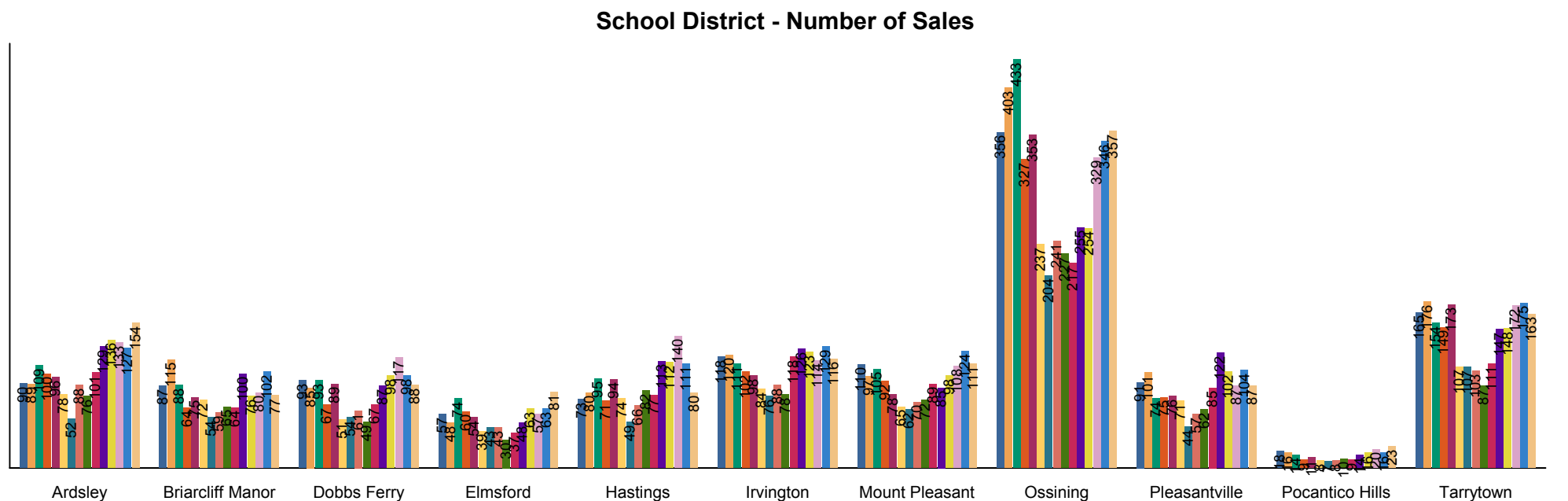
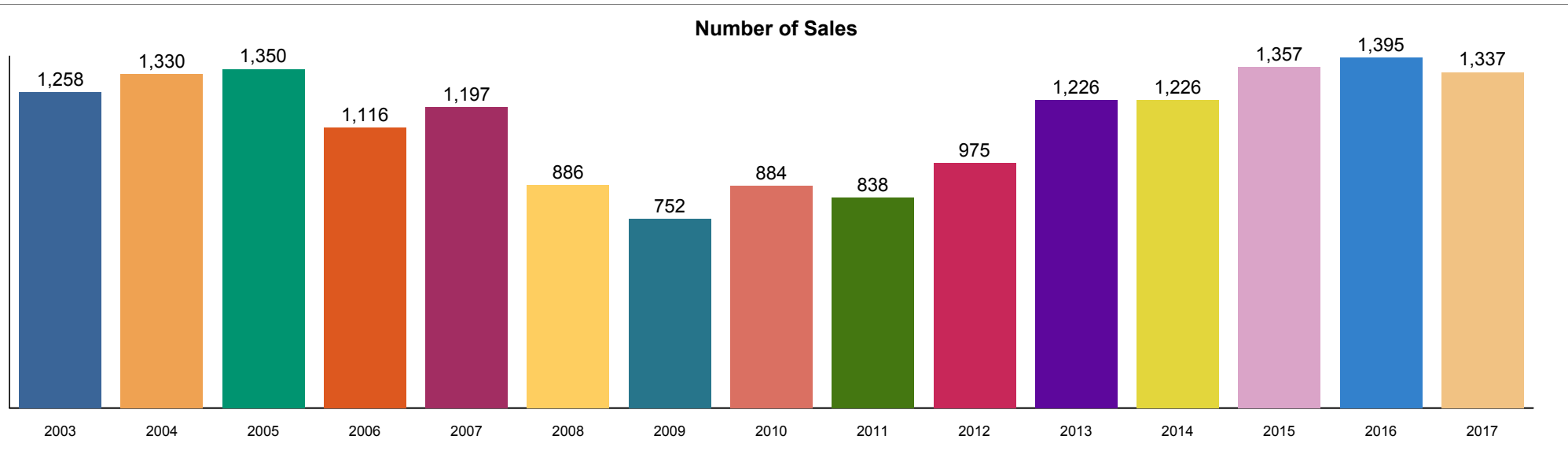


