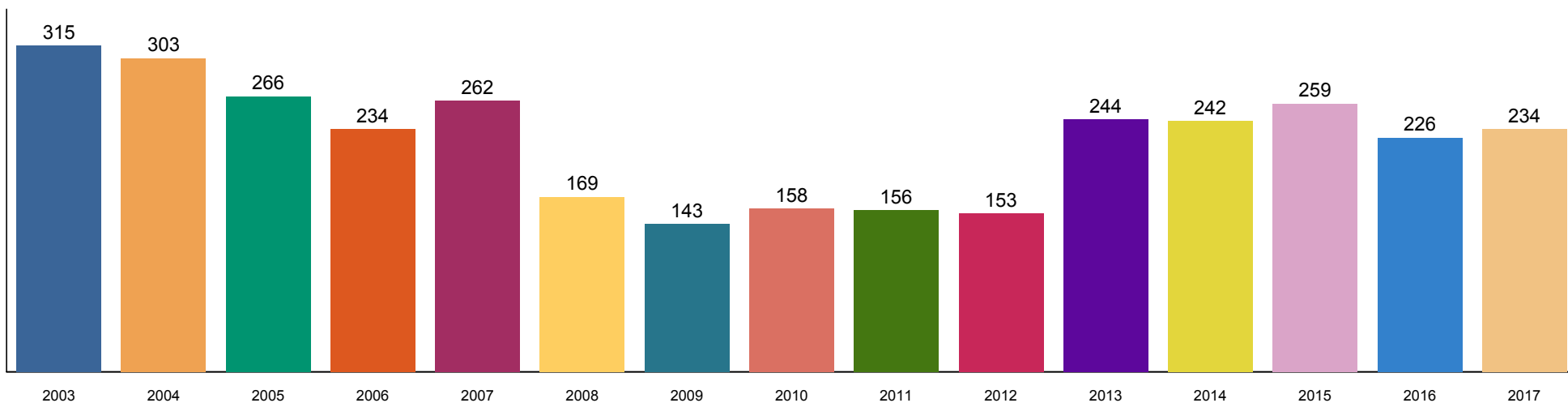
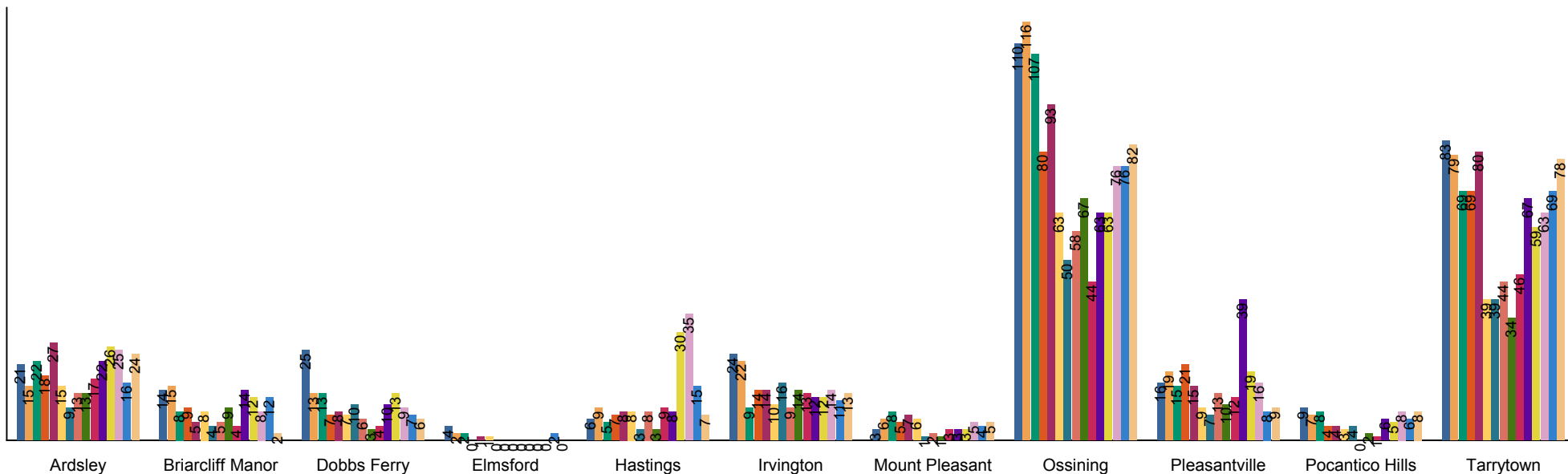


The RiverTowns Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown Condominium

