

Q2 2022

Westchester Market Report

COMPASS



Compass Westchester & Hudson Valley

Armonk

387 Main St
Armonk, NY

Chappaqua

480 N. Bedford Rd
Chappaqua, NY

Dobbs Ferry

2 Ashford Ave
Dobbs Ferry, NY

Larchmont

140 Larchmont Ave
Larchmont, NY

Rye

62 Purchase St, 2nd Fl
Rye, NY

Scarsdale

1082 Wilmot Rd
Scarsdale, NY

Yorktown Heights

1857 Commerce St
Yorktown Heights

Bronxville

27 Pondfield Rd
Bronxville, NY

Cortlandt Manor

49 Conklin Ave
Cortlandt Manor, NY

Hastings-On-Hudson

36 Main St
Hastings-On-Hudson, NY

Pelham

207 Wolfs Ln
Pelham, NY

Rye Brook

138A South Ridge St
Rye Brook, NY

Yonkers

1730 Central Park Ave #1F
Yonkers, NY

Beacon

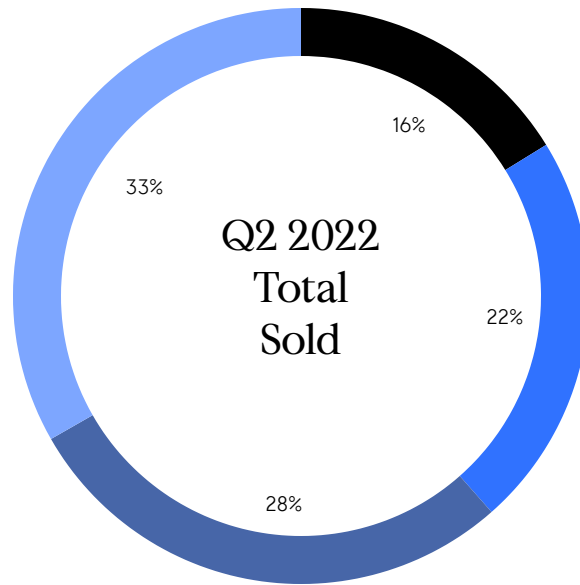
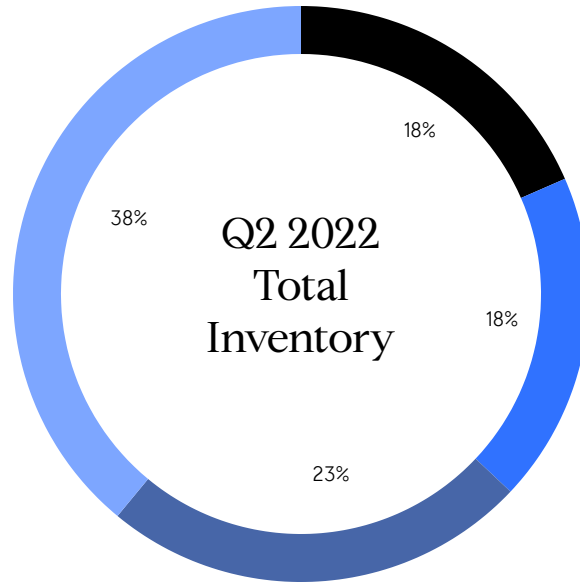
490 Main St
Beacon, NY

