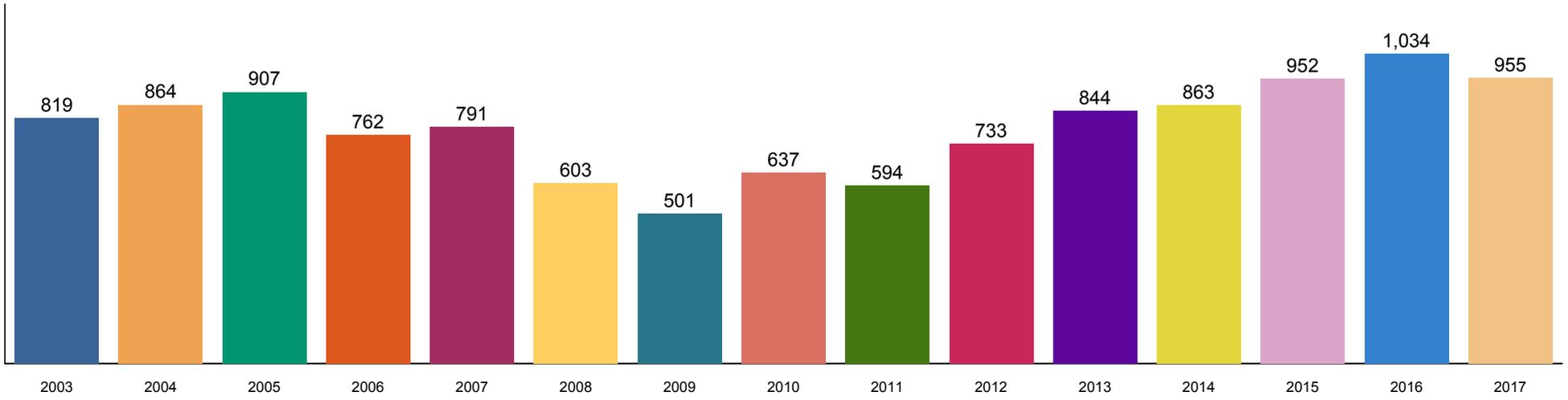


The RiverTowns

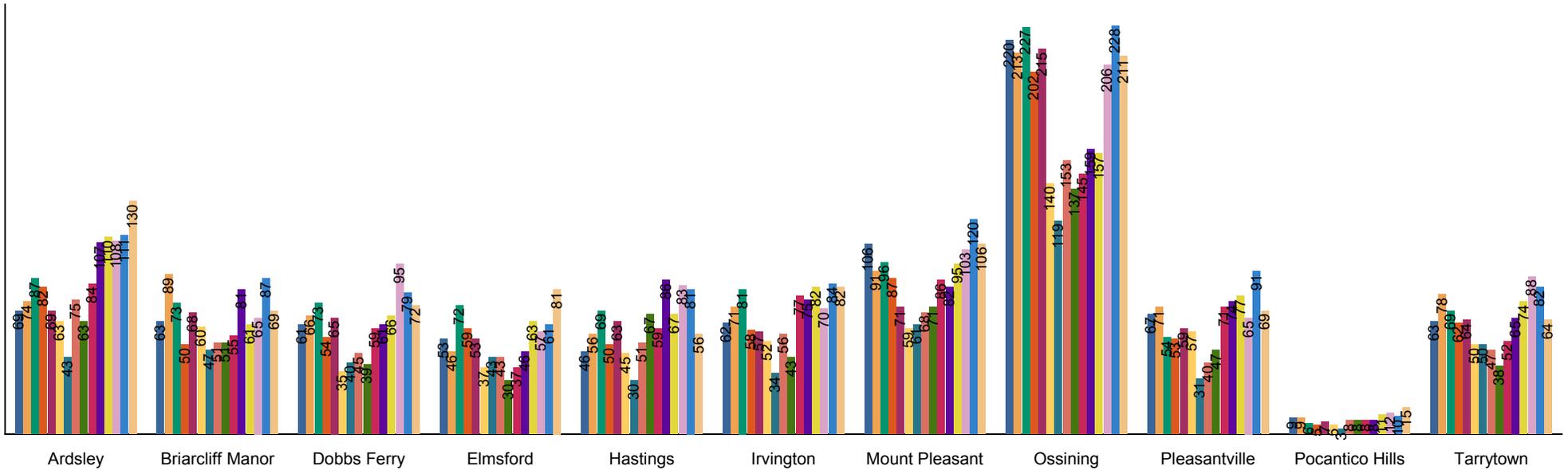
Ardley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown

Single Family

Number of Sales

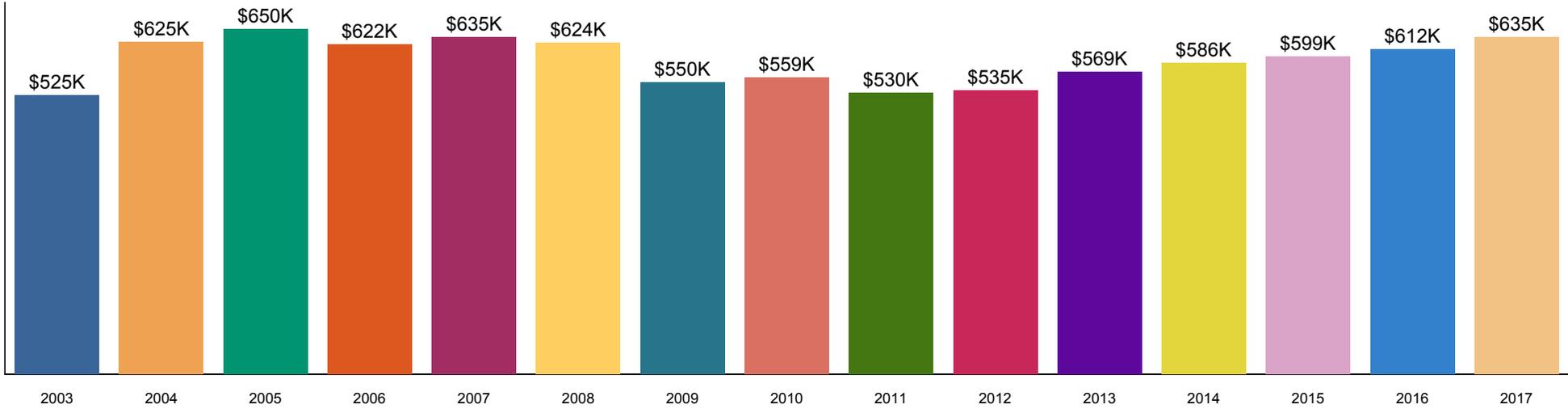


School District - Number of Sales

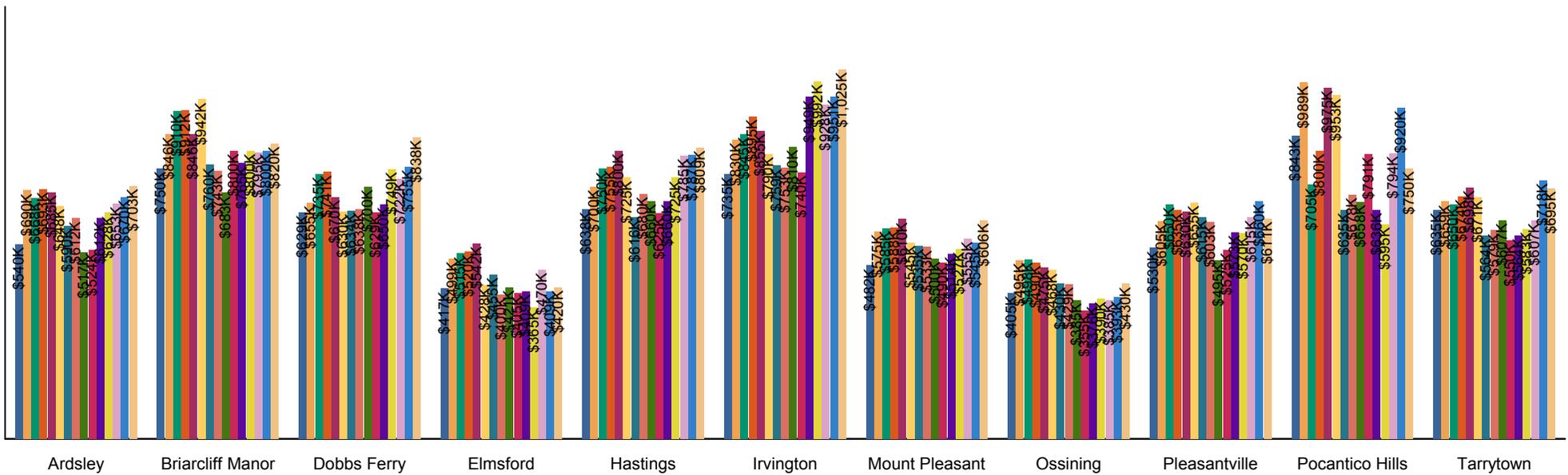


The River Towns
 Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
