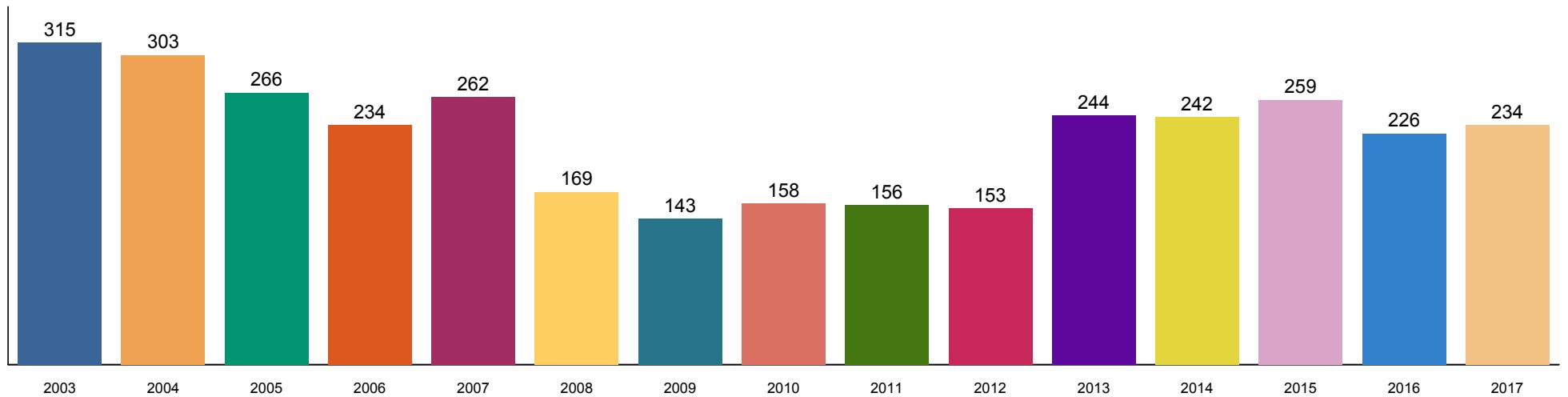


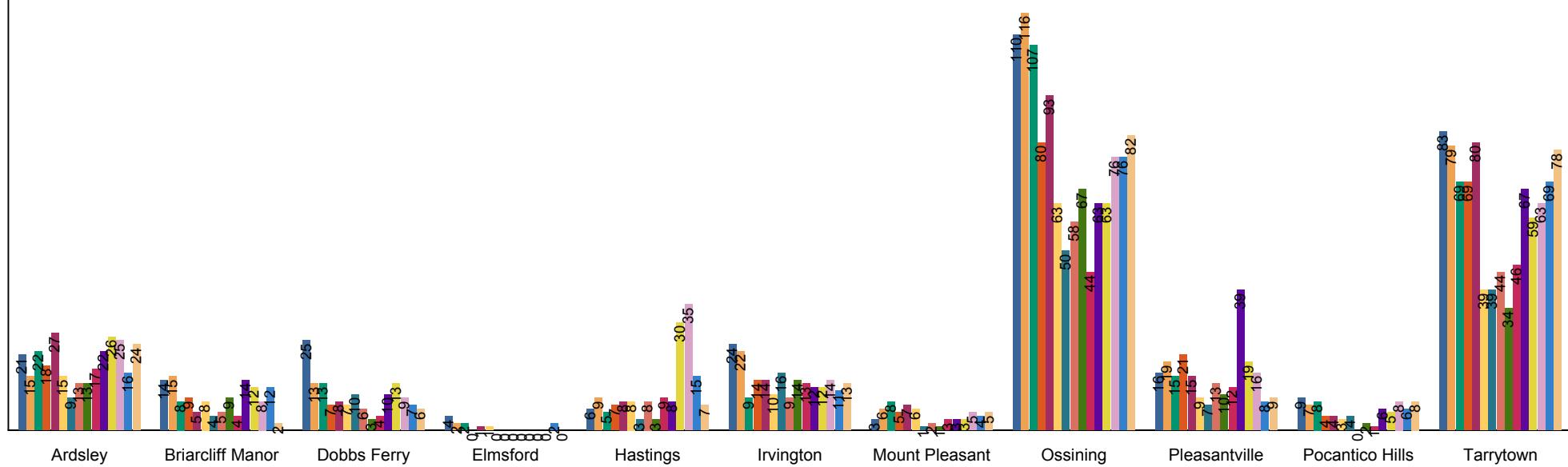
The RiverTowns

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

Number of Sales



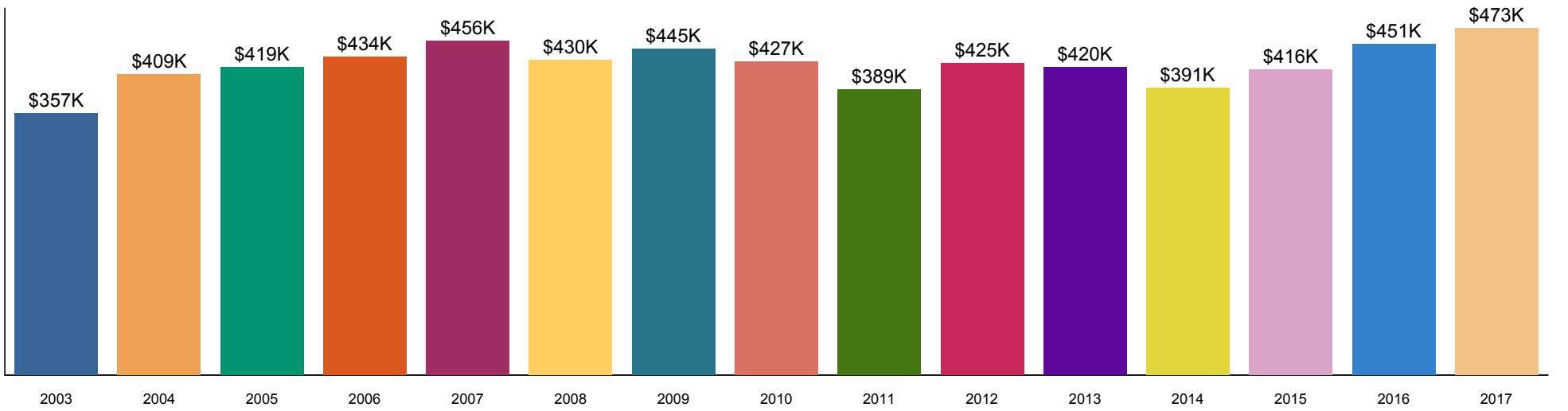
School District - Number of Sales



