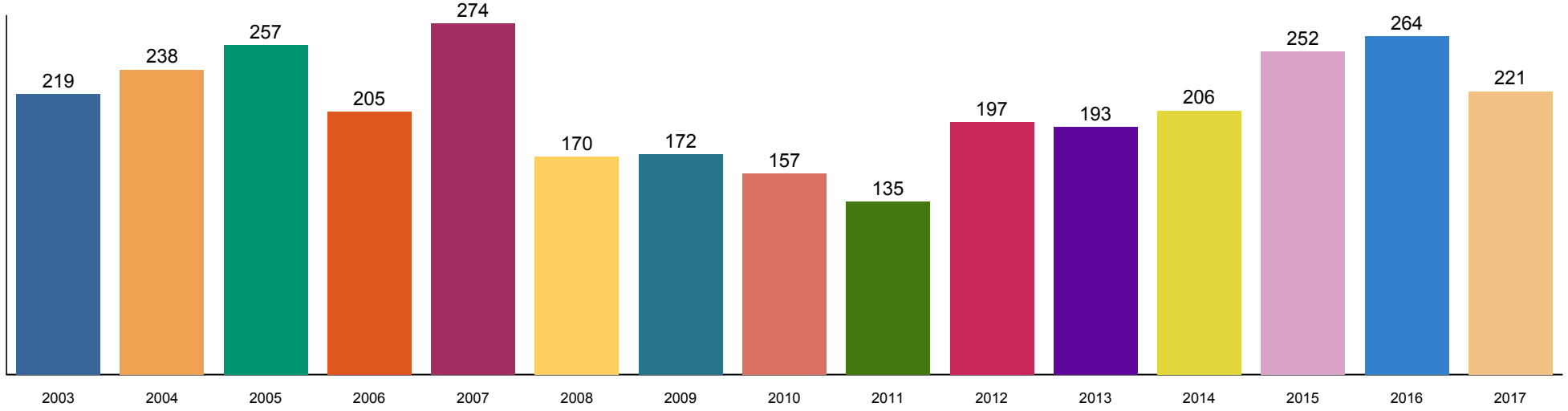


# Northern Westchester

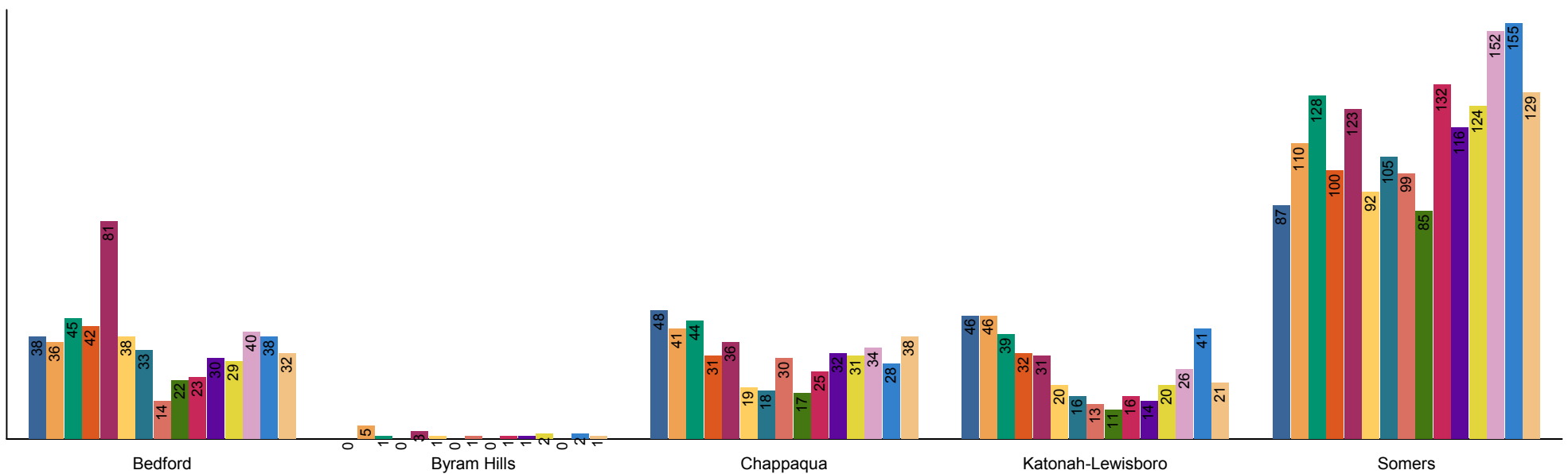
## Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers

### Condominium

Number of Sales

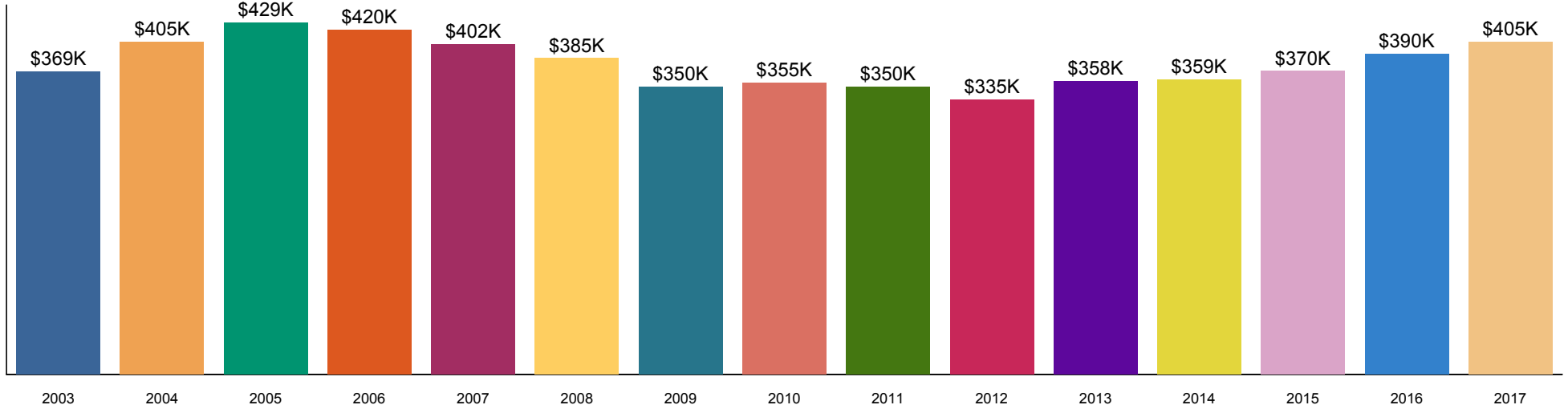


School District - Number of Sales

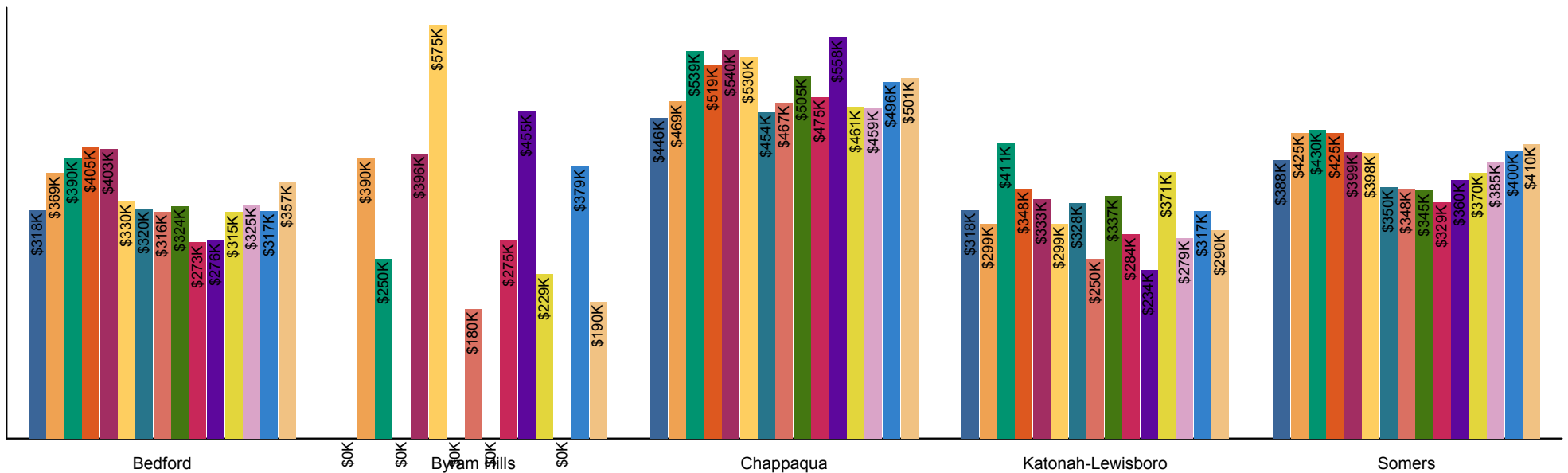


Northern Westchester  
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers  
Condominium

