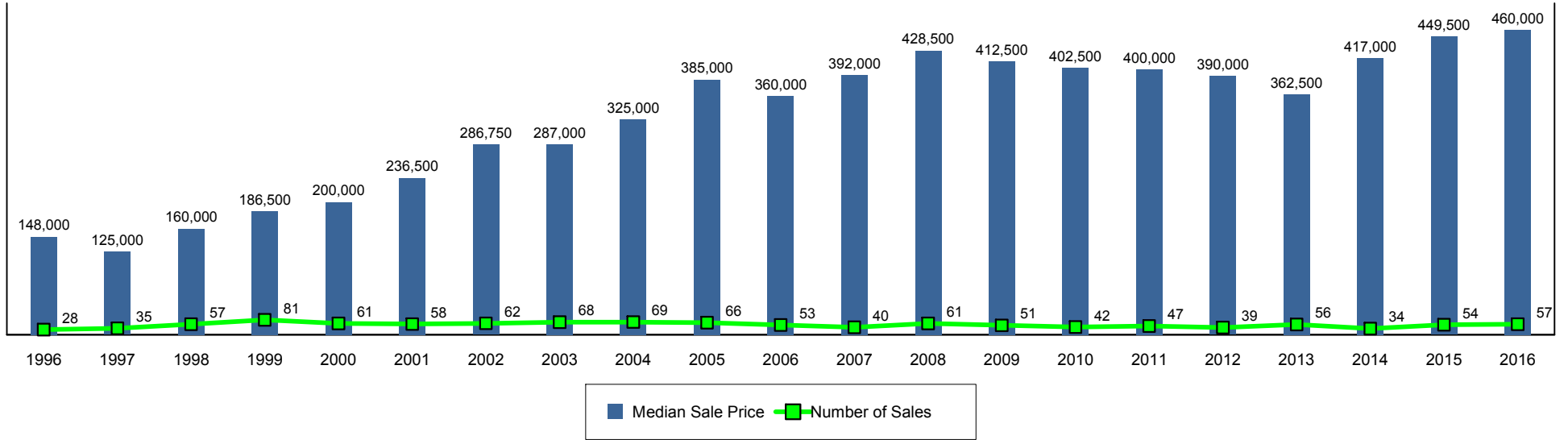


# LOWER WESTCHESTER

## Bronxville, Eastchester, Edgemont, Scarsdale, Tuckahoe

### Condominium

#### Market History



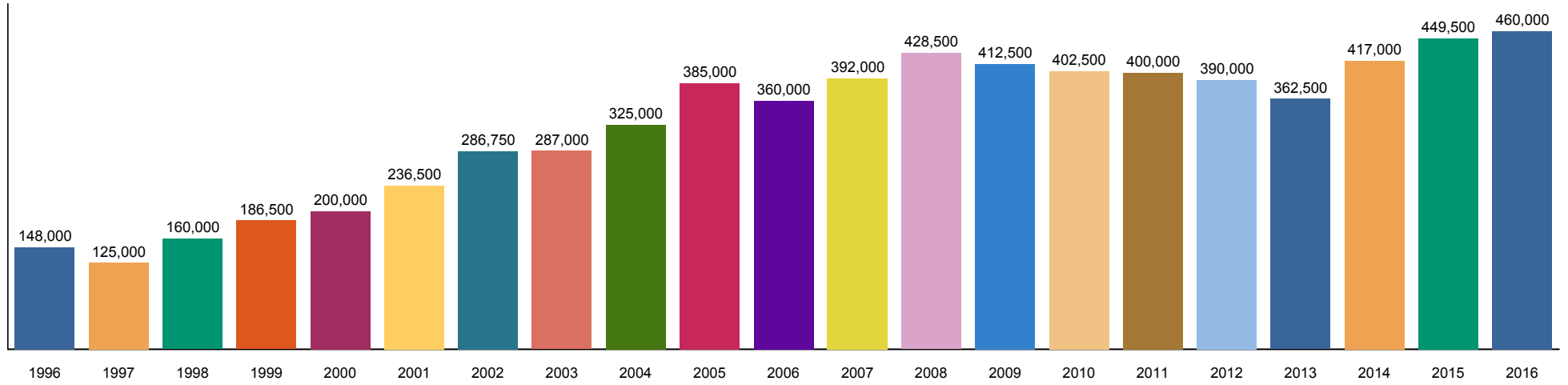
|             |            | 1996    | 1997    | 1998    | 1999    | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    | 2010      | 2011      | 2012    | 2013    | 2014      | 2015      | 2016      |
|-------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|---------|---------|-----------|-----------|-----------|
| Total       | MSP        | 148,000 | 125,000 | 160,000 | 186,500 | 200,000 | 236,500 | 286,750 | 287,000 | 325,000 | 385,000 | 360,000 | 392,000 | 428,500 | 412,500 | 402,500   | 400,000   | 390,000 | 362,500 | 417,000   | 449,500   | 460,000   |
|             | # of Sales | 28      | 35      | 57      | 81      | 61      | 58      | 62      | 68      | 69      | 66      | 53      | 40      | 61      | 51      | 42        | 47        | 39      | 56      | 34        | 54        | 57        |
| Bronxville  | MSP        | 146,250 | 94,500  | 163,750 | 441,250 | 317,500 | 522,500 | 353,500 | 294,000 | 327,000 | 462,000 | 605,000 | 570,000 | 748,750 | 475,000 | 975,000   | 285,000   | 655,000 | 350,000 | 1,007,500 | 1,226,000 | 630,000   |
|             | # of Sales | 6       | 8       | 16      | 10      | 10      | 8       | 9       | 13      | 13      | 14      | 12      | 5       | 8       | 7       | 3         | 8         | 6       | 7       | 4         | 7         | 7         |
| Eastchester | MSP        | 119,500 | 350,000 | 222,500 | 141,000 | 120,000 | 175,000 | 165,000 | 214,500 | 300,000 | 319,000 | 288,500 | 312,000 | 412,500 | 417,500 | 344,500   | 280,000   | 367,500 | 250,000 | 357,500   | 304,806   | 390,000   |