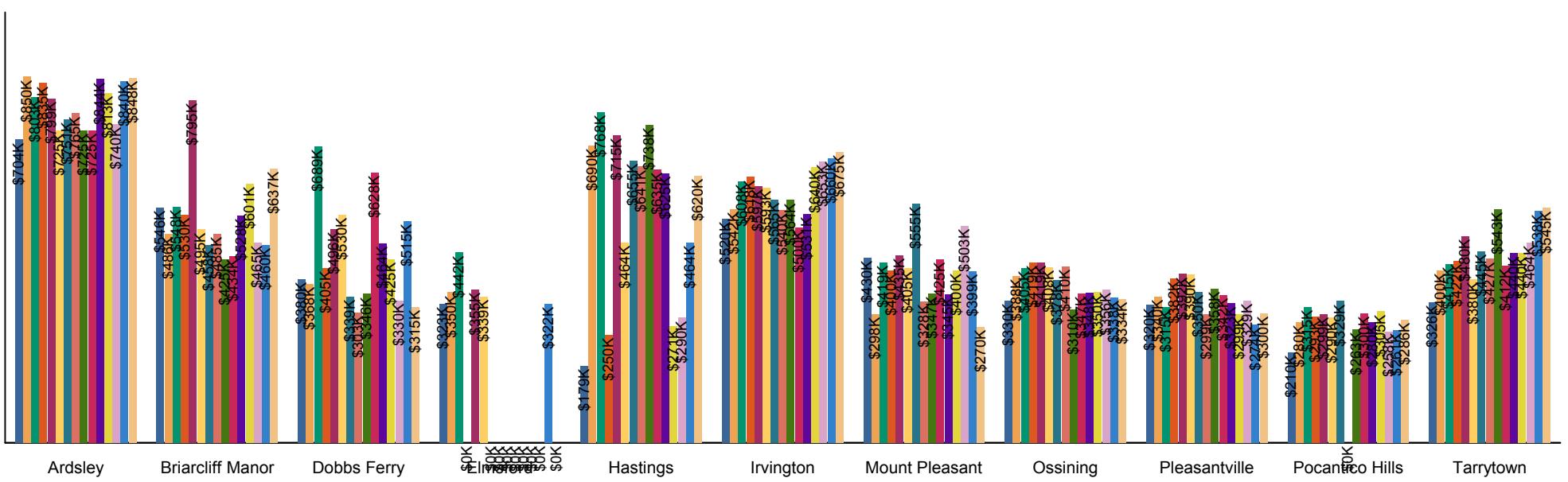
The RiverTowns

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

Median Sale Price

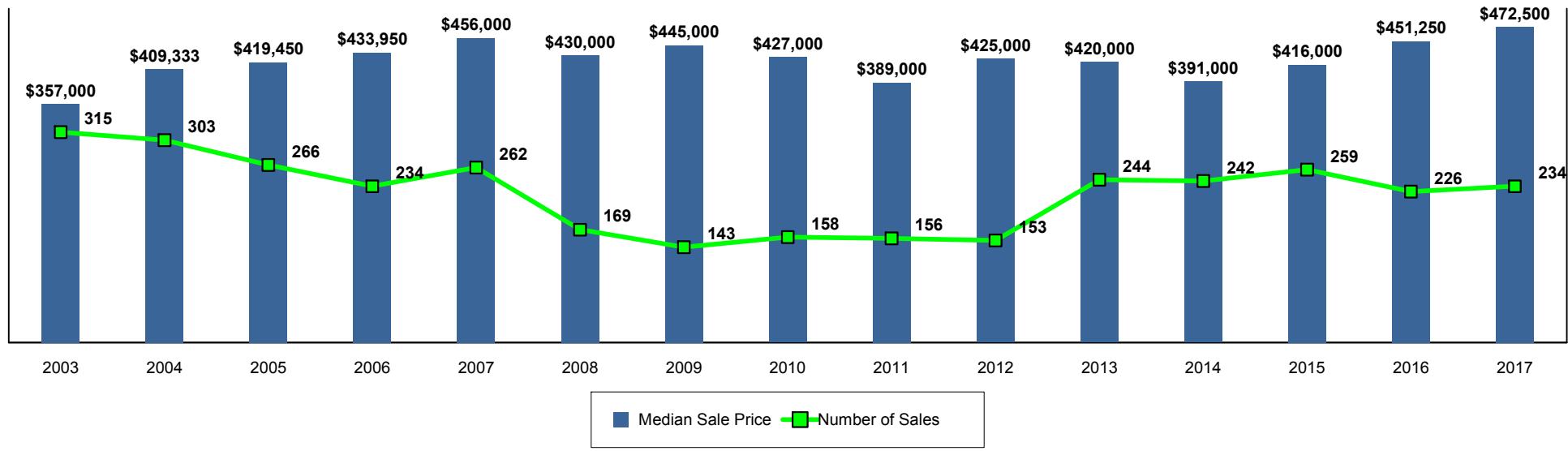


School District - Median Sale Price



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

