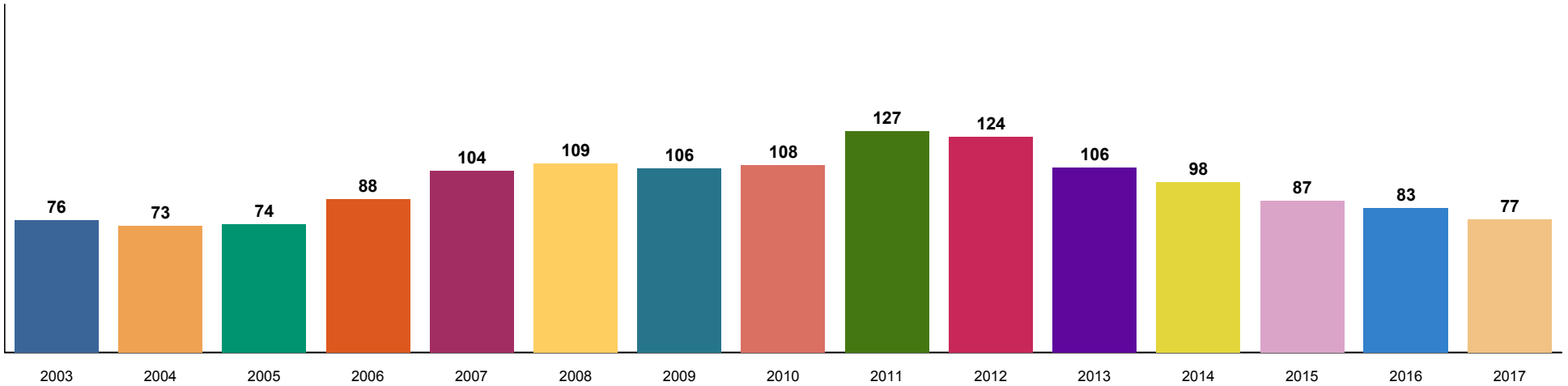


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family

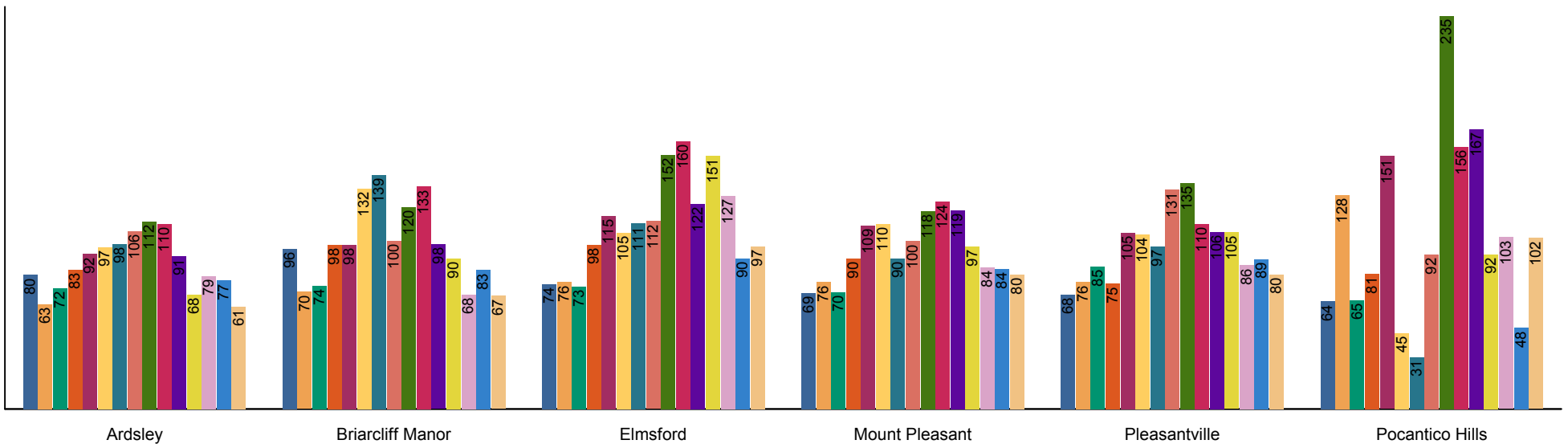


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family

Days to Contract



School District - Days to Contract

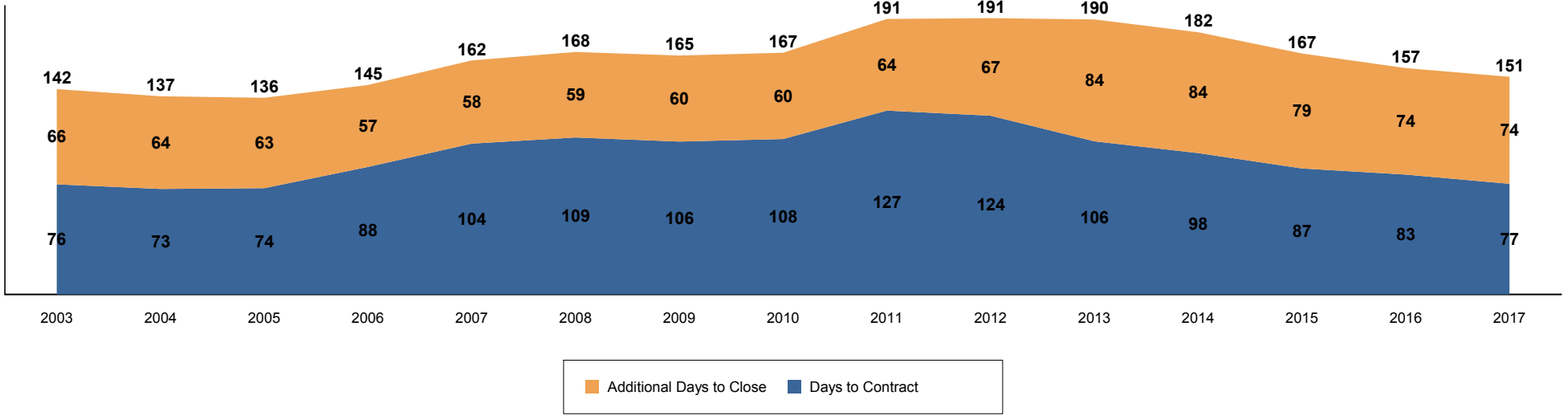