 Single Family

Median Sale Price

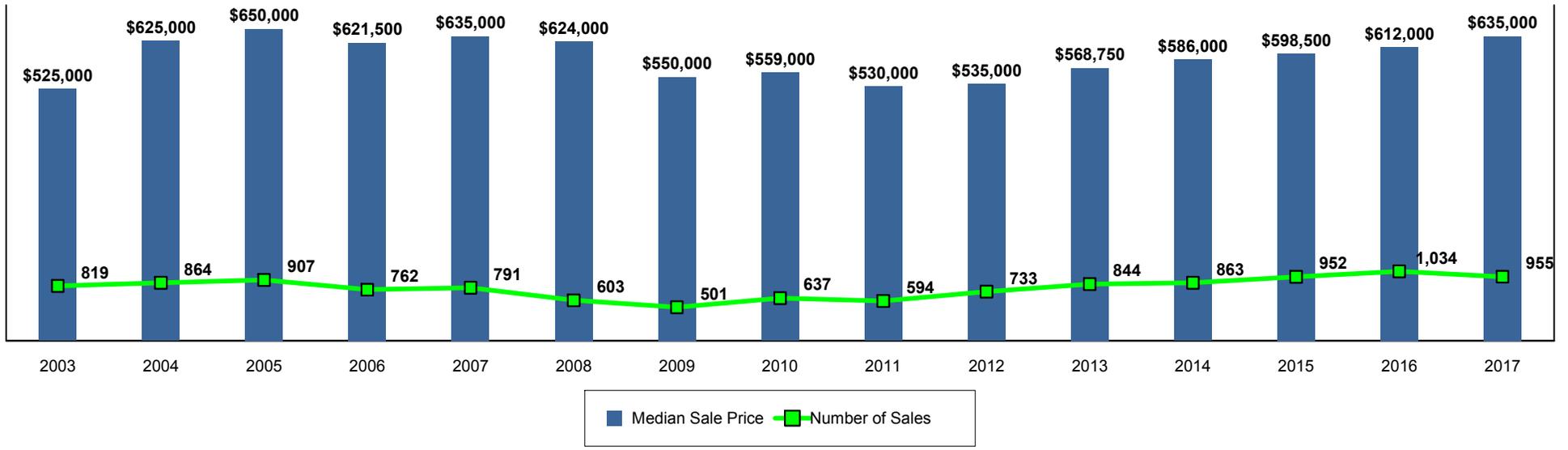


School District - Median Sale Price



The RiverTowns
Ardley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
Single Family

