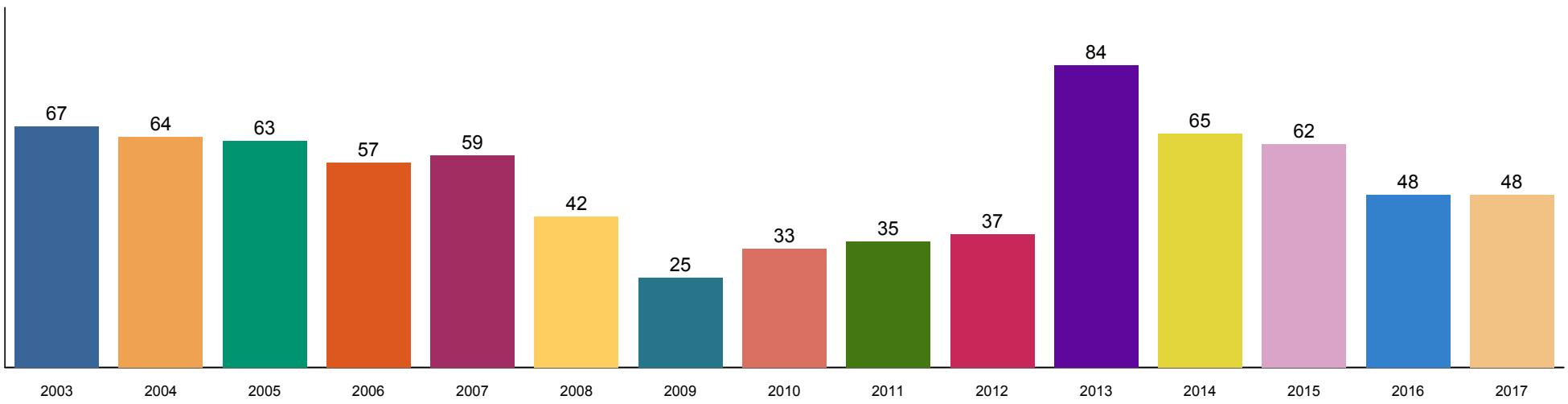
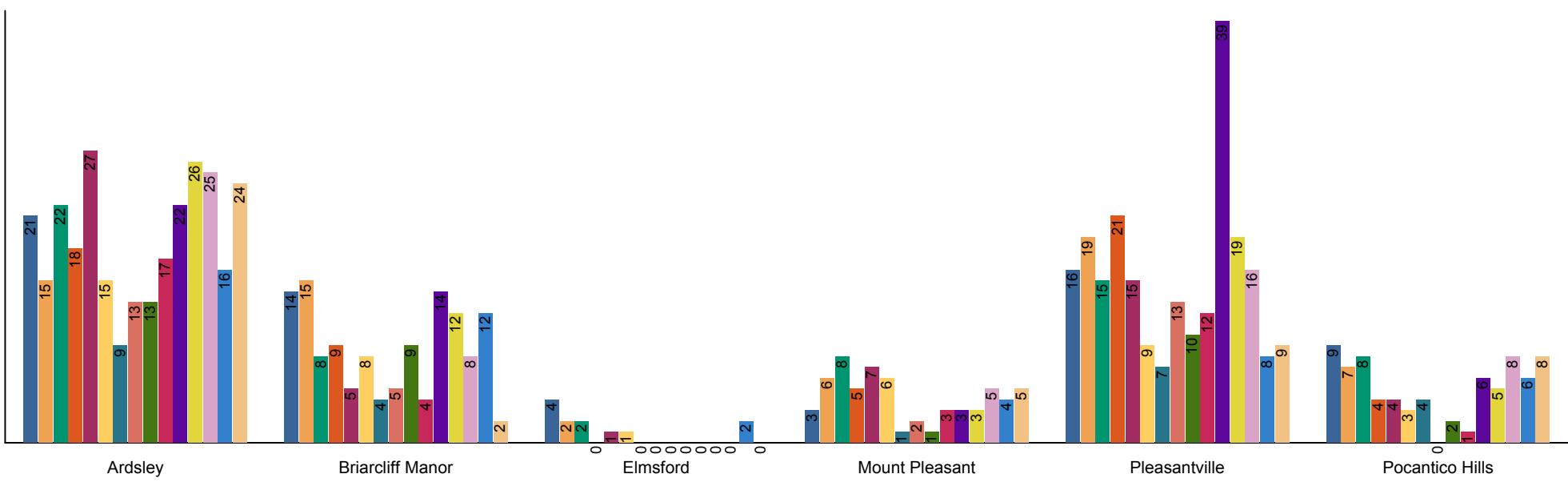