|             | # of Sales | 11      | 9       | 17      | 22      | 16      | 15      | 10      | 26      | 21      | 13      | 18      | 10      | 12      | 8       | 12        | 5         | 7       | 14      | 8         | 8         | 10        |
| Edgemont    | MSP        | 170,000 | 185,000 | 180,000 | 215,000 | 225,000 | 307,500 | 349,000 | 350,000 | 419,000 | 437,500 | 445,000 | 458,500 | 435,000 | 366,750 | 388,000   | 406,000   | 412,500 | 387,500 | 502,500   | 546,000   | 550,000   |
|             | # of Sales | 5       | 3       | 5       | 11      | 17      | 14      | 11      | 12      | 11      | 14      | 6       | 7       | 6       | 4       | 3         | 5         | 7       | 4       | 6         | 6         | 7         |
| Scarsdale   | MSP        | 0       | 0       | 0       | 375,000 | 0       | 0       | 0       | 0       | 310,000 | 0       | 0       | 452,000 | 0       | 984,538 | 1,210,135 | 1,370,104 | 695,000 | 0       | 730,000   | 1,300,000 | 1,300,000 |
|             | # of Sales | 0       | 0       | 0       | 1       | 0       | 0       | 0       | 0       | 1       | 0       | 0       | 1       | 0       | 2       | 3         | 8         | 1       | 0       | 1         | 3         | 3         |
| Tuckahoe    | MSP        | 128,750 | 110,000 | 135,000 | 187,000 | 157,000 | 234,000 | 286,250 | 307,000 | 264,000 | 380,000 | 335,000 | 330,000 | 430,000 | 387,500 | 385,000   | 387,000   | 382,500 | 428,000 | 395,000   | 427,500   | 421,500   |
|             | # of Sales | 6       | 15      | 19      | 37      | 18      | 21      | 32      | 17      | 23      | 25      | 17      | 17      | 35      | 30      | 21        | 21        | 18      | 31      | 15        | 30        | 30        |