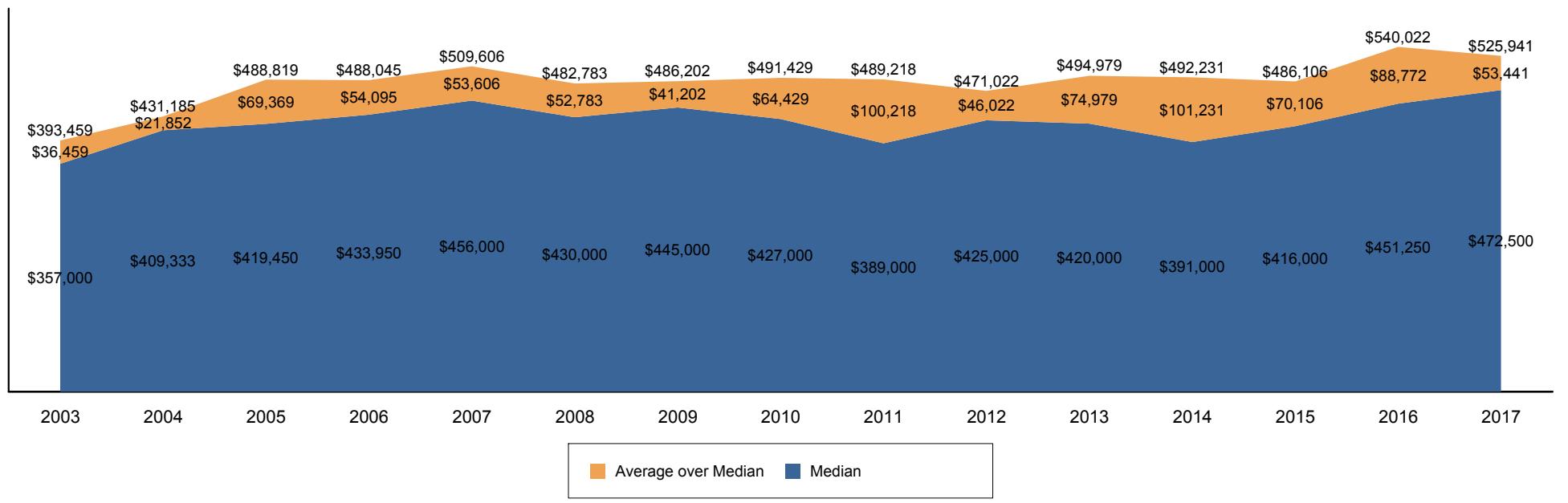
Median Sale Price and Number of Sales



		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
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
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