Millbrook

3295 Franklin Ave #0
Millbrook, NY

Kingston

926 Route 28
Kingston, NY



Westchester Market Report

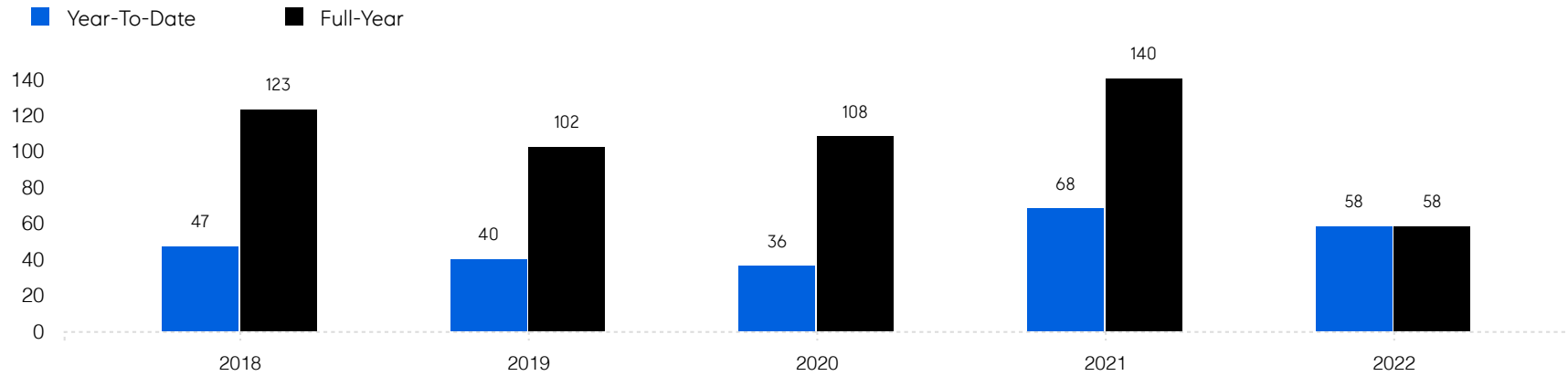
		YTD 2021	YTD 2022	% Change
All Westchester	# OF SALES	3,361	2,850	-15.2%
Single Family	SOLD VOLUME	\$3,439,055,554	\$3,204,073,965	-6.8%
	MEDIAN PRICE	\$765,000	\$810,000	5.9%
	AVERAGE PRICE	\$1,023,224	\$1,124,236	9.9%
	AVERAGE DOM	60	43	-28.3%
	All Westchester	# OF SALES	718	821
Condo	SOLD VOLUME	\$337,302,877	\$478,107,756	41.7%
	MEDIAN PRICE	\$395,000	\$450,000	13.9%
	AVERAGE PRICE	\$469,781	\$582,348	24.0%
	AVERAGE DOM	60	56	-6.7%
All Westchester	# OF SALES	1,017	1,106	8.8%
Co-op	SOLD VOLUME	\$222,606,383	\$253,158,302	13.7%
	MEDIAN PRICE	\$190,000	\$195,000	2.6%
	AVERAGE PRICE	\$218,885	\$228,895	4.6%
	AVERAGE DOM	71	74	4.2%
All Westchester	# OF SALES	1,940	1,772	-8.7%
Residential Rental	SOLD VOLUME	\$7,197,687	\$7,134,569	-0.9%
	MEDIAN PRICE	\$2,600	\$2,850	9.6%
	AVERAGE PRICE	\$3,710	\$4,026	8.5%
	AVERAGE DOM	43	36	-16.3%

Ardasley

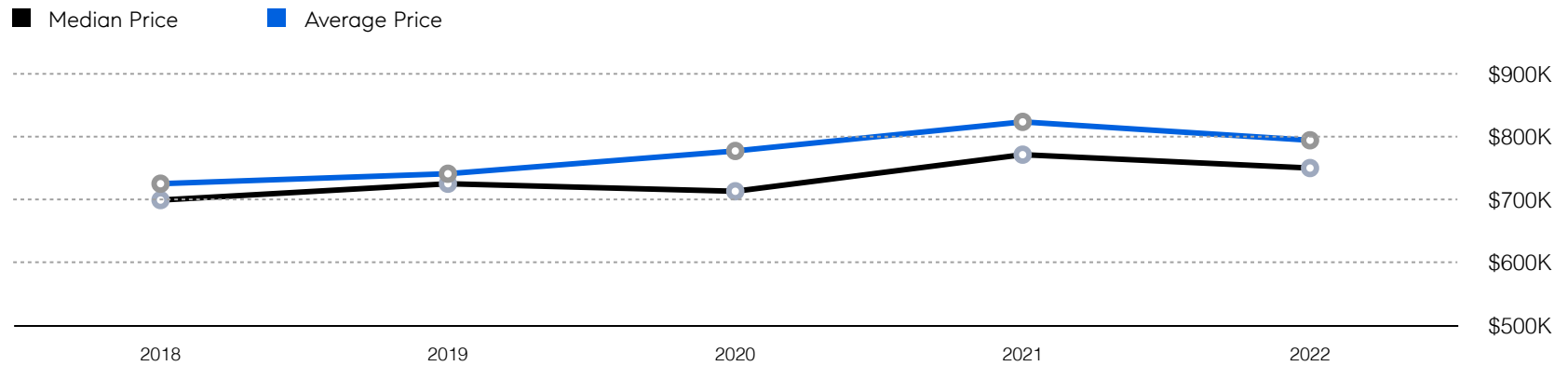
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	68	58	-14.7%
	SALES VOLUME	\$56,217,644	\$46,064,697	-18.1%
	MEDIAN PRICE	\$771,000	\$750,000	-2.7%
	AVERAGE PRICE	\$826,730	\$794,219	-3.9%
	AVERAGE DOM	44	46	4.5%
Condos	# OF SALES	10	6	-40.0%
	SALES VOLUME	\$8,344,500	\$5,063,250	-39.3%
	MEDIAN PRICE	\$855,750	\$860,375	0.5%
	AVERAGE PRICE	\$834,450	\$843,875	1.1%
	AVERAGE DOM	47	89	89.4%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Ardsley

