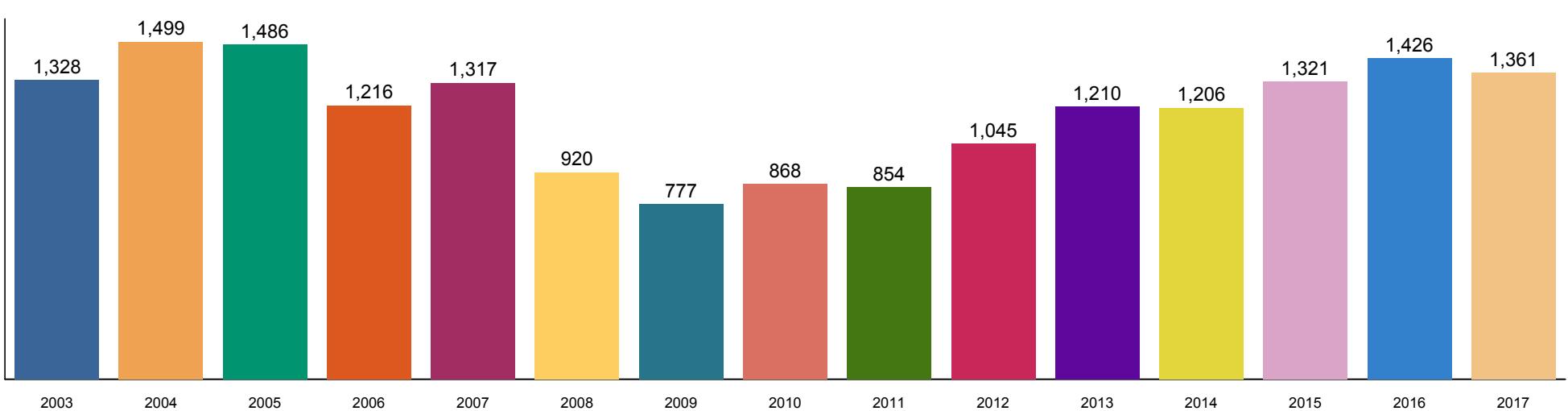
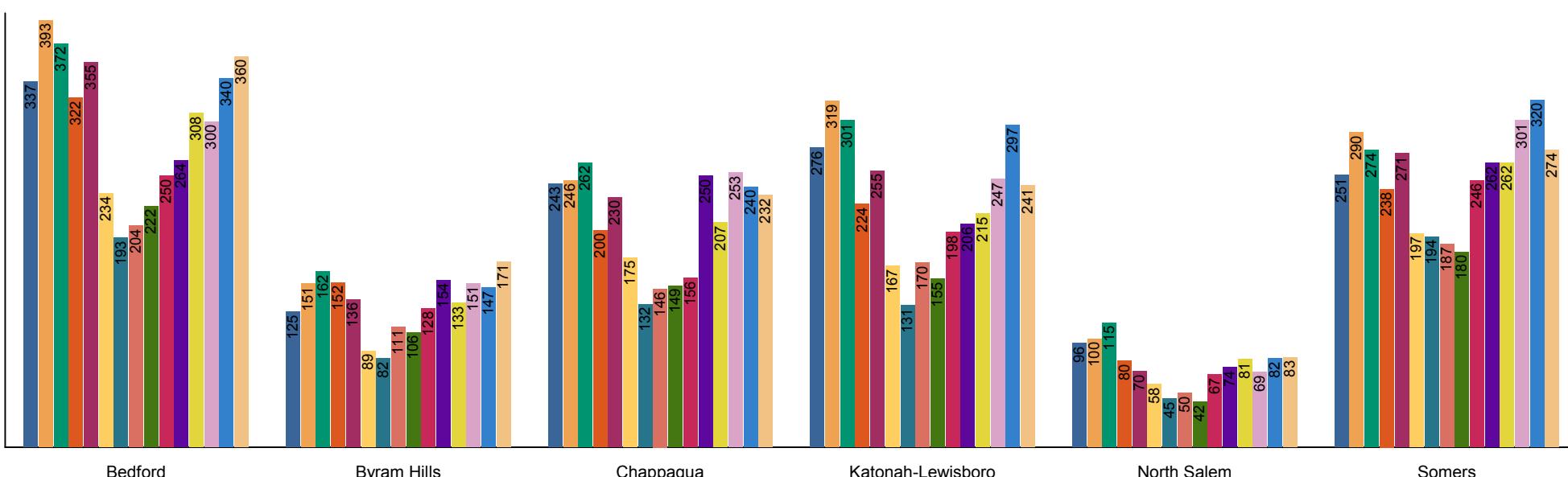


