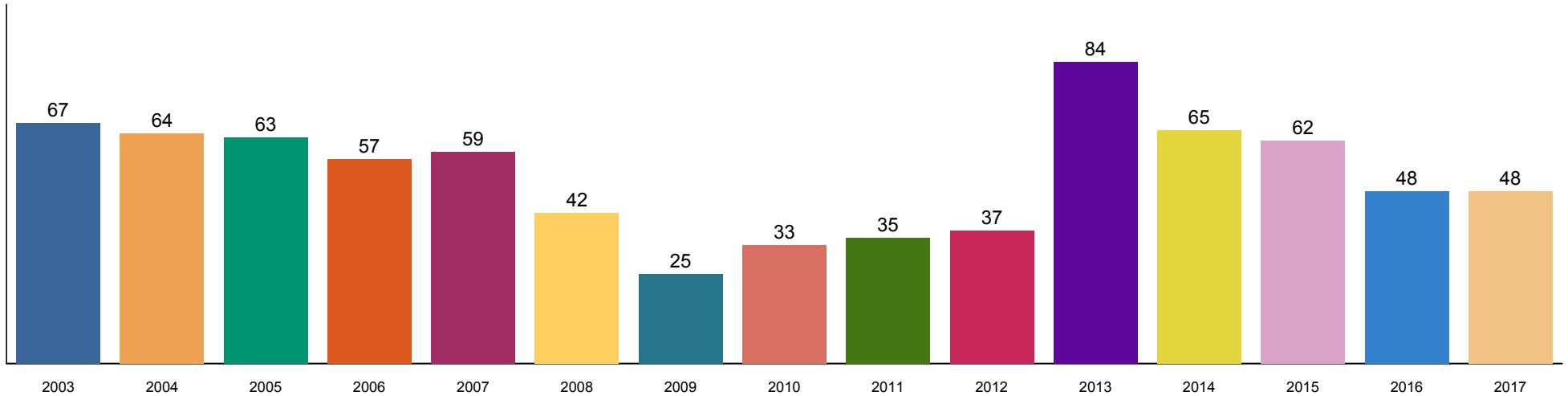
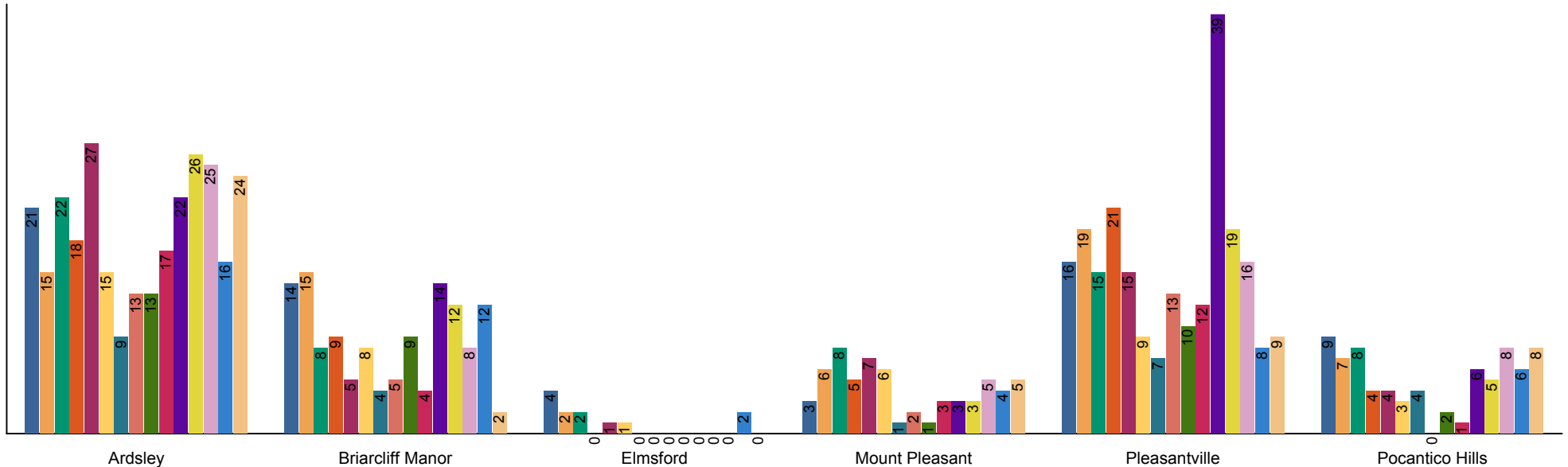


