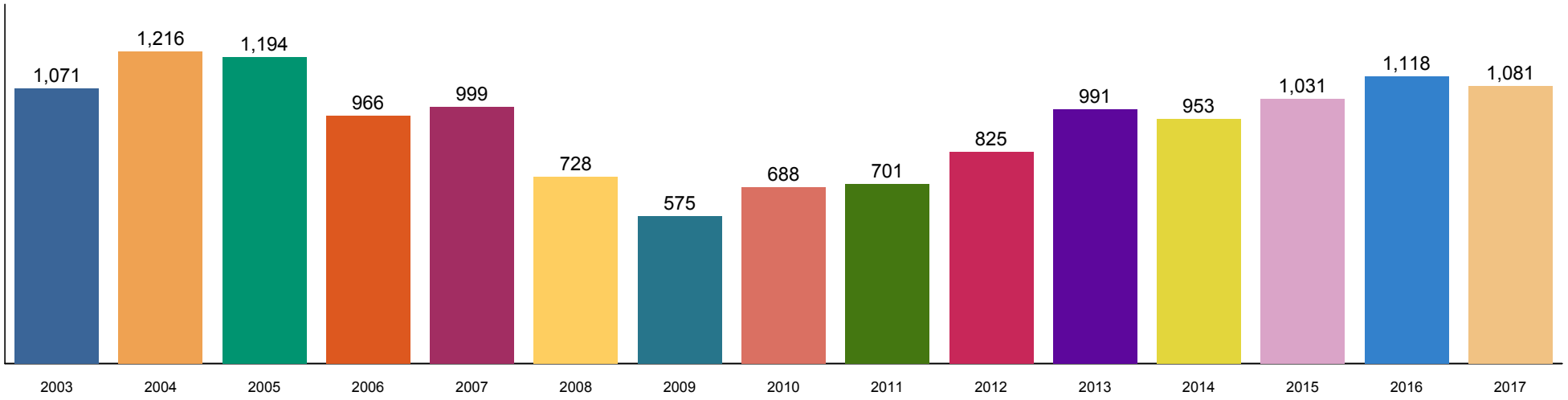
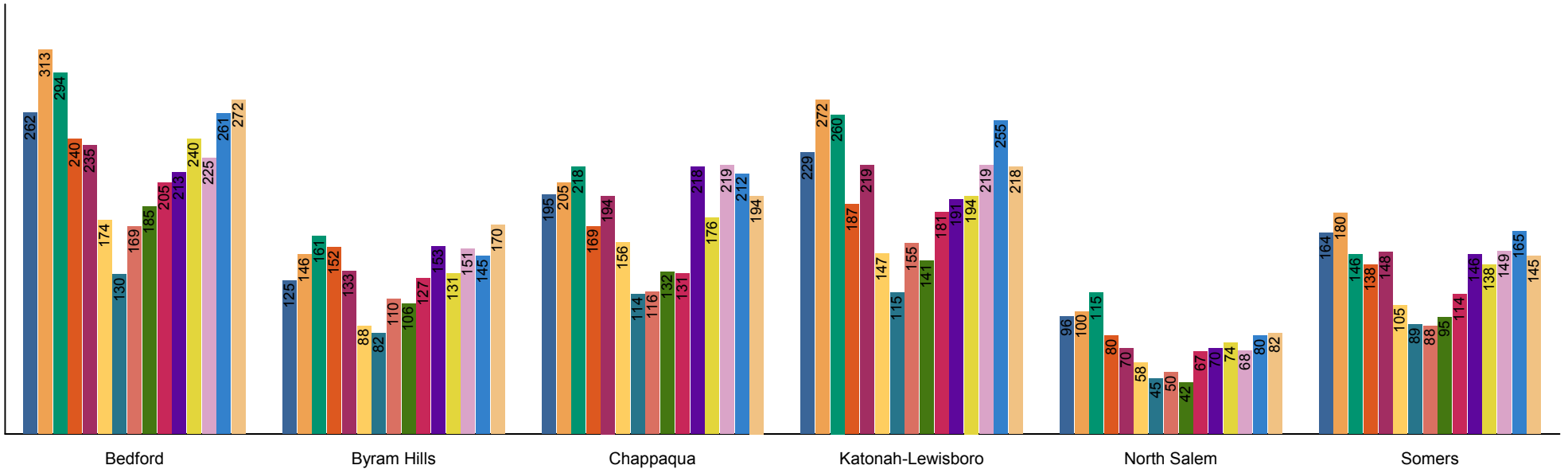