Median Sale Price

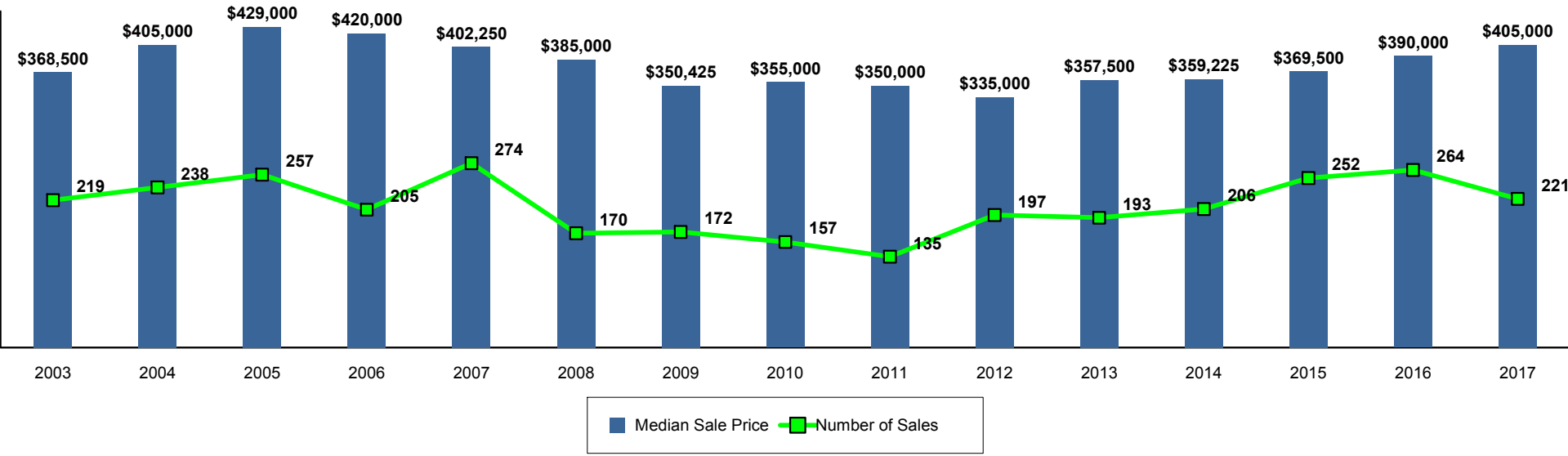


School District - Median Sale Price



**Northern Westchester**  
**Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers**  
**Condominium**

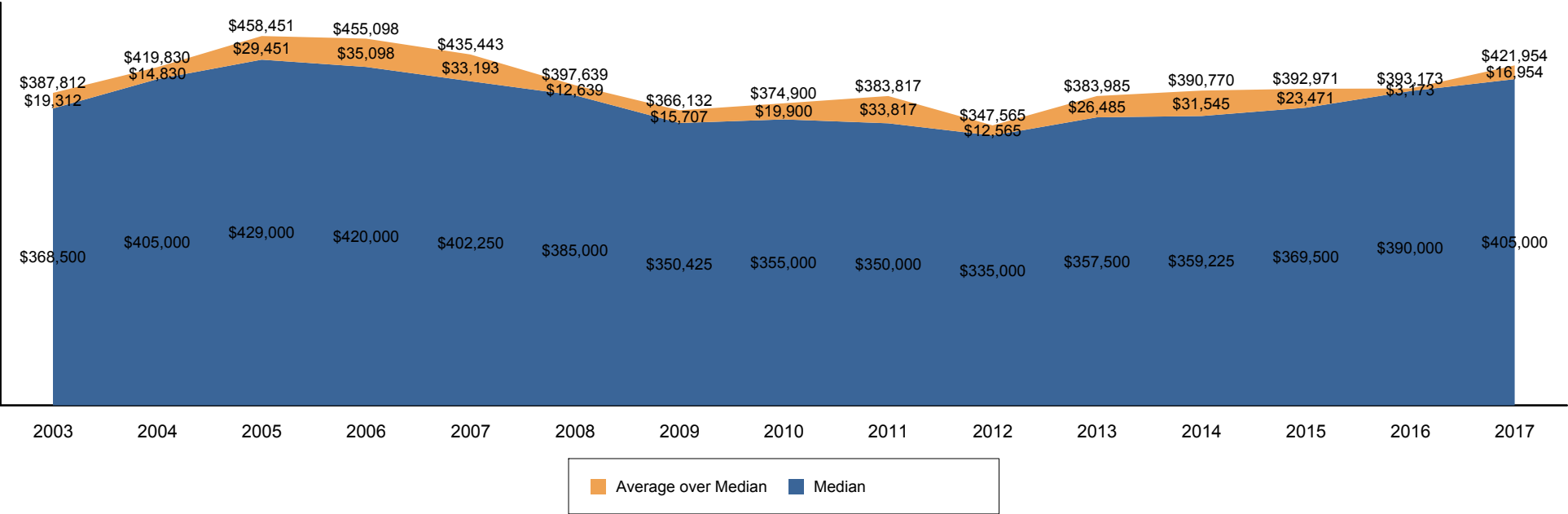
**Median Sale Price and Number of Sales**