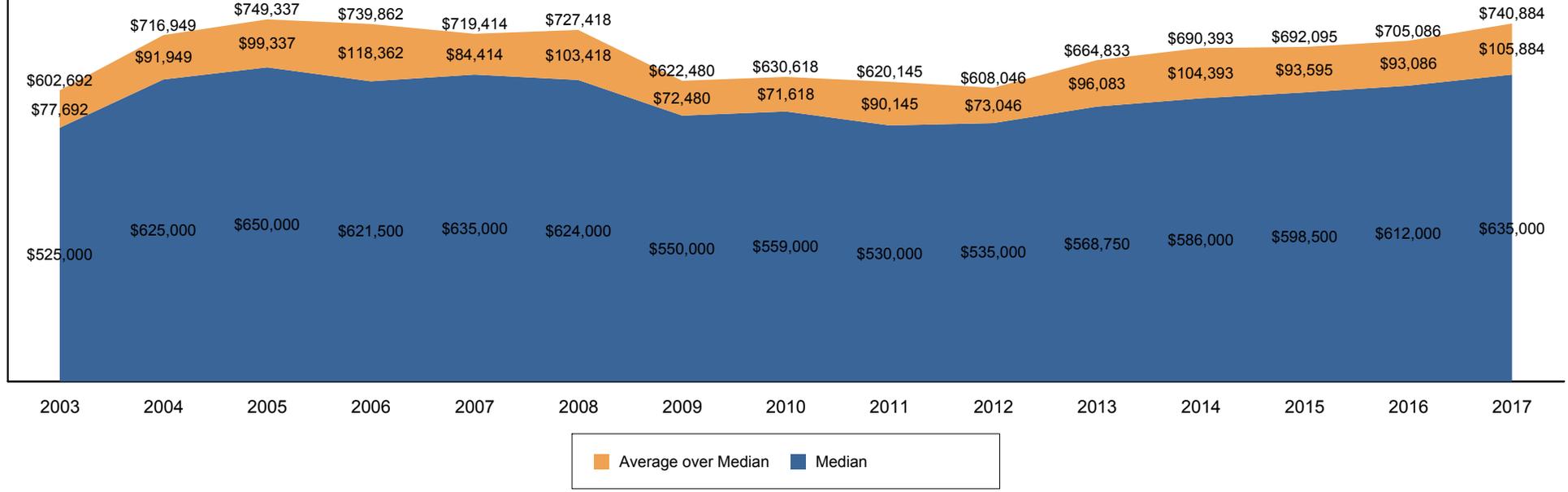
Median Sale Price and Number of Sales



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$525,000	\$625,000	\$650,000	\$621,500	\$635,000	\$624,000	\$550,000	\$559,000	\$530,000	\$535,000	\$568,750	\$586,000	\$598,500	\$612,000	\$635,000
	# of Sales	819	864	907	762	791	603	501	637	594	733	844	863	952	1,034	955
Ardley	MSP	\$540,000	\$690,000	\$667,500	\$692,500	\$685,000	\$647,500	\$590,000	\$612,000	\$517,000	\$523,750	\$611,700	\$627,500	\$653,000	\$670,000	\$702,500
	# of Sales	69	74	87	82	69	63	43	75	63	84	107	110	108	111	130
Briarcliff Manor	MSP	\$750,000	\$846,000	\$910,000	\$912,000	\$846,000	\$942,450	\$760,000	\$743,000	\$683,010	\$800,000	\$765,000	\$800,000	\$795,000	\$800,000	\$820,000
	# of Sales	63	89	73	50	68	60	47	51	51	55	81	61	65	87	69
Dobbs Ferry	MSP	\$629,000	\$654,500	\$735,000	\$741,000	\$670,000	\$630,000	\$633,500	\$637,500	\$700,000	\$629,000	\$650,000	\$749,000	\$722,000	\$755,000	\$837,500
	# of Sales	61	66	73	54	65	35	40	45	39	59	61	66	95	79	72
Elmsford	MSP	\$417,000	\$499,450	\$514,500	\$520,000	\$542,000	\$427,500	\$455,000	\$400,000	\$421,000	\$405,000	\$409,000	\$364,500	\$470,000	\$409,000	\$420,000
	# of Sales	53	46	72	59	53	37	43	43	30	37	46	63	57	61	81
Hastings	MSP	\$637,500	\$700,000	\$749,500	\$755,000	\$800,000	\$725,000	\$616,250	\$680,000	\$660,000	\$625,000	\$660,000	\$725,000	\$785,000	\$787,000	\$808,500
	# of Sales	46	56	69	50	63	45	30	51	67	59	86	67	83	81	56
Irvington	MSP	\$735,000	\$830,000	\$845,000	\$895,000	\$855,000	\$790,000	\$758,500	\$752,750	\$810,000	\$740,000	\$949,000	\$991,500	\$927,503	\$950,700	\$1,025,000
	# of Sales	62	71	81	58	57	52	34	56	43	77	75	82	70	84	82
Mount Pleasant	MSP	\$481,500	\$575,000	\$585,000	\$587,500	\$610,000	\$545,000	\$535,000	\$532,500	\$500,000	\$490,000	\$513,500	\$527,000	\$555,000	\$544,500	\$606,000
	# of Sales	106	91	96	87	71	59	61	68	71	86	82	95	103	120	106
Ossining	MSP	\$405,000	\$495,000	\$497,950	\$489,950	\$475,000	\$467,500	\$430,000	\$429,000	\$385,000	\$355,000	\$376,000	\$390,000	\$385,000	\$392,500	\$430,000
	# of Sales	220	213	227	202	215	140	119	153	137	145	159	157	206	228	211
Pleasantville	MSP	\$530,000	\$605,000	\$650,000	\$635,000	\$630,000	\$655,000	\$615,000	\$602,500	\$495,000	\$525,000	\$572,500	\$570,000	\$615,000	\$660,000	\$611,000
	# of Sales	67	71	54	53	59	57	31	40	47	71	74	77	65	91	69
Pocantico Hills	MSP	\$842,500	\$989,000	\$705,000	\$800,000	\$975,000	\$953,000	\$635,000	\$677,500	\$657,500	\$790,956	\$635,750	\$595,000	\$793,500	\$919,625	\$750,000
	# of Sales	9	9	6	5	7	5	3	8	8	8	8	11	12	10	15
Tarrytown	MSP	\$635,000	\$659,000	\$650,000	\$673,500	\$697,500	\$670,500	\$564,000	\$579,000	\$606,625	\$550,000	\$564,000	\$582,500	\$607,000	\$717,500	\$695,000
	# of Sales	63	78	69	62	64	50	50	47	38	52	65	74	88	82	64