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Condominium

Number of Sales



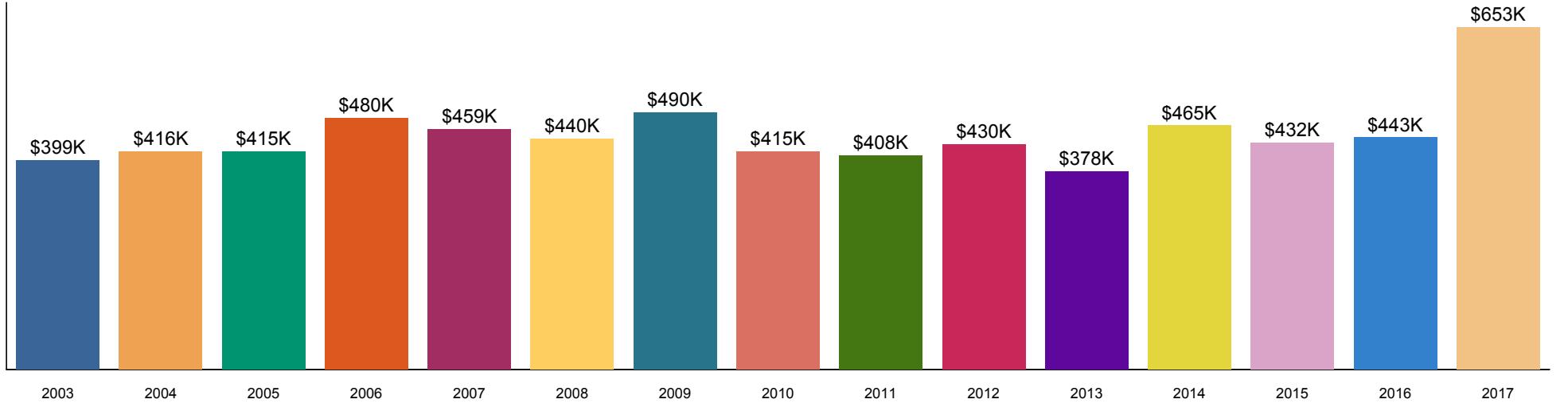
School District - Number of Sales



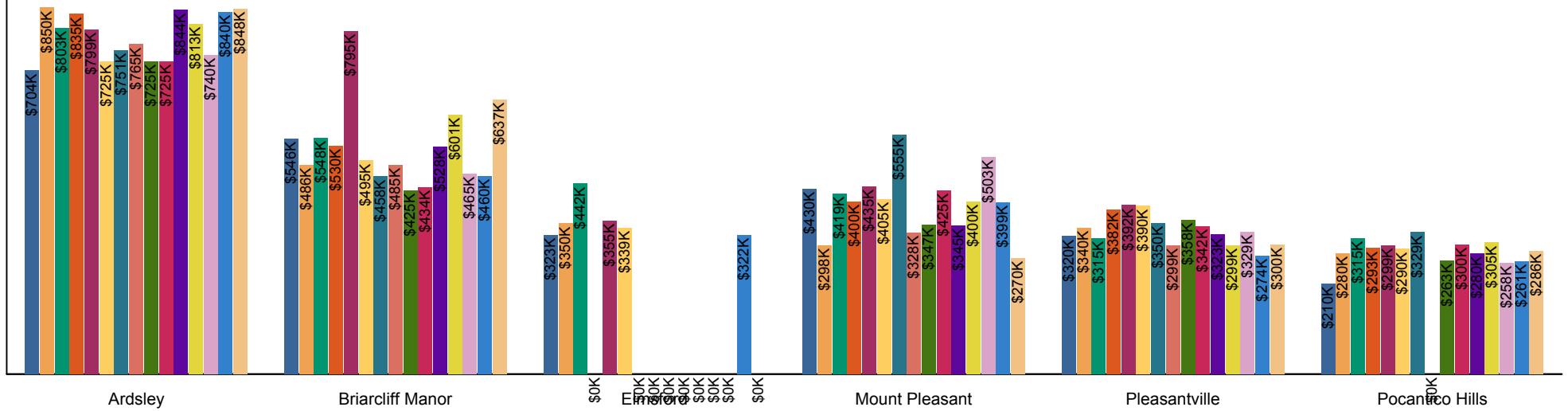
Off The RiverTowns

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

Median Sale Price