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$368,500	\$405,000	\$429,000	\$420,000	\$402,250	\$385,000	\$350,425	\$355,000	\$350,000	\$335,000	\$357,500	\$359,225	\$369,500	\$390,000	\$405,000
	# of Sales	219	238	257	205	274	170	172	157	135	197	193	206	252	264	221
Bedford	MSP	\$317,750	\$369,250	\$390,000	\$405,000	\$402,975	\$330,000	\$320,000	\$316,000	\$323,750	\$273,000	\$275,765	\$315,000	\$325,000	\$316,500	\$356,550
	# of Sales	38	36	45	42	81	38	33	14	22	23	30	29	40	38	32
Byram Hills	MSP		\$390,000	\$250,000		\$396,000	\$575,000		\$180,000		\$275,000	\$455,000	\$228,500		\$378,500	\$190,000
	# of Sales		5	1		3	1		1		1	1	2		2	1
Chappaqua	MSP	\$446,000	\$469,000	\$539,250	\$519,000	\$540,000	\$530,000	\$453,650	\$467,000	\$505,000	\$475,000	\$558,250	\$461,000	\$459,250	\$496,000	\$501,000
	# of Sales	48	41	44	31	36	19	18	30	17	25	32	31	34	28	38
Katonah-Lewisboro	MSP	\$318,000	\$298,500	\$410,500	\$347,500	\$333,000	\$298,750	\$327,500	\$250,000	\$337,000	\$283,875	\$234,375	\$370,625	\$278,550	\$317,000	\$290,000
	# of Sales	46	46	39	32	31	20	16	13	11	16	14	20	26	41	21
Somers	MSP	\$387,500	\$425,250	\$430,000	\$425,000	\$399,000	\$397,500	\$350,000	\$348,000	\$345,000	\$328,750	\$359,500	\$369,950	\$385,000	\$399,999	\$410,000
	# of Sales	87	110	128	100	123	92	105	99	85	132	116	124	152	155	129

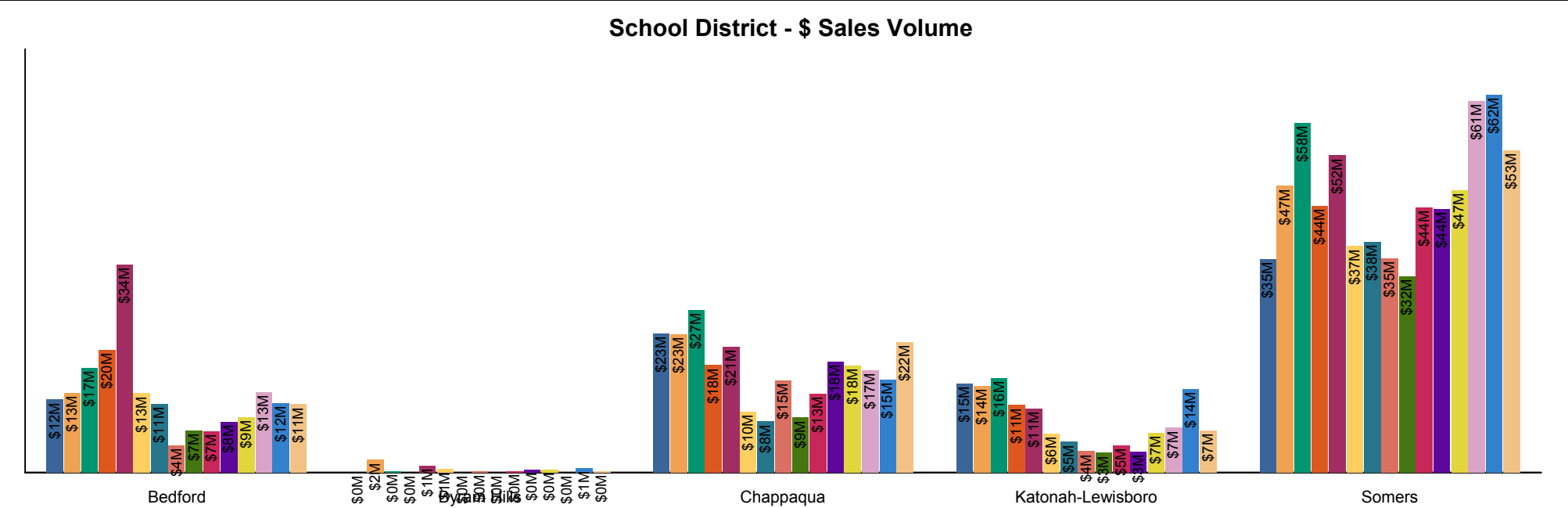
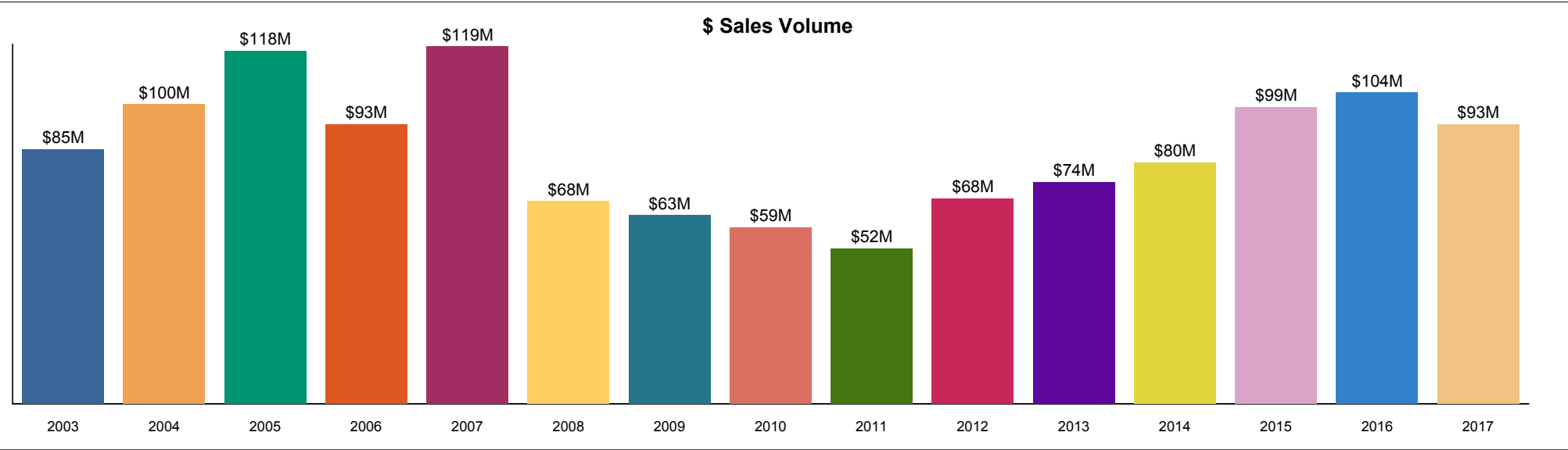
Northern Westchester  
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers  
Condominium