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

Number of Sales



School District - Number of Sales

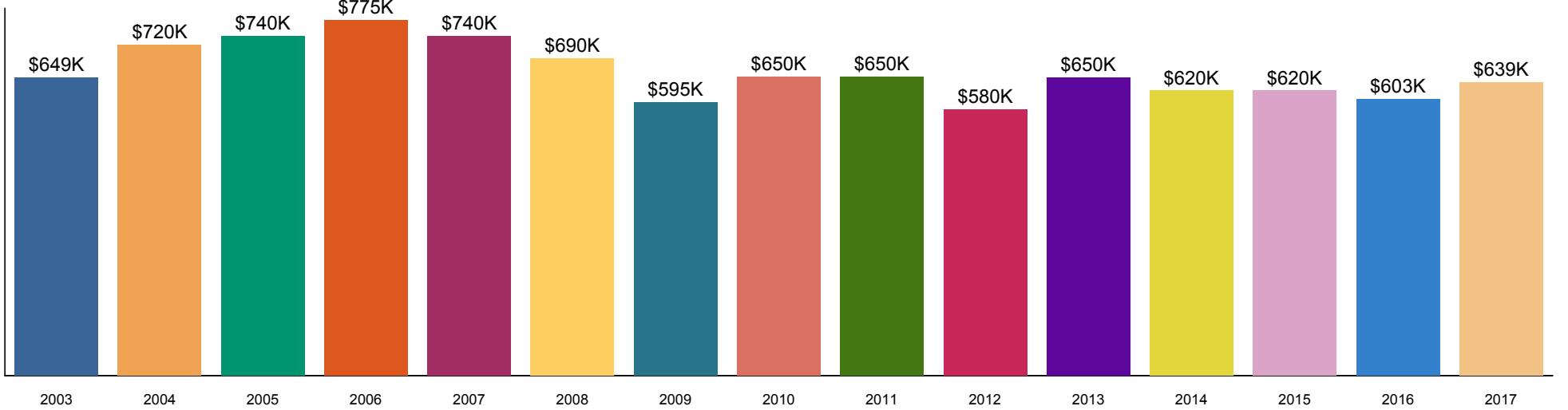


Northern Westchester

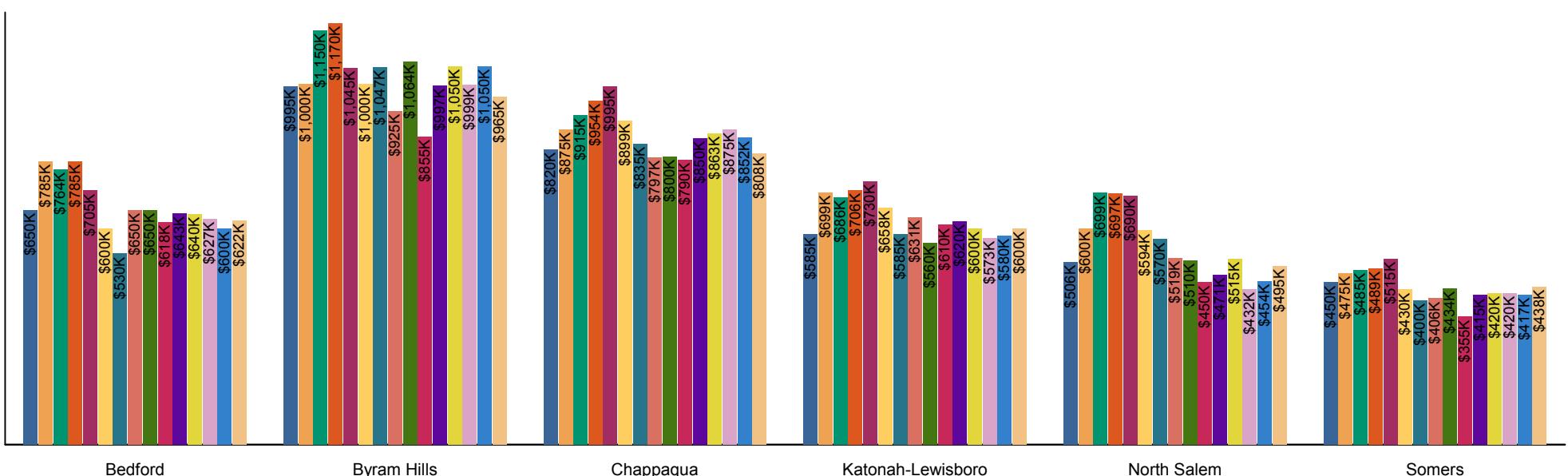
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers