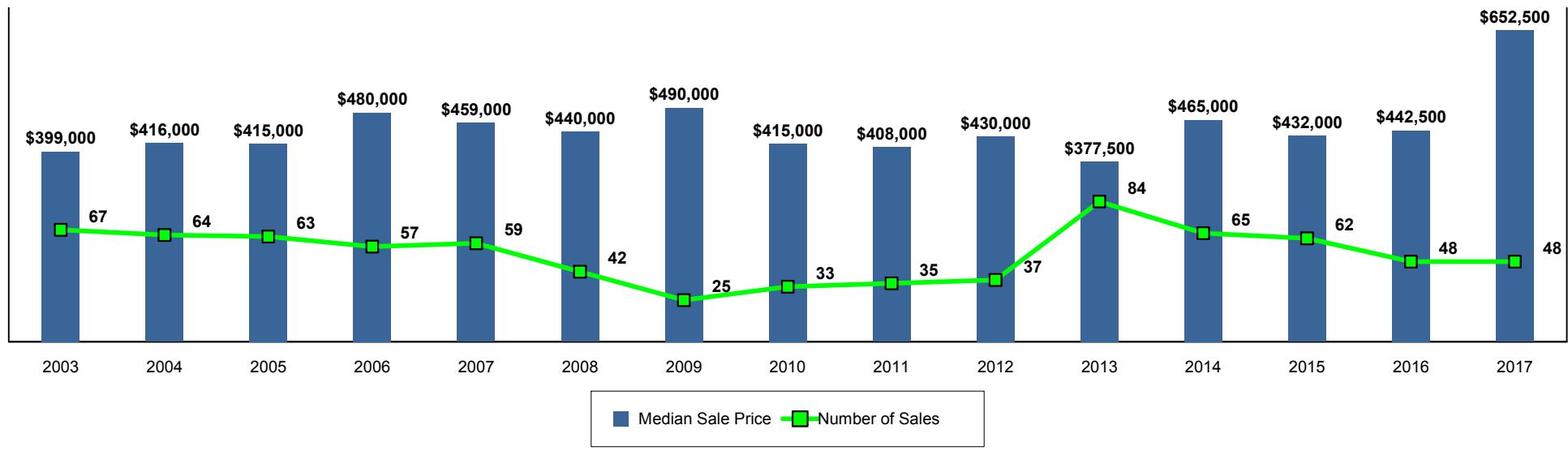


School District - Median Sale Price



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

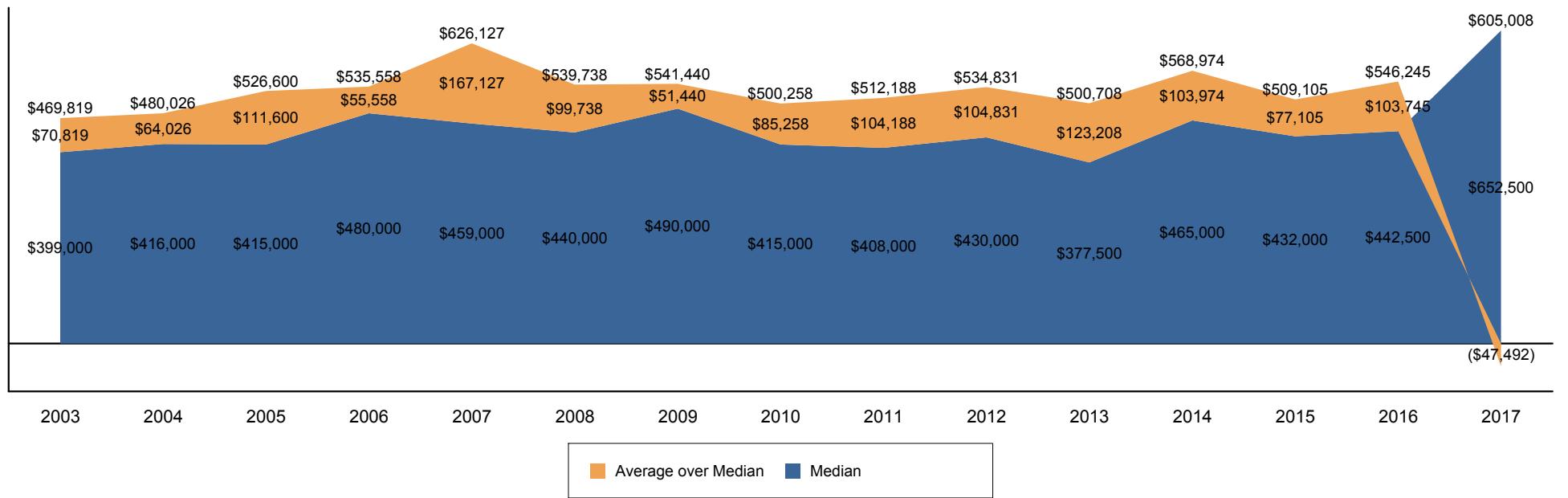
Median Sale Price and Number of Sales



		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
Ardsley	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