# LOWER WESTCHESTER

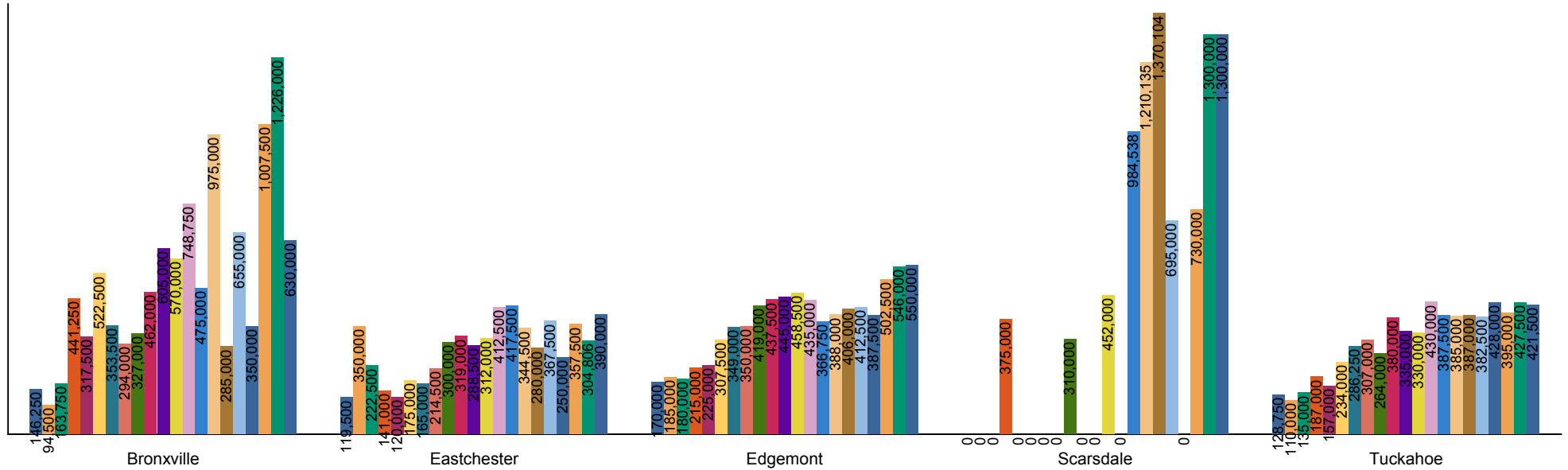
## Bronxville, Eastchester, Edgemont, Scarsdale, Tuckahoe

### Condominium

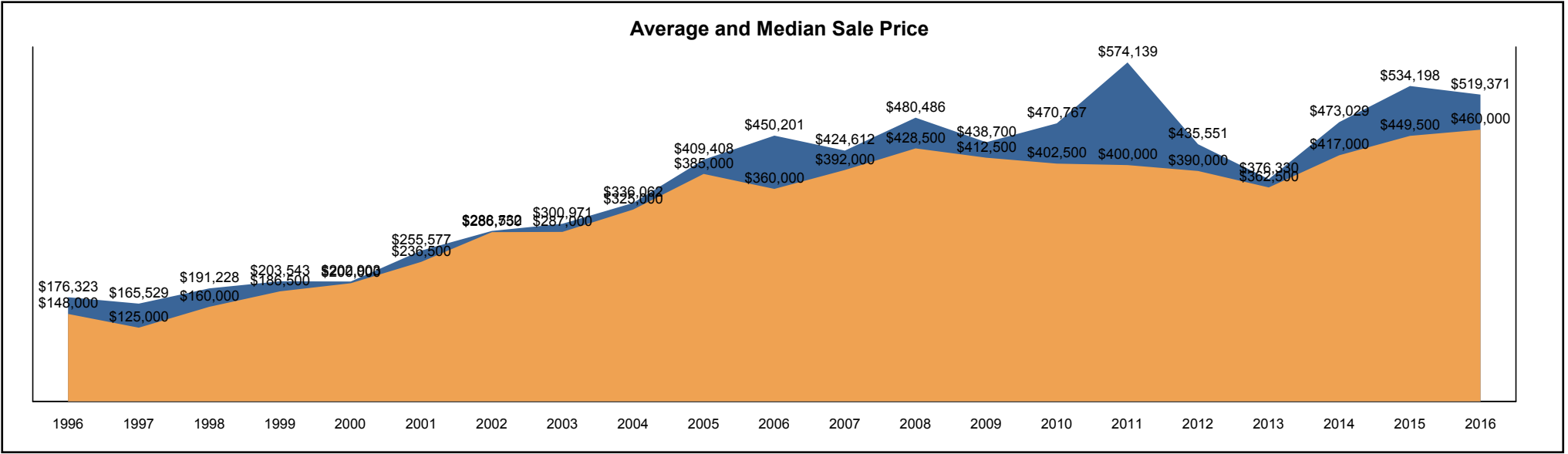
Median Sale Price



School District - Median Sale Price



LOWER WESTCHESTER  
Bronxville, Eastchester, Edgemont, Scarsdale, Tuckahoe  
Condominium