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

Average and Median Sale Price



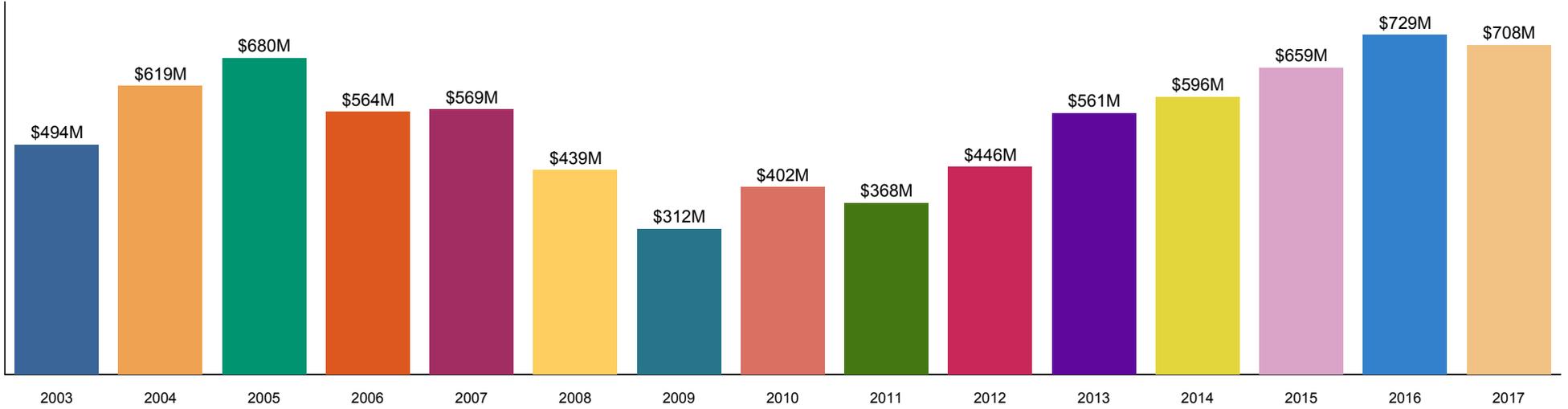
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$602,692	\$716,949	\$749,337	\$739,862	\$719,414	\$727,418	\$622,480	\$630,618	\$620,145	\$608,046	\$664,833	\$690,393	\$692,095	\$705,086	\$740,884
	Median	\$525,000	\$625,000	\$650,000	\$621,500	\$635,000	\$624,000	\$550,000	\$559,000	\$530,000	\$535,000	\$568,750	\$586,000	\$598,500	\$612,000	\$635,000
Ardsley	Average	\$598,671	\$738,213	\$704,753	\$792,248	\$725,870	\$726,035	\$635,977	\$698,528	\$559,725	\$557,286	\$730,965	\$754,863	\$716,425	\$741,301	\$801,378
	Median	\$540,000	\$690,000	\$667,500	\$692,500	\$685,000	\$647,500	\$590,000	\$612,000	\$517,000	\$523,750	\$611,700	\$627,500	\$653,000	\$670,000	\$702,500
Briarcliff Manor	Average	\$915,357	\$1,035,659	\$1,106,285	\$1,115,658	\$945,331	\$1,080,373	\$867,665	\$848,694	\$871,135	\$850,545	\$810,499	\$920,686	\$856,359	\$940,701	\$974,247
	Median	\$750,000	\$846,000	\$910,000	\$912,000	\$846,000	\$942,450	\$760,000	\$743,000	\$800,000	\$800,000	\$765,000	\$800,000	\$795,000	\$800,000	\$820,000
Dobbs Ferry	Average	\$812,953	\$792,742	\$838,090	\$909,778	\$800,393	\$858,491	\$839,030	\$738,399	\$700,187	\$745,953	\$766,871	\$901,495	\$869,831	\$901,974	\$955,012
	Median	\$629,000	\$654,500	\$735,000	\$741,000	\$670,000	\$630,000	\$633,500	\$637,500	\$700,000	\$629,000	\$650,000	\$749,000	\$722,000	\$755,000	\$837,500
Elmsford	Average	\$432,598	\$513,446	\$521,622	\$524,932	\$565,392	\$444,984	\$433,434	\$416,586	\$405,962	\$396,278	\$405,521	\$386,645	\$498,123	\$396,753	\$445,193
	Median	\$417,000	\$499,450	\$514,500	\$520,000	\$542,000	\$427,500	\$455,000	\$400,000	\$421,000	\$405,000	\$409,000	\$364,500	\$470,000	\$409,000	\$420,000
Hastings	Average	\$663,789	\$720,029	\$833,732	\$815,985	\$849,267	\$791,354	\$666,685	\$726,666	\$712,511	\$720,475	\$780,460	\$748,757	\$851,219	\$828,758	\$876,352
	Median	\$637,500	\$700,000	\$749,500	\$755,000	\$800,000	\$725,000	\$616,250	\$680,000	\$660,000	\$625,000	\$660,000	\$725,000	\$785,000	\$787,000	\$808,500