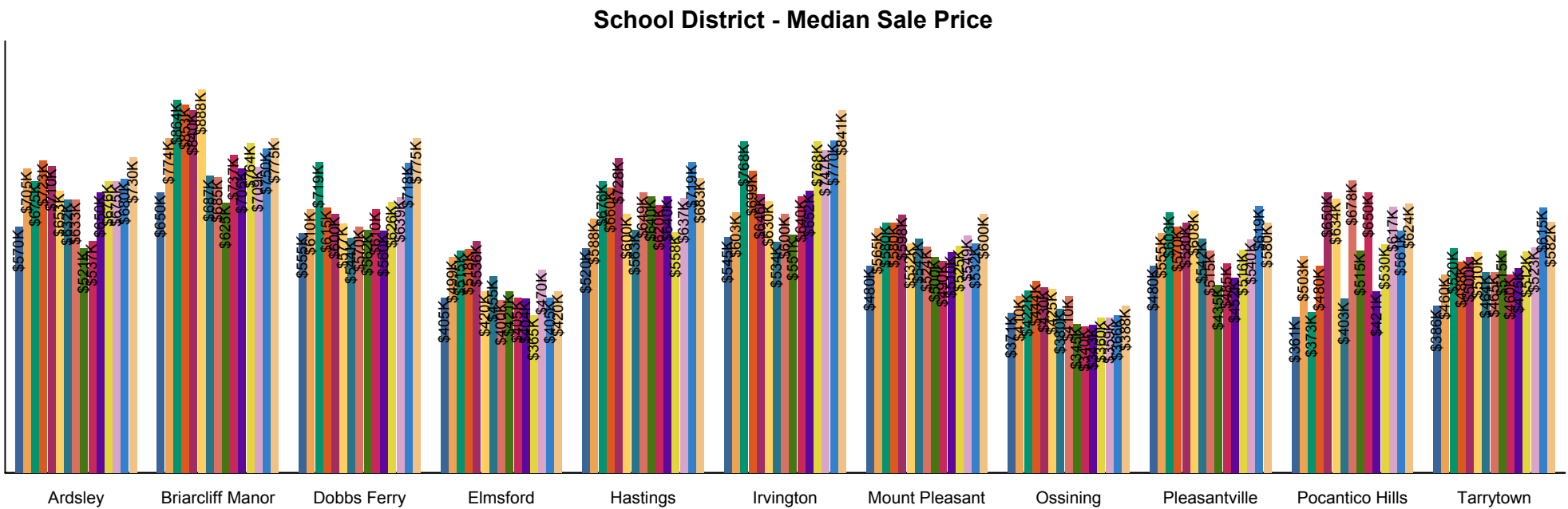
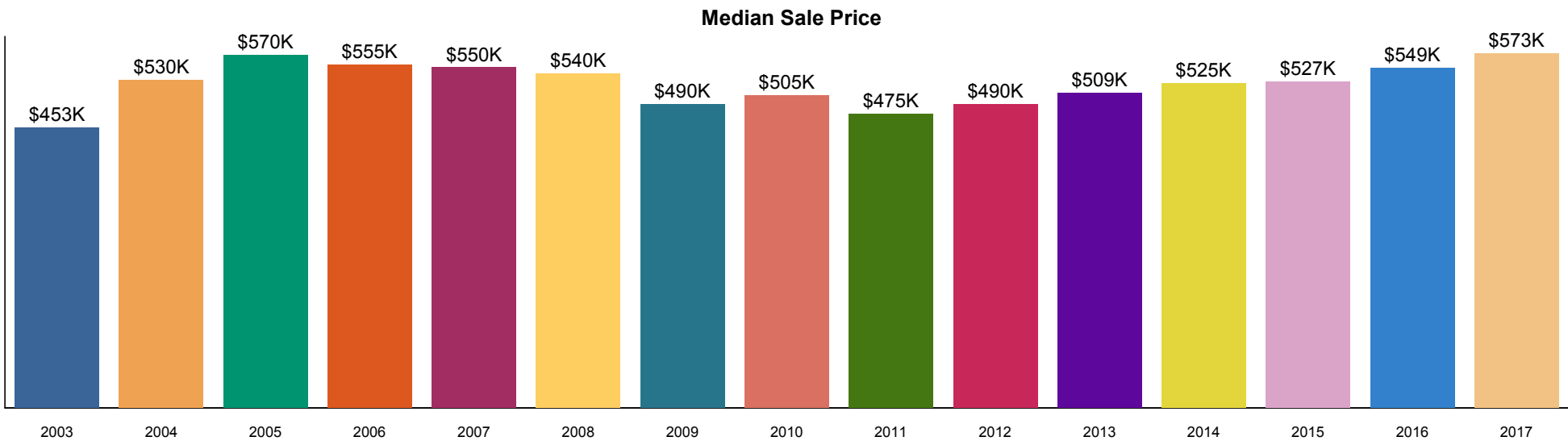
# The RiverTowns