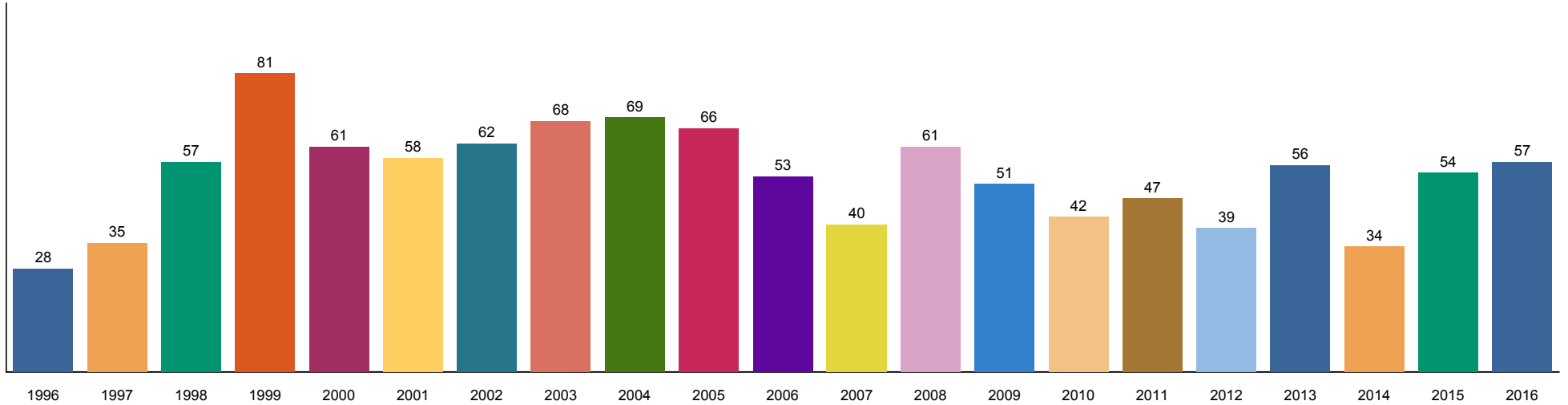
|             |         | 1996    | 1997    | 1998    | 1999    | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    | 2010      | 2011      | 2012    | 2013    | 2014      | 2015      | 2016      |
|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|---------|---------|-----------|-----------|-----------|
| Total       | Average | 176,323 | 165,529 | 191,228 | 203,543 | 202,903 | 255,577 | 288,532 | 300,971 | 336,062 | 409,408 | 450,201 | 424,612 | 480,486 | 438,700 | 470,767   | 574,139   | 435,551 | 376,330 | 473,029   | 534,198   | 519,371   |
|             | Median  | 148,000 | 125,000 | 160,000 | 186,500 | 200,000 | 236,500 | 286,750 | 287,000 | 325,000 | 385,000 | 360,000 | 392,000 | 428,500 | 412,500 | 402,500   | 400,000   | 390,000 | 362,500 | 417,000   | 449,500   | 460,000   |
| Bronxville  | Average | 227,375 | 144,500 | 218,031 | 370,800 | 343,900 | 465,625 | 343,833 | 427,115 | 432,154 | 507,893 | 718,950 | 741,500 | 680,625 | 537,000 | 958,333   | 400,000   | 668,667 | 456,714 | 885,000   | 883,929   | 751,571   |
|             | Median  | 146,250 | 94,500  | 163,750 | 441,250 | 317,500 | 522,500 | 353,500 | 294,000 | 327,000 | 462,000 | 605,000 | 570,000 | 748,750 | 475,000 | 975,000   | 285,000   | 655,000 | 350,000 | 1,007,500 | 1,226,000 | 630,000   |
| Eastchester | Average | 175,936 | 278,444 | 233,941 | 175,114 | 137,350 | 170,867 | 199,550 | 221,192 | 296,095 | 313,419 | 294,097 | 347,950 | 396,533 | 416,325 | 344,313   | 309,300   | 312,286 | 277,464 | 334,625   | 348,514   | 346,723   |
|             | Median  | 119,500 | 350,000 | 222,500 | 141,000 | 120,000 | 175,000 | 165,000 | 214,500 | 300,000 | 319,000 | 288,500 | 312,000 | 412,500 | 417,500 | 344,500   | 280,000   | 367,500 | 250,000 | 357,500   | 304,806   | 390,000   |
| Edgemont    | Average | 178,400 | 184,833 | 180,800 | 204,136 | 223,412 | 287,807 | 328,818 | 360,750 | 401,545 | 441,464 | 445,833 | 459,500 | 435,000 | 360,375 | 384,667   | 414,000   | 422,500 | 393,375 | 475,000   | 546,167   | 553,786   |
|             | Median  | 170,000 | 185,000 | 180,000 | 215,000 | 225,000 | 307,500 | 349,000 | 350,000 | 419,000 | 437,500 | 445,000 | 458,500 | 435,000 | 366,750 | 388,000   | 406,000   | 412,500 | 387,500 | 502,500   | 546,000   | 550,000   |
| Scarsdale   | Average | 0       | 0       | 0       | 375,000 | 0       | 0       | 0       | 0       | 310,000 | 0       | 0       | 452,000 | 0       | 984,538 | 1,119,824 | 1,414,503 | 695,000 | 0       | 730,000   | 1,265,000 | 1,194,167 |
|             | Median  | 0       | 0       | 0       | 375,000 | 0       | 0       | 0       | 0       | 310,000 | 0       | 0       | 452,000 | 0       | 984,538 | 1,210,135 | 1,370,104 | 695,000 | 0       | 730,000   | 1,300,000 | 1,300,000 |
| Tuckahoe    | Average | 124,250 | 105,133 | 133,184 | 170,432 | 163,472 | 214,579 | 286,938 | 284,324 | 288,054 | 386,220 | 427,324 | 360,529 | 471,321 | 395,783 | 392,952   | 421,524   | 396,444 | 400,629 | 419,067   | 426,637   | 447,231   |
|             | Median  | 128,750 | 110,000 | 135,000 | 187,000 | 157,000 | 234,000 | 286,250 | 307,000 | 264,000 | 380,000 | 335,000 | 330,000 | 430,000 | 387,500 | 385,000   | 387,000   | 382,500 | 428,000 | 395,000   | 427,500   | 421,500   |