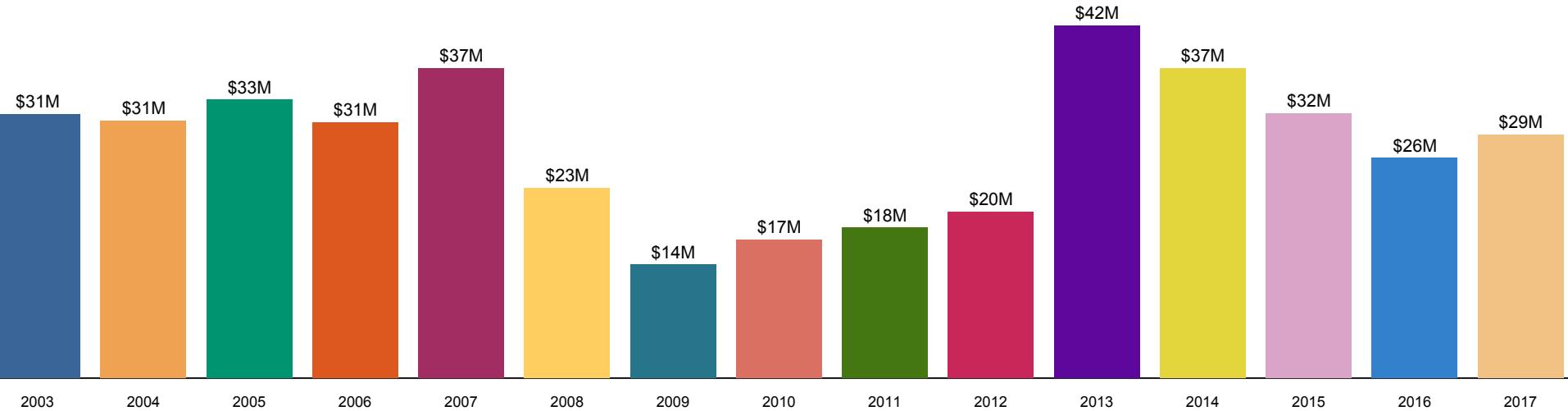


■ Average over Median ■ Median

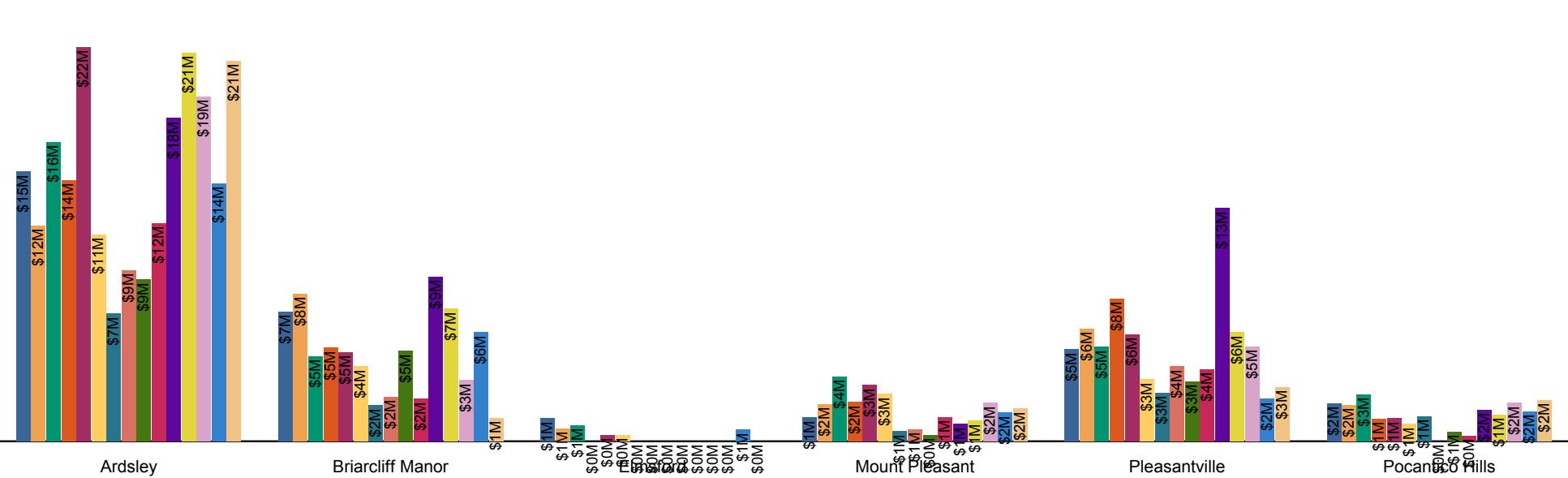
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$469,819	\$480,026	\$526,600	\$535,558	\$626,127	\$539,738	\$541,440	\$500,258	\$512,188	\$534,831	\$500,708	\$568,974	\$509,105	\$546,245	\$605,008
	Median	\$399,000	\$416,000	\$415,000	\$480,000	\$459,000	\$440,000	\$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	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
Manor	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	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
Pleasant	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	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
Hills	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