# Off The RiverTowns Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills Condominium

## Number of Sales

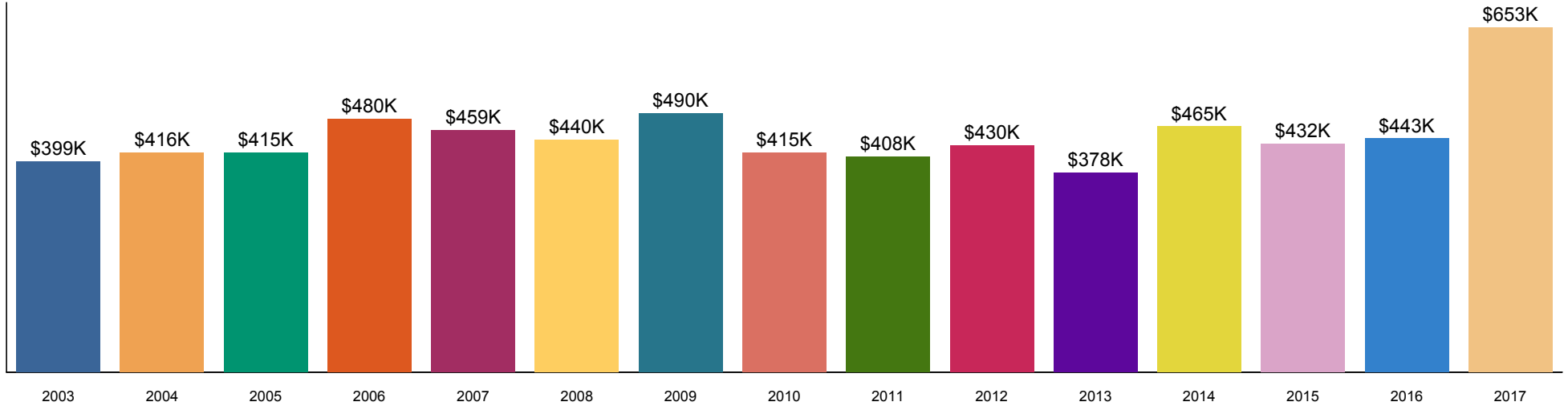


## School District - Number of Sales

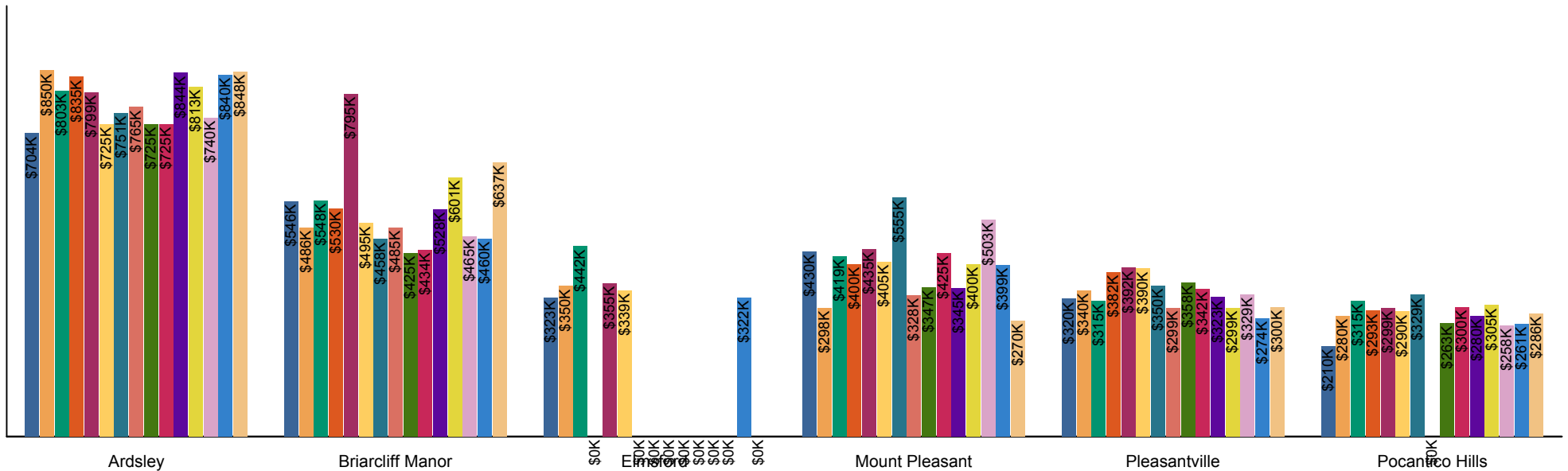


Off The RiverTowns  
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills  
Condominium