Number of Sales



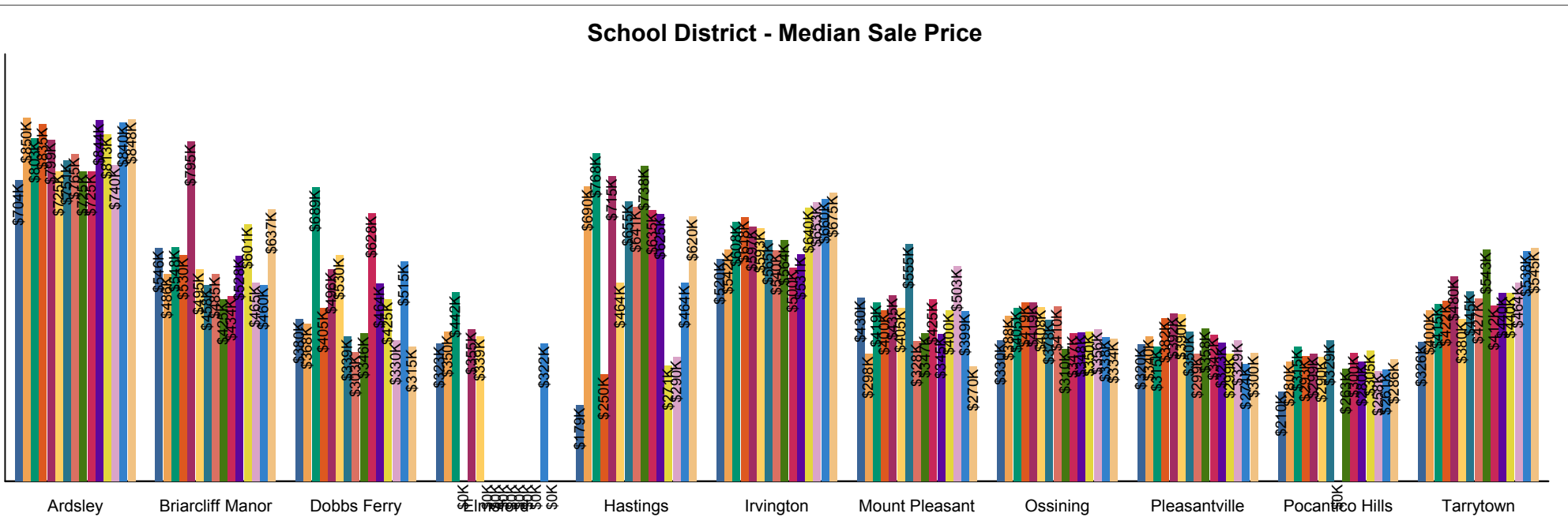
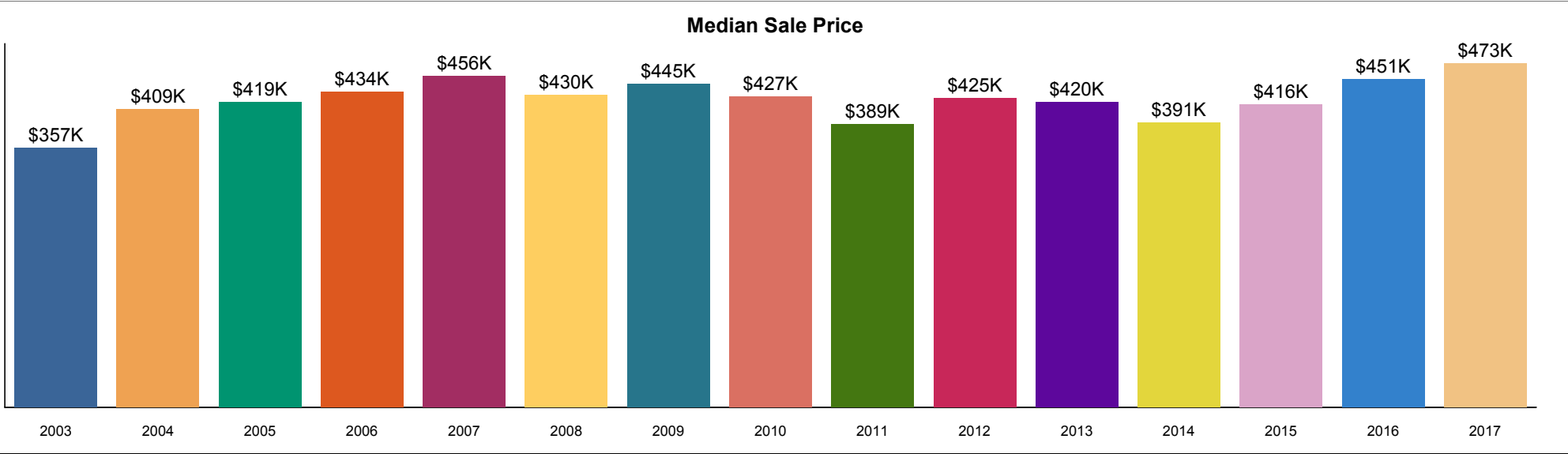
School District - Number of Sales