\$ Sales Volume

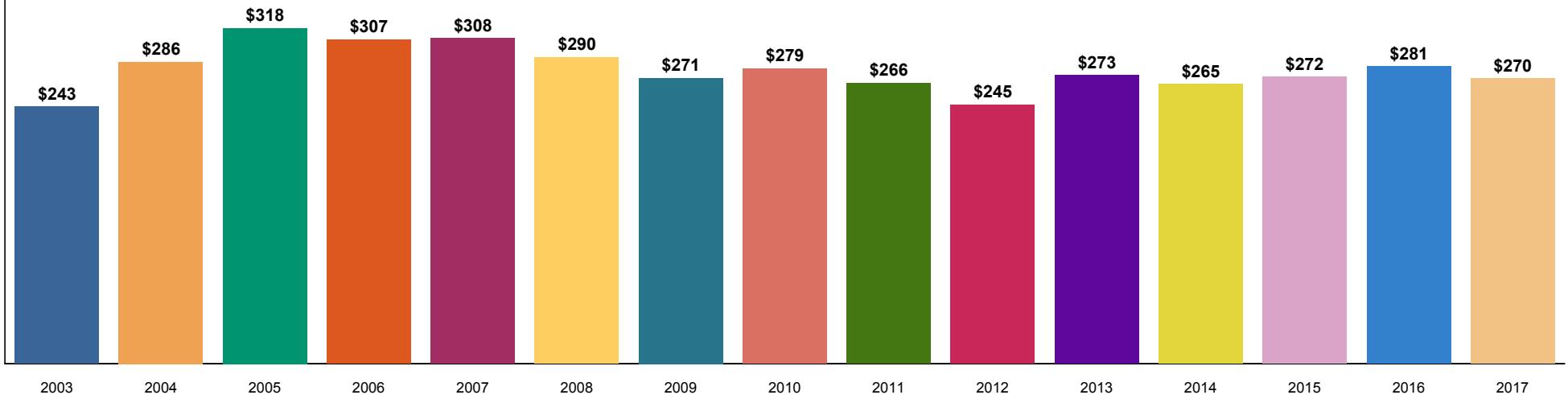


School District - \$ Sales Volume

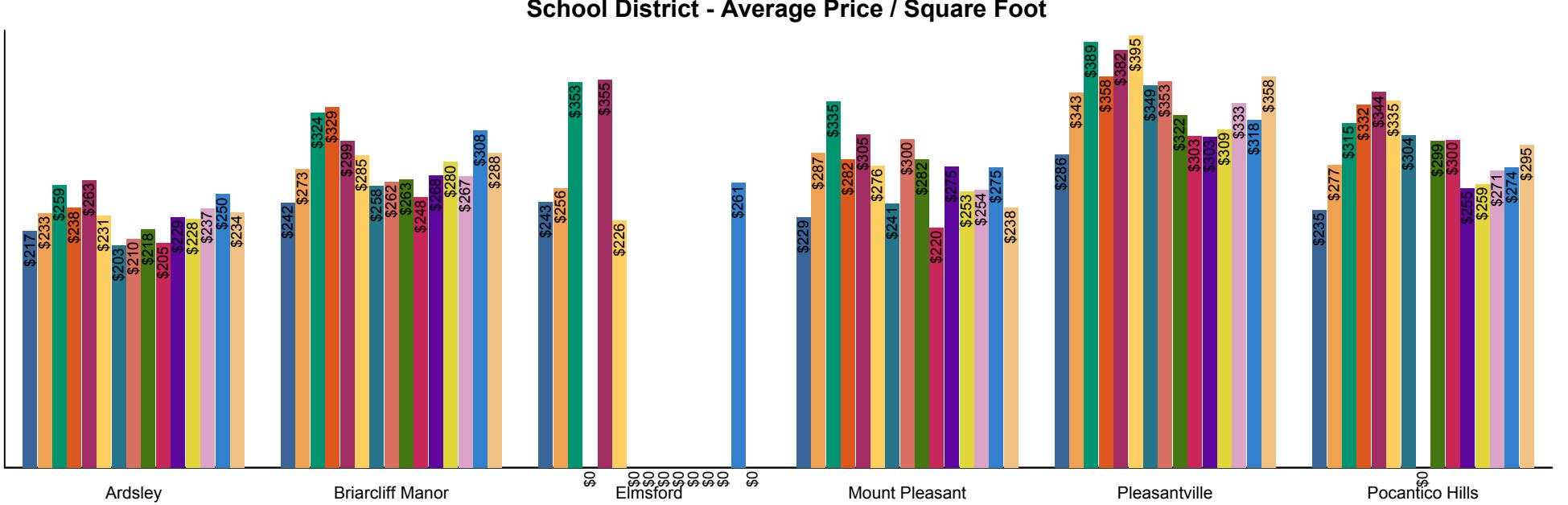


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Condominium

Average Price / Square Foot