Irvington	Average	\$845,423	\$1,019,826	\$1,150,042	\$1,160,461	\$1,083,856	\$1,059,663	\$905,632	\$901,126	\$1,143,805	\$945,630	\$1,141,482	\$1,180,211	\$1,270,750	\$1,144,667	\$1,259,686
	Median	\$735,000	\$830,000	\$845,000	\$895,000	\$855,000	\$790,000	\$758,500	\$752,750	\$810,000	\$740,000	\$949,000	\$991,500	\$927,503	\$950,700	\$1,025,000
Mount Pleasant	Average	\$536,768	\$609,814	\$632,891	\$699,877	\$656,646	\$593,740	\$539,404	\$554,340	\$530,077	\$526,615	\$525,748	\$556,072	\$582,161	\$562,284	\$620,187
	Median	\$481,500	\$575,000	\$585,000	\$587,500	\$610,000	\$545,000	\$535,000	\$532,500	\$500,000	\$490,000	\$513,500	\$527,000	\$555,000	\$544,500	\$606,000
Ossining	Average	\$450,325	\$551,084	\$580,302	\$538,358	\$529,166	\$521,215	\$455,475	\$452,812	\$455,983	\$401,117	\$399,847	\$432,142	\$419,163	\$422,420	\$474,352
	Median	\$405,000	\$495,000	\$497,950	\$489,950	\$475,000	\$467,500	\$430,000	\$429,000	\$385,000	\$355,000	\$376,000	\$390,000	\$385,000	\$392,500	\$430,000
Pleasantville	Average	\$524,253	\$667,287	\$729,399	\$682,415	\$656,119	\$742,975	\$641,150	\$628,131	\$527,635	\$532,237	\$591,084	\$625,688	\$642,411	\$671,510	\$673,019
	Median	\$530,000	\$605,000	\$650,000	\$635,000	\$630,000	\$655,000	\$615,000	\$602,500	\$495,000	\$525,000	\$572,500	\$570,000	\$615,000	\$660,000	\$611,000
Pocantico Hills	Average	\$895,611	\$1,234,853	\$812,333	\$877,000	\$868,143	\$949,200	\$680,000	\$729,581	\$611,875	\$787,176	\$757,688	\$622,000	\$888,333	\$847,375	\$844,544
	Median	\$842,500	\$989,000	\$705,000	\$800,000	\$975,000	\$953,000	\$635,000	\$677,500	\$657,500	\$790,956	\$635,750	\$595,000	\$793,500	\$919,625	\$750,000
Tarrytown	Average	\$635,026	\$674,468	\$745,075	\$719,871	\$816,144	\$714,978	\$634,470	\$626,158	\$591,277	\$587,958	\$655,424	\$677,272	\$641,812	\$888,134	\$844,002
	Median	\$635,000	\$659,000	\$650,000	\$673,500	\$697,500	\$670,500	\$564,000	\$579,000	\$606,625	\$550,000	\$564,000	\$582,500	\$607,000	\$717,500	\$695,000