The RiverTowns

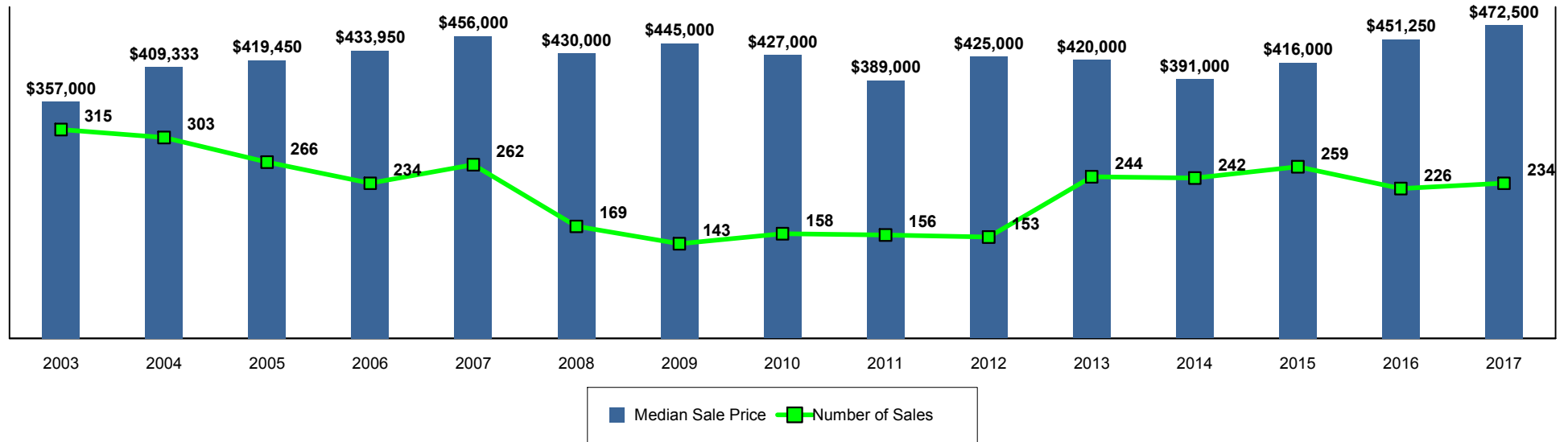
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown

Condominium



The RiverTowns
Ardsey, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
Condominium