# LOWER WESTCHESTER

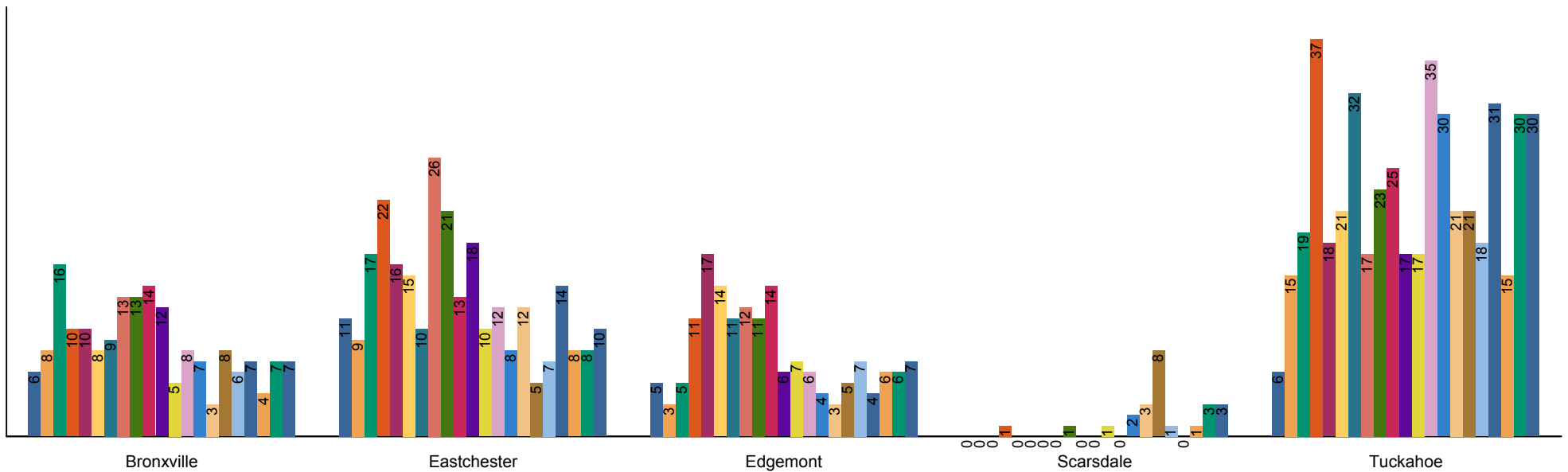
Bronxville, Eastchester, Edgemont, Scarsdale, Tuckahoe