Historic Single-Family Sales



Historic Single-Family Sales Prices

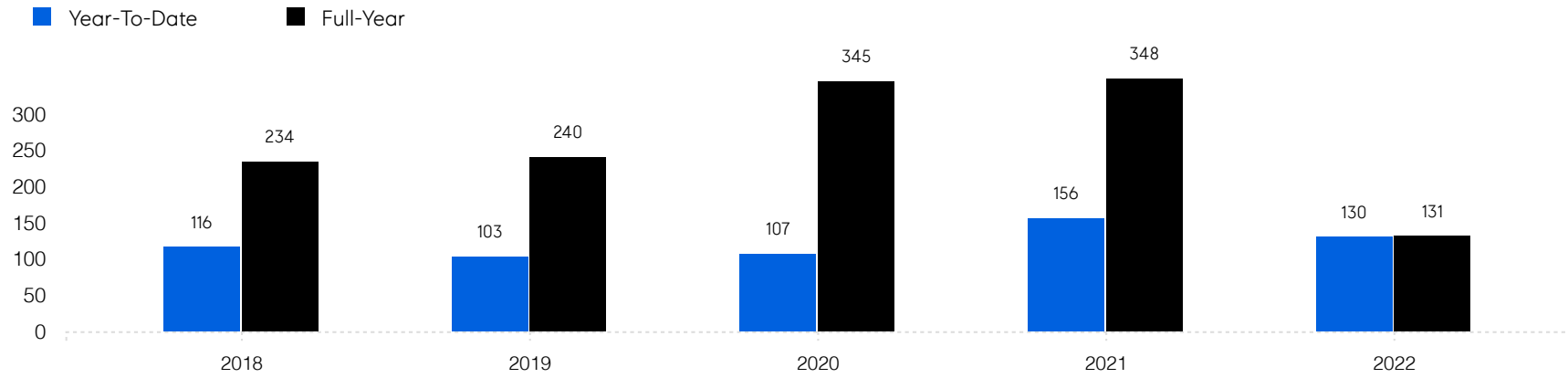


Bedford

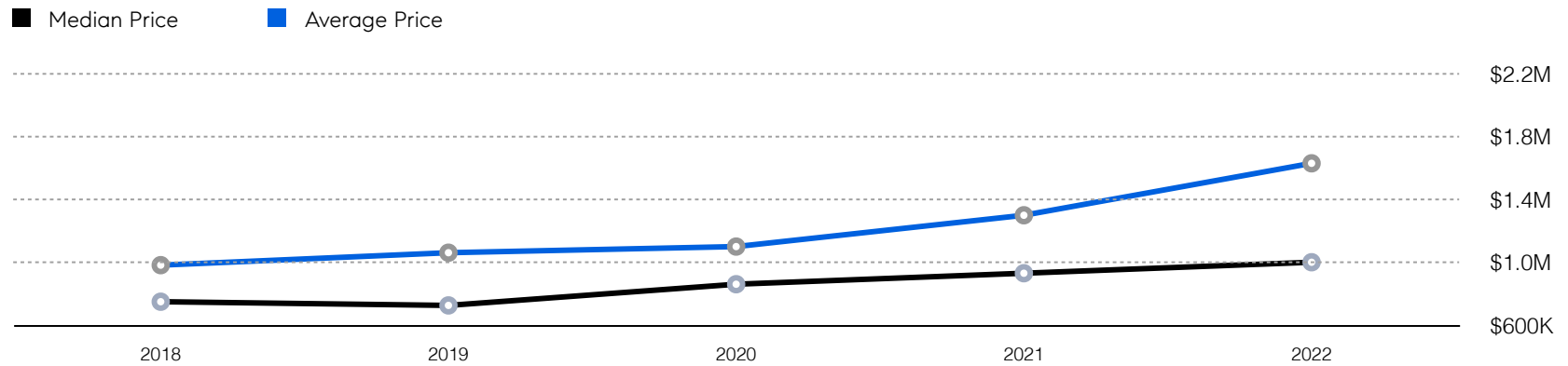
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	156	130	-16.7%
	SALES VOLUME	\$188,244,035	\$210,302,229	11.7%
	MEDIAN PRICE	\$899,750	\$998,850	11.0%
	AVERAGE PRICE	\$1,206,693	\$1,617,709	34.1%
	AVERAGE DOM	69	48	-30.4%
Condos	# OF SALES	21	29	38.1%
	SALES VOLUME	\$7,000,900	\$11,873,400	69.6%