Median Sale Price



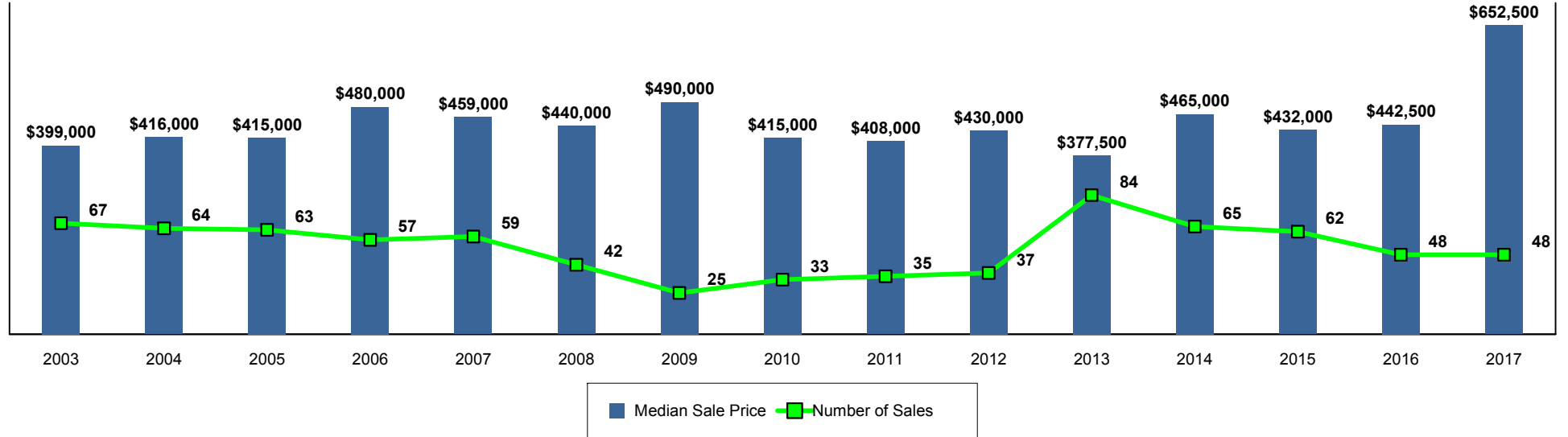
School District - Median Sale Price



# Off The River Towns

## Ardley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills Condominium

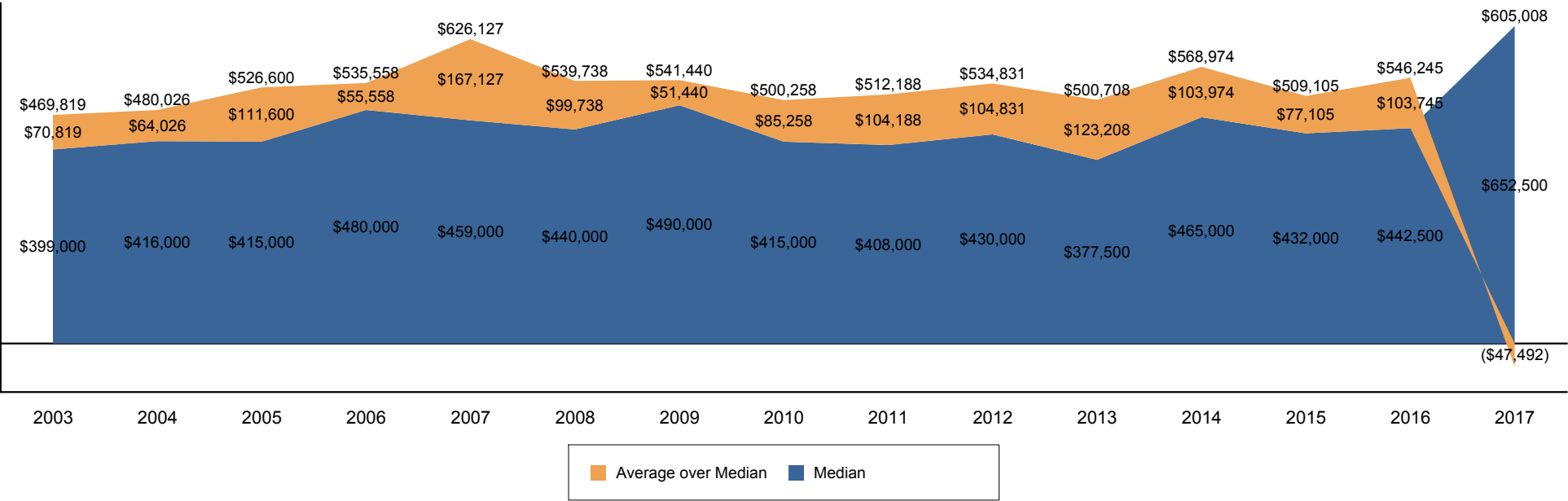
### Median Sale Price and Number of Sales



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$399,000	\$416,000	\$415,000	\$480,000	\$459,000	\$440,000	\$490,000	\$415,000	\$408,000	\$430,000	\$377,500	\$465,000	\$432,000	\$442,500	\$652,500
	# of Sales	67	64	63	57	59	42	25	33	35	37	84	65	62	48	48
Ardley	MSP	\$704,000	\$850,000	\$803,250	\$835,000	\$799,000	\$725,000	\$751,000	\$765,000	\$725,000	\$725,000	\$844,250	\$812,750	\$740,000	\$840,000	\$847,500
	# of Sales	21	15	22	18	27	15	9	13	13	17	22	26	25	16	24
Briarcliff Manor	MSP	\$545,750	\$486,000	\$547,500	\$530,000	\$795,000	\$495,000	\$458,250	\$485,000	\$425,000	\$433,750	\$527,500	\$601,250	\$465,000	\$460,000	\$636,500
	# of Sales	14	15	8	9	5	8	4	5	9	4	14	12	8	12	2
Elmsford	MSP	\$322,500	\$349,500	\$441,500		\$355,000	\$339,000								\$322,000	
	# of Sales	4	2	2		1	1								2	
Mount Pleasant	MSP	\$430,000	\$298,250	\$418,750	\$400,000	\$435,000	\$405,000	\$555,000	\$327,500	\$347,000	\$425,000	\$345,000	\$400,000	\$503,000	\$398,500	\$269,500
	# of Sales	3	6	8	5	7	6	1	2	1	3	3	3	5	4	5
Pleasantville	MSP	\$320,000	\$340,000	\$315,000	\$382,000	\$392,000	\$390,000	\$350,000	\$298,500	\$357,500	\$342,000	\$323,000	\$298,750	\$329,275	\$273,750	\$300,000
	# of Sales	16	19	15	21	15	9	7	13	10	12	39	19	16	8	9
Pocantico Hills	MSP	\$210,000	\$280,000	\$315,000	\$292,500	\$299,000	\$290,000	\$329,000		\$262,500	\$300,000	\$280,000	\$305,000	\$257,500	\$261,250	\$286,250
	# of Sales	9	7	8	4	4	3	4		2	1	6	5	8	6	8