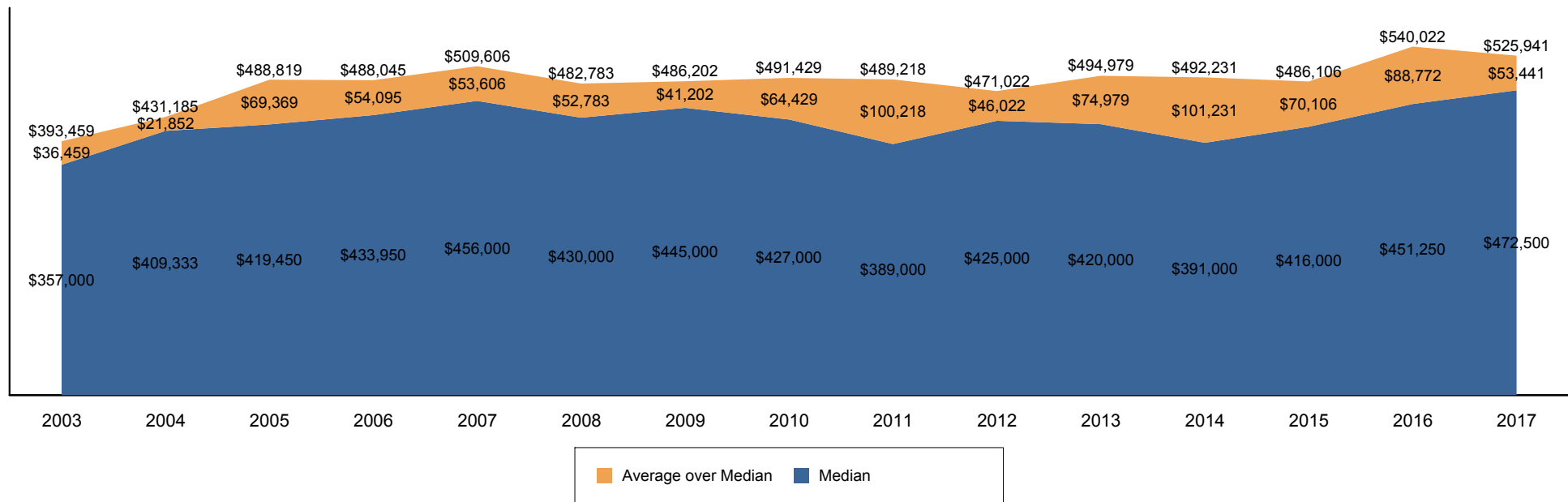
Median Sale Price and Number of Sales



		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	MSP	\$357,000	\$409,333	\$419,450	\$433,950	\$456,000	\$430,000	\$445,000	\$427,000	\$389,000	\$425,000	\$420,000	\$391,000	\$416,000	\$451,250	\$472,500
	# of Sales	315	303	266	234	262	169	143	158	156	153	244	242	259	226	234
Ardsey	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
Dobbs Ferry	MSP	\$380,000	\$368,270	\$689,000	\$405,000	\$496,000	\$530,000	\$339,000	\$302,500	\$346,000	\$627,500	\$463,500	\$425,000	\$330,000	\$514,750	\$314,500
	# of Sales	25	13	13	7	8	7	10	6	3	4	10	13	9	7	6
Elmsford	MSP	\$322,500	\$349,500	\$441,500		\$355,000	\$339,000								\$322,000	
	# of Sales	4	2	2		1	1								2	
Hastings	MSP	\$179,000	\$690,000	\$768,000	\$250,000	\$715,000	\$464,000	\$655,000	\$641,000	\$738,000	\$635,000	\$625,000	\$271,125	\$290,000	\$464,000	\$620,000
	# of Sales	6	9	5	7	8	8	3	8	3	9	8	30	35	15	7
Irvington	MSP	\$519,500	\$542,000	\$607,500	\$617,500	\$596,500	\$592,500	\$564,500	\$540,000	\$563,500	\$500,000	\$530,750	\$639,500	\$653,250	\$660,000	\$675,000
	# of Sales	24	22	9	14	14	10	16	9	14	13	12	12	14	11	13
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
Ossining	MSP	\$329,611	\$387,500	\$405,000	\$419,000	\$419,000	\$408,000	\$378,375	\$410,000	\$310,000	\$346,500	\$348,000	\$350,000	\$355,500	\$337,500	\$333,750
	# of Sales	110	116	107	80	93	63	50	58	67	44	63	63	76	76	82
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
Tarrytown	MSP	\$326,000	\$400,000	\$415,000	\$422,000	\$480,000	\$380,000	\$445,000	\$427,000	\$542,500	\$411,750	\$440,000	\$440,000	\$464,000	\$538,000	\$545,000
	# of Sales	83	79	69	69	80	39	39	44	34	46	67	59	63	69	78

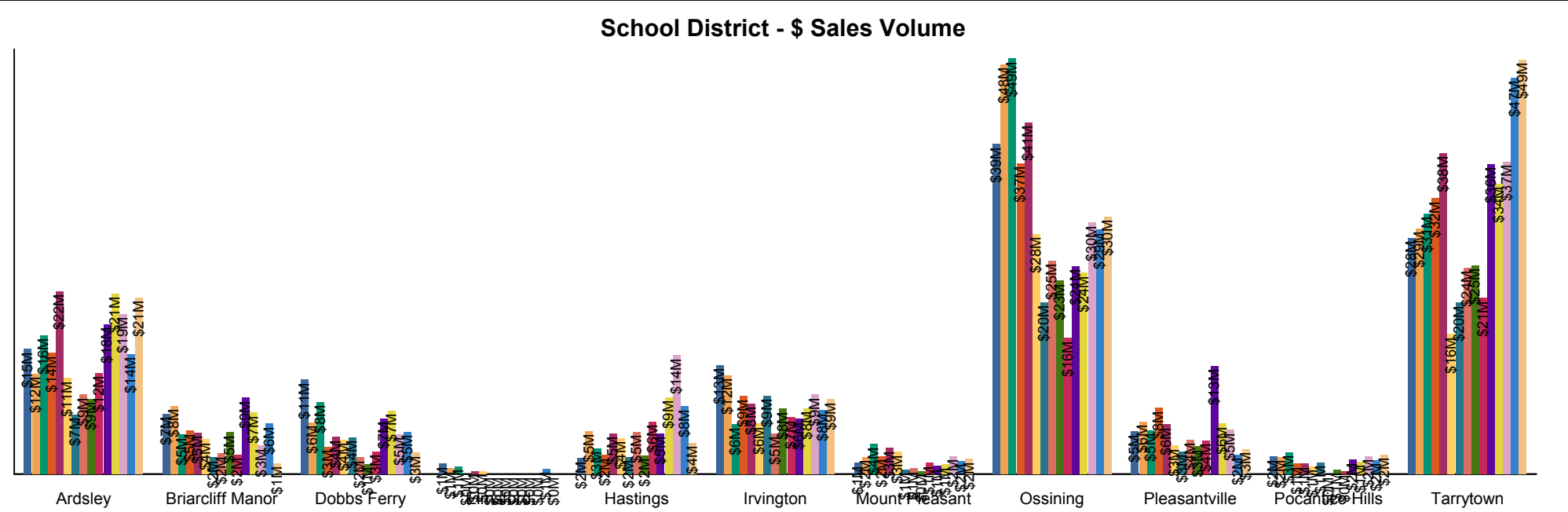
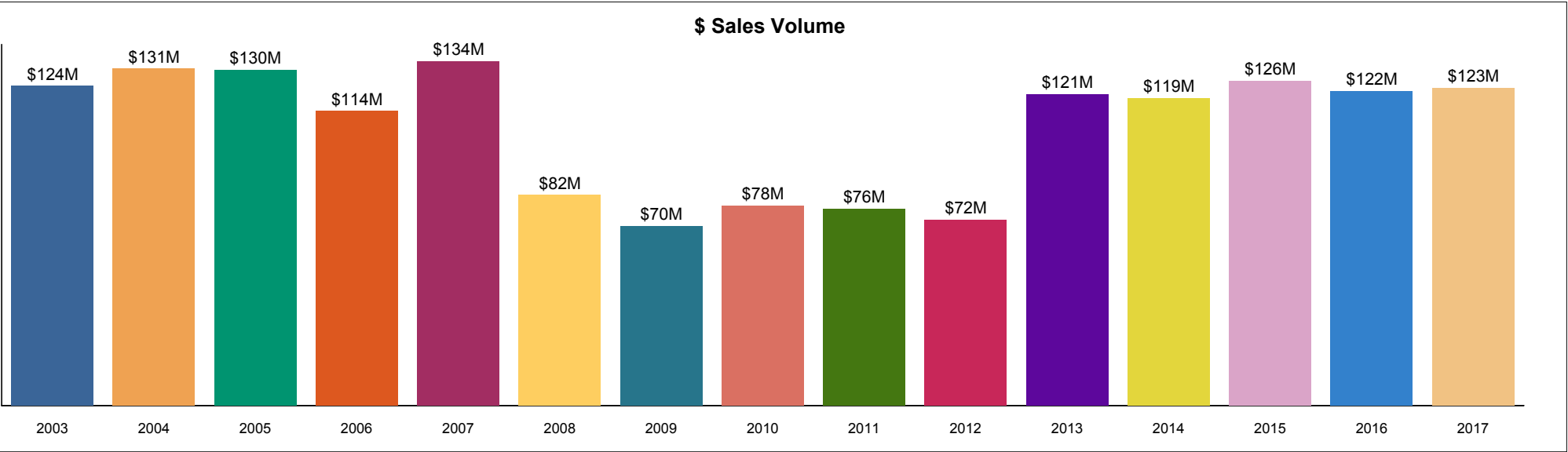
The RiverTowns
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
Condominium