	MEDIAN PRICE	\$316,500	\$410,000	29.5%
	AVERAGE PRICE	\$333,376	\$409,428	22.8%
	AVERAGE DOM	77	39	-49.4%
Co-ops	# OF SALES	21	24	14.3%
	SALES VOLUME	\$3,538,650	\$4,120,650	16.4%
	MEDIAN PRICE	\$170,000	\$164,500	-3.2%
	AVERAGE PRICE	\$168,507	\$171,694	1.9%
	AVERAGE DOM	80	72	-10.0%

Bedford

Historic Single-Family Sales



Historic Single-Family Sales Prices

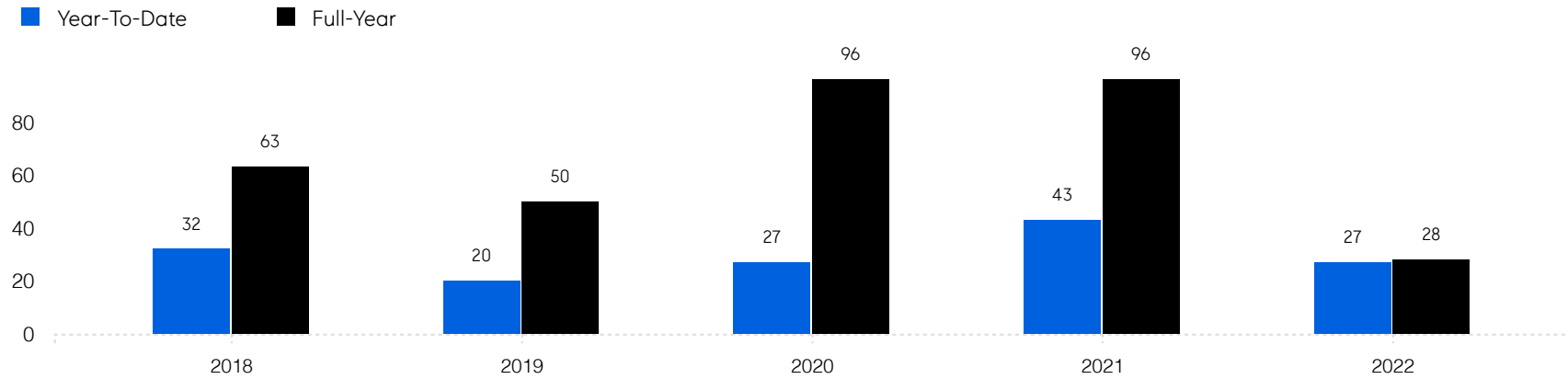


Bedford P.O.

