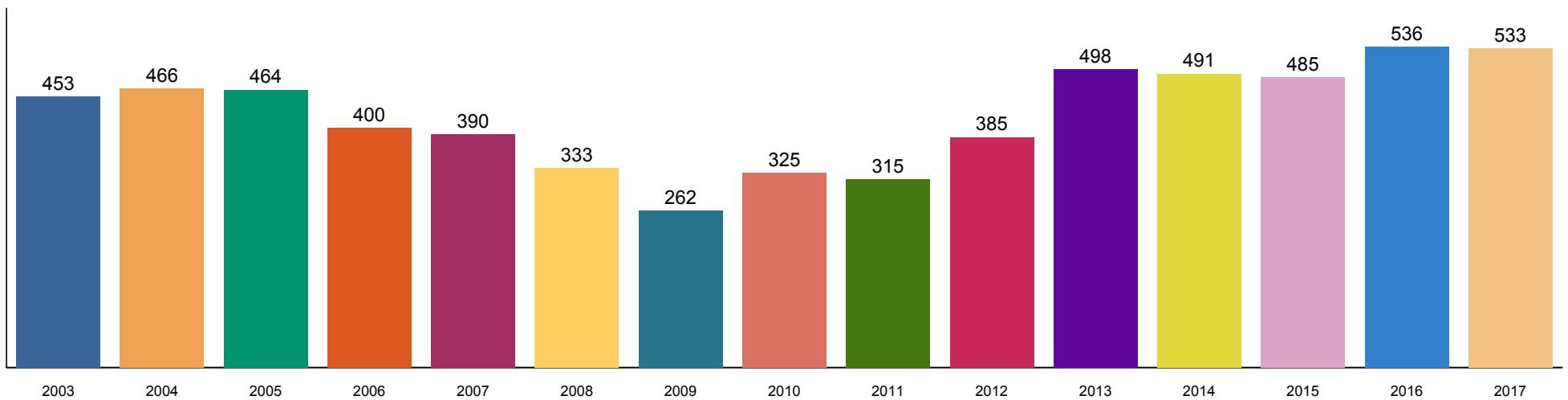
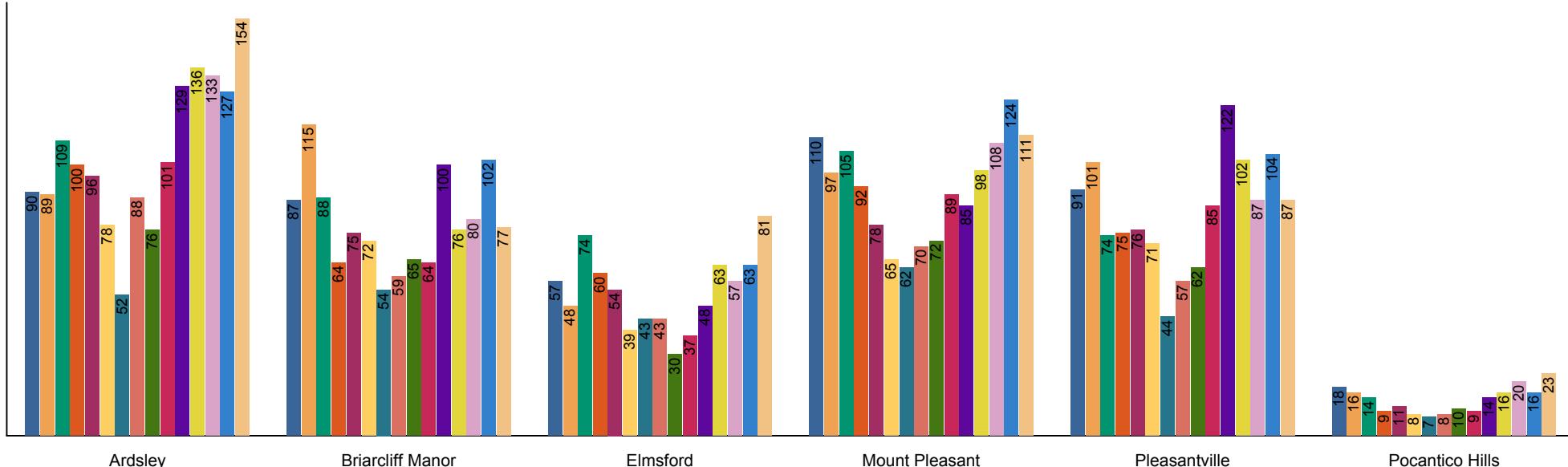