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
 Single Family

Number of Sales

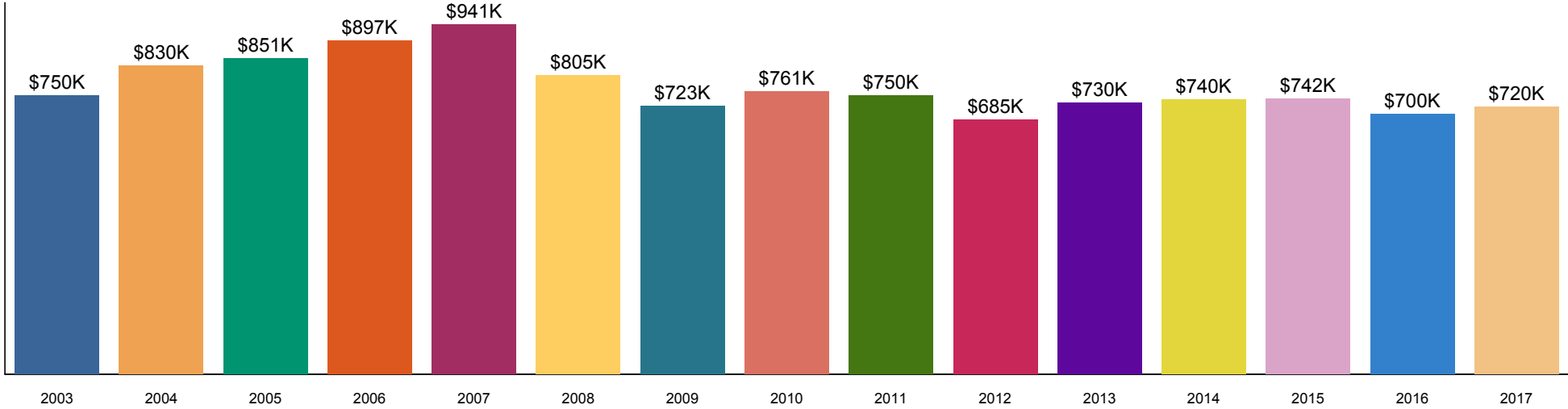


School District - Number of Sales

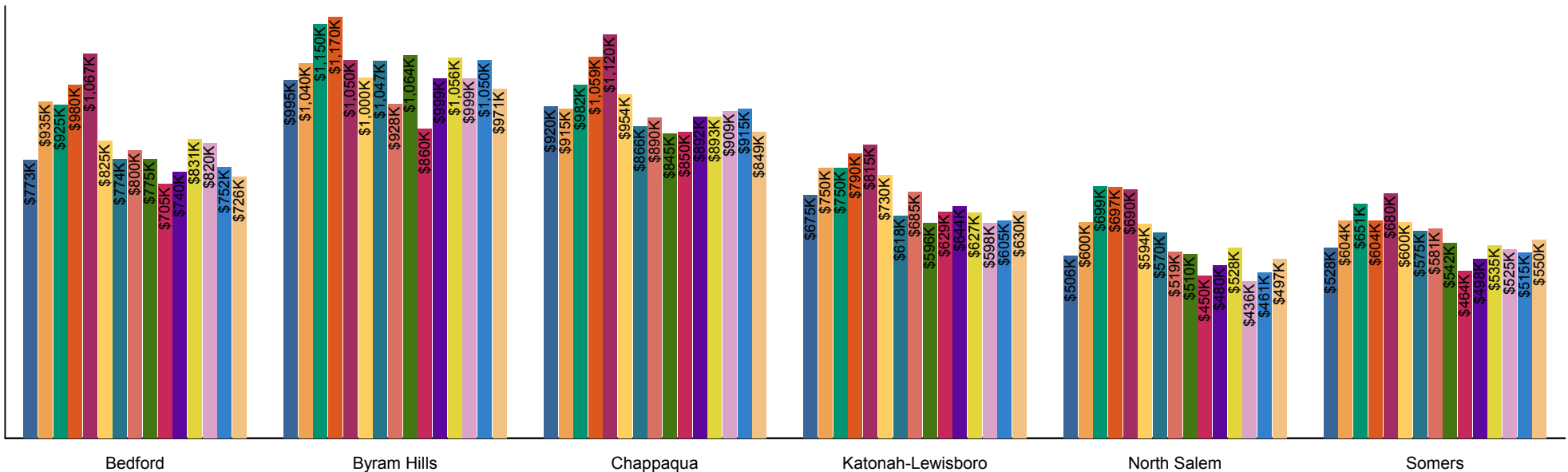


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
 Single Family

Median Sale Price

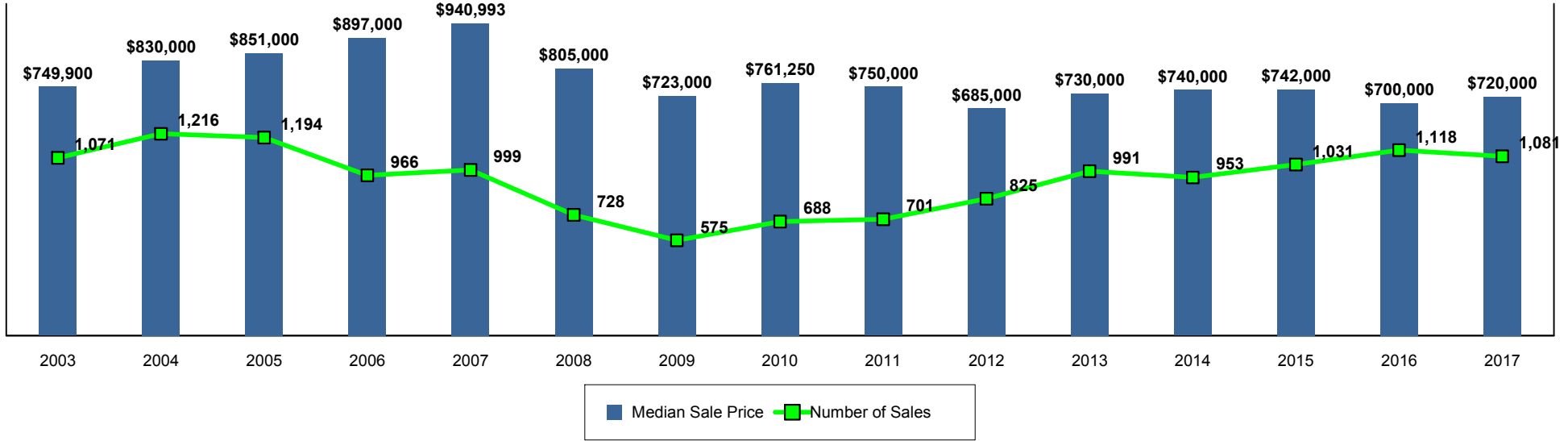


School District - Median Sale Price



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

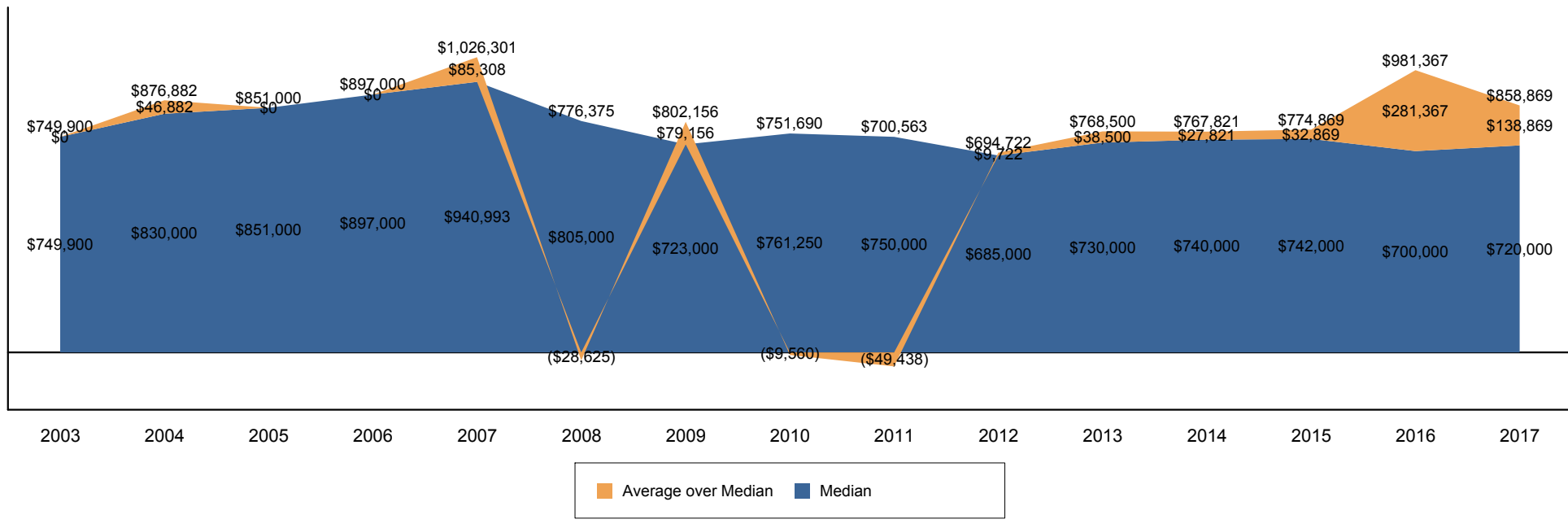
Median Sale Price and Number of Sales



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$749,900	\$830,000	\$851,000	\$897,000	\$940,993	\$805,000	\$723,000	\$761,250	\$750,000	\$685,000	\$730,000	\$740,000	\$742,000	\$700,000	\$720,000
	# of Sales	1,071	1,216	1,194	966	999	728	575	688	701	825	991	953	1,031	1,118	1,081
Bedford	MSP	\$772,500	\$935,000	\$925,000	\$980,000	\$1,067,000	\$825,000	\$773,750	\$800,000	\$775,000	\$705,000	\$740,000	\$831,000	\$820,000	\$752,000	\$726,000
	# of Sales	262	313	294	240	235	174	130	169	185	205	213	240	225	261	272