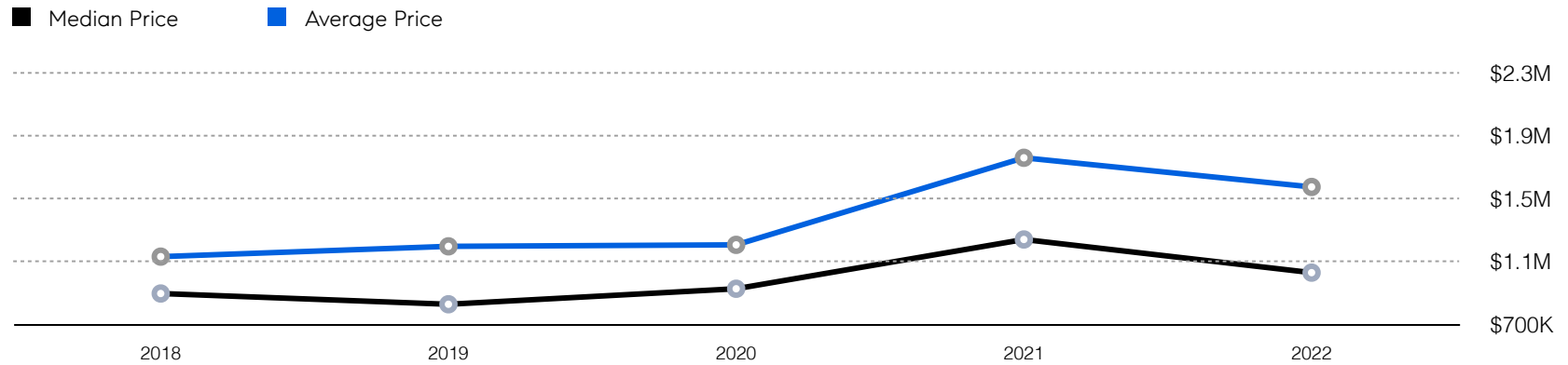
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	43	27	-37.2%
	SALES VOLUME	\$75,609,000	\$40,805,500	-46.0%
	MEDIAN PRICE	\$1,193,000	\$980,000	-17.9%
	AVERAGE PRICE	\$1,758,349	\$1,511,315	-14.0%
	AVERAGE DOM	95	45	-52.6%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Bedford P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