Single Family, Co-Operatives, Condominiums

Median Sale Price

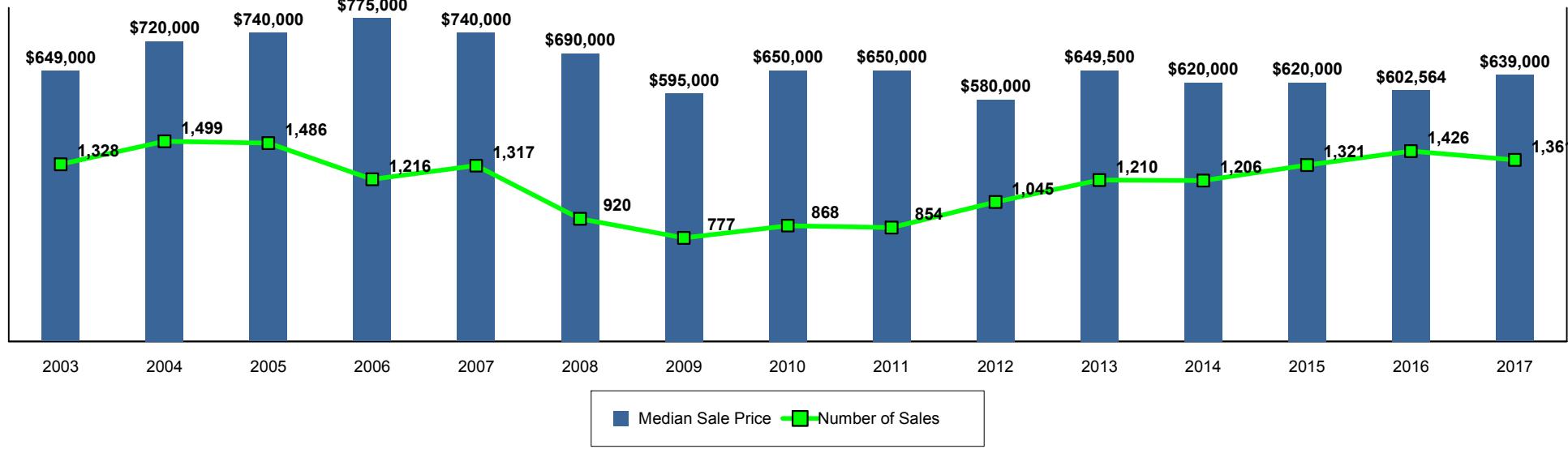


School District - Median Sale Price



Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

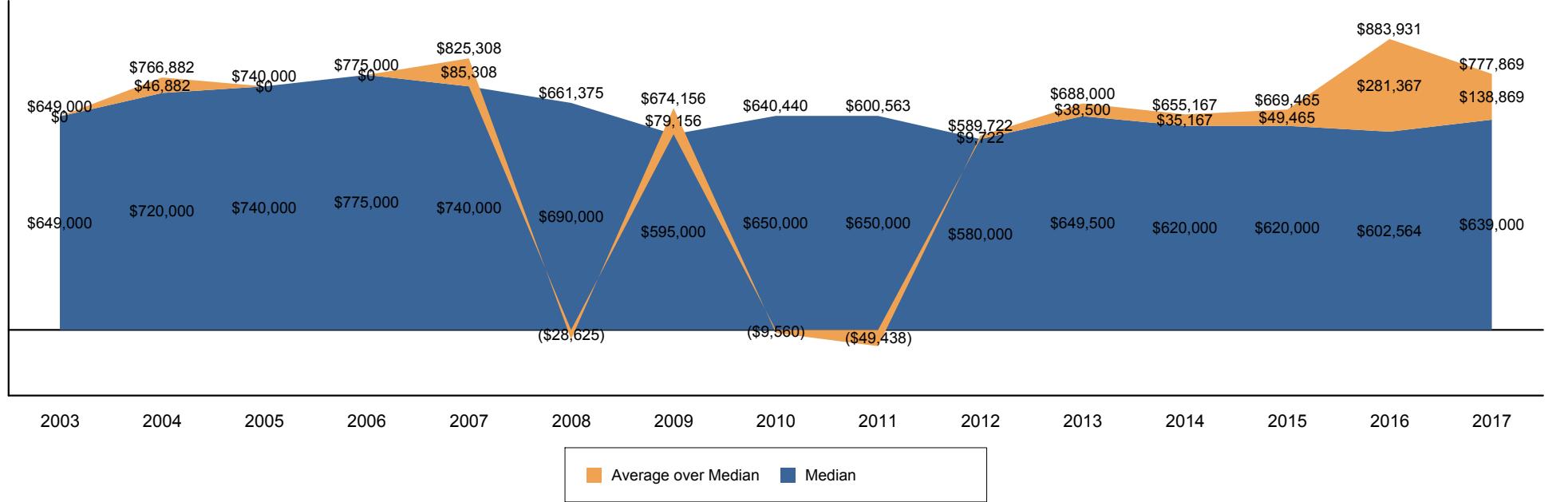
Median Sale Price and Number of Sales



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$649,000	\$720,000	\$740,000	\$775,000	\$740,000	\$690,000	\$595,000	\$650,000	\$650,000	\$580,000	\$649,500	\$620,000	\$620,000	\$602,564	\$639,000
	# of Sales	1,328	1,499	1,486	1,216	1,317	920	777	868	854	1,045	1,210	1,206	1,321	1,426	1,361
Bedford	MSP	\$650,000	\$785,000	\$763,750	\$785,000	\$705,000	\$600,000	\$530,000	\$650,000	\$650,000	\$617,500	\$642,500	\$640,000	\$626,938	\$600,000	\$621,500
	# of Sales	337	393	372	322	355	234	193	204	222	250	264	308	300	340	360
Byram Hills	MSP	\$995,000	\$999,999	\$1,150,027	\$1,170,000	\$1,045,000	\$999,999	\$1,047,250	\$925,000	\$1,063,750	\$855,250	\$997,000	\$1,050,000	\$999,000	\$1,050,000	\$965,000
	# of Sales	125	151	162	152	136	89	82	111	106	128	154	133	151	147	171
Chappaqua	MSP	\$820,000	\$875,000	\$914,957	\$953,750	\$995,000	\$899,000	\$835,000	\$797,000	\$800,000	\$790,000	\$850,000	\$863,000	\$875,000	\$851,750	\$807,500
	# of Sales	243	246	262	200	230	175	132	146	149	156	250	207	253	240	232
Katonah-Lewisboro	MSP	\$585,000	\$699,000	\$686,000	\$705,500	\$730,000	\$657,500	\$585,000	\$630,875	\$560,000	\$610,000	\$620,000	\$600,000	\$572,500	\$580,000	\$600,000
	# of Sales	276	319	301	224	255	167	131	170	155	198	206	215	247	297	241
North Salem	MSP	\$506,250	\$599,500	\$699,000	\$697,250	\$690,250	\$593,950	\$570,000	\$518,500	\$510,000	\$450,000	\$470,500	\$515,000	\$432,000	\$453,750	\$495,000
	# of Sales	96	100	115	80	70	58	45	50	42	67	74	81	69	82	83
Somers	MSP	\$450,000	\$475,000	\$485,000	\$488,750	\$515,000	\$430,000	\$400,000	\$406,000	\$433,750	\$355,000	\$415,000	\$420,000	\$420,000	\$416,500	\$438,000
	# of Sales	251	290	274	238	271	197	194	187	180	246	262	262	301	320	274