Byram Hills	MSP	\$995,000	\$1,040,000	\$1,150,054	\$1,170,000	\$1,050,000	\$999,999	\$1,047,250	\$927,500	\$1,063,750	\$860,000	\$999,000	\$1,056,001	\$999,000	\$1,050,000	\$970,500
	# of Sales	125	146	161	152	133	88	82	110	106	127	153	131	151	145	170
Chappaqua	MSP	\$920,000	\$915,000	\$981,625	\$1,059,000	\$1,120,000	\$954,375	\$866,250	\$890,050	\$845,125	\$850,000	\$892,000	\$892,500	\$909,000	\$914,500	\$849,000
	# of Sales	195	205	218	169	194	156	114	116	132	131	218	176	219	212	194
Katonah-Lewisboro	MSP	\$675,000	\$750,000	\$749,500	\$790,000	\$815,000	\$730,000	\$617,500	\$684,500	\$596,000	\$629,000	\$644,000	\$627,000	\$597,500	\$605,000	\$630,000
	# of Sales	229	272	260	187	219	147	115	155	141	181	191	194	219	255	218
North Salem	MSP	\$506,250	\$599,500	\$699,000	\$697,250	\$690,250	\$593,950	\$570,000	\$518,500	\$510,000	\$450,000	\$480,000	\$528,250	\$436,000	\$460,750	\$496,500
	# of Sales	96	100	115	80	70	58	45	50	42	67	70	74	68	80	82
Somers	MSP	\$528,000	\$604,500	\$650,500	\$604,000	\$680,000	\$600,000	\$575,000	\$581,250	\$542,000	\$464,000	\$497,500	\$535,000	\$525,000	\$515,000	\$550,000
	# of Sales	164	180	146	138	148	105	89	88	95	114	146	138	149	165	145