Average and Median Sale Price

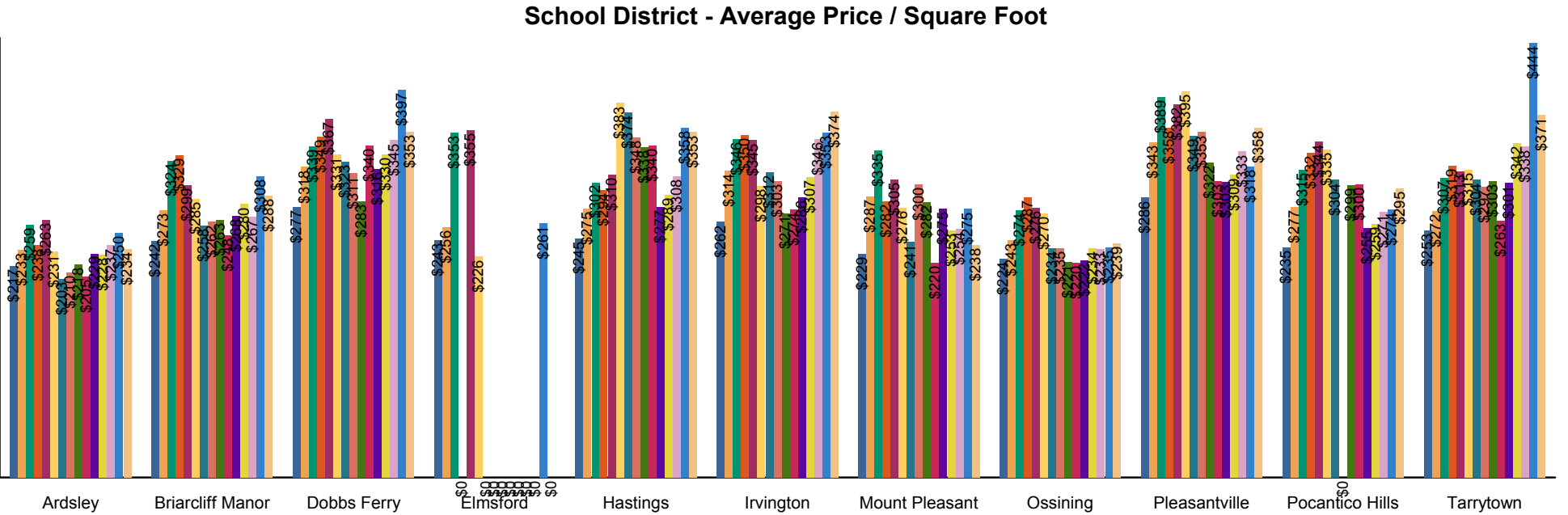
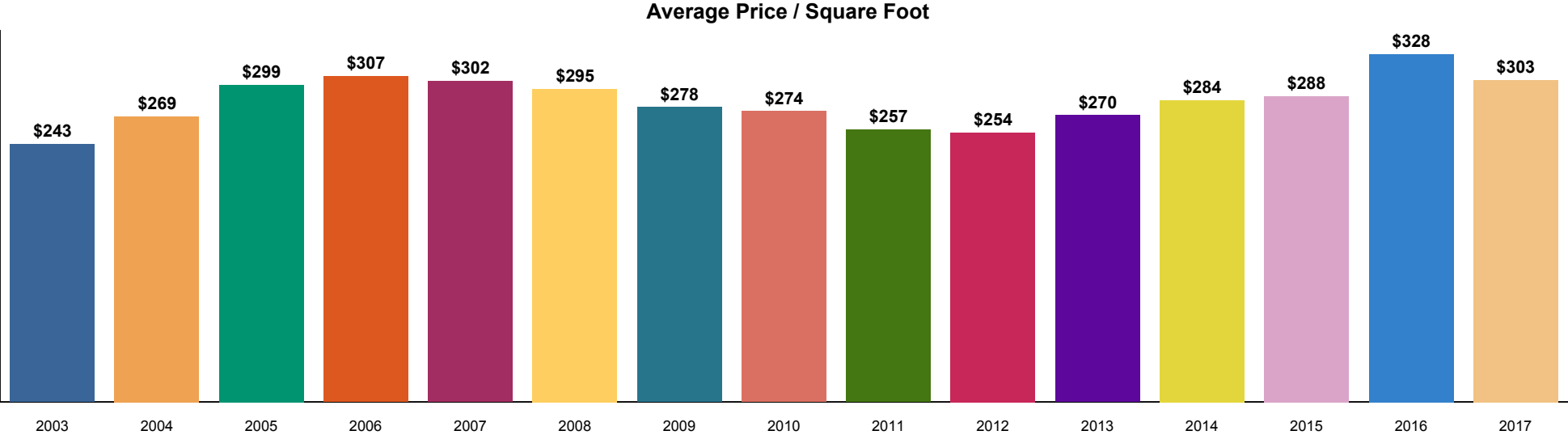