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

Number of Sales

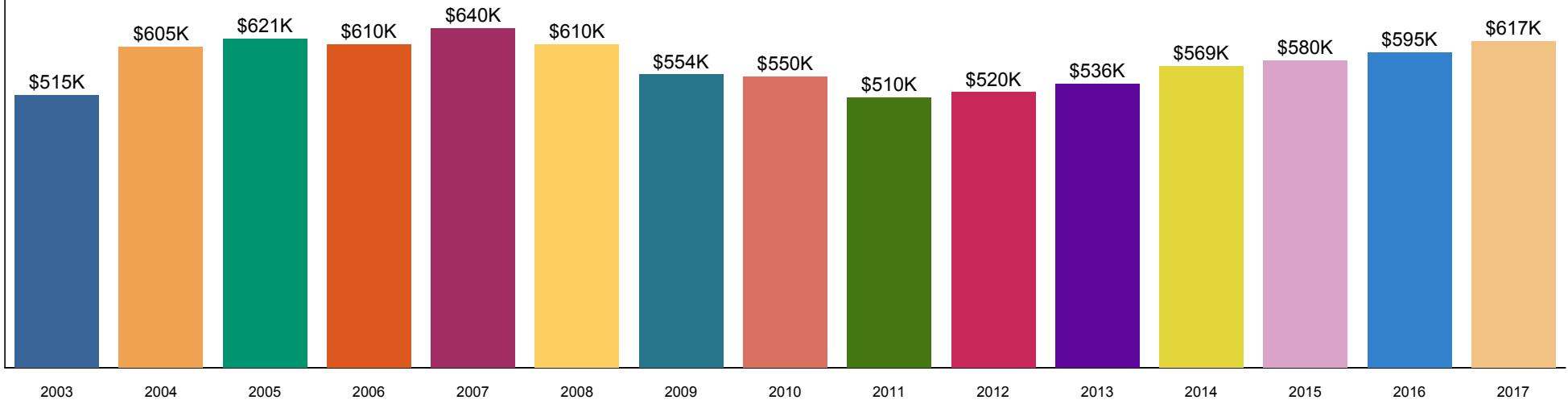


School District - Number of Sales

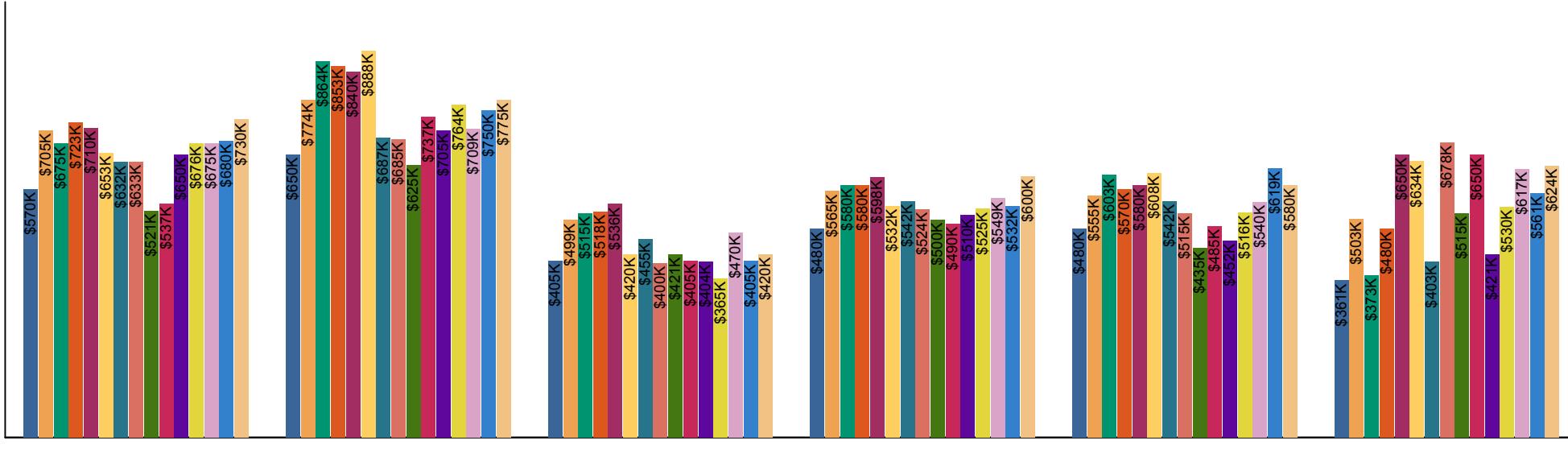


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

Median Sale Price

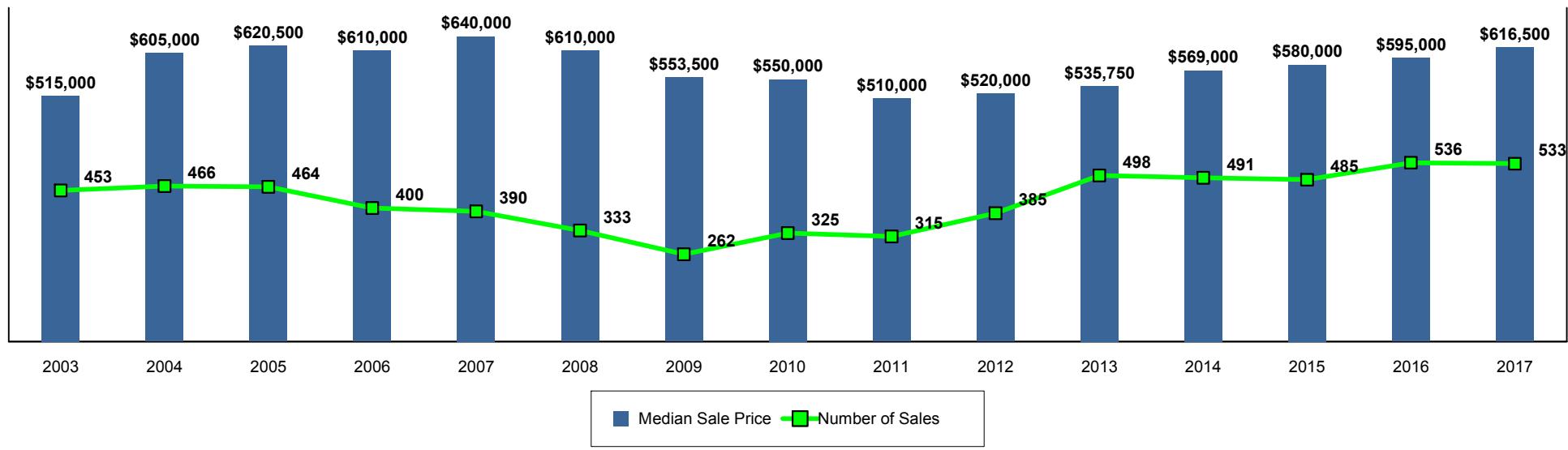


School District - Median Sale Price



Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

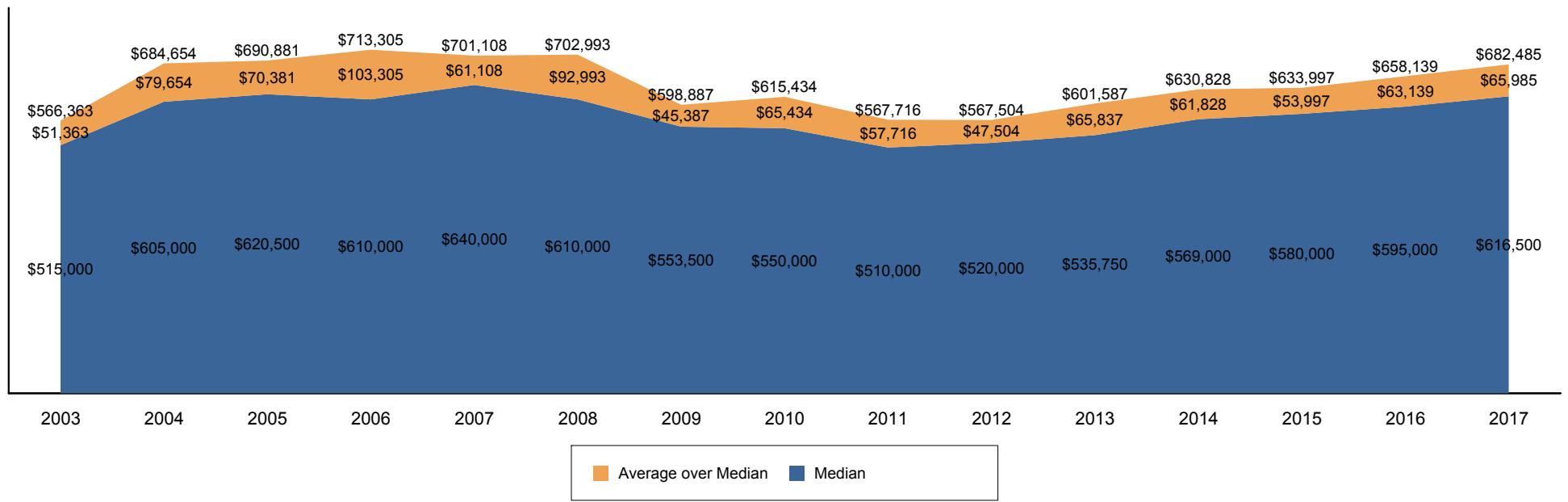
Median Sale Price and Number of Sales



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$515,000	\$605,000	\$620,500	\$610,000	\$640,000	\$610,000	\$553,500	\$550,000	\$510,000	\$520,000	\$535,750	\$569,000	\$580,000	\$595,000	\$616,500
	# of Sales	453	466	464	400	390	333	262	325	315	385	498	491	485	536	533
Ardsley	MSP	\$569,500	\$705,300	\$675,000	\$722,500	\$710,000	\$652,500	\$631,750	\$633,250	\$520,500	\$537,000	\$650,000	\$675,500	\$675,000	\$680,000	\$730,000
	# of Sales	90	89	109	100	96	78	52	88	76	101	129	136	133	127	154