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

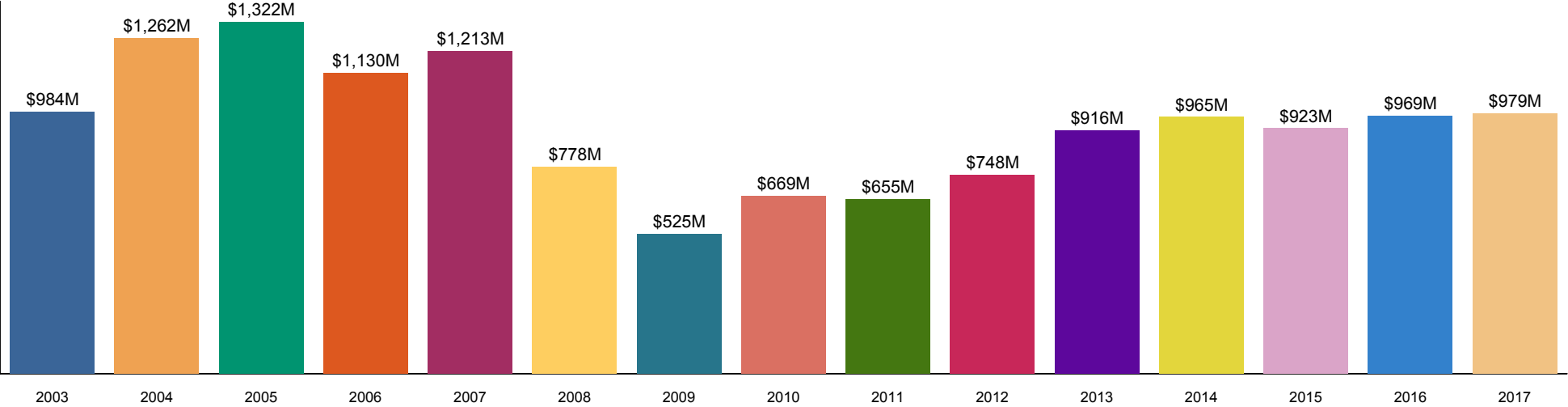
Average and Median Sale Price



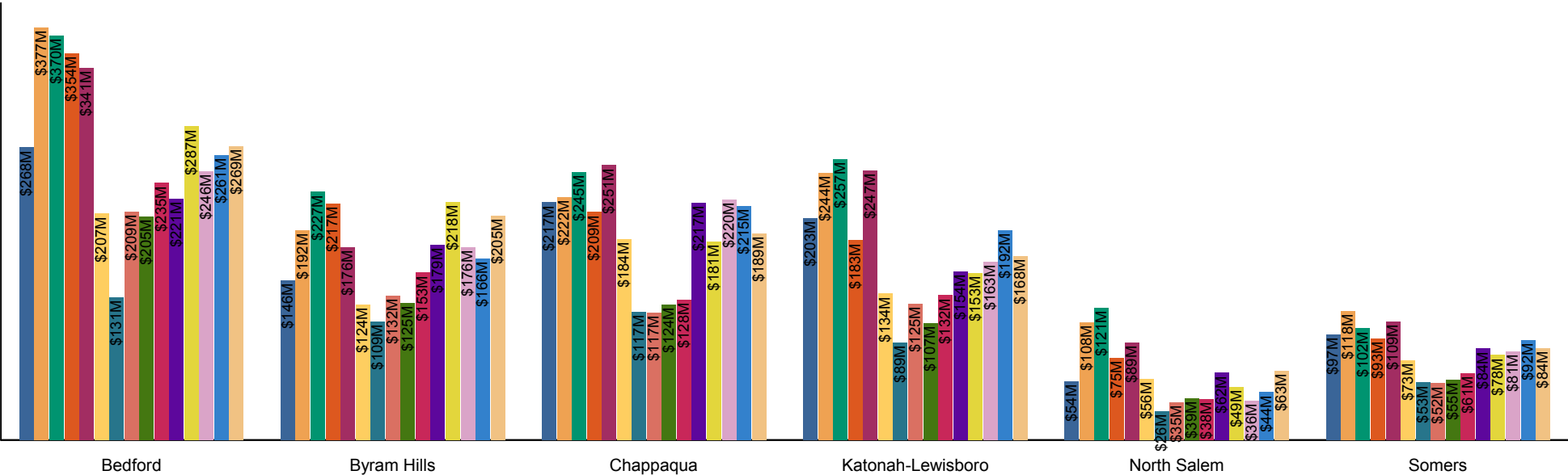
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$919,167	\$1,037,469	\$1,107,414	\$1,170,222	\$1,213,851	\$1,068,276	\$913,069	\$972,770	\$935,012	\$906,987	\$924,320	\$1,012,896	\$895,113	\$866,877	\$905,827
	Median	\$749,900	\$830,000	\$851,000	\$897,000	\$940,993	\$805,000	\$723,000	\$761,250	\$750,000	\$685,000	\$730,000	\$740,000	\$742,000	\$700,000	\$720,000
Bedford	Average	\$1,021,063	\$1,205,610	\$1,259,149	\$1,474,963	\$1,449,320	\$1,189,502	\$1,006,109	\$1,235,465	\$1,183,212	\$1,146,639	\$1,035,975	\$1,195,112	\$1,093,253	\$998,480	\$988,813
	Median	\$772,500	\$935,000	\$925,000	\$980,000	\$1,067,000	\$825,000	\$773,750	\$800,000	\$775,000	\$705,000	\$740,000	\$831,000	\$820,000	\$752,000	\$726,000
Byram Hills	Average	\$1,169,368	\$1,312,794	\$1,410,695	\$1,424,751	\$1,325,792	\$1,411,080	\$1,326,105	\$1,201,871	\$1,183,212	\$1,205,421	\$1,167,338	\$1,662,003	\$1,166,161	\$1,147,320	\$1,208,305
	Median	\$995,000	\$1,040,000	\$1,150,054	\$1,170,000	\$1,050,000	\$999,999	\$1,047,250	\$927,500	\$1,063,750	\$860,000	\$999,000	\$1,056,001	\$999,000	\$1,050,000	\$970,500