## Ardley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown

### Single Family, Co-Operatives, Condominiums

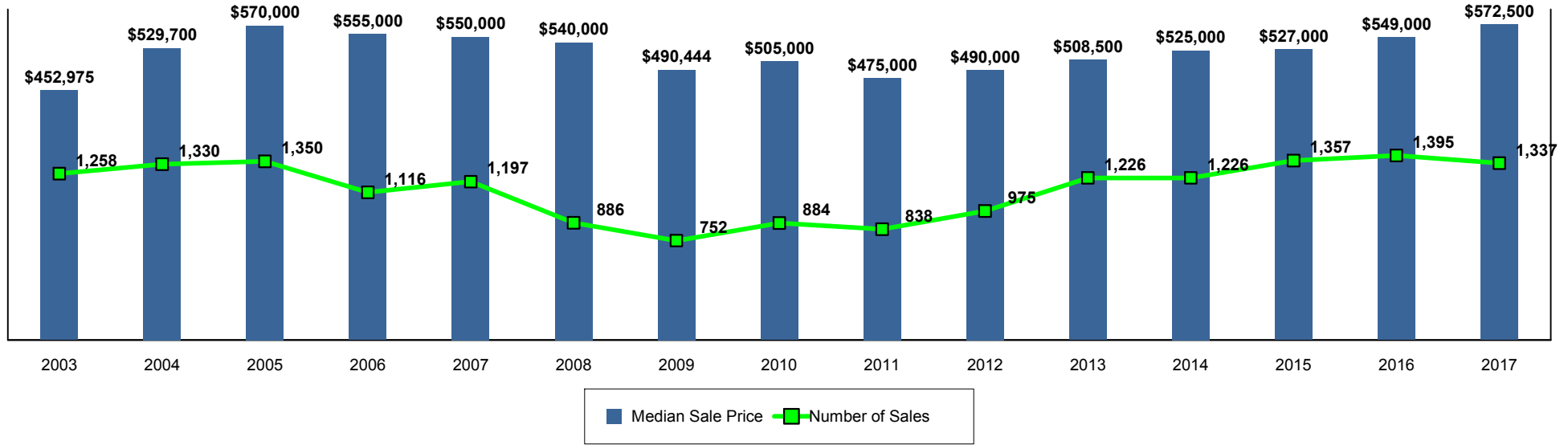


The RiverTowns  
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown  
Single Family, Co-Operatives, Condominiums



**The RiverTowns**  
**Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown**  
 Single Family, Co-Operatives, Condominiums

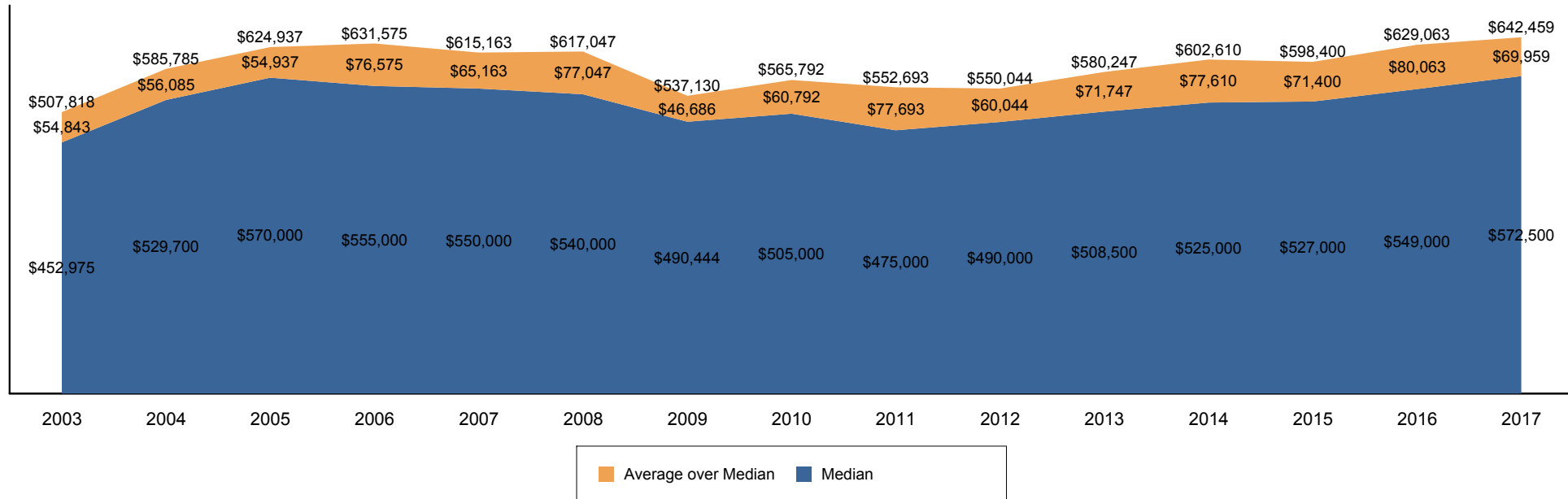
**Median Sale Price and Number of Sales**