Condominium

Number of Sales

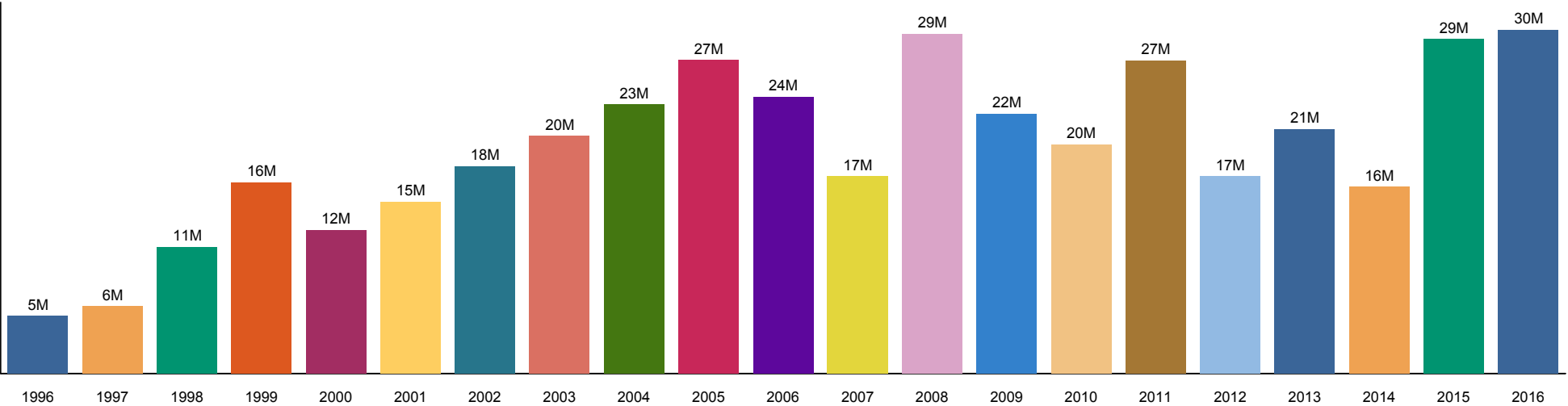


School District - Number of Sales

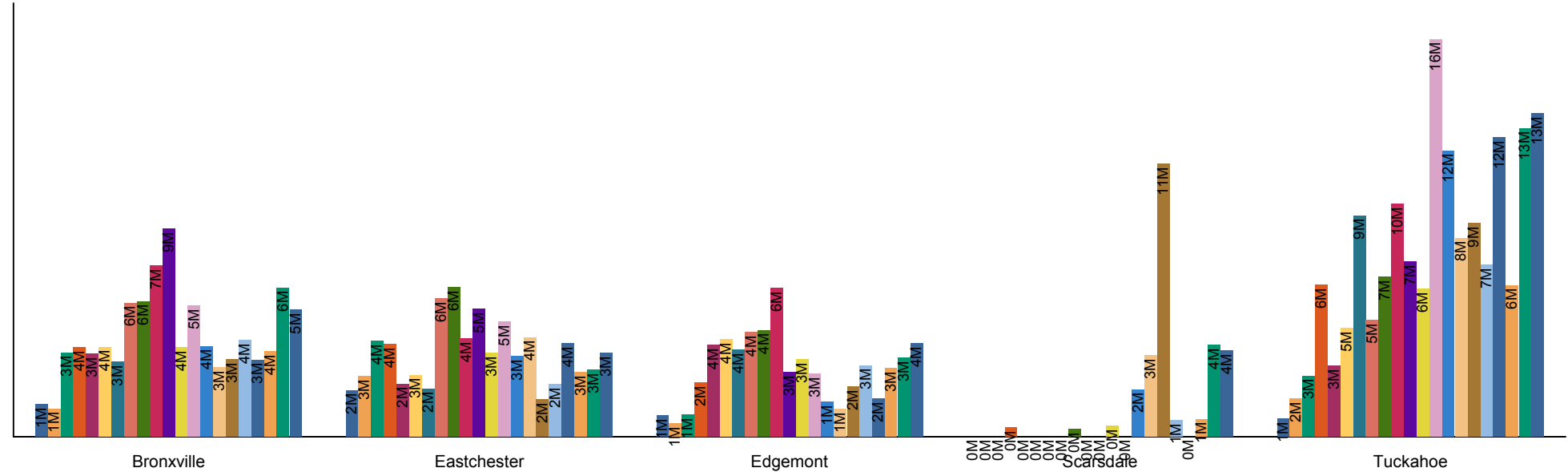


**LOWER WESTCHESTER**  
Bronxville, Eastchester, Edgemont, Scarsdale, Tuckahoe  
Condominium