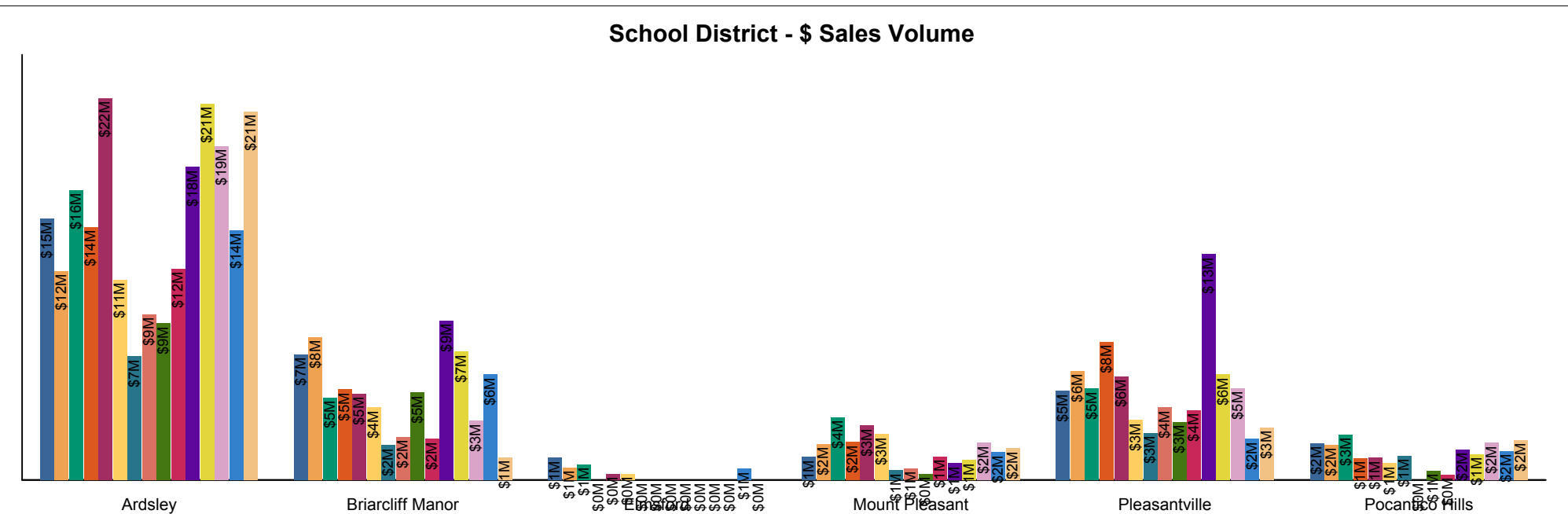
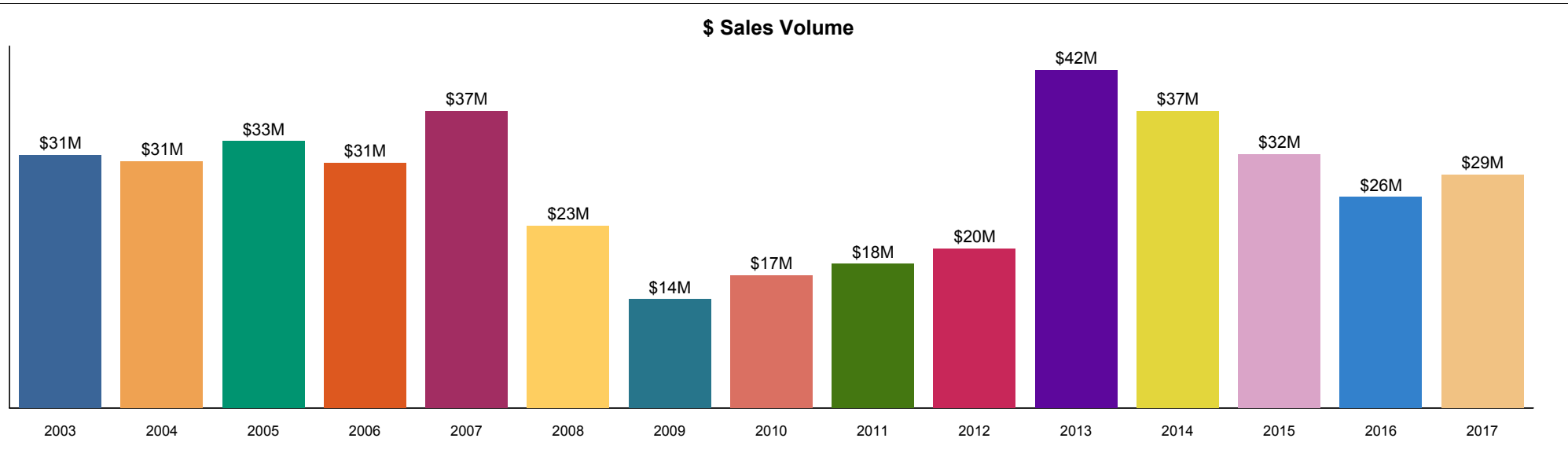
Off The RiverTowns  
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills  
Condominium