Average and Median Sale Price



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$387,812	\$419,830	\$458,451	\$455,098	\$435,443	\$397,639	\$366,132	\$374,900	\$383,817	\$347,565	\$383,985	\$390,770	\$392,971	\$393,173	\$421,954
	Median	\$368,500	\$405,000	\$429,000	\$420,000	\$402,250	\$385,000	\$350,425	\$355,000	\$350,000	\$335,000	\$357,500	\$359,225	\$369,500	\$390,000	\$405,000
Bedford	Average	\$317,066	\$366,706	\$385,187	\$481,722	\$423,795	\$344,600	\$343,773	\$321,205	\$318,330	\$298,880	\$278,951	\$316,016	\$331,640	\$302,703	\$352,893
	Median	\$317,750	\$369,250	\$390,000	\$405,000	\$402,975	\$330,000	\$320,000	\$316,000	\$323,750	\$273,000	\$275,765	\$315,000	\$325,000	\$316,500	\$356,550
Byram Hills	Average		\$426,000	\$250,000		\$394,667	\$575,000		\$180,000		\$275,000	\$455,000	\$228,500		\$378,500	\$190,000
	Median		\$390,000	\$250,000		\$396,000	\$575,000		\$180,000		\$275,000	\$455,000	\$228,500		\$378,500	\$190,000
Chappaqua	Average	\$478,221	\$557,602	\$610,228	\$573,000	\$577,254	\$529,218	\$467,878	\$508,530	\$536,529	\$521,170	\$570,741	\$570,530	\$498,393	\$547,425	\$567,750
	Median	\$446,000	\$469,000	\$539,250	\$519,000	\$540,000	\$530,000	\$453,650	\$467,000	\$505,000	\$475,000	\$558,250	\$461,000	\$459,250	\$496,000	\$501,000
Katonah-Le wisboro	Average	\$319,436	\$312,009	\$399,588	\$349,787	\$342,060	\$321,650	\$317,766	\$270,369	\$298,273	\$282,859	\$247,732	\$329,205	\$285,882	\$337,195	\$329,839
	Median	\$318,000	\$298,500	\$410,500	\$347,500	\$333,000	\$298,750	\$327,500	\$250,000	\$337,000	\$283,875	\$234,375	\$370,625	\$278,550	\$317,000	\$290,000
Somers	Average	\$404,984	\$430,673	\$451,598	\$441,066	\$426,138	\$406,964	\$363,088	\$357,694	\$381,295	\$331,561	\$375,462	\$375,860	\$403,847	\$402,484	\$412,931
	Median	\$387,500	\$425,250	\$430,000	\$425,000	\$399,000	\$397,500	\$350,000	\$348,000	\$345,000	\$328,750	\$359,500	\$369,950	\$385,000	\$399,999	\$410,000

Northern Westchester  
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers  
Condominium