Chappaqua	Average	\$1,115,053	\$1,084,198	\$1,123,266	\$1,233,997	\$1,295,060	\$1,177,711	\$1,026,980	\$1,006,537	\$941,627	\$980,693	\$995,996	\$1,031,178	\$1,005,069	\$1,011,817	\$973,158
	Median	\$920,000	\$915,000	\$981,625	\$1,059,000	\$1,120,000	\$954,375	\$866,250	\$890,050	\$845,125	\$850,000	\$892,000	\$892,500	\$909,000	\$914,500	\$849,000
Katonah-Lewisboro	Average	\$886,730	\$898,558	\$987,070	\$977,136	\$1,126,315	\$912,107	\$777,985	\$805,379	\$760,809	\$731,798	\$808,431	\$787,517	\$744,605	\$753,388	\$772,759
	Median	\$675,000	\$750,000	\$749,500	\$790,000	\$815,000	\$730,000	\$617,500	\$684,500	\$596,000	\$629,000	\$644,000	\$627,000	\$597,500	\$605,000	\$630,000
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	\$879,064	\$657,442	\$532,426	\$548,484	\$772,027
	Median	\$506,250	\$599,500	\$699,000	\$697,250	\$690,250	\$593,950	\$570,000	\$518,500	\$510,000	\$450,000	\$480,000	\$528,250	\$436,000	\$460,750	\$496,500
Somers	Average	\$588,952	\$655,609	\$700,569	\$674,922	\$734,048	\$692,977	\$590,579	\$589,966	\$580,545	\$538,432	\$573,042	\$563,943	\$546,344	\$555,792	\$581,172
	Median	\$528,000	\$604,500	\$650,500	\$604,000	\$680,000	\$600,000	\$575,000	\$581,250	\$542,000	\$464,000	\$497,500	\$535,000	\$525,000	\$515,000	\$550,000