Off The River Towns

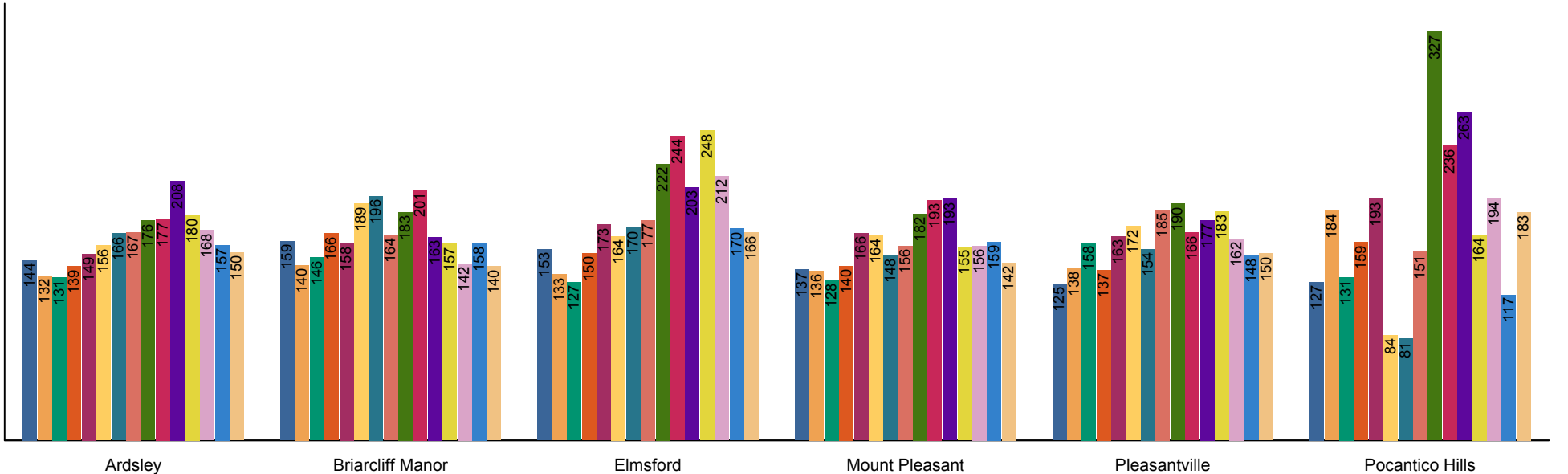
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills

Single Family

Days to Close

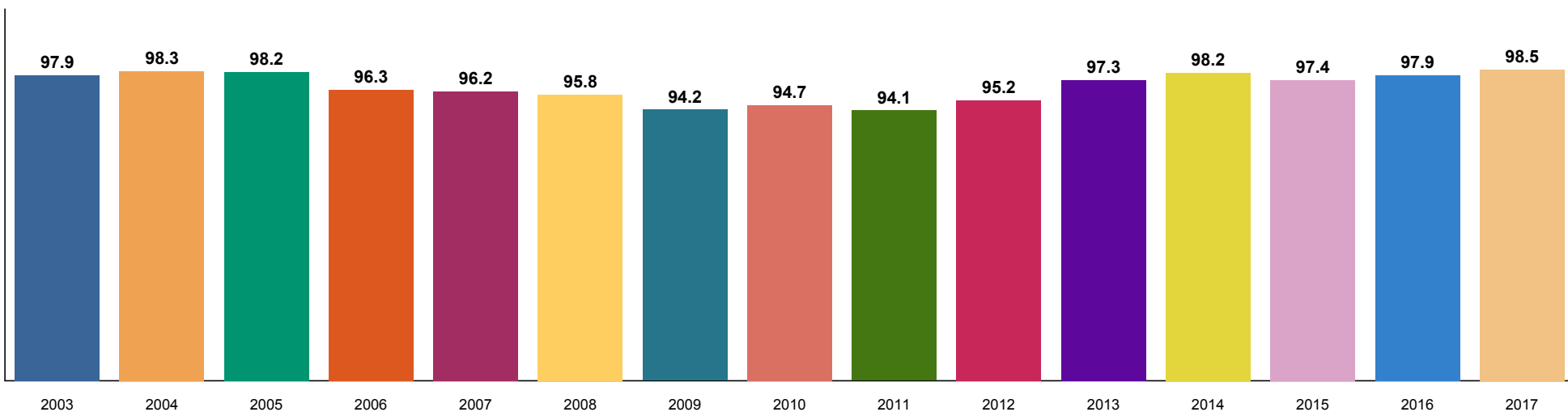


School District - Days to Close



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