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$452,975	\$529,700	\$570,000	\$555,000	\$550,000	\$540,000	\$490,444	\$505,000	\$475,000	\$490,000	\$508,500	\$525,000	\$527,000	\$549,000	\$572,500
	# of Sales	1,258	1,330	1,350	1,116	1,197	886	752	884	838	975	1,226	1,226	1,357	1,395	1,337
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
Dobbs Ferry	MSP	\$555,000	\$610,000	\$719,000	\$615,000	\$600,000	\$577,000	\$543,750	\$570,000	\$562,000	\$610,000	\$560,000	\$626,250	\$638,500	\$717,500	\$774,500
	# of Sales	93	85	93	67	89	51	54	61	49	67	87	98	117	98	88
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
Hastings	MSP	\$520,000	\$587,500	\$676,000	\$660,000	\$727,500	\$600,000	\$562,500	\$648,750	\$640,375	\$620,000	\$640,000	\$557,500	\$637,350	\$719,000	\$682,500
	# of Sales	73	80	95	71	94	74	49	66	82	77	113	112	140	111	80
Irvington	MSP	\$545,000	\$603,000	\$768,000	\$699,000	\$646,000	\$629,500	\$534,000	\$600,000	\$551,000	\$639,750	\$652,450	\$767,500	\$747,000	\$770,000	\$840,500
	# of Sales	118	120	111	102	98	84	76	88	78	118	126	123	114	129	116
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
Ossining	MSP	\$370,500	\$410,000	\$421,500	\$444,000	\$429,900	\$425,000	\$380,000	\$410,000	\$345,000	\$340,000	\$343,000	\$360,000	\$359,000	\$365,750	\$387,500
	# of Sales	356	403	433	327	353	237	204	241	227	217	255	254	329	346	357
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
Tarrytown	MSP	\$386,000	\$460,000	\$519,500	\$488,000	\$500,000	\$510,000	\$464,000	\$465,000	\$515,000	\$460,000	\$474,500	\$512,000	\$522,500	\$615,000	\$582,000
	# of Sales	165	176	154	149	173	107	107	103	87	111	147	148	172	175	163

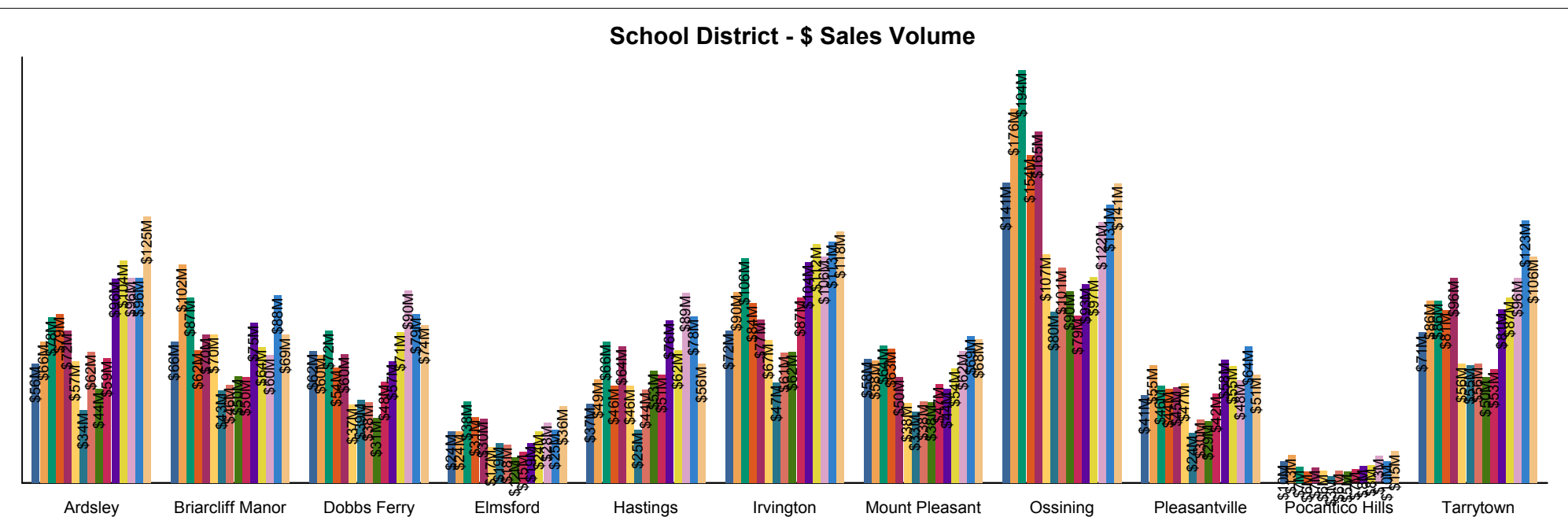
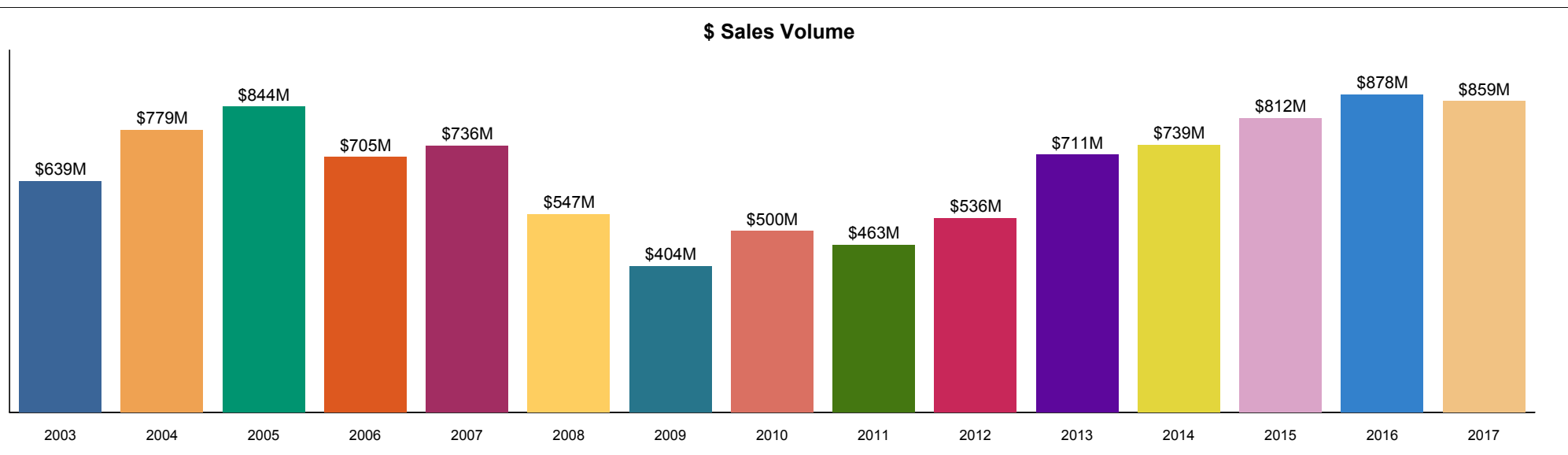
**The RiverTowns**  
**Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown**  
 Single Family, Co-Operatives, Condominiums