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

\$ Sales Volume

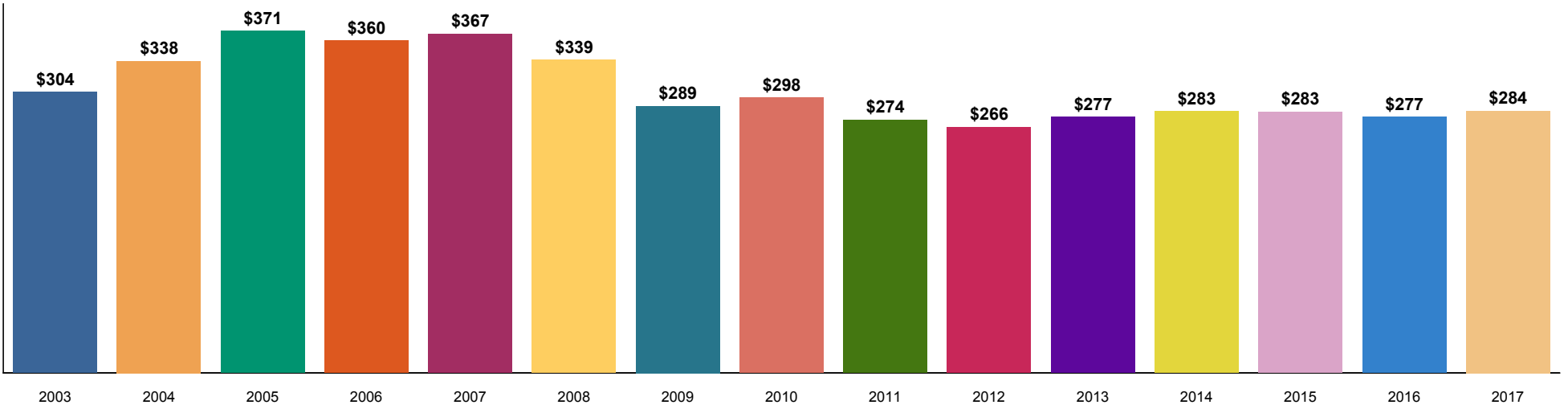


School District - \$ Sales Volume

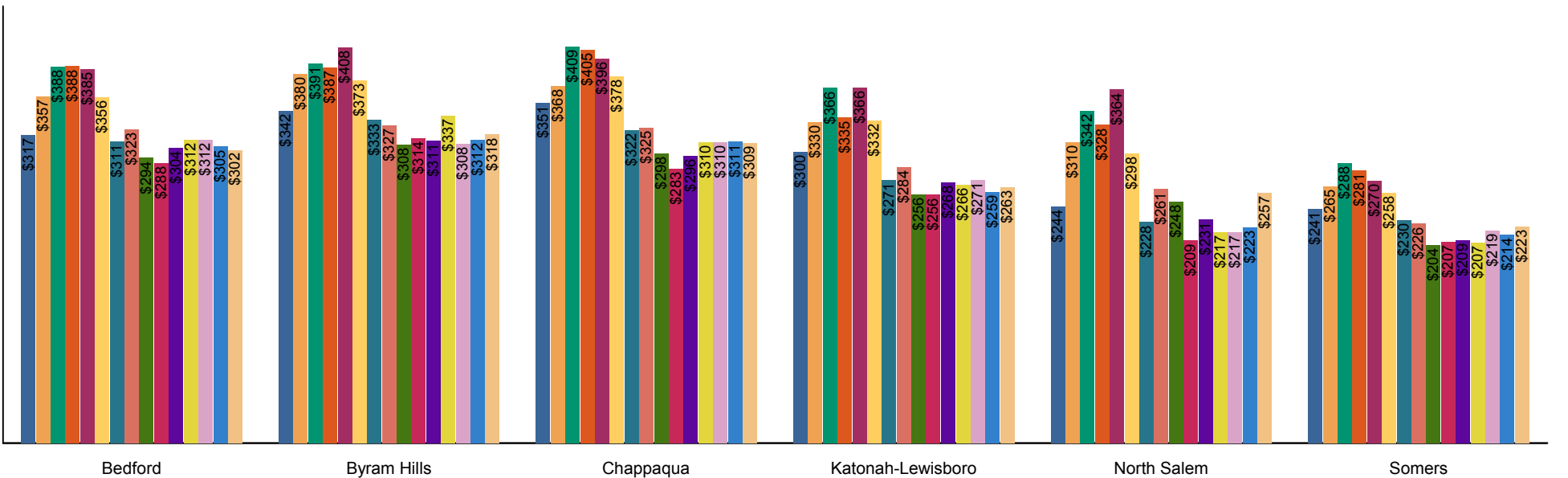


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family

Average Price / Square Foot

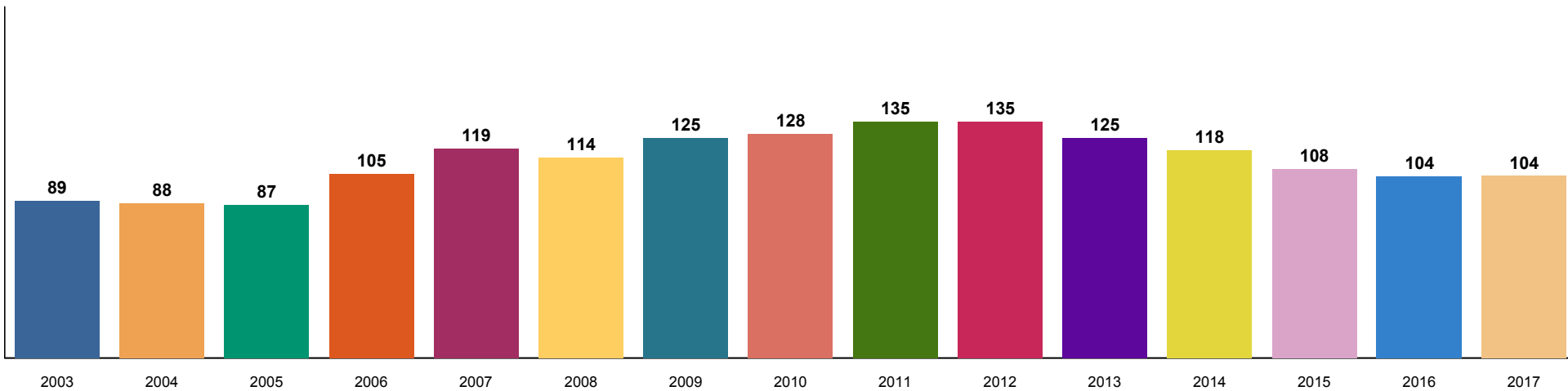