		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	Average	\$393,459	\$431,185	\$488,819	\$488,045	\$509,606	\$482,783	\$486,202	\$491,429	\$489,218	\$471,022	\$494,979	\$492,231	\$486,106	\$540,022	\$525,941
	Median	\$357,000	\$409,333	\$419,450	\$433,950	\$456,000	\$430,000	\$445,000	\$427,000	\$389,000	\$425,000	\$420,000	\$391,000	\$416,000	\$451,250	\$472,500
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	\$463,750	\$527,500	\$601,250	\$465,000	\$460,000	\$460,000	\$636,500
Dobbs Ferry	Average	\$444,780	\$470,328	\$652,138	\$460,143	\$546,201	\$576,429	\$433,450	\$328,467	\$397,000	\$669,806	\$655,850	\$576,346	\$520,869	\$710,321	\$424,000
	Median	\$380,000	\$368,270	\$689,000	\$405,000	\$496,000	\$530,000	\$339,000	\$302,500	\$346,000	\$627,500	\$463,500	\$425,000	\$330,000	\$514,750	\$314,500
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	
Hastings	Average	\$316,917	\$562,667	\$599,800	\$322,393	\$601,687	\$525,988	\$675,000	\$622,688	\$737,333	\$686,044	\$598,500	\$300,978	\$398,784	\$531,900	\$526,286
	Median	\$179,000	\$690,000	\$768,000	\$250,000	\$715,000	\$464,000	\$655,000	\$641,000	\$738,000	\$635,000	\$625,000	\$271,125	\$290,000	\$464,000	\$620,000
Irvington	Average	\$534,188	\$528,521	\$649,622	\$656,786	\$590,375	\$593,400	\$577,195	\$530,111	\$549,000	\$513,200	\$539,746	\$645,375	\$668,036	\$683,955	\$677,462
	Median	\$519,500	\$542,000	\$607,500	\$617,500	\$596,500	\$592,500	\$564,500	\$540,000	\$563,500	\$500,000	\$530,750	\$639,500	\$653,250	\$660,000	\$675,000
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
Ossining	Average	\$352,898	\$415,511	\$456,971	\$456,891	\$444,943	\$448,802	\$404,358	\$433,338	\$339,335	\$364,253	\$387,697	\$375,861	\$389,362	\$378,176	\$368,946
	Median	\$329,611	\$387,500	\$405,000	\$419,000	\$419,000	\$408,000	\$378,375	\$410,000	\$310,000	\$346,500	\$348,000	\$350,000	\$355,500	\$337,500	\$333,750
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
Tarrytown	Average	\$334,956	\$366,106	\$443,922	\$470,314	\$471,840	\$422,305	\$517,395	\$551,827	\$722,559	\$450,550	\$544,285	\$579,508	\$583,298	\$675,500	\$624,887
	Median	\$326,000	\$400,000	\$415,000	\$422,000	\$480,000	\$380,000	\$445,000	\$427,000	\$542,500	\$411,750	\$440,000	\$440,000	\$464,000	\$538,000	\$545,000

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

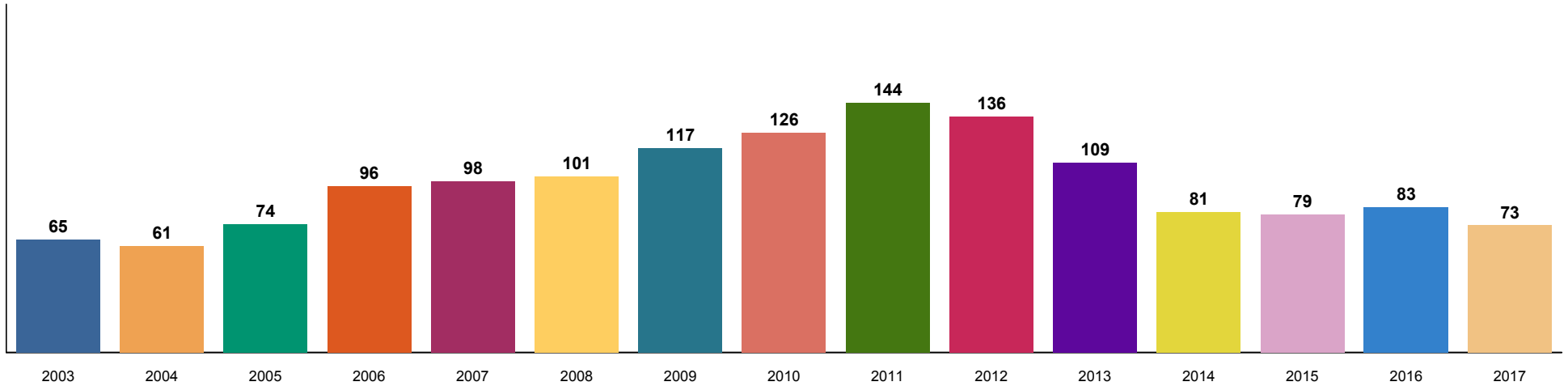


The RiverTowns
Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown
Condominium