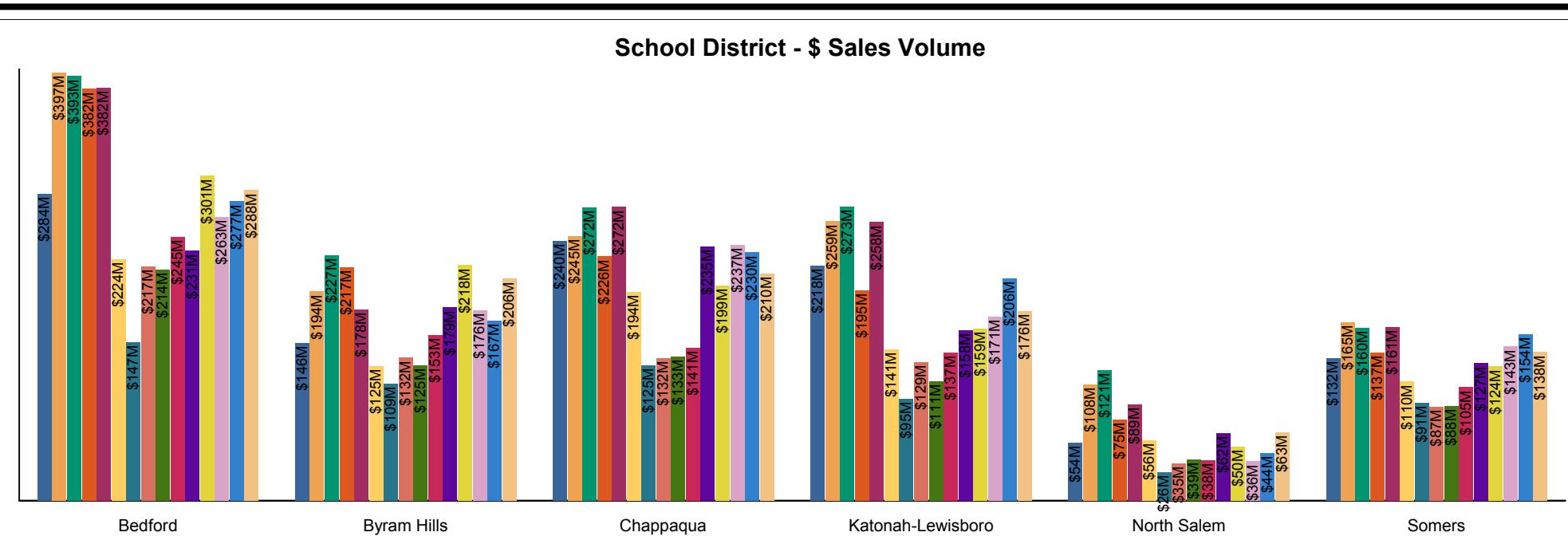
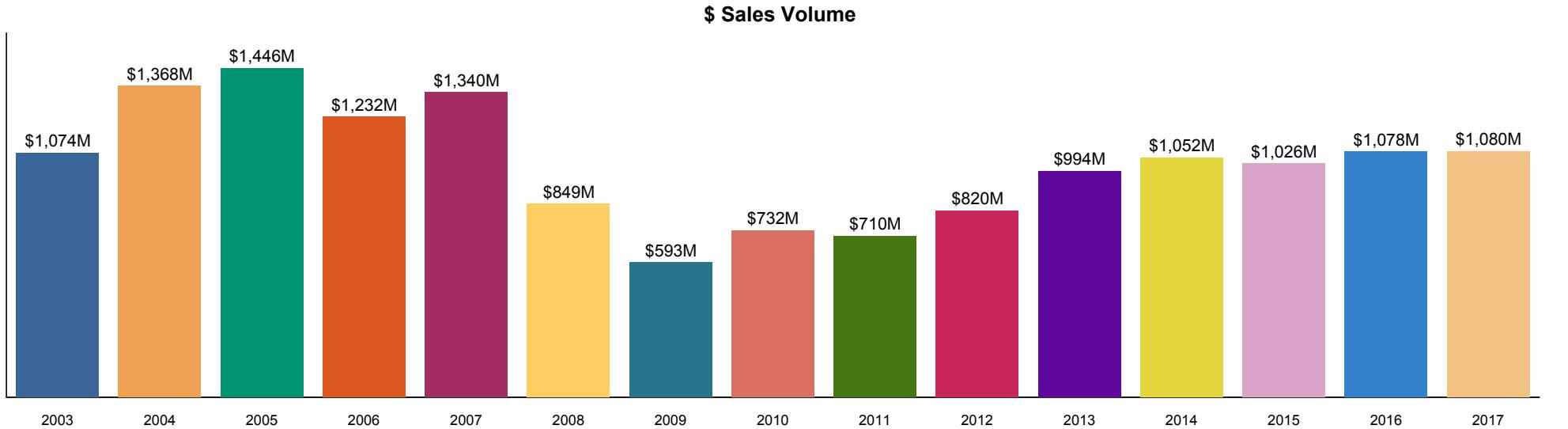
Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