Average and Median Sale Price



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$469,819	\$480,026	\$526,600	\$535,558	\$626,127	\$539,738	\$541,440	\$500,258	\$512,188	\$534,831	\$500,708	\$568,974	\$509,105	\$546,245	\$605,008
	Median	\$399,000	\$416,000	\$415,000	\$480,000	\$459,000	\$440,000	\$490,000	\$415,000	\$408,000	\$430,000	\$377,500	\$465,000	\$432,000	\$442,500	\$652,500
Ardsley	Average	\$701,310	\$785,497	\$742,864	\$792,361	\$797,389	\$754,333	\$776,222	\$718,423	\$679,769	\$700,647	\$802,147	\$815,752	\$753,280	\$881,131	\$865,042
	Median	\$704,000	\$850,000	\$803,250	\$835,000	\$799,000	\$725,000	\$751,000	\$765,000	\$725,000	\$725,000	\$844,250	\$812,750	\$740,000	\$840,000	\$847,500
Briarcliff Manor	Average	\$507,000	\$536,733	\$582,500	\$567,489	\$974,000	\$513,250	\$491,625	\$485,500	\$548,621	\$579,375	\$642,786	\$602,917	\$418,125	\$496,333	\$636,500
	Median	\$545,750	\$486,000	\$547,500	\$530,000	\$795,000	\$495,000	\$458,250	\$485,000	\$425,000	\$433,750	\$527,500	\$601,250	\$465,000	\$460,000	\$636,500
Elmsford	Average	\$312,375	\$349,500	\$441,500		\$355,000	\$339,000								\$322,000	
	Median	\$322,500	\$349,500	\$441,500		\$355,000	\$339,000								\$322,000	
Mount Pleasant	Average	\$436,333	\$337,567	\$443,738	\$428,200	\$439,071	\$432,667	\$555,000	\$327,500	\$347,000	\$438,333	\$316,667	\$378,333	\$421,080	\$394,042	\$356,700
	Median	\$430,000	\$298,250	\$418,750	\$400,000	\$435,000	\$405,000	\$555,000	\$327,500	\$347,000	\$425,000	\$345,000	\$400,000	\$503,000	\$398,500	\$269,500
Pleasantville	Average	\$314,088	\$324,626	\$343,993	\$370,662	\$390,700	\$375,333	\$381,071	\$314,346	\$328,000	\$328,771	\$326,608	\$313,697	\$323,847	\$290,125	\$329,044
	Median	\$320,000	\$340,000	\$315,000	\$382,000	\$392,000	\$390,000	\$350,000	\$298,500	\$357,500	\$342,000	\$323,000	\$298,750	\$329,275	\$273,750	\$300,000
Pocantico Hills	Average	\$229,833	\$285,129	\$322,500	\$308,000	\$313,250	\$311,667	\$340,250		\$262,500	\$300,000	\$287,593	\$288,700	\$262,569	\$270,750	\$282,688
	Median	\$210,000	\$280,000	\$315,000	\$292,500	\$299,000	\$290,000	\$329,000		\$262,500	\$300,000	\$280,000	\$305,000	\$257,500	\$261,250	\$286,250