Briarcliff Manor	MSP	\$650,000	\$774,250	\$863,750	\$852,500	\$840,000	\$887,500	\$687,250	\$685,000	\$625,000	\$736,500	\$705,000	\$763,750	\$709,000	\$750,000	\$775,000
	# of Sales	87	115	88	64	75	72	54	59	65	64	100	76	80	102	77
Elmsford	MSP	\$405,000	\$499,000	\$514,500	\$517,500	\$536,000	\$420,000	\$455,000	\$400,000	\$421,000	\$405,000	\$404,000	\$364,500	\$470,000	\$404,900	\$420,000
	# of Sales	57	48	74	60	54	39	43	43	30	37	48	63	57	63	81
Mount Pleasant	MSP	\$479,500	\$565,000	\$580,000	\$580,000	\$597,500	\$531,500	\$542,500	\$523,750	\$500,000	\$490,000	\$510,000	\$525,000	\$548,500	\$531,650	\$600,000
	# of Sales	110	97	105	92	78	65	62	70	72	89	85	98	108	124	111
Pleasantville	MSP	\$480,000	\$555,000	\$602,500	\$570,000	\$580,000	\$607,500	\$542,332	\$515,000	\$435,000	\$485,000	\$451,500	\$516,054	\$540,000	\$618,500	\$580,000
	# of Sales	91	101	74	75	76	71	44	57	62	85	122	102	87	104	87
Pocantico Hills	MSP	\$360,750	\$502,500	\$372,500	\$480,000	\$650,000	\$634,000	\$403,000	\$677,500	\$515,000	\$650,000	\$420,500	\$530,000	\$616,500	\$560,500	\$623,762
	# of Sales	18	16	14	9	11	8	7	8	10	9	14	16	20	16	23

Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

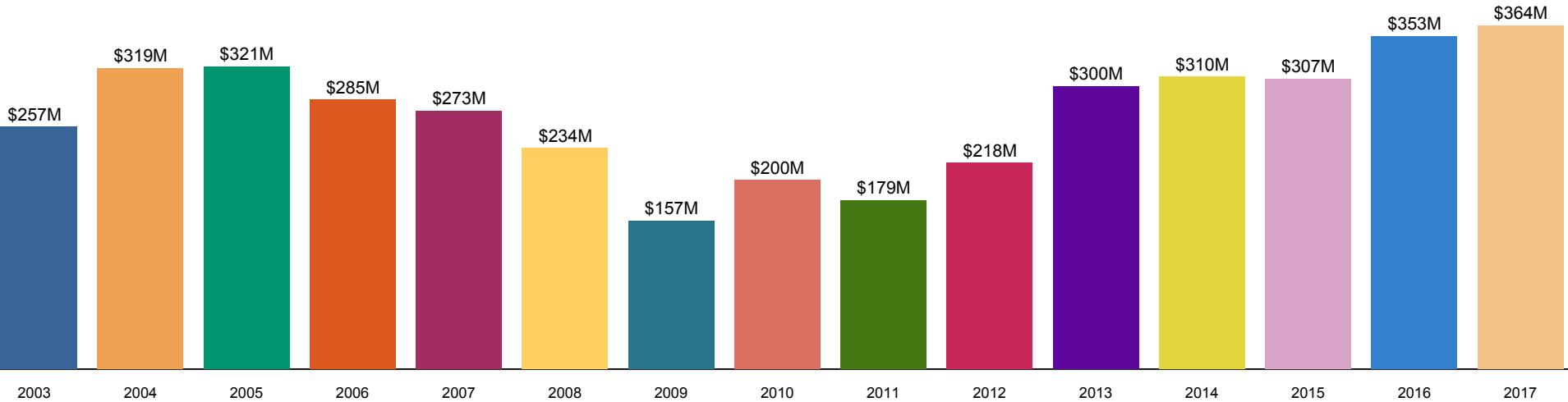
Average and Median Sale Price



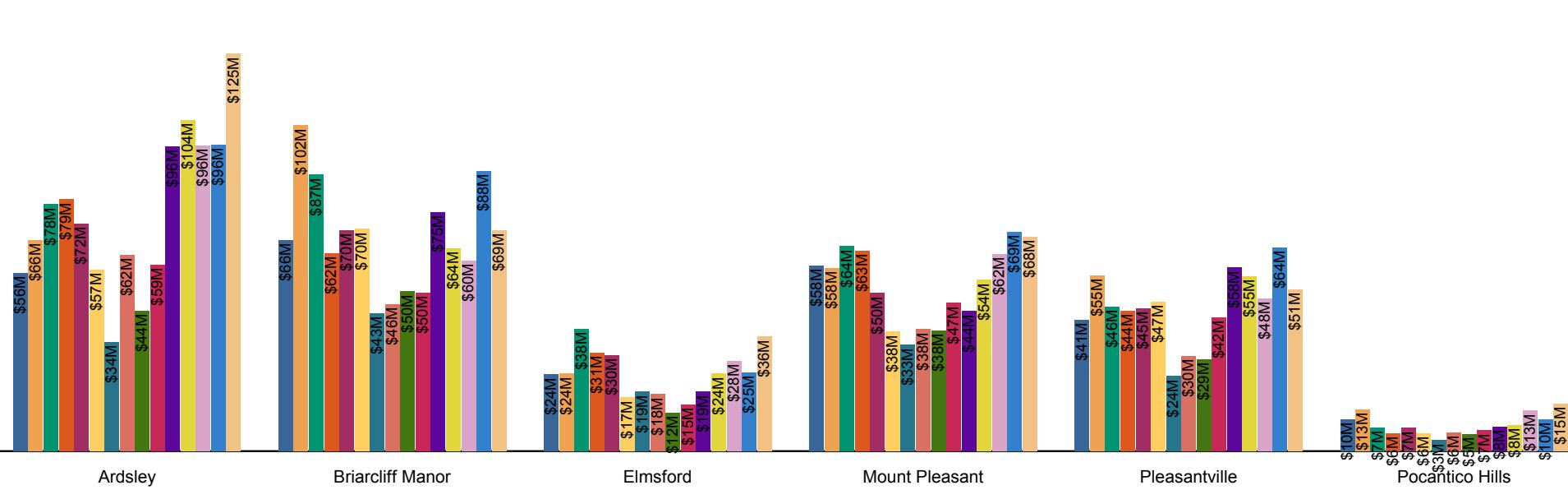
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$566,363	\$684,654	\$690,881	\$713,305	\$701,108	\$702,993	\$598,887	\$615,434	\$567,716	\$567,504	\$601,587	\$630,828	\$633,997	\$658,139	\$682,485
	Median	\$515,000	\$605,000	\$620,500	\$610,000	\$640,000	\$610,000	\$553,500	\$550,000	\$510,000	\$520,000	\$535,750	\$569,000	\$580,000	\$595,000	\$616,500
Ardsley	Average	\$622,620	\$746,182	\$712,445	\$792,269	\$745,984	\$731,477	\$660,250	\$701,467	\$580,259	\$581,416	\$743,104	\$766,504	\$723,353	\$758,917	\$811,300
	Median	\$569,500	\$705,300	\$675,000	\$722,500	\$710,000	\$652,500	\$631,750	\$633,250	\$520,500	\$537,000	\$650,000	\$675,500	\$675,000	\$680,000	\$730,000
Briarcliff	Average	\$764,141	\$891,258	\$988,728	\$973,051	\$927,060	\$970,866	\$805,310	\$784,023	\$773,019	\$778,305	\$753,254	\$839,537	\$749,548	\$865,196	\$902,170
Manor	Median	\$650,000	\$774,250	\$863,750	\$852,500	\$840,000	\$887,500	\$687,250	\$685,000	\$625,000	\$736,500	\$705,000	\$763,750	\$709,000	\$750,000	\$775,000