School District - Average Price / Square Foot

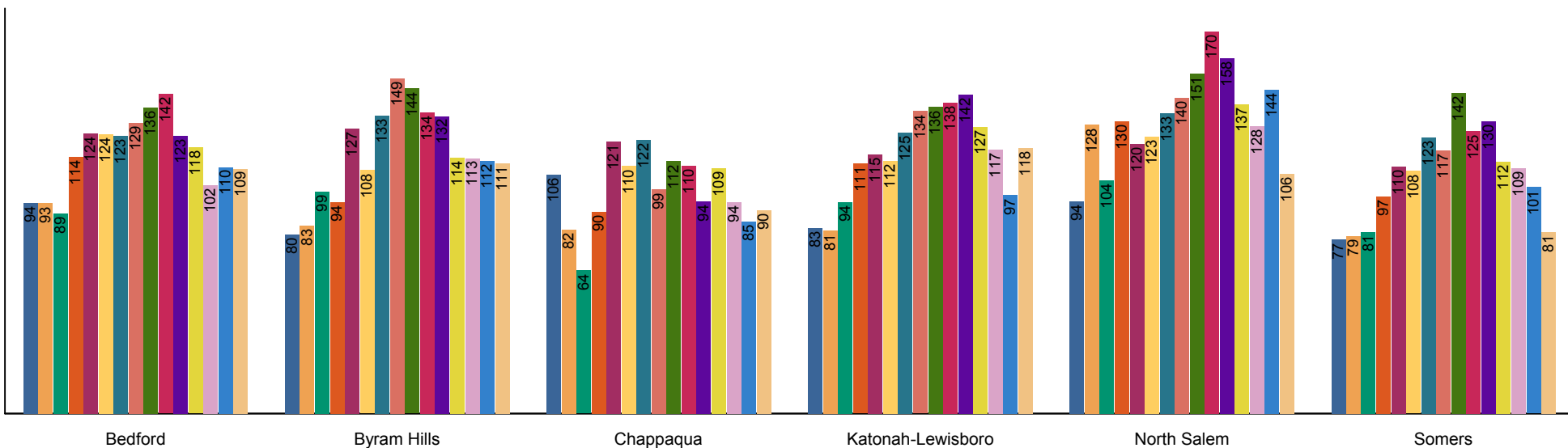


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
Single Family

Days to Contract

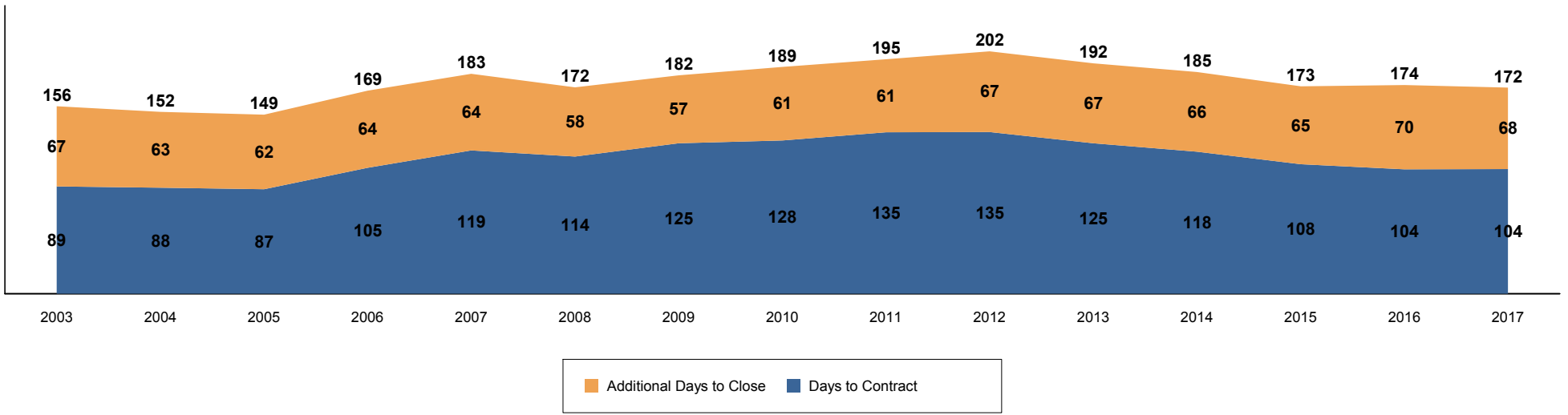


School District - Days to Contract

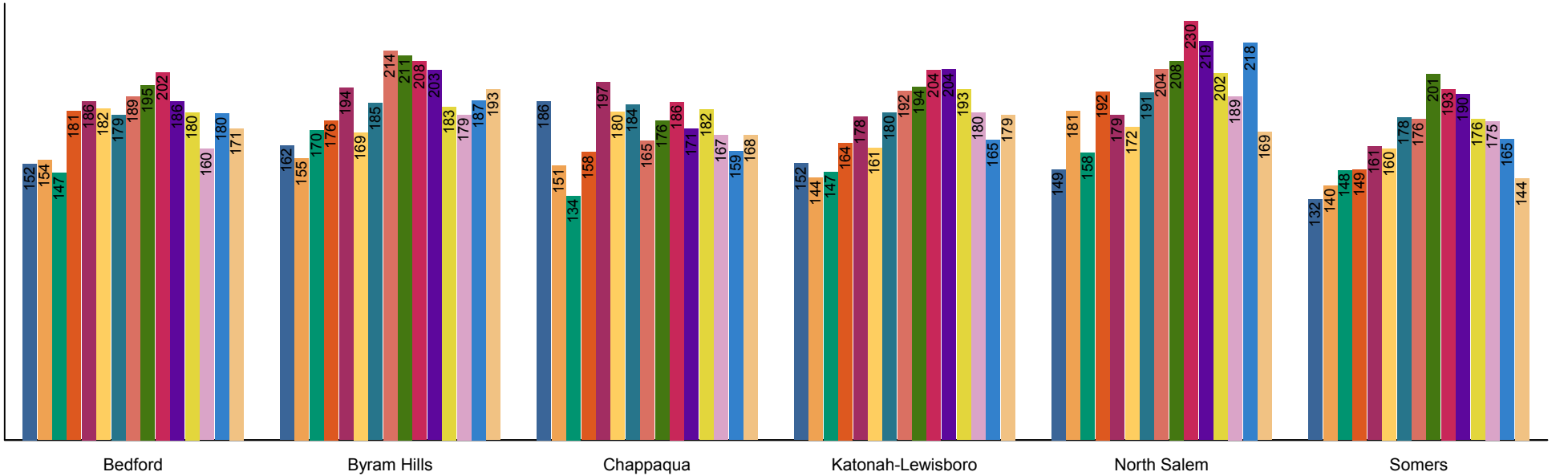