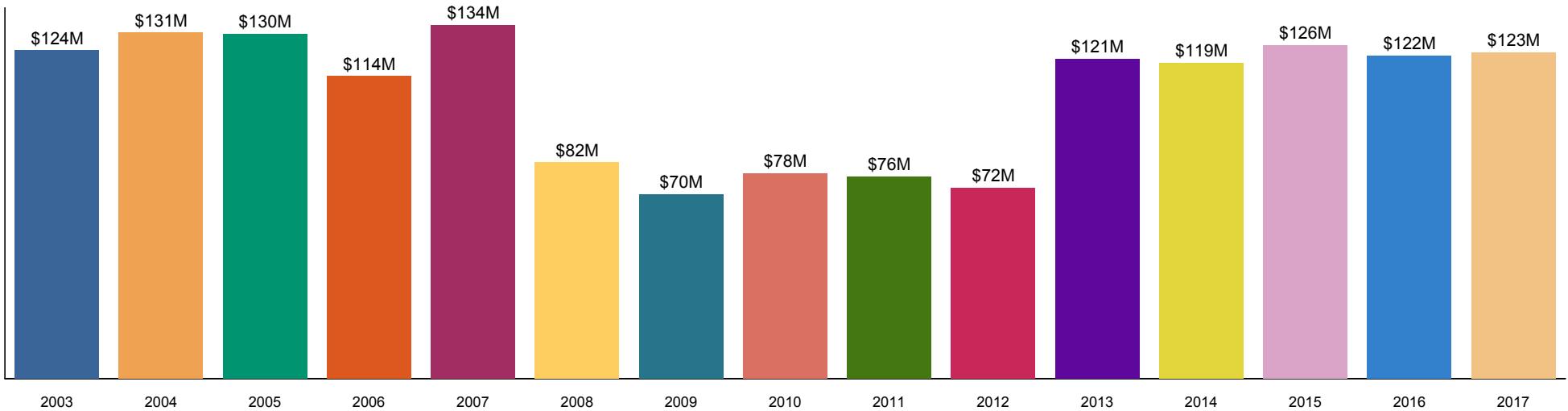
■ Average over Median ■ Median

		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	\$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	
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	\$464,000	\$538,000	\$545,000		