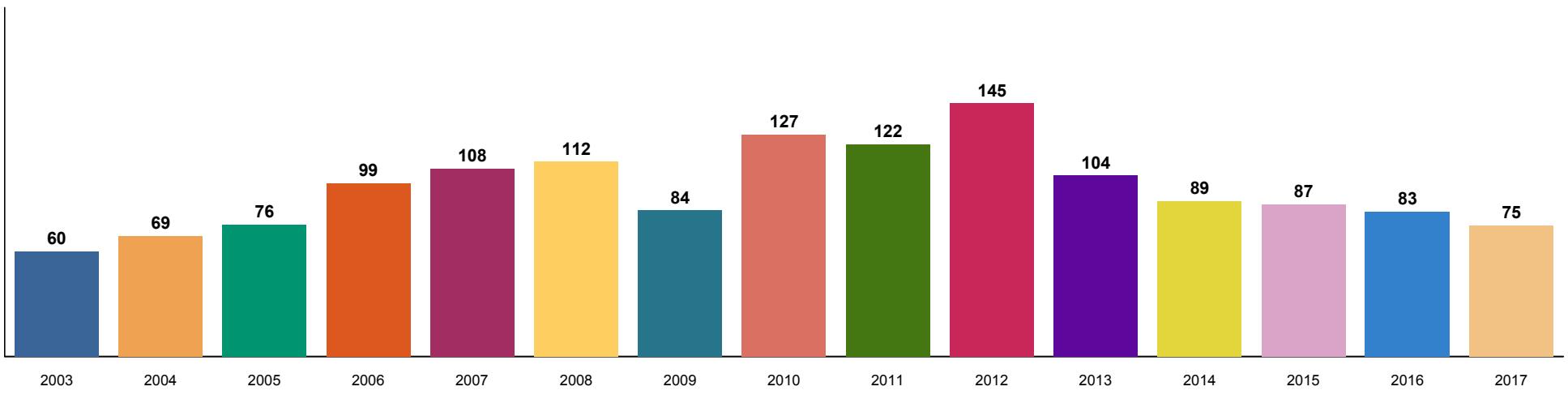


School District - Average Price / Square Foot

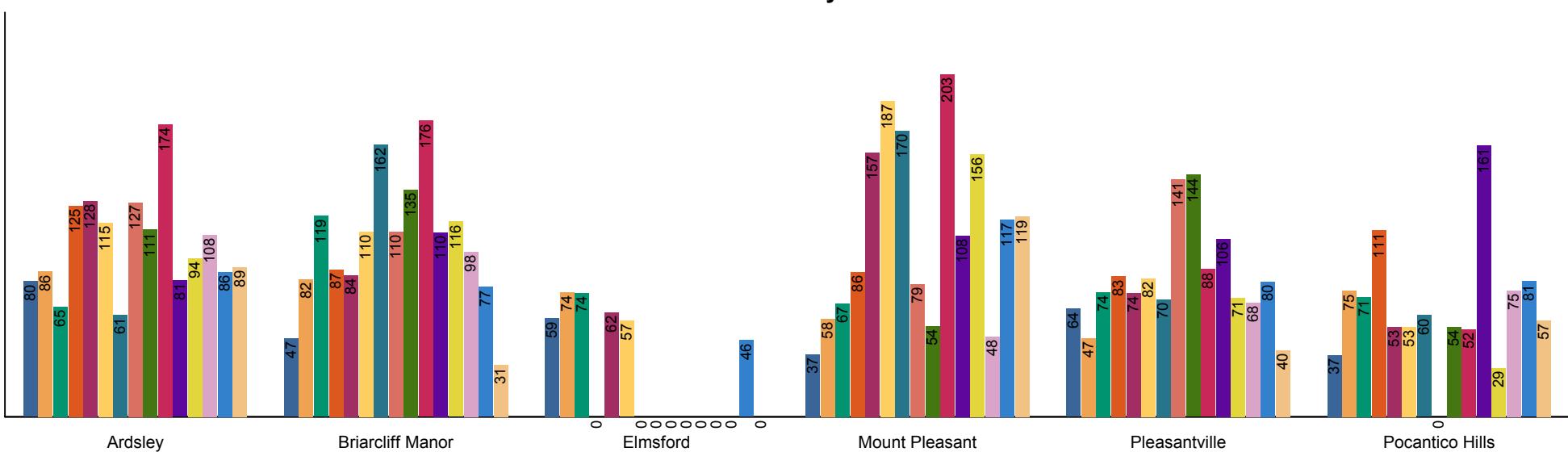


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Condominium

Days to Contract