Northern Westchester
Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Somers
 Single Family

Days to Close

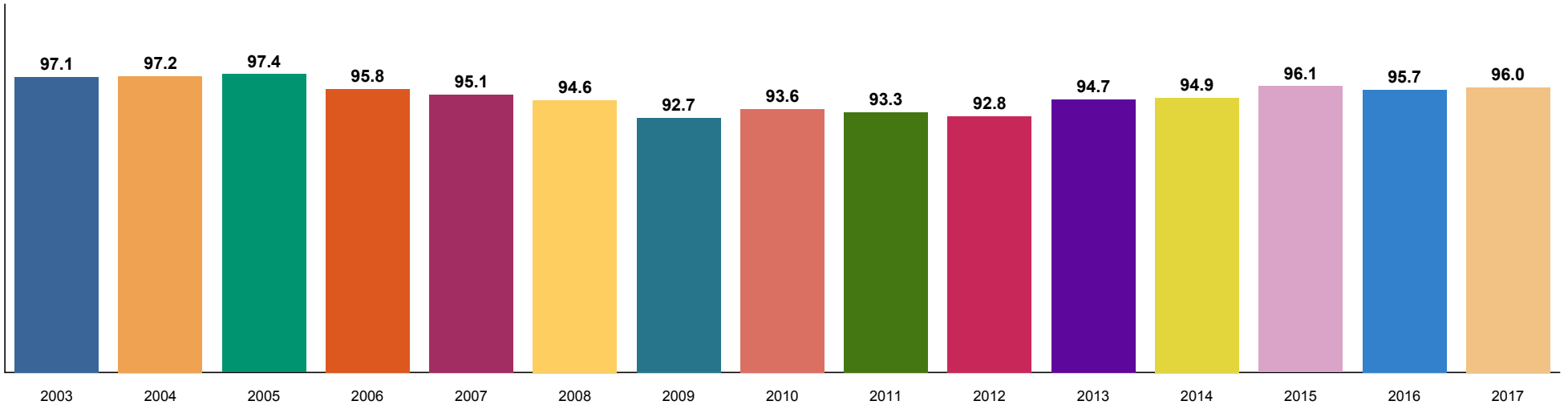


School District - Days to Close



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

% Sale Price to List Price



% Sale Price to Original List Price