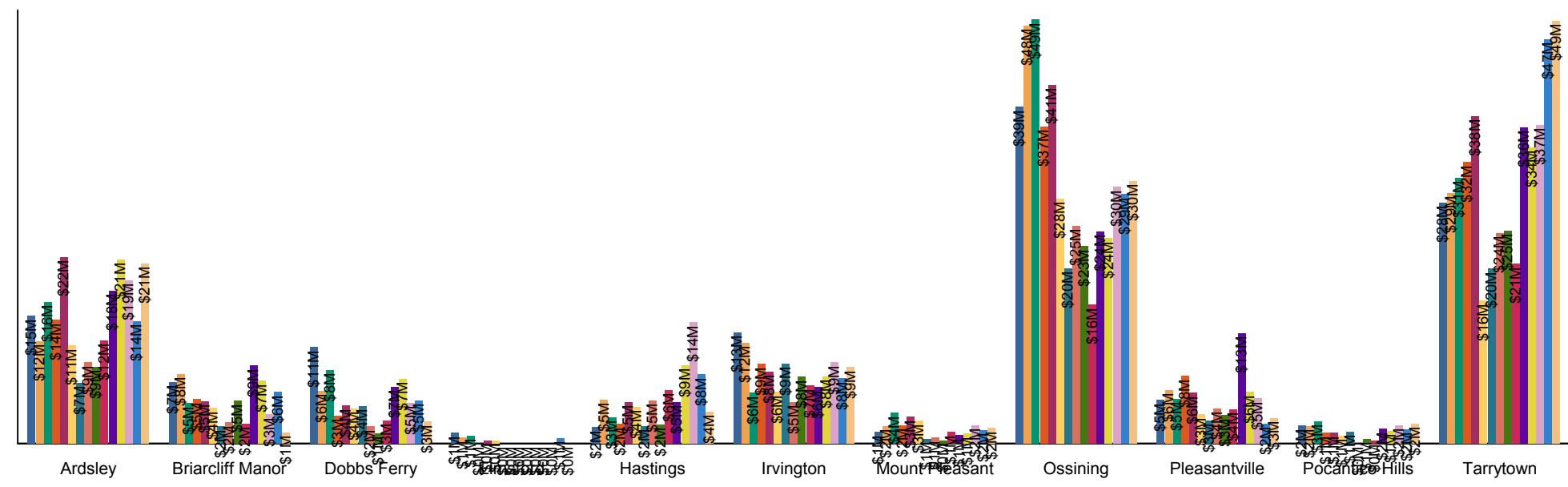
The RiverTowns

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

\$ Sales Volume



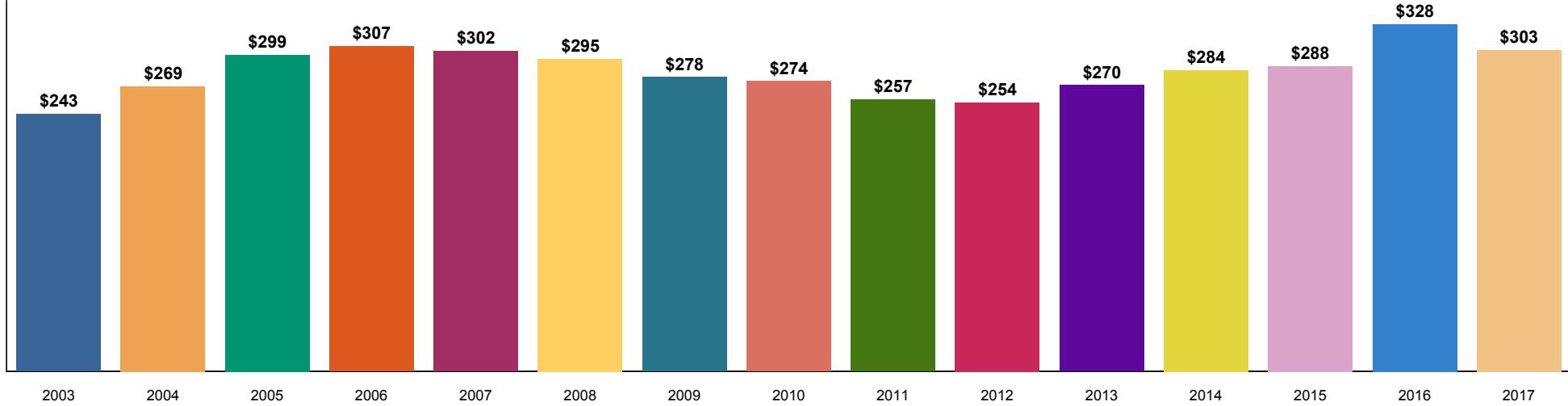
School District - \$ Sales Volume