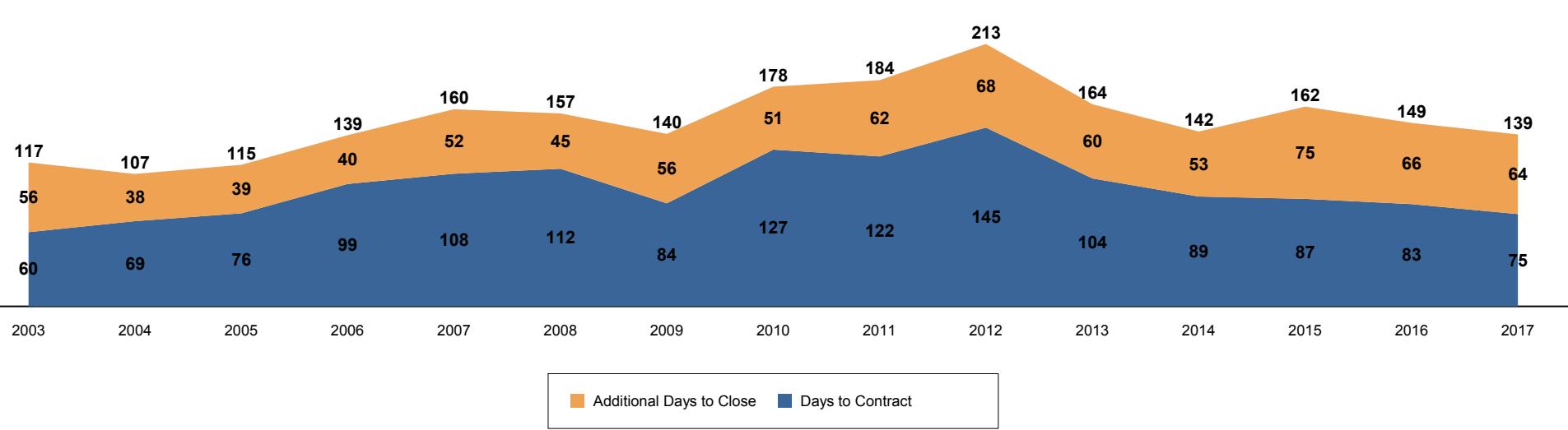


School District - Days to Contract

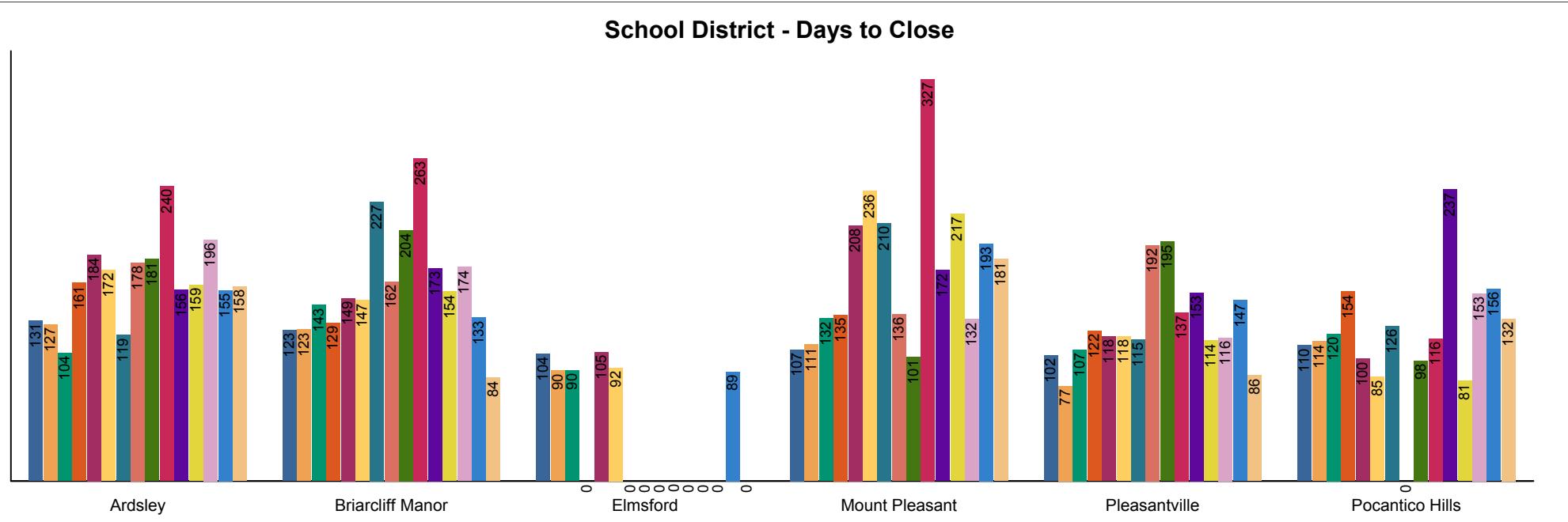


Off The RiverTowns
Ardsley, Briarcliff Manor, Elmsford, Mount Pleasant, Pleasantville, Pocantico Hills