**\$ Sales Volume**



**School District - \$ Sales Volume**

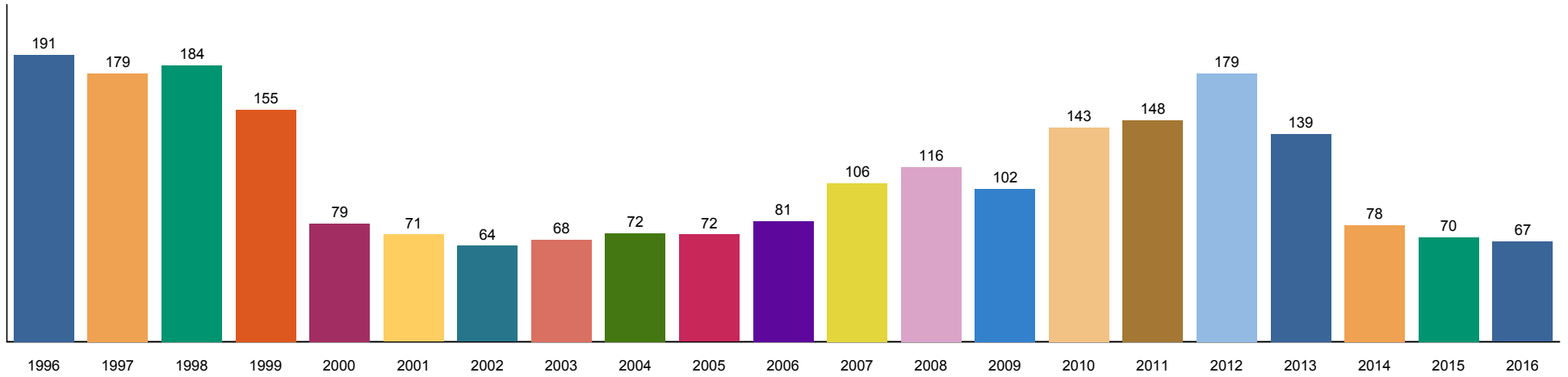


# LOWER WESTCHESTER

## Bronxville, Eastchester, Edgemont, Scarsdale, Tuckahoe

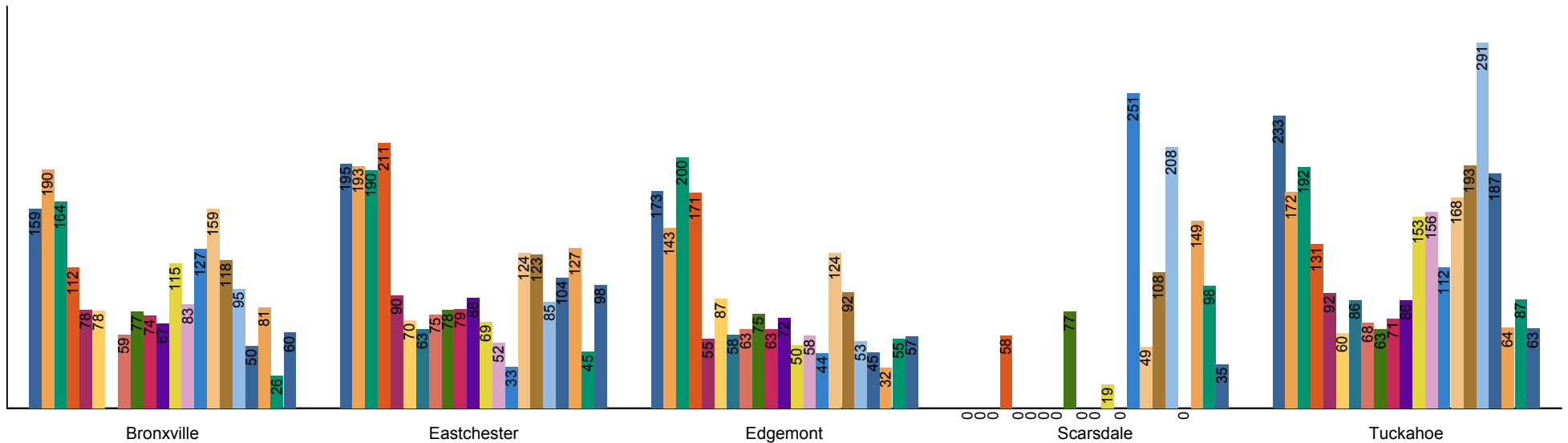
### Condominium

Days to Contract



Contract date available beginning in 2000