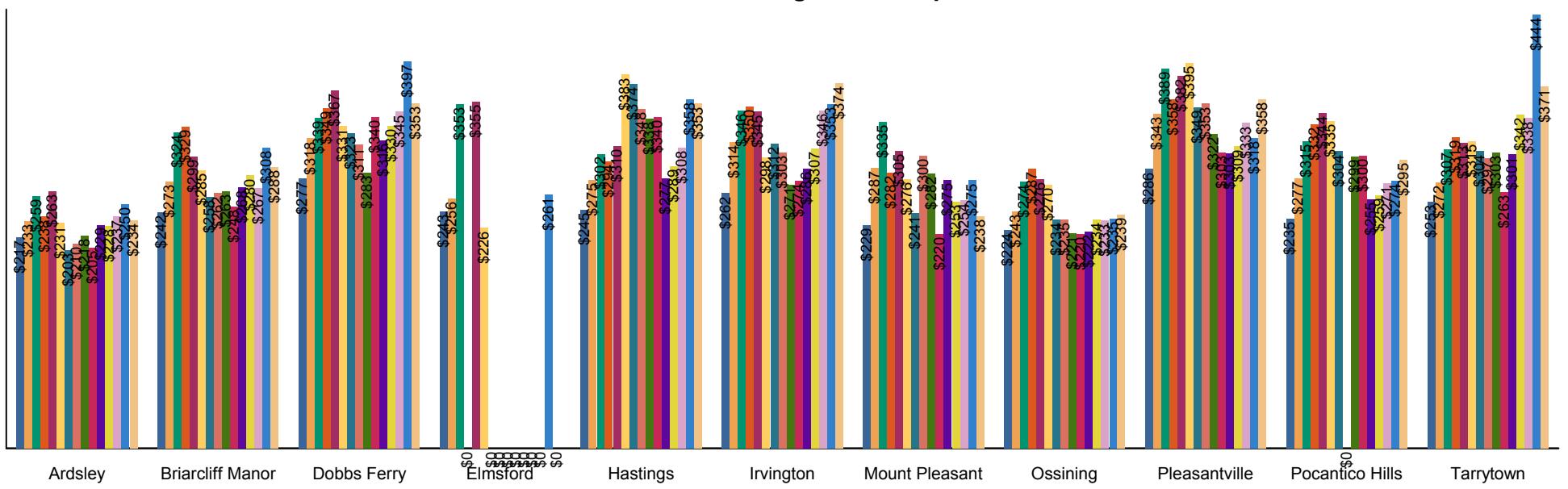
The RiverTowns

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

Average Price / Square Foot



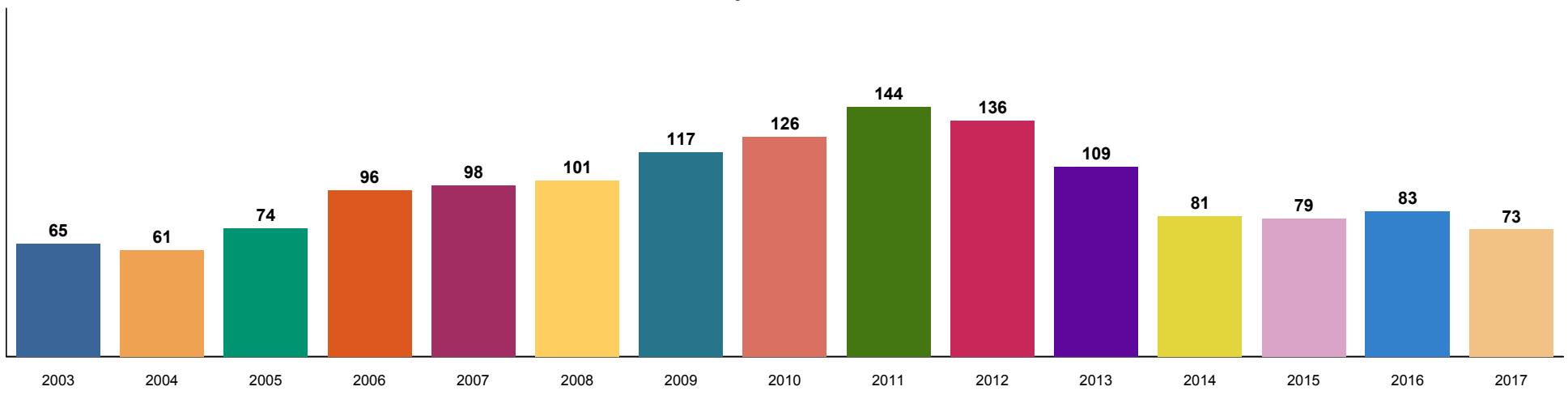
School District - Average Price / Square Foot