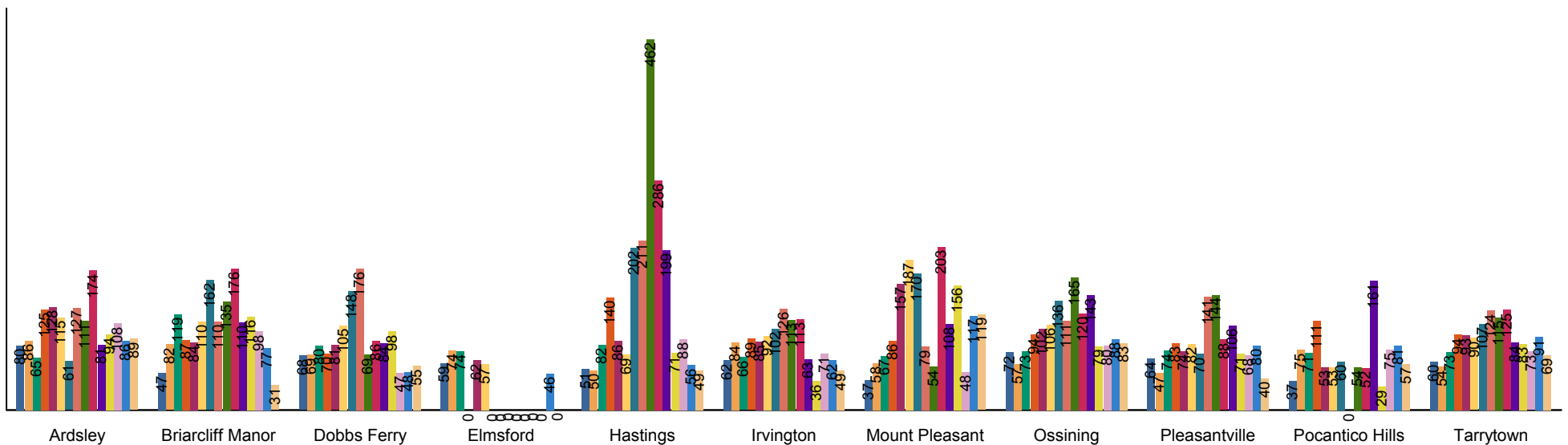


The RiverTowns Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, Pleasantville, Pocantico Hills, Tarrytown Condominium