School District - Days to Contract



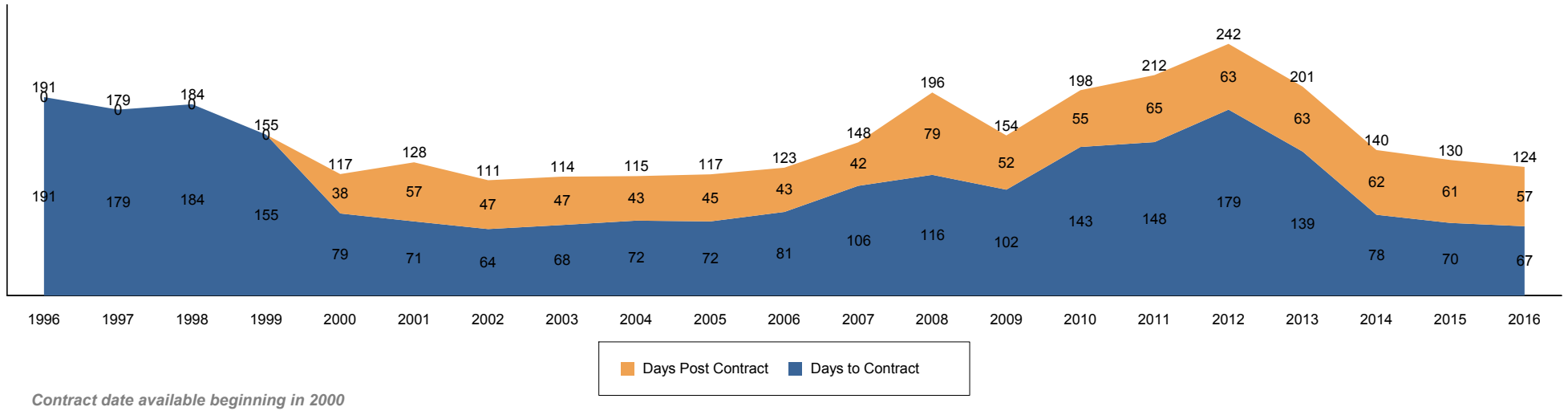
Contract date available beginning in 2000

# LOWER WESTCHESTER

## Bronxville, Eastchester, Edgemont, Scarsdale, Tuckahoe

### Condominium

### Days to Close



### School District - Days to Close