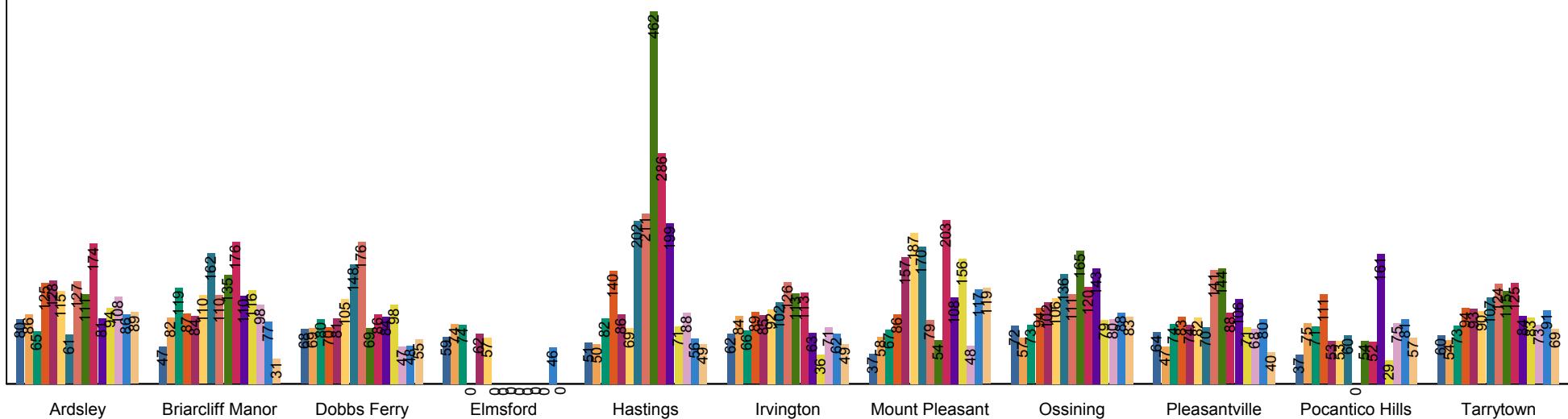
The RiverTowns

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

Days to Contract



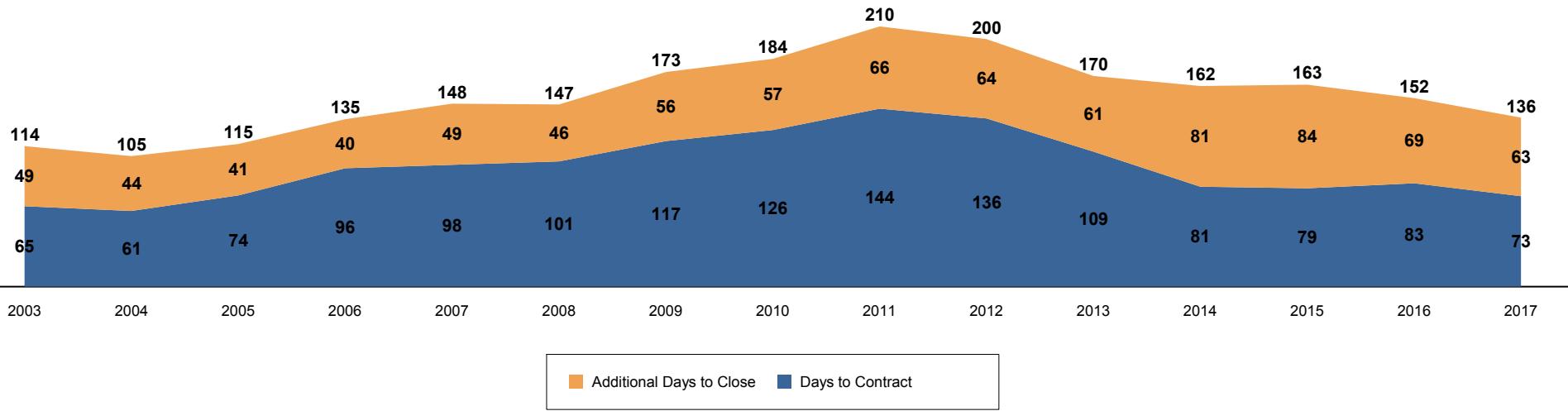
School District - Days to Contract



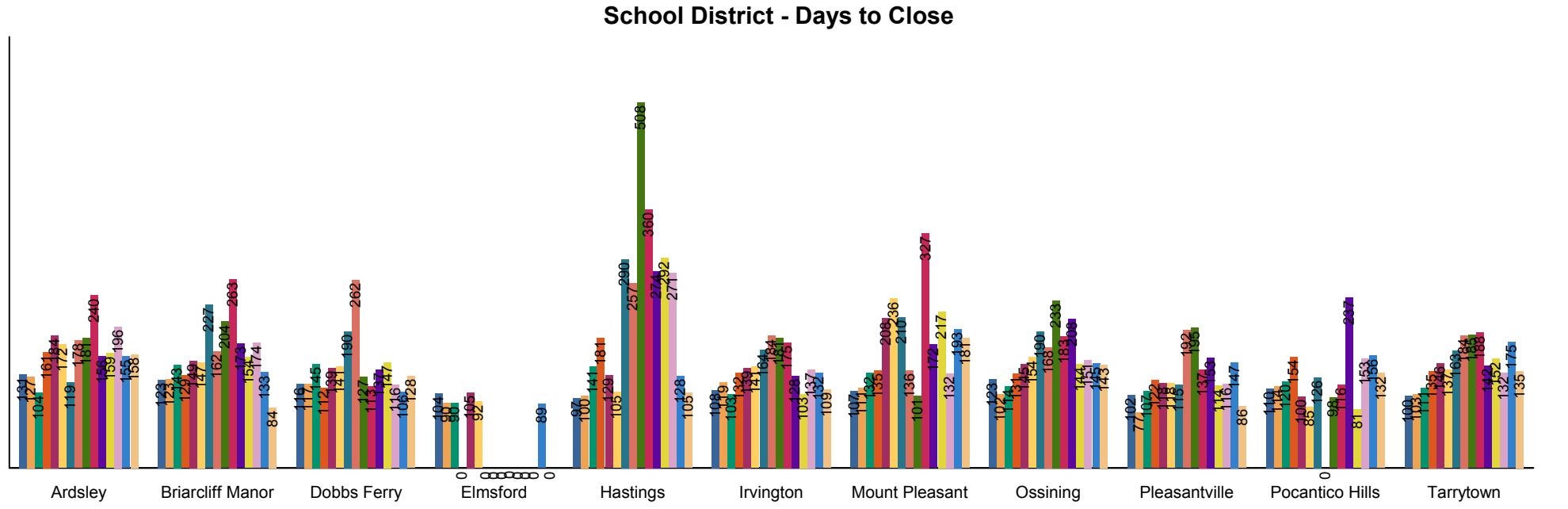