**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
**Condominium**

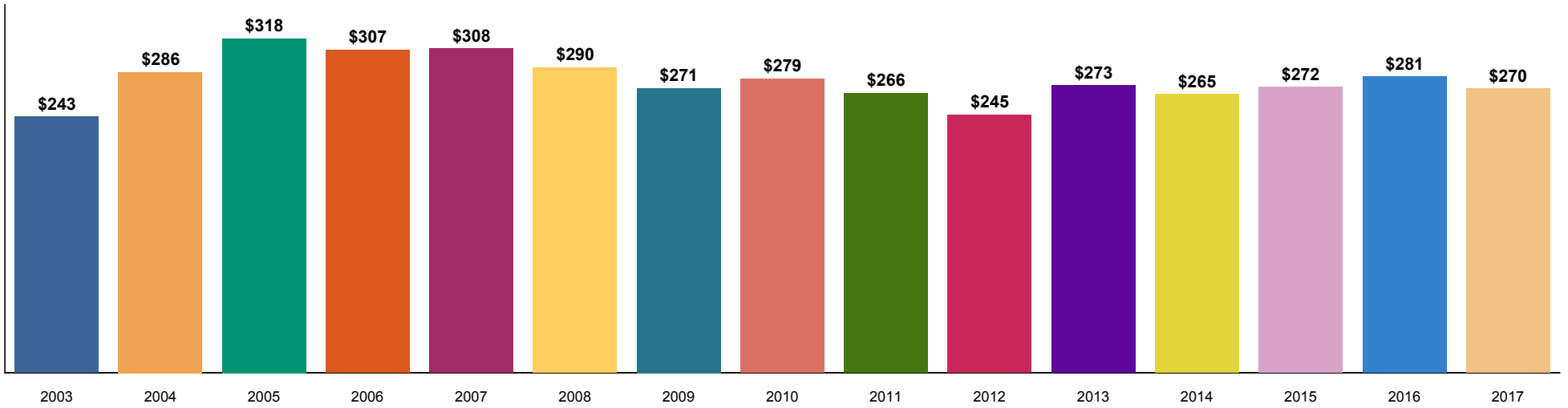


# Off The RiverTowns

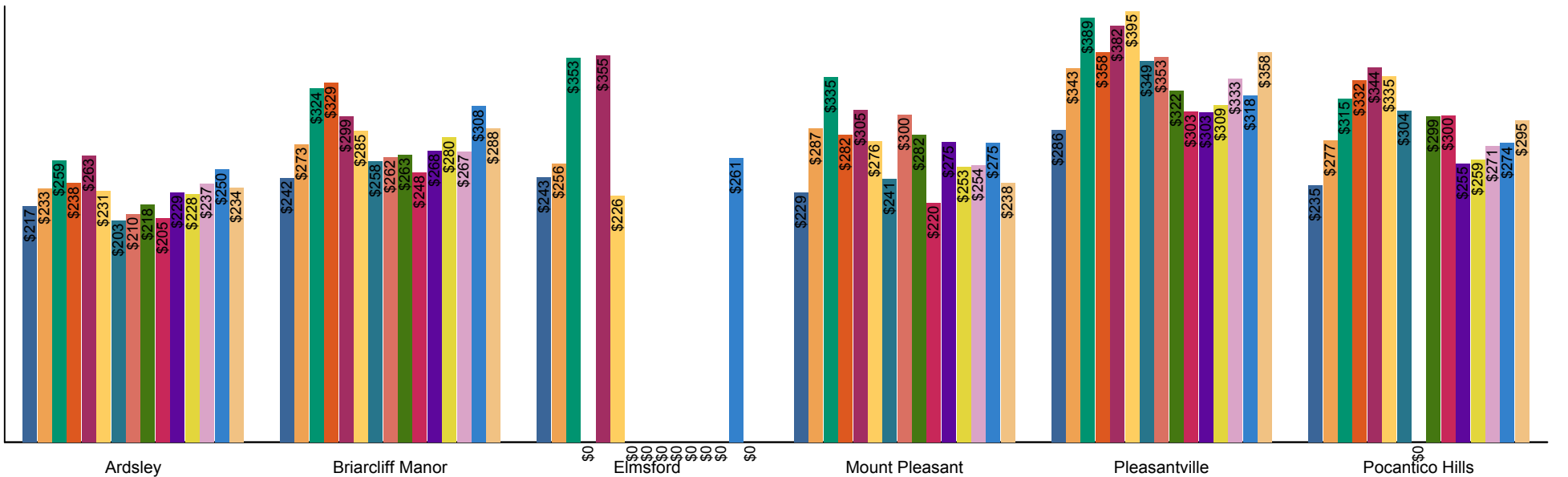
## Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills

### Condominium

Average Price / Square Foot

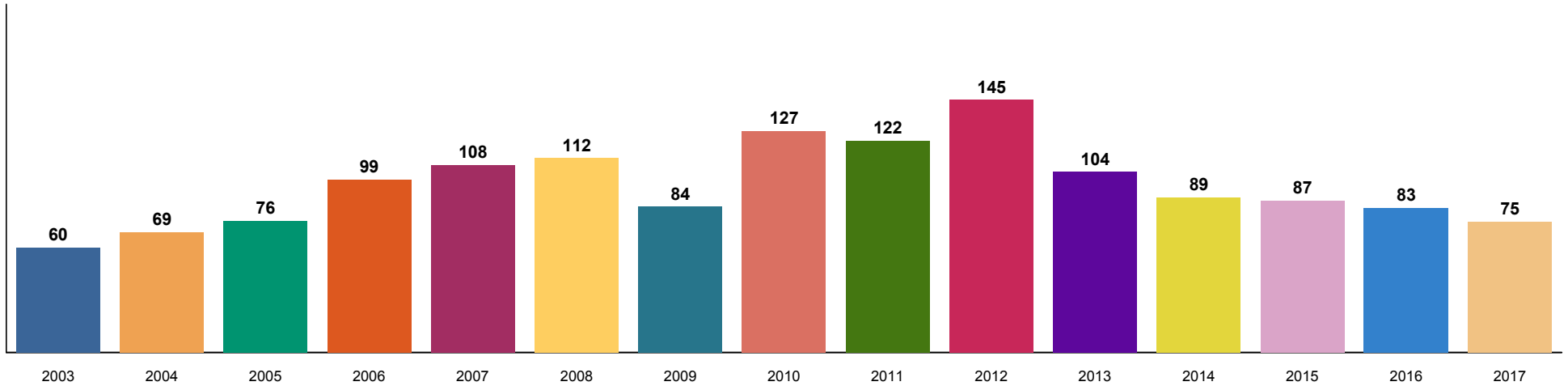


School District - Average Price / Square Foot

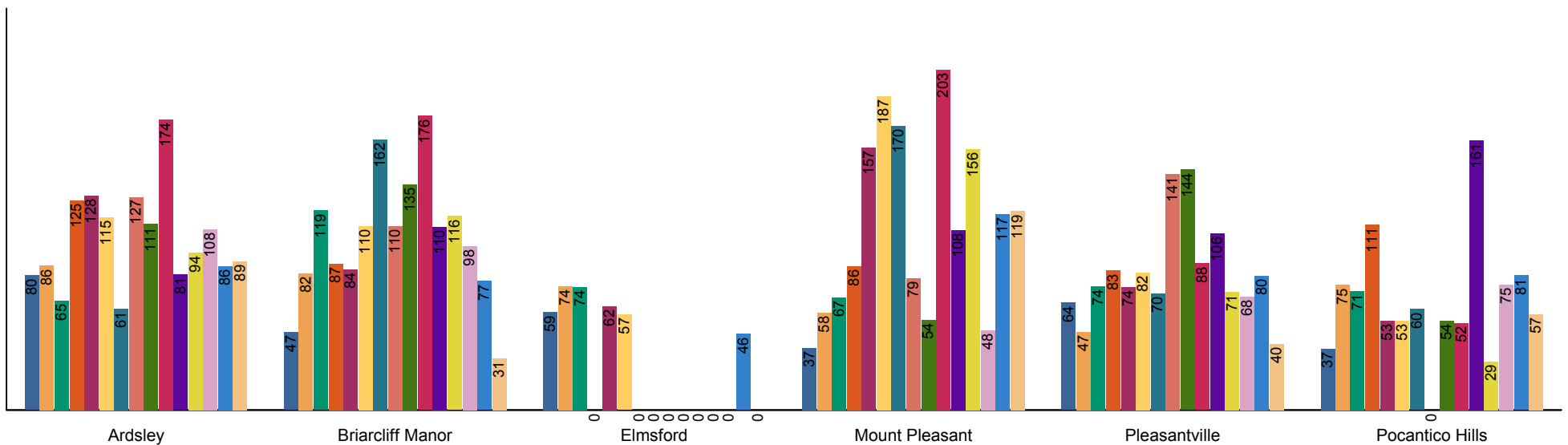


**Off The RiverTowns**  
**Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills**  
 Condominium

**Days to Contract**

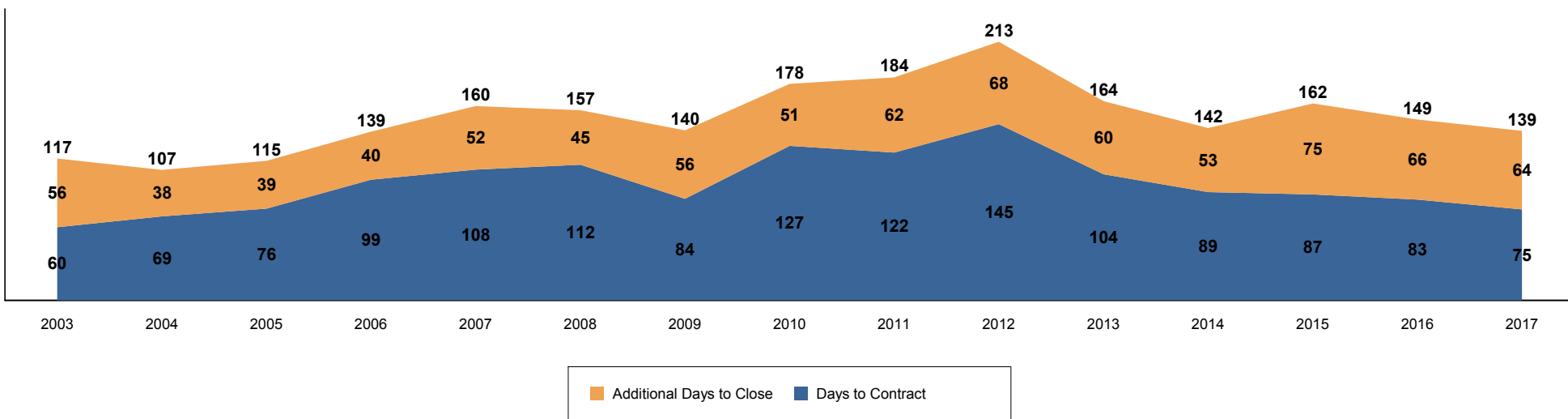


**School District - Days to Contract**

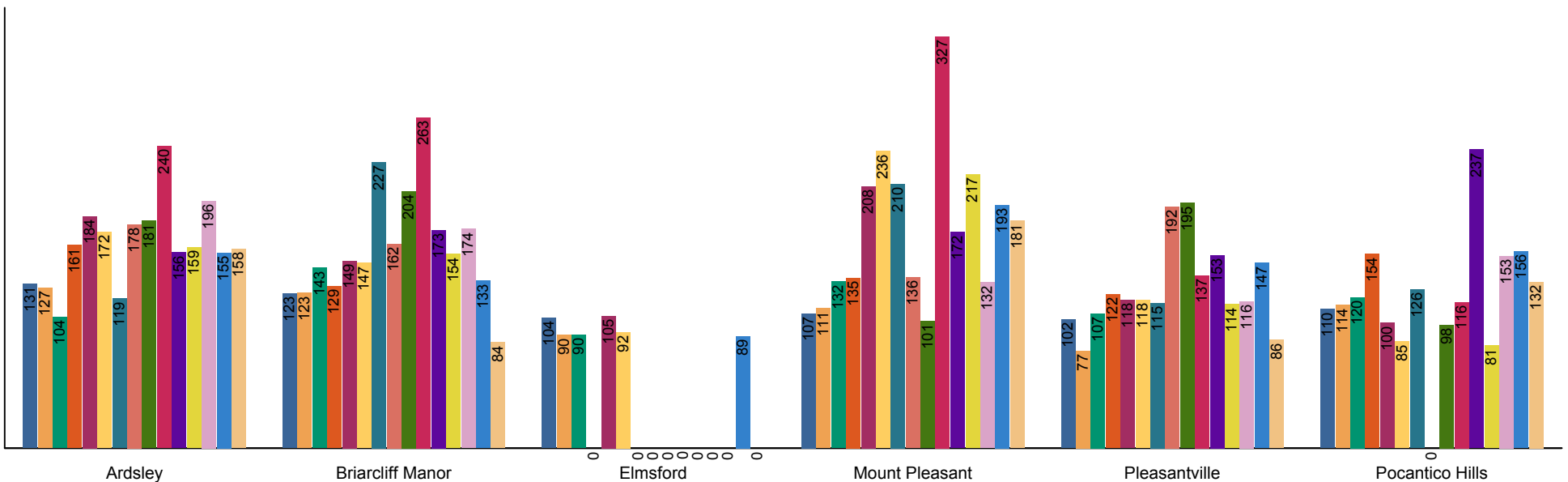