### Average and Median Sale Price

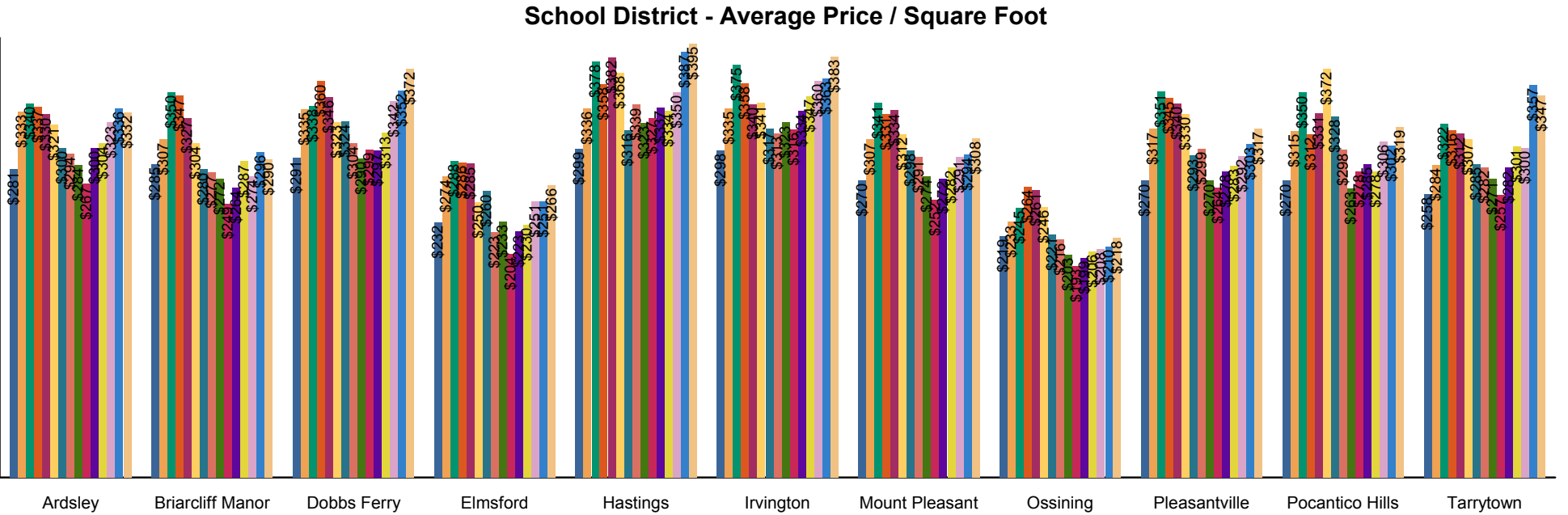
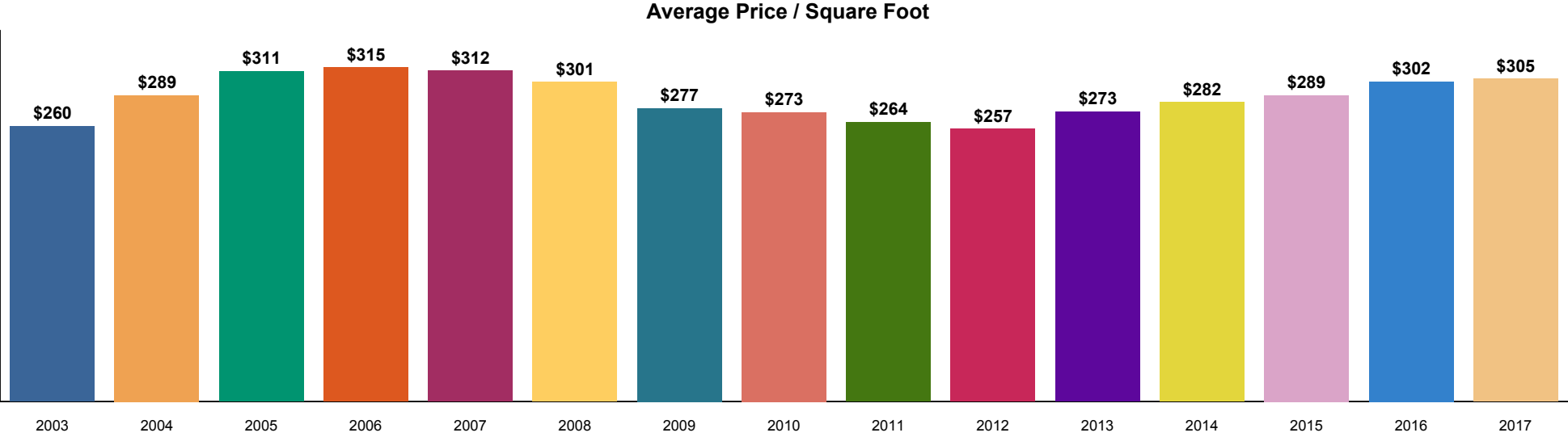