The RiverTowns

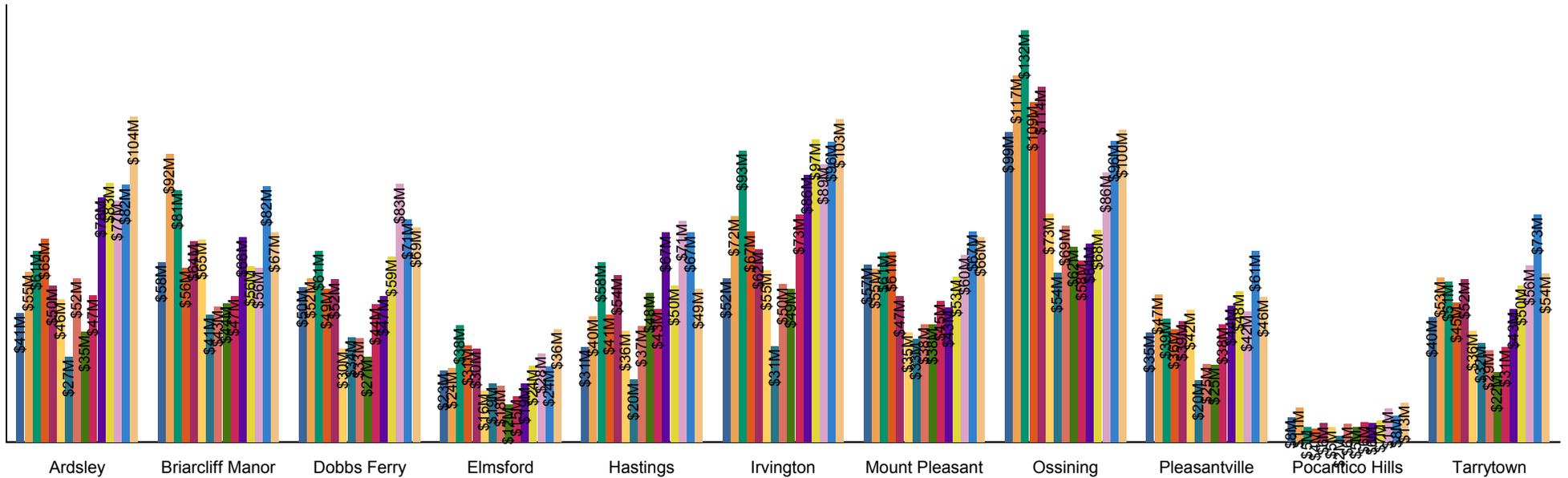
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown

Single Family

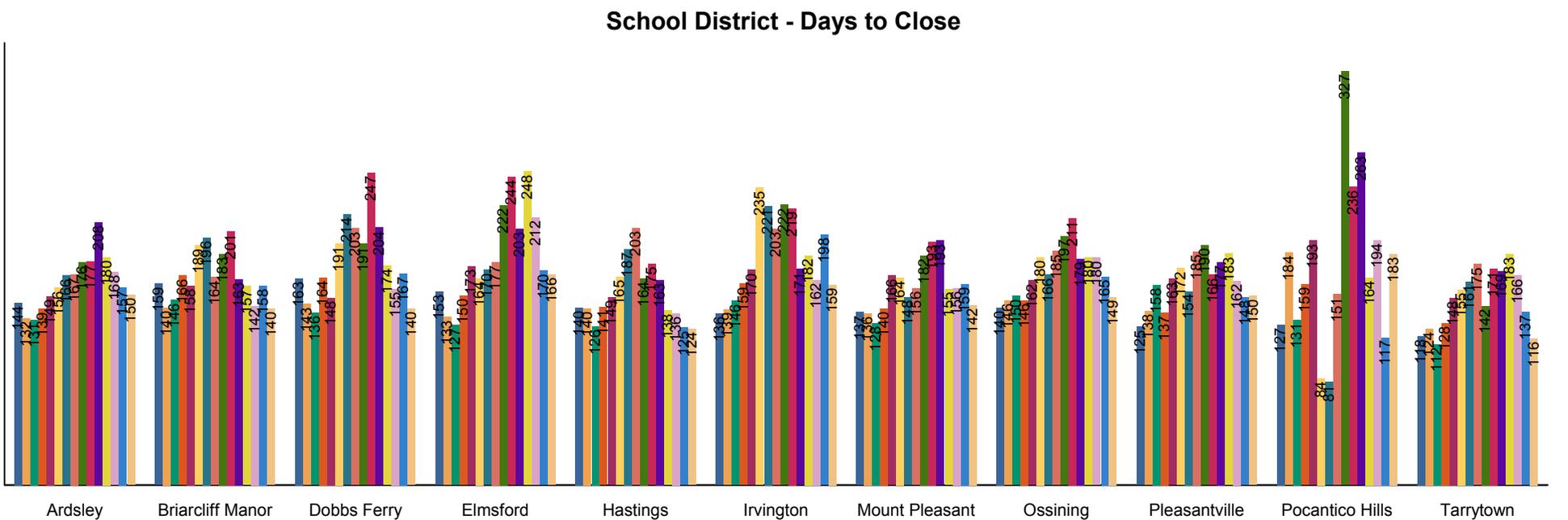
\$ Sales Volume



School District - \$ Sales Volume

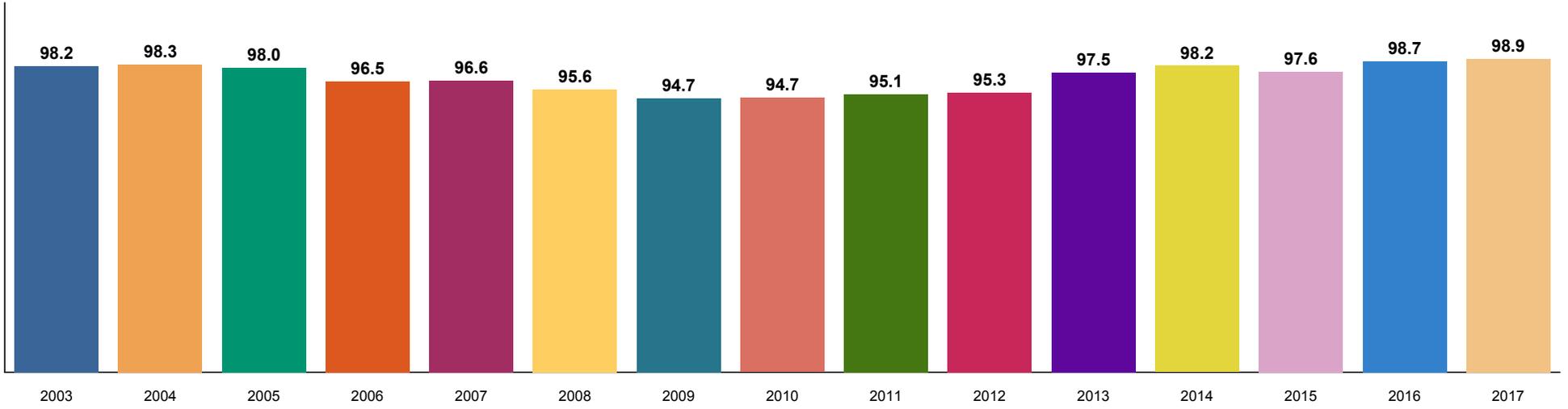


The RiverTowns
 Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
 Single Family



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

% Sale Price to List Price



% Sale Price to Original List Price