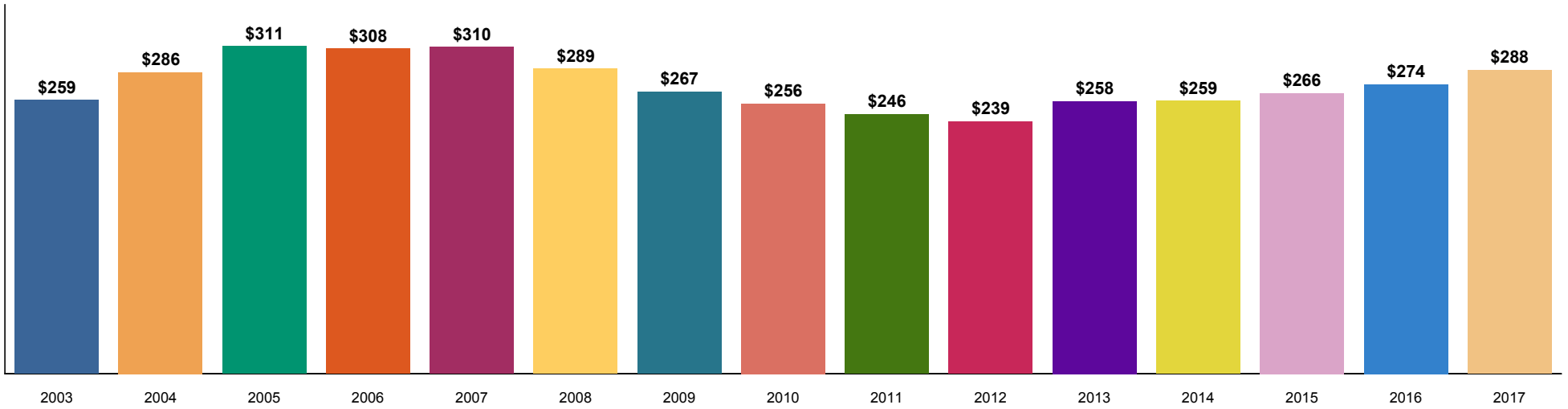


# Northern Westchester

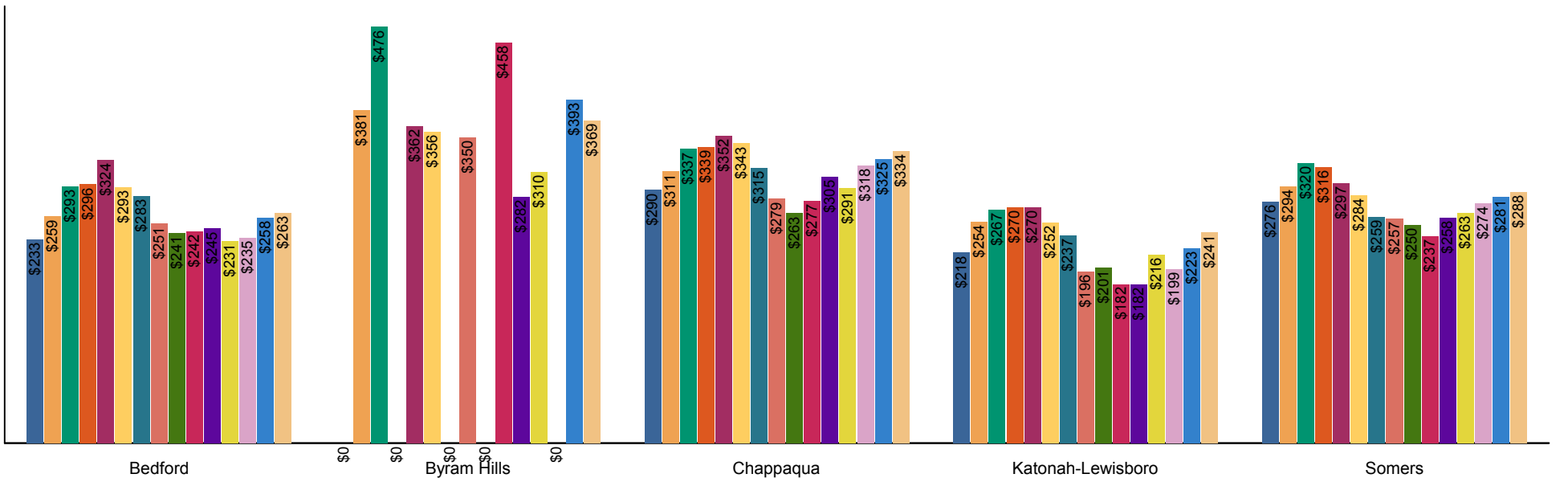
## Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers

### Condominium

#### Average Price / Square Foot

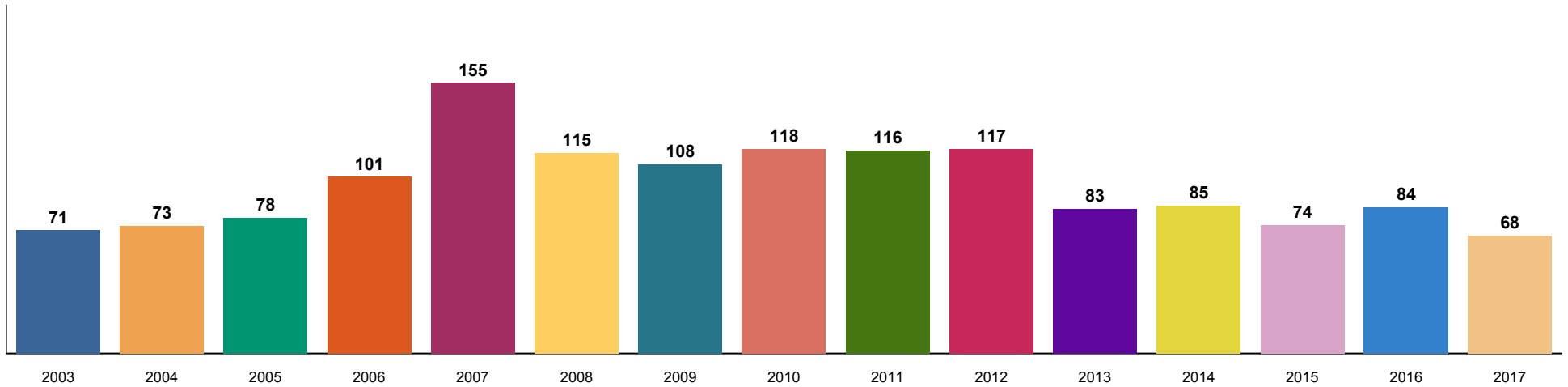


#### School District - Average Price / Square Foot

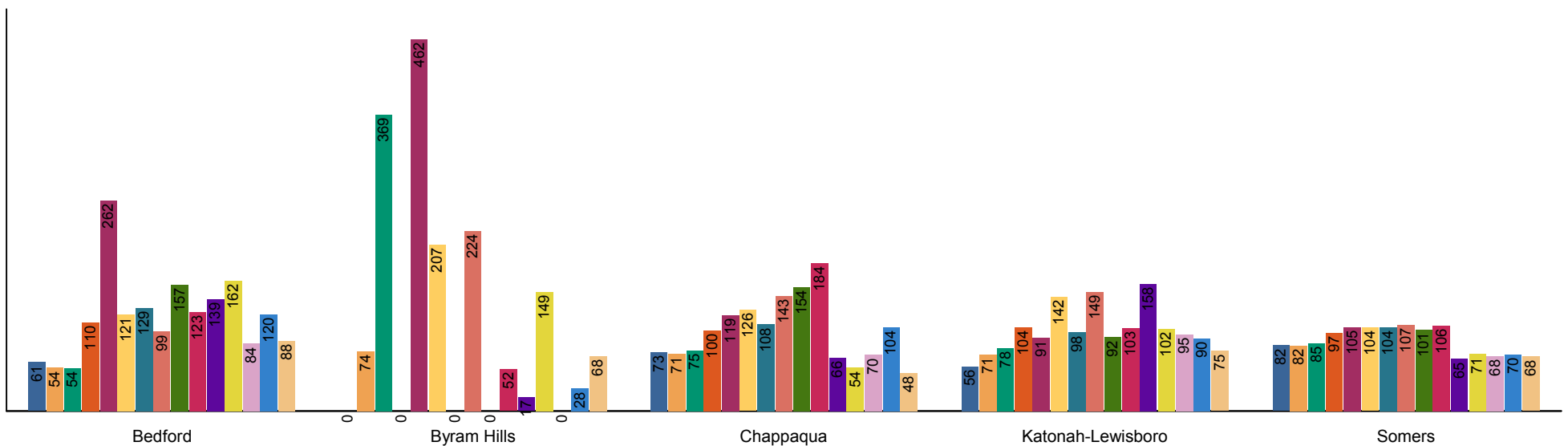


Northern Westchester  
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers  
Condominium