Elmsford	Average	\$424,161	\$506,615	\$519,457	\$517,300	\$561,496	\$432,472	\$433,434	\$416,586	\$405,962	\$396,278	\$390,166	\$386,645	\$498,123	\$394,380	\$445,193
	Median	\$405,000	\$499,000	\$514,500	\$517,500	\$536,000	\$420,000	\$455,000	\$400,000	\$421,000	\$405,000	\$404,000	\$364,500	\$470,000	\$404,900	\$420,000
Mount	Average	\$530,450	\$592,974	\$614,261	\$685,112	\$637,120	\$578,872	\$539,656	\$547,859	\$527,535	\$523,639	\$518,369	\$550,631	\$574,704	\$556,857	\$608,318
Pleasant	Median	\$479,500	\$565,000	\$580,000	\$580,000	\$597,500	\$531,500	\$542,500	\$523,750	\$500,000	\$490,000	\$510,000	\$525,000	\$548,500	\$531,650	\$600,000
Pleasantville	Average	\$454,844	\$546,518	\$615,040	\$588,459	\$591,342	\$661,480	\$536,163	\$525,083	\$466,183	\$495,189	\$473,999	\$540,012	\$552,842	\$616,687	\$584,410
	Median	\$480,000	\$555,000	\$602,500	\$570,000	\$580,000	\$607,500	\$542,332	\$515,000	\$435,000	\$485,000	\$451,500	\$516,054	\$540,000	\$618,500	\$580,000
Pocantico	Average	\$562,722	\$819,348	\$532,429	\$624,111	\$666,364	\$710,125	\$485,857	\$729,581	\$542,000	\$733,046	\$556,218	\$517,844	\$638,028	\$631,141	\$649,116
Hills	Median	\$360,750	\$502,500	\$372,500	\$480,000	\$650,000	\$634,000	\$403,000	\$677,500	\$515,000	\$650,000	\$420,500	\$530,000	\$616,500	\$560,500	\$623,762

Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

\$ Sales Volume

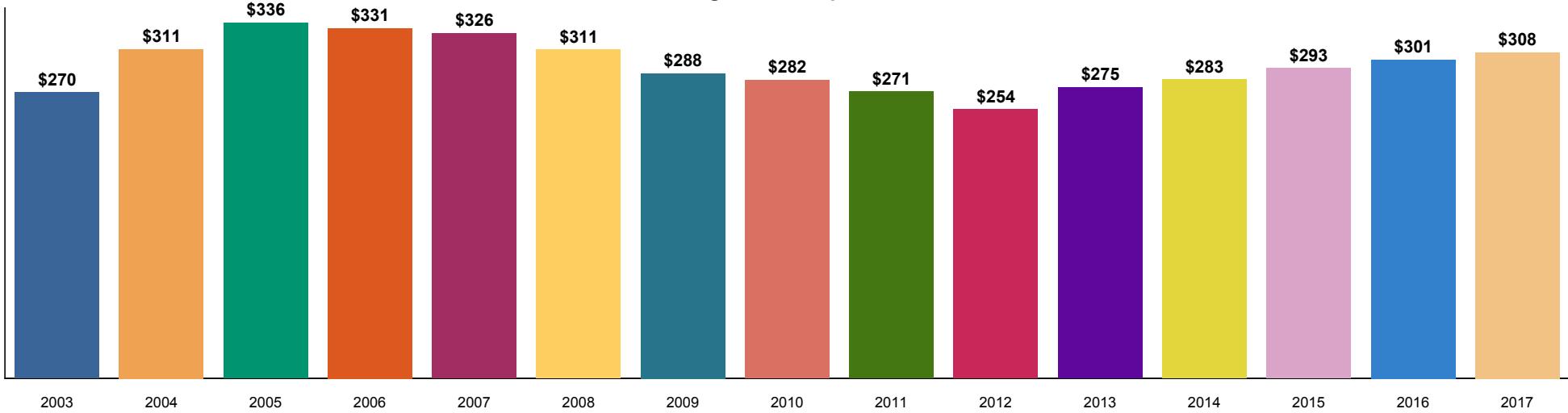


School District - \$ Sales Volume

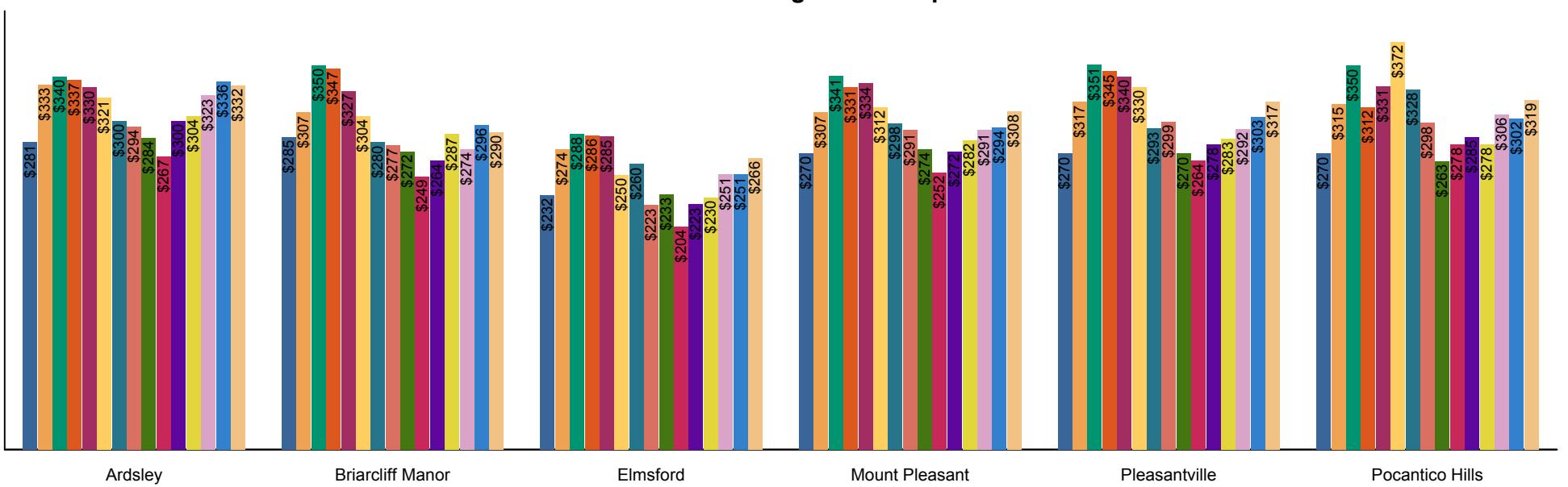


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

Average Price / Square Foot

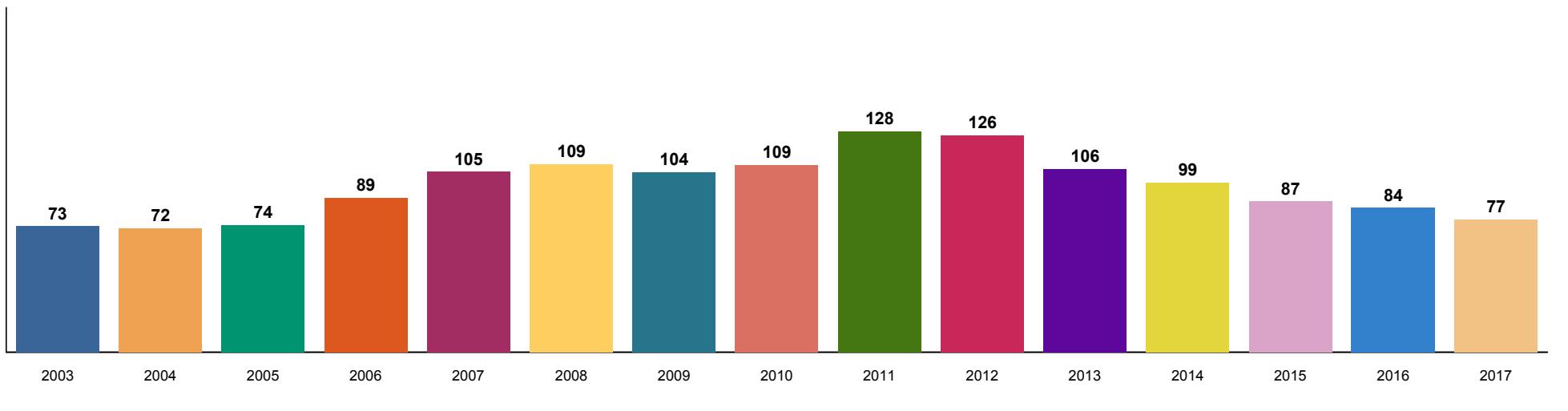