		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$507,818	\$585,785	\$624,937	\$631,575	\$615,163	\$617,047	\$537,130	\$565,792	\$552,693	\$550,044	\$580,247	\$602,610	\$598,400	\$629,063	\$642,459
	Median	\$452,975	\$529,700	\$570,000	\$555,000	\$550,000	\$540,000	\$490,444	\$505,000	\$475,000	\$490,000	\$508,500	\$525,000	\$527,000	\$549,000	\$572,500
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 Manor	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
	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
Dobbs Ferry	Average	\$666,975	\$705,378	\$769,547	\$808,418	\$678,603	\$718,024	\$720,642	\$622,767	\$622,873	\$710,096	\$658,381	\$724,068	\$772,891	\$807,288	\$841,353
	Median	\$555,000	\$610,000	\$719,000	\$615,000	\$600,000	\$577,000	\$543,750	\$570,000	\$562,000	\$610,000	\$560,000	\$626,250	\$638,500	\$717,500	\$774,500
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
Hastings	Average	\$508,408	\$609,702	\$698,746	\$645,514	\$684,825	\$616,295	\$513,169	\$665,628	\$641,795	\$662,050	\$675,601	\$557,000	\$636,787	\$705,179	\$700,671
	Median	\$520,000	\$587,500	\$676,000	\$660,000	\$727,500	\$600,000	\$562,500	\$648,750	\$640,375	\$620,000	\$640,000	\$557,500	\$637,350	\$719,000	\$682,500
Irvington	Average	\$607,032	\$748,282	\$950,707	\$828,385	\$782,419	\$797,550	\$622,457	\$693,634	\$789,815	\$737,484	\$822,488	\$911,049	\$930,742	\$878,105	\$1,017,791
	Median	\$545,000	\$603,000	\$768,000	\$699,000	\$646,000	\$629,500	\$534,000	\$600,000	\$551,000	\$639,750	\$652,450	\$767,500	\$770,000	\$770,000	\$840,500
Mount Pleasant	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
	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
Ossining	Average	\$395,628	\$436,291	\$448,089	\$470,387	\$467,716	\$453,187	\$393,735	\$419,840	\$396,480	\$362,900	\$365,353	\$380,792	\$372,318	\$377,753	\$394,197
	Median	\$370,500	\$410,000	\$421,500	\$444,000	\$429,900	\$425,000	\$380,000	\$410,000	\$345,000	\$340,000	\$343,000	\$360,000	\$359,000	\$365,750	\$387,500
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 Hills	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
	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
Tarrytown	Average	\$428,227	\$486,896	\$555,820	\$545,025	\$557,039	\$523,203	\$517,055	\$543,712	\$569,792	\$481,773	\$553,555	\$587,440	\$560,262	\$705,216	\$652,257
	Median	\$386,000	\$460,000	\$519,500	\$488,000	\$500,000	\$510,000	\$464,000	\$465,000	\$515,000	\$460,000	\$474,500	\$512,000	\$522,500	\$615,000	\$582,000

### Single Family, Co-Operatives, Condominiums



The RiverTowns  
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown  
Single Family, Co-Operatives, Condominiums