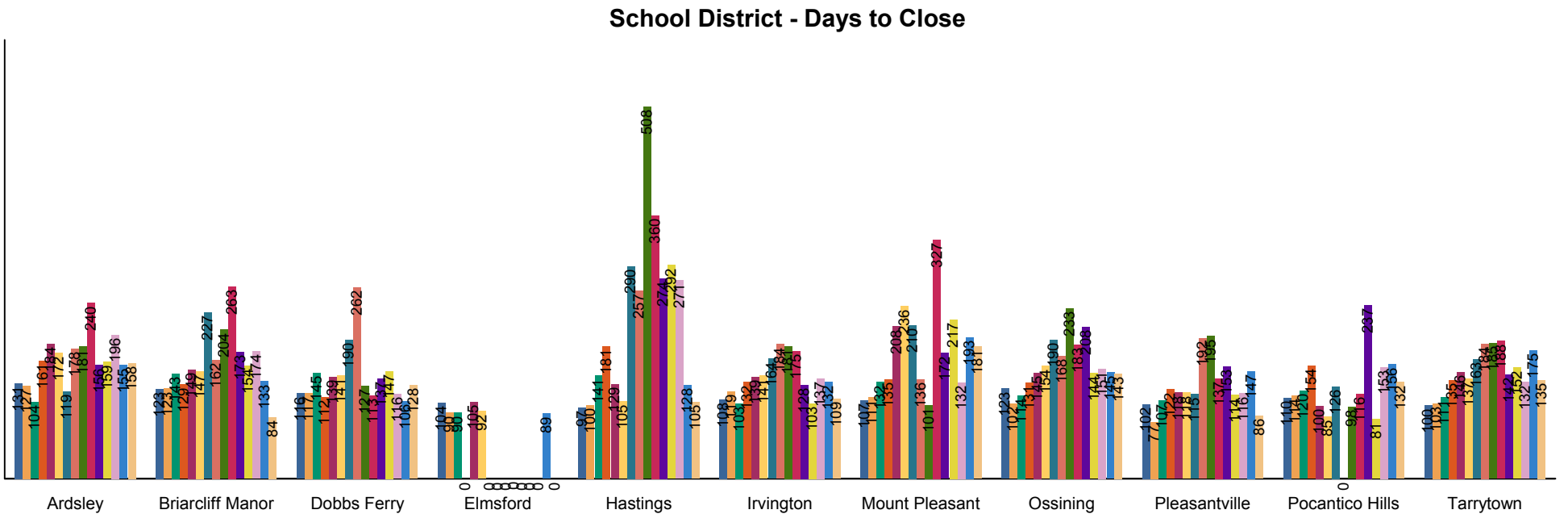
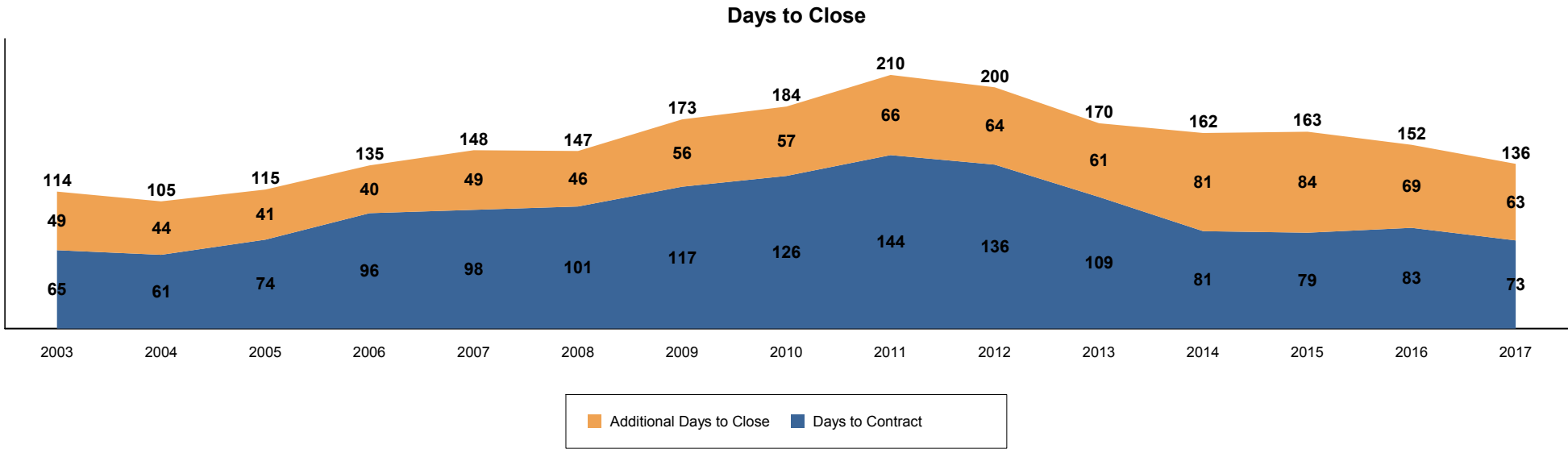
Days to Contract



School District - Days to Contract

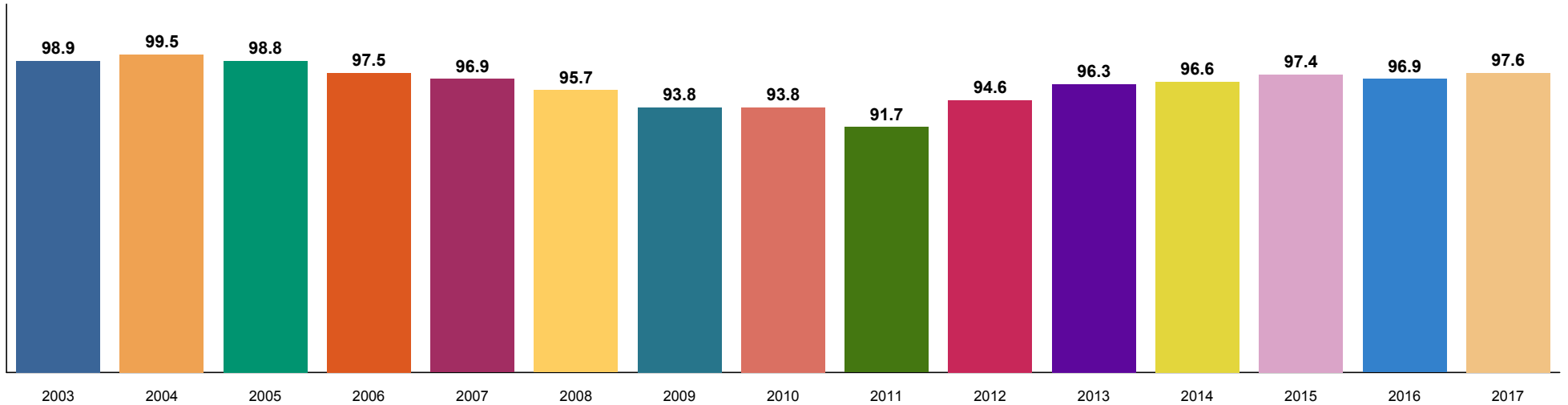


The RiverTowns Condominium



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

% Sale Price to List Price



% Sale Price to Original List Price