Average and Median Sale Price



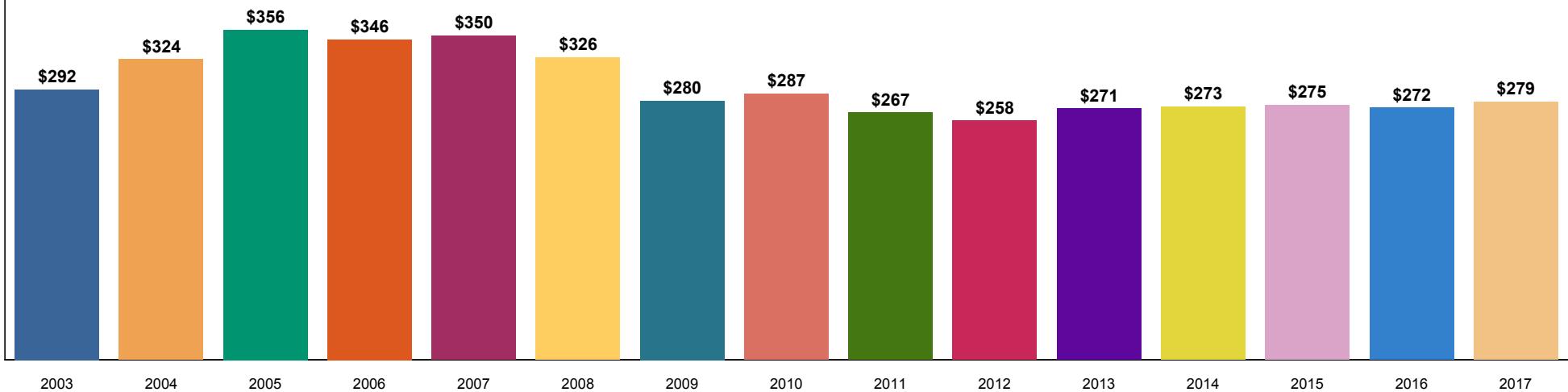
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$808,830	\$912,596	\$973,160	\$1,013,209	\$1,017,684	\$922,802	\$762,739	\$843,254	\$830,937	\$784,258	\$821,114	\$872,413	\$776,798	\$756,297	\$793,578
	Median	\$649,000	\$720,000	\$740,000	\$775,000	\$740,000	\$690,000	\$595,000	\$650,000	\$650,000	\$580,000	\$649,500	\$620,000	\$620,000	\$602,564	\$639,000
Bedford	Average	\$843,480	\$1,009,953	\$1,057,153	\$1,185,073	\$1,077,043	\$956,163	\$760,610	\$1,062,921	\$963,096	\$978,520	\$876,877	\$977,213	\$877,067	\$815,528	\$799,006
	Median	\$650,000	\$785,000	\$763,750	\$785,000	\$705,000	\$600,000	\$530,000	\$650,000	\$650,000	\$617,500	\$642,500	\$640,000	\$626,938	\$600,000	\$621,500
Byram Hills	Average	\$1,169,368	\$1,283,430	\$1,403,531	\$1,424,751	\$1,305,252	\$1,401,686	\$1,326,105	\$1,192,665	\$1,183,212	\$1,198,152	\$1,162,712	\$1,640,446	\$1,166,161	\$1,136,860	\$1,202,350
	Median	\$995,000	\$999,999	\$1,150,027	\$1,170,000	\$1,045,000	\$999,999	\$1,047,250	\$925,000	\$1,063,750	\$855,250	\$997,000	\$1,050,000	\$999,000	\$1,050,000	\$965,000
Chappaqua	Average	\$989,259	\$996,432	\$1,037,107	\$1,131,543	\$1,182,708	\$1,107,303	\$950,739	\$904,207	\$895,408	\$907,051	\$941,564	\$962,192	\$936,979	\$957,638	\$906,755
	Median	\$820,000	\$875,000	\$914,957	\$953,750	\$995,000	\$899,000	\$835,000	\$797,000	\$800,000	\$790,000	\$850,000	\$863,000	\$875,000	\$851,750	\$807,500
Katonah-Le wisboro	Average	\$789,265	\$811,615	\$905,402	\$870,002	\$1,012,449	\$841,393	\$721,775	\$756,604	\$715,207	\$692,430	\$766,823	\$741,569	\$690,886	\$693,750	\$728,393
	Median	\$585,000	\$699,000	\$686,000	\$705,500	\$730,000	\$657,500	\$585,000	\$630,875	\$560,000	\$610,000	\$620,000	\$600,000	\$572,500	\$580,000	\$600,000
North Salem	Average	\$558,893	\$1,078,603	\$1,053,458	\$943,395	\$1,273,904	\$965,373	\$586,090	\$695,148	\$918,034	\$564,288	\$843,514	\$616,385	\$528,188	\$537,972	\$763,467
	Median	\$506,250	\$599,500	\$699,000	\$697,250	\$690,250	\$593,950	\$570,000	\$518,500	\$510,000	\$450,000	\$470,500	\$515,000	\$432,000	\$453,750	\$495,000
Somers	Average	\$525,186	\$570,289	\$584,261	\$576,663	\$594,295	\$559,407	\$467,452	\$466,998	\$486,455	\$427,428	\$485,564	\$474,927	\$474,385	\$481,533	\$501,964
	Median	\$450,000	\$475,000	\$485,000	\$488,750	\$515,000	\$430,000	\$400,000	\$406,000	\$433,750	\$355,000	\$415,000	\$420,000	\$416,500	\$438,000	

Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

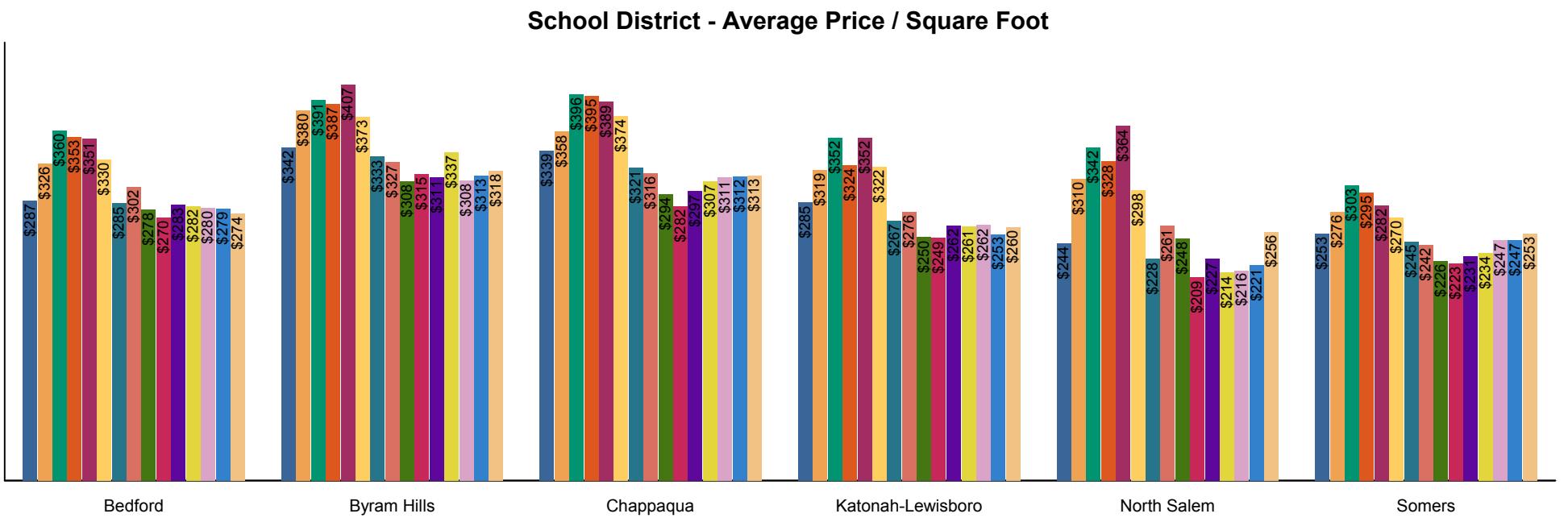


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

Average Price / Square Foot

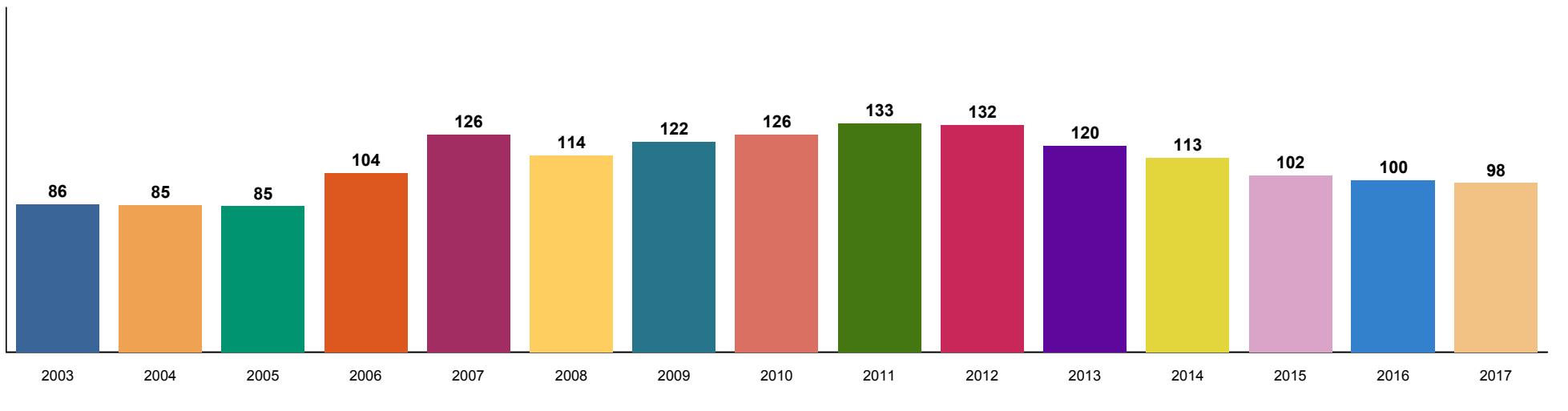


School District - Average Price / Square Foot