# Off The RiverTowns Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills Condominium

## Days to Close



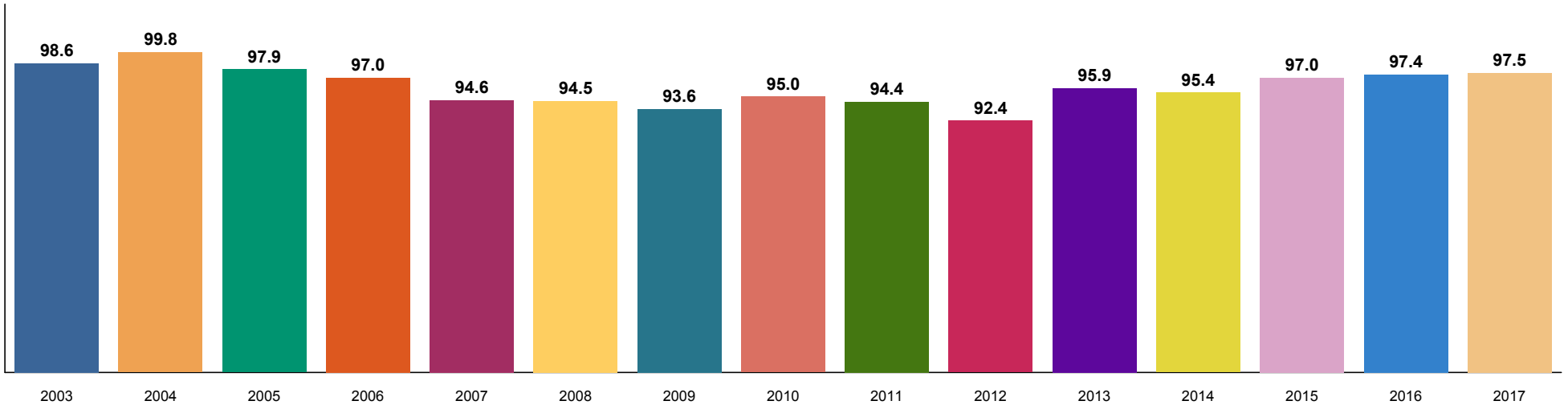
## School District - Days to Close





Off The RiverTowns  
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills  
Condominium

% Sale Price to List Price



% Sale Price to Original List Price