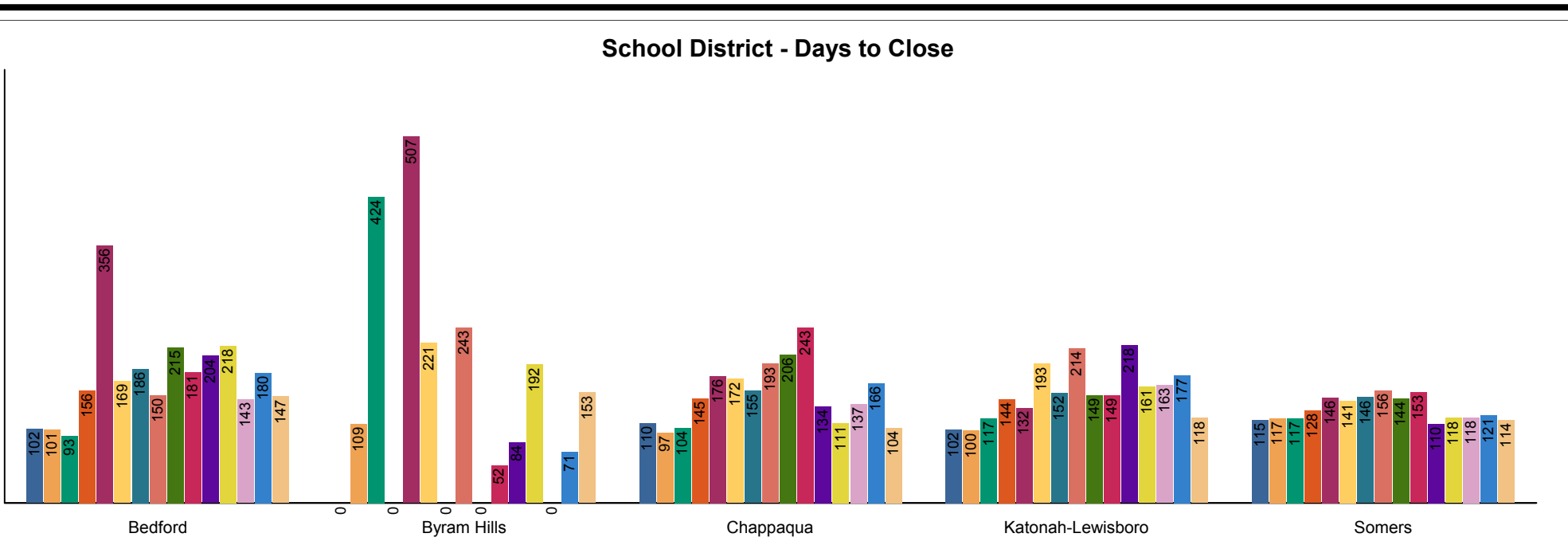
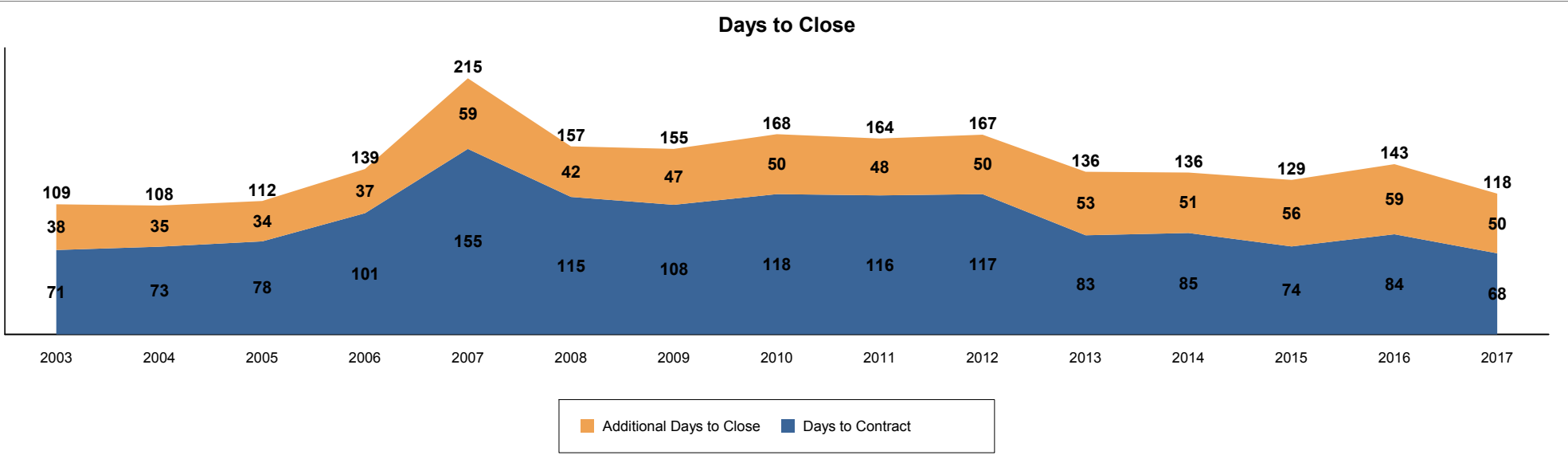
Days to Contract



School District - Days to Contract



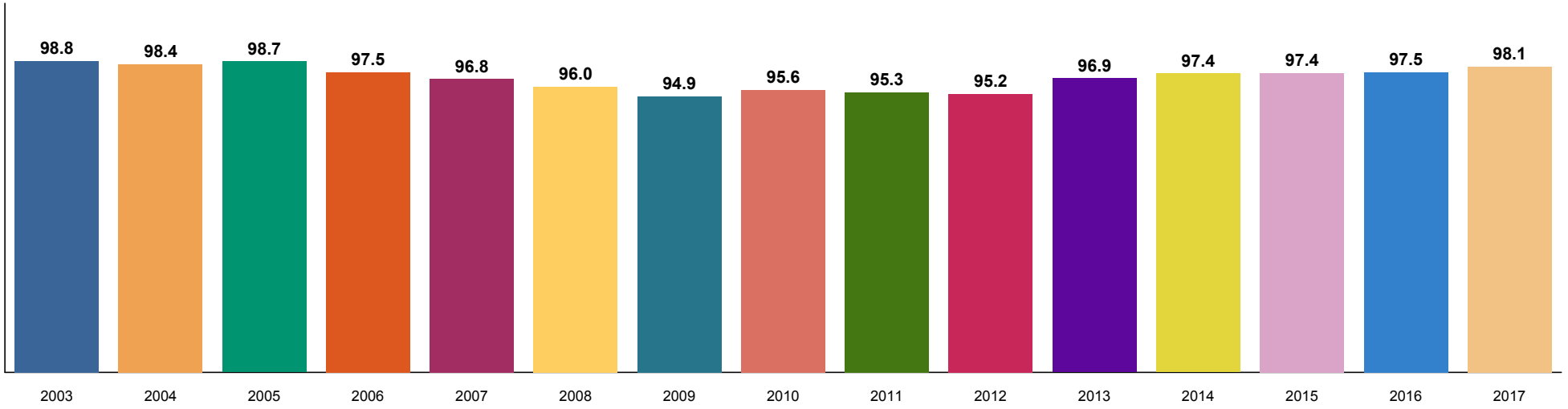
# Northern Westchester Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers Condominium





Northern Westchester  
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers  
Condominium

% Sale Price to List Price



% Sale Price to Original List Price