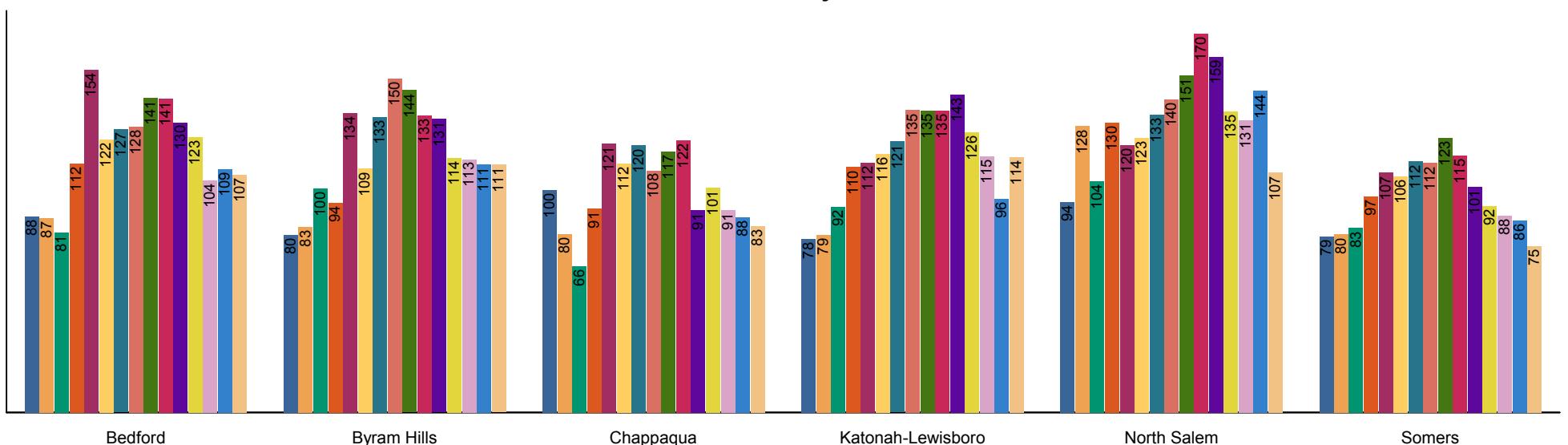


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

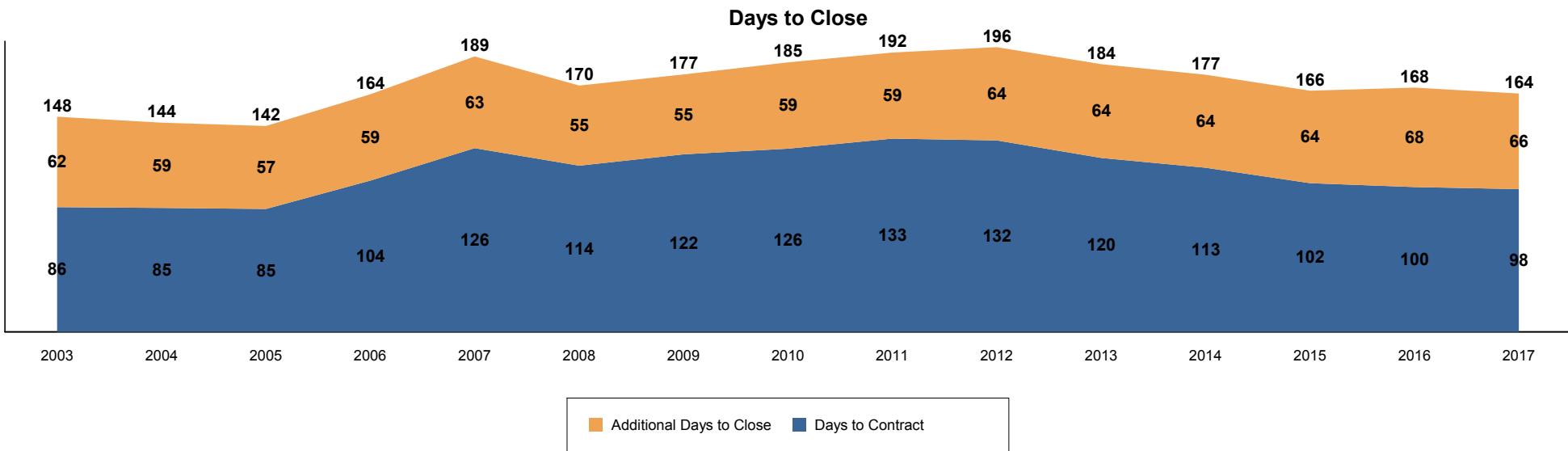
Days to Contract



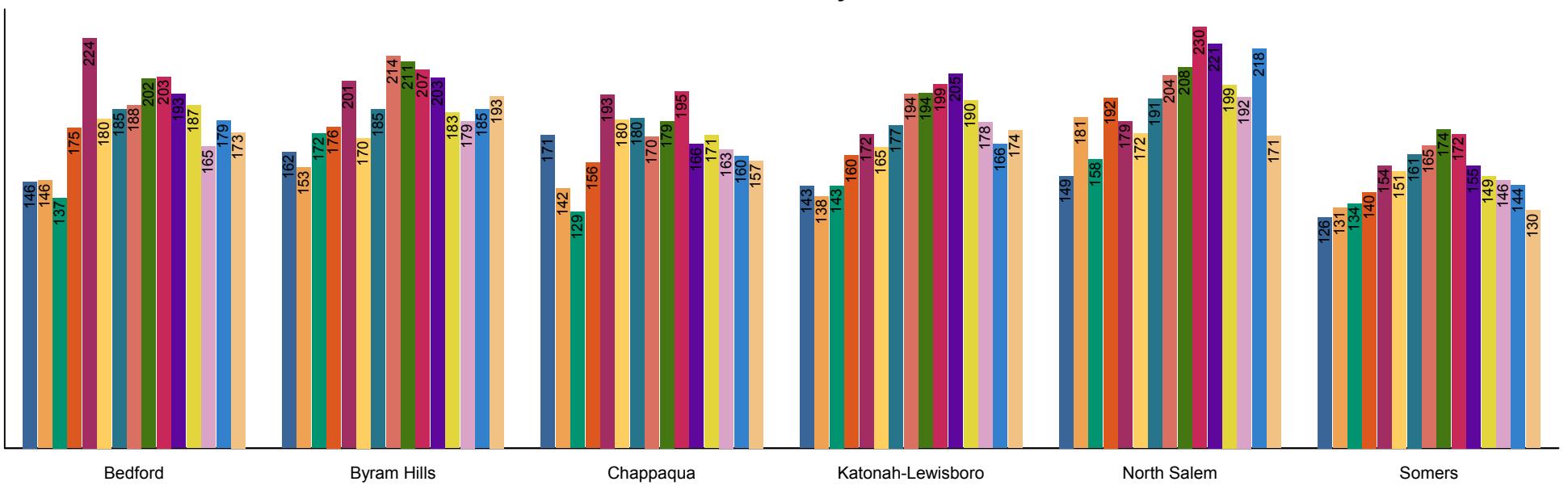
School District - Days to Contract



Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

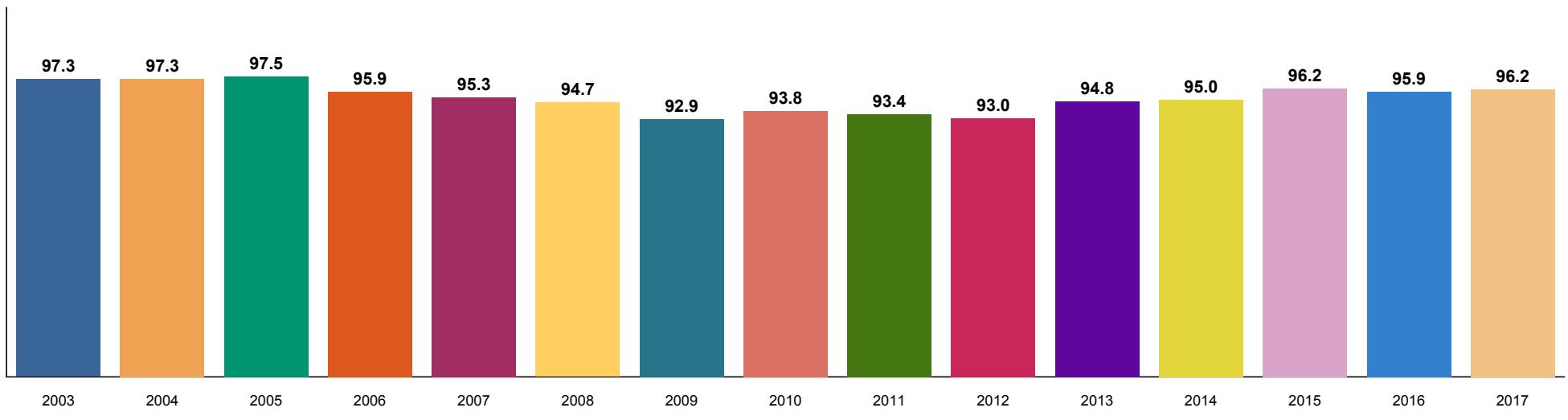


School District - Days to Close



Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family, Co-Operatives, Condominiums

% Sale Price to List Price



% Sale Price to Original List Price