School District - Average Price / Square Foot

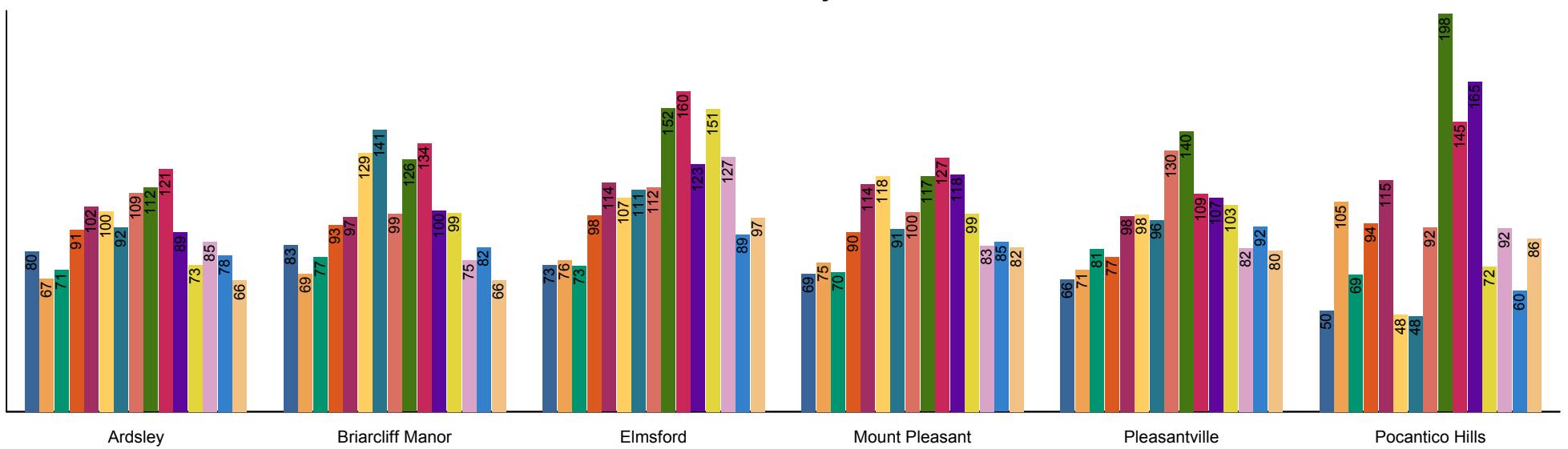


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

Days to Contract



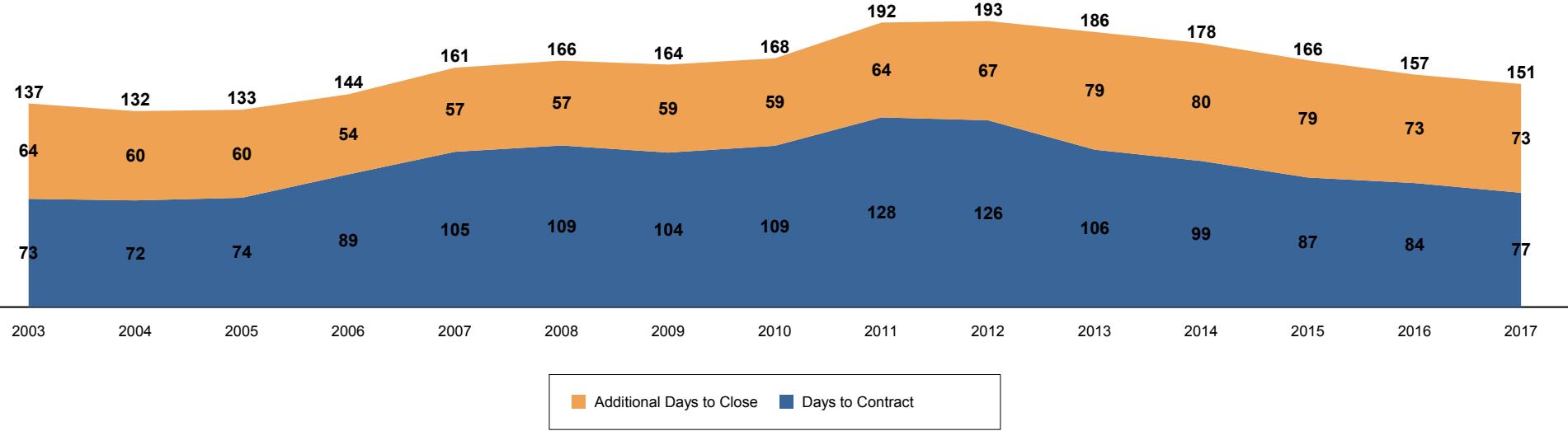
School District - Days to Contract



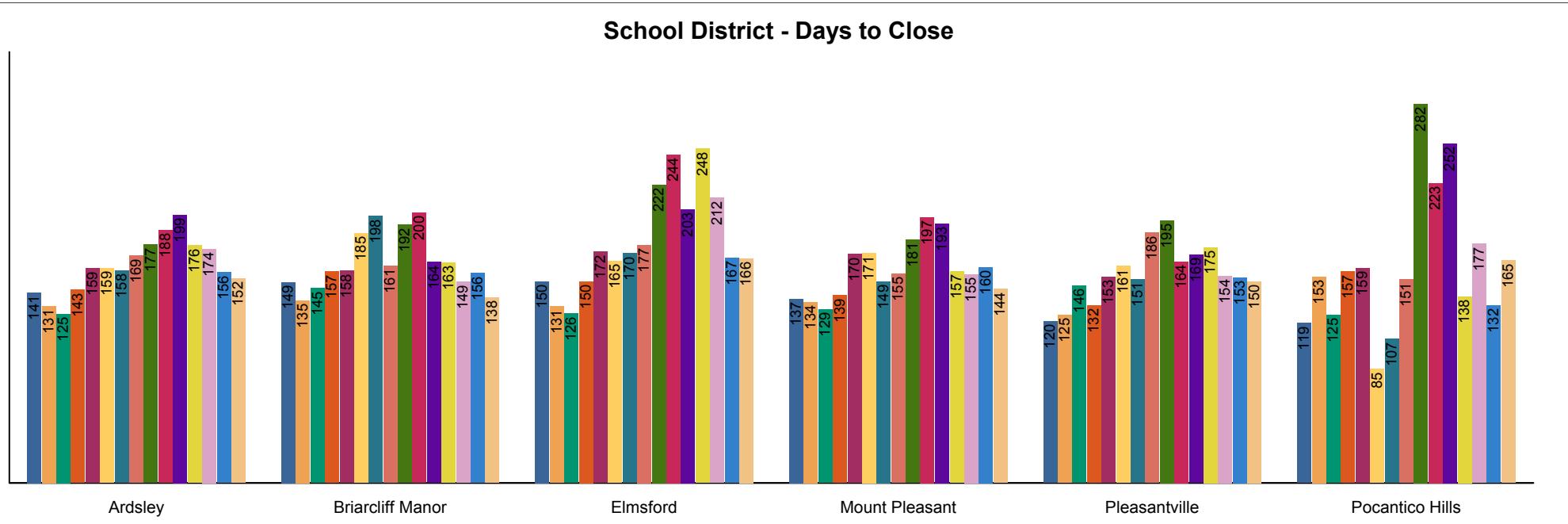
Off The RiverTowns

Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

Days to Close

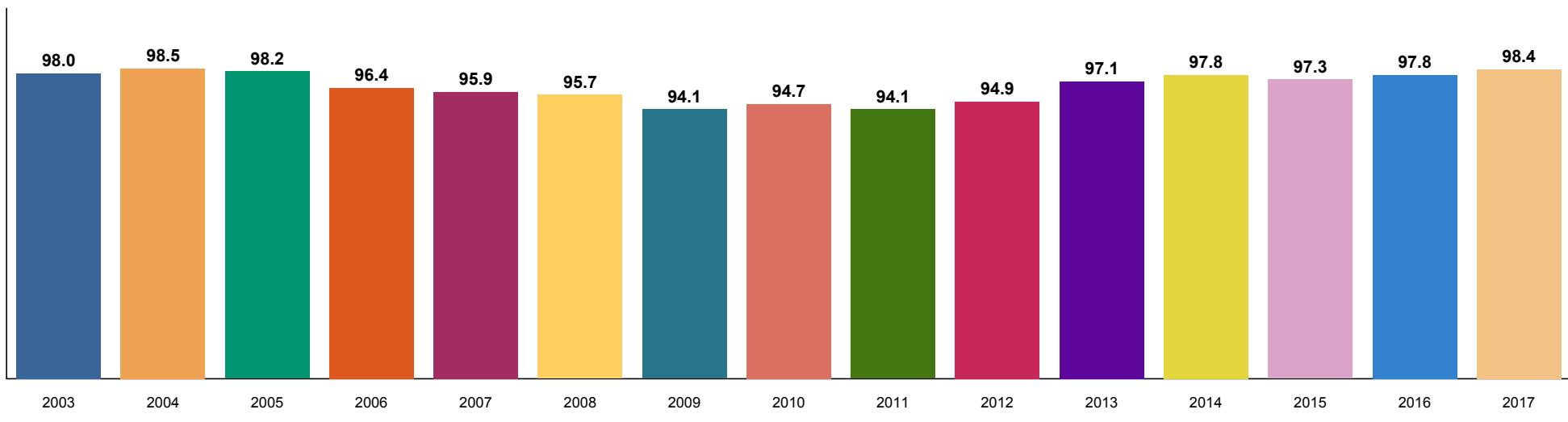


School District - Days to Close



Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Single Family, Co-Operatives, Condominiums

% Sale Price to List Price



% Sale Price to Original List Price