The RiverTowns

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

Days to Close

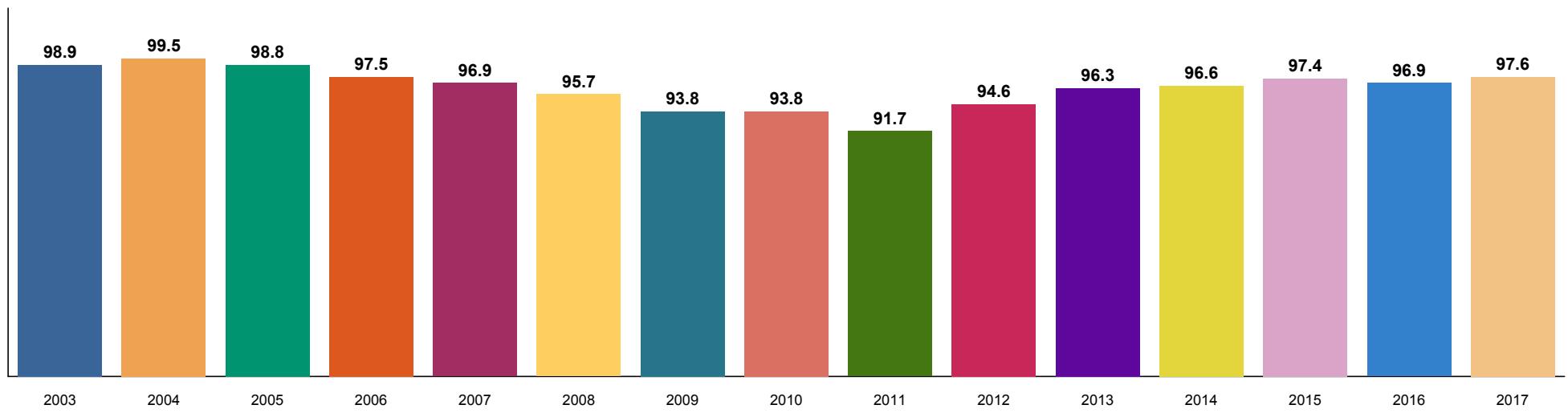


School District - Days to Close



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