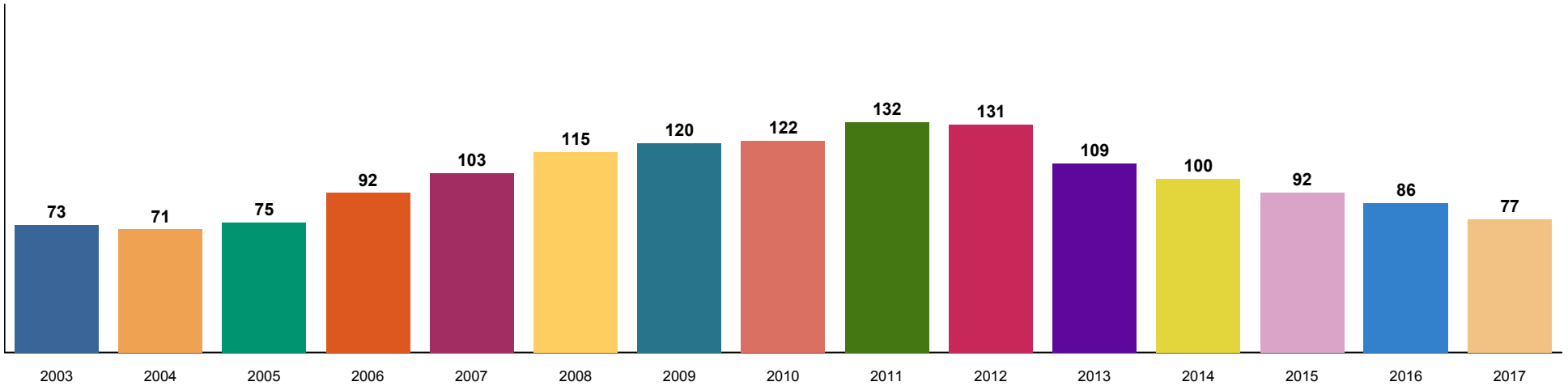


# The RiverTowns

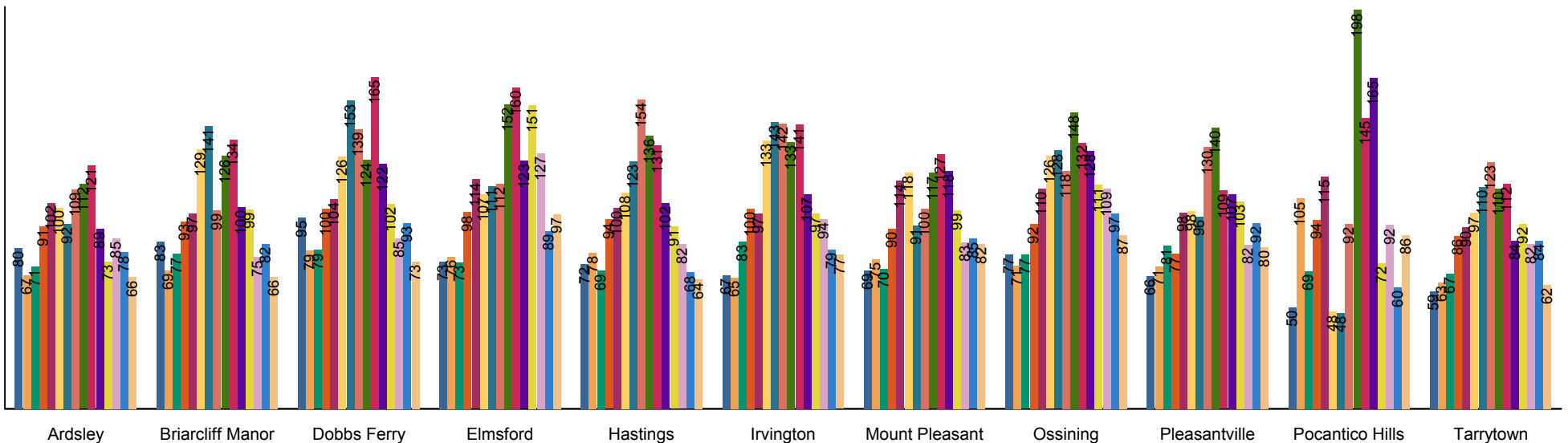
## Ardley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown

### Single Family, Co-Operatives, Condominiums

#### Days to Contract



#### School District - Days to Contract

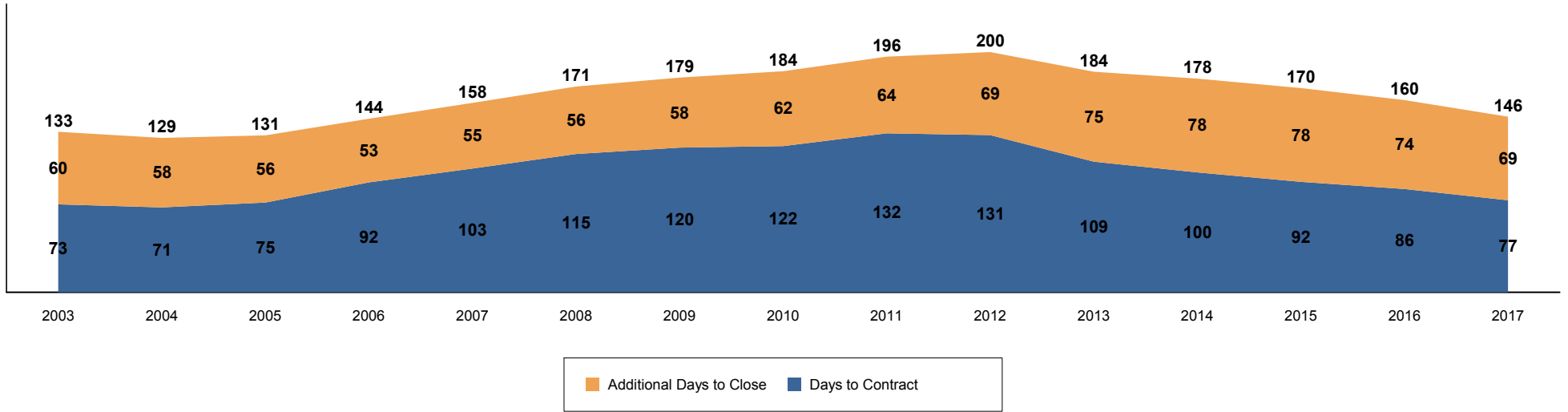


# The RiverTowns

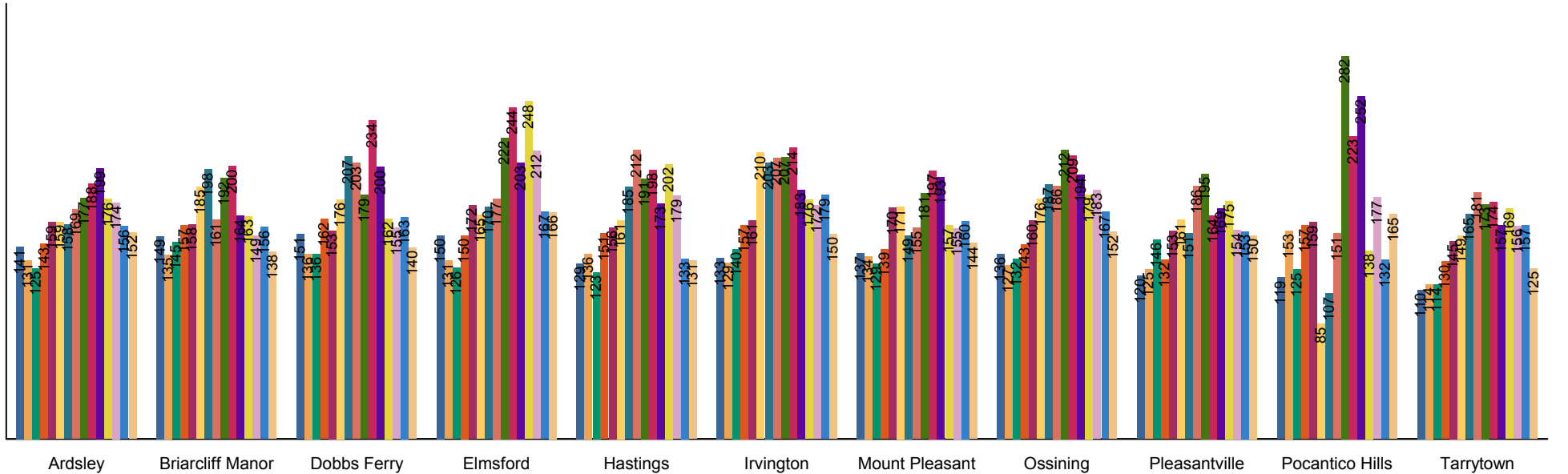
## Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown

### Single Family, Co-Operatives, Condominiums

#### Days to Close

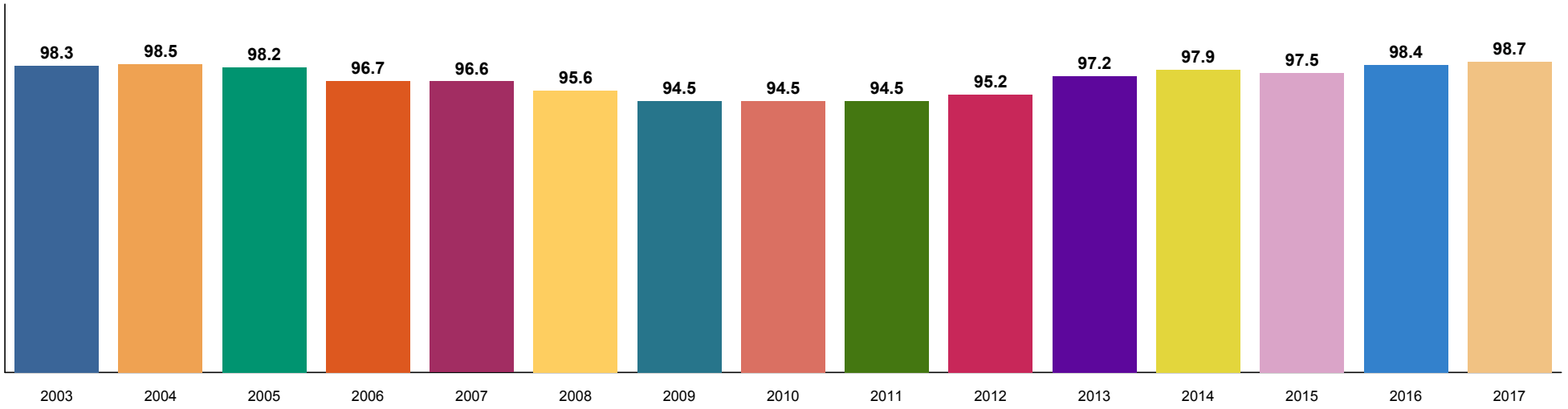


#### School District - Days to Close



**The RiverTowns**  
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown  
Single Family, Co-Operatives, Condominiums

**% Sale Price to List Price**



**% Sale Price to Original List Price**