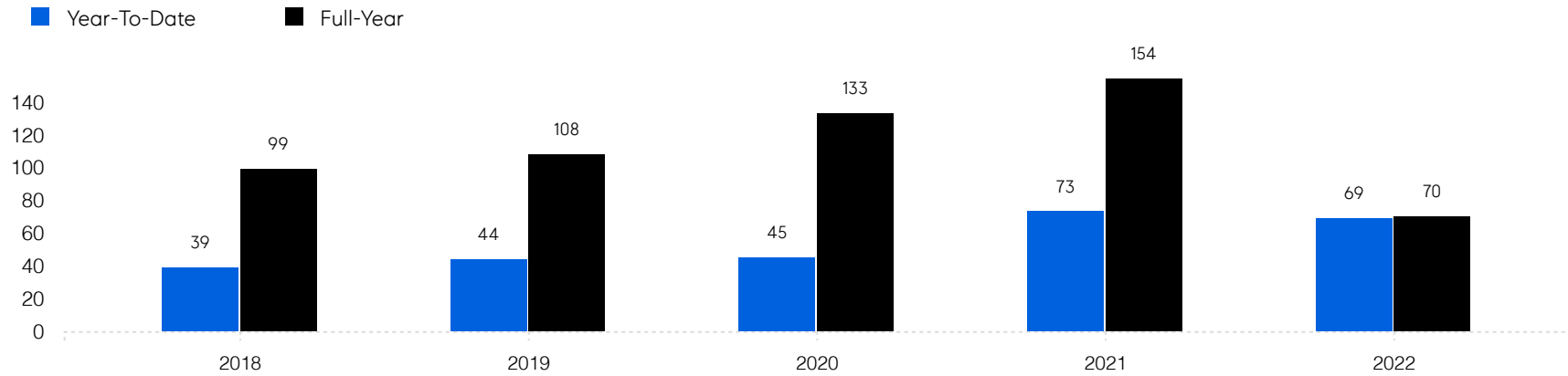


Blind Brook

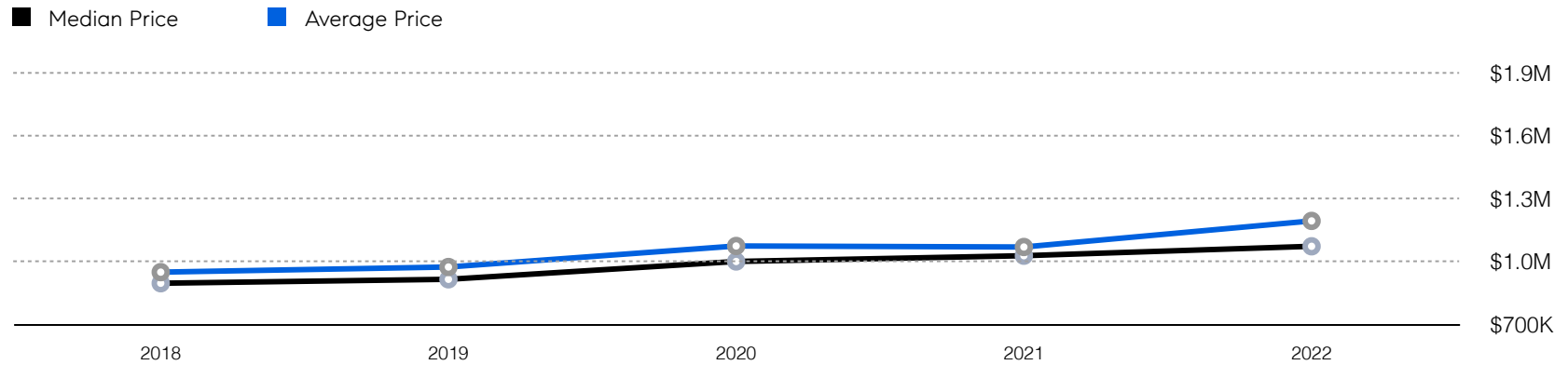
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	73	69	-5.5%
	SALES VOLUME	\$76,605,178	\$82,020,633	7.1%
	MEDIAN PRICE	\$999,000	\$1,068,000	6.9%
	AVERAGE PRICE	\$1,049,386	\$1,188,705	13.3%
	AVERAGE DOM	79	45	-43.0%
Condos	# OF SALES	1	0	0.0%
	SALES VOLUME	\$565,000	-	-
	MEDIAN PRICE	\$565,000	-	-
	AVERAGE PRICE	\$565,000	-	-
	AVERAGE DOM	61	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Blind Brook