Condominium

Days to Close

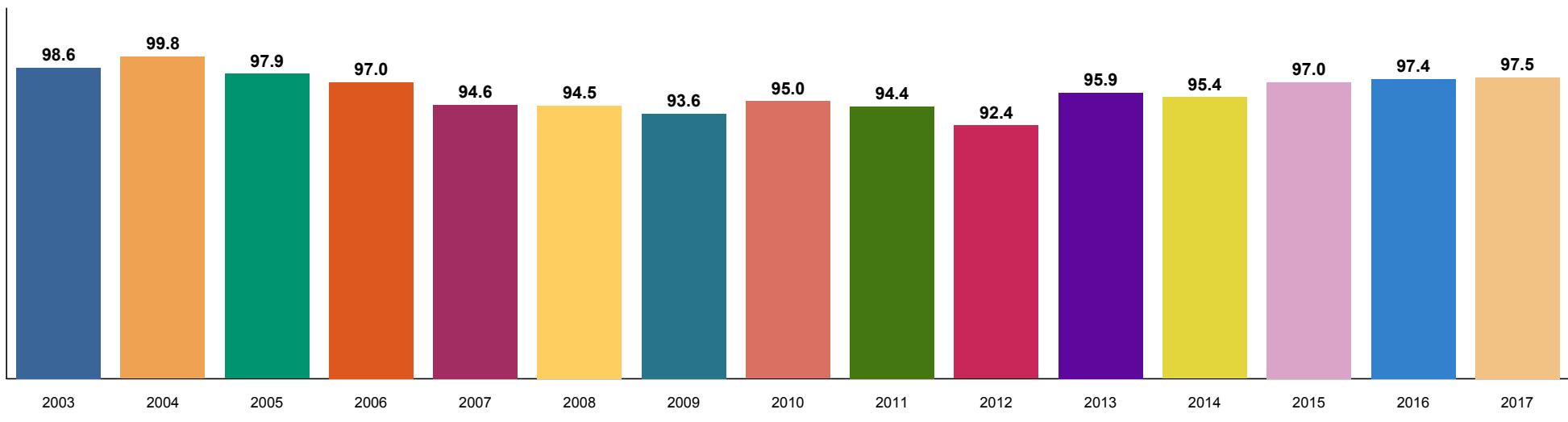


School District - Days to Close



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

% Sale Price to List Price



% Sale Price to Original List Price