Historic Single-Family Sales



Historic Single-Family Sales Prices

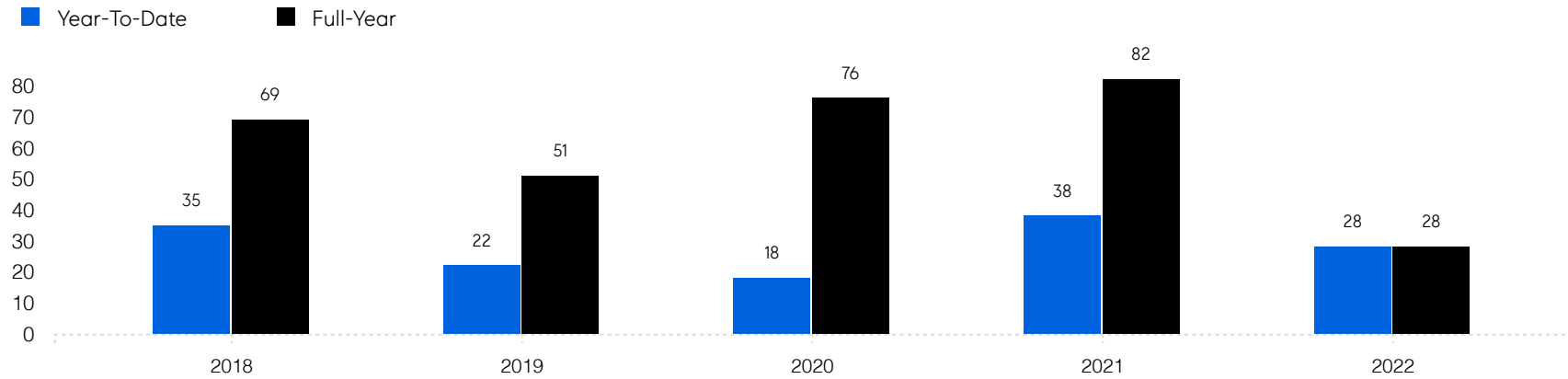


Briarcliff Manor

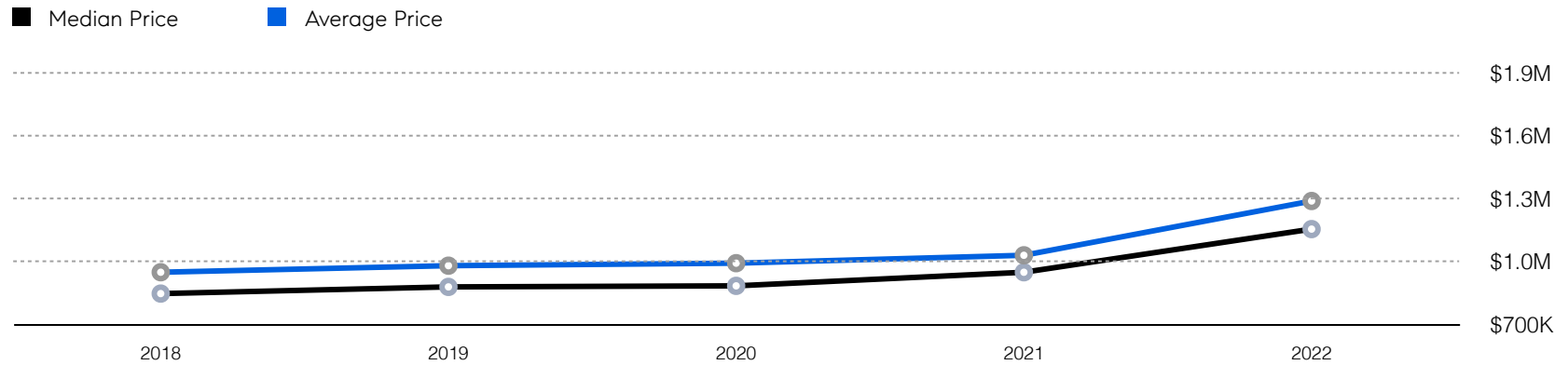
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	38	28	-26.3%
	SALES VOLUME	\$38,307,503	\$36,061,722	-5.9%
	MEDIAN PRICE	\$907,500	\$1,153,650	27.1%
	AVERAGE PRICE	\$1,008,092	\$1,287,919	27.8%
	AVERAGE DOM	49	78	59.2%
Condos	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$3,285,000	\$650,000	-80.2%
	MEDIAN PRICE	\$620,000	\$650,000	4.8%
	AVERAGE PRICE	\$821,250	\$650,000	-20.9%
	AVERAGE DOM	63	29	-54.0%
Co-ops	# OF SALES	2	5	150.0%
	SALES VOLUME	\$355,000	\$1,204,752	239.4%
	MEDIAN PRICE	\$177,500	\$245,000	38.0%
	AVERAGE PRICE	\$177,500	\$240,950	35.7%
	AVERAGE DOM	81	81	0.0%

Briarcliff Manor

Historic Single-Family Sales



Historic Single-Family Sales Prices

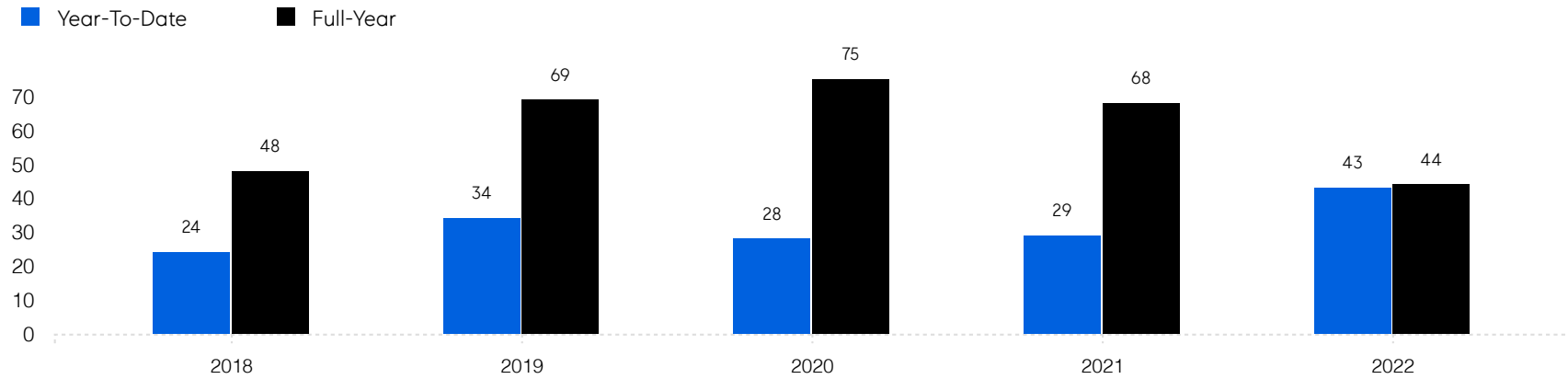


Bronxville

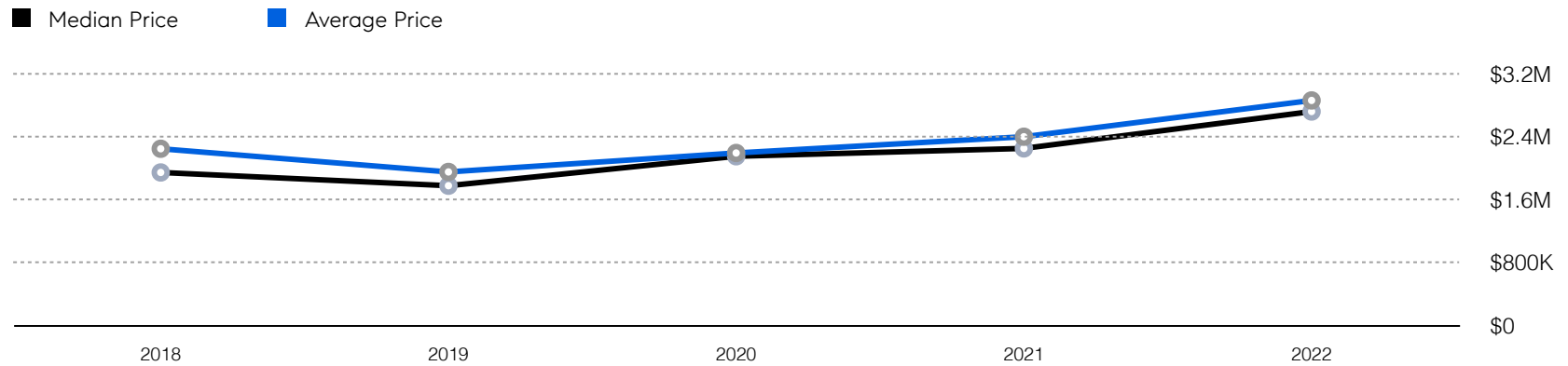
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	29	43	48.3%
	SALES VOLUME	\$75,000,718	\$122,795,500	63.7%
	MEDIAN PRICE	\$2,750,000	\$2,690,000	-2.2%
	AVERAGE PRICE	\$2,586,232	\$2,855,709	10.4%
	AVERAGE DOM	57	45	-21.1%
Condos	# OF SALES	1	6	500.0%
	SALES VOLUME	\$740,000	\$8,225,000	1,011.5%
	MEDIAN PRICE	\$740,000	\$1,652,500	123.3%
	AVERAGE PRICE	\$740,000	\$1,370,833	85.2%
	AVERAGE DOM	6	74	1,133.3%
Co-ops	# OF SALES	14	23	64.3%
	SALES VOLUME	\$8,783,700	\$14,132,500	60.9%
	MEDIAN PRICE	\$545,000	\$650,000	19.3%
	AVERAGE PRICE	\$627,407	\$614,457	-2.1%
	AVERAGE DOM	65	100	53.8%

Bronxville

Historic Single-Family Sales



Historic Single-Family Sales Prices

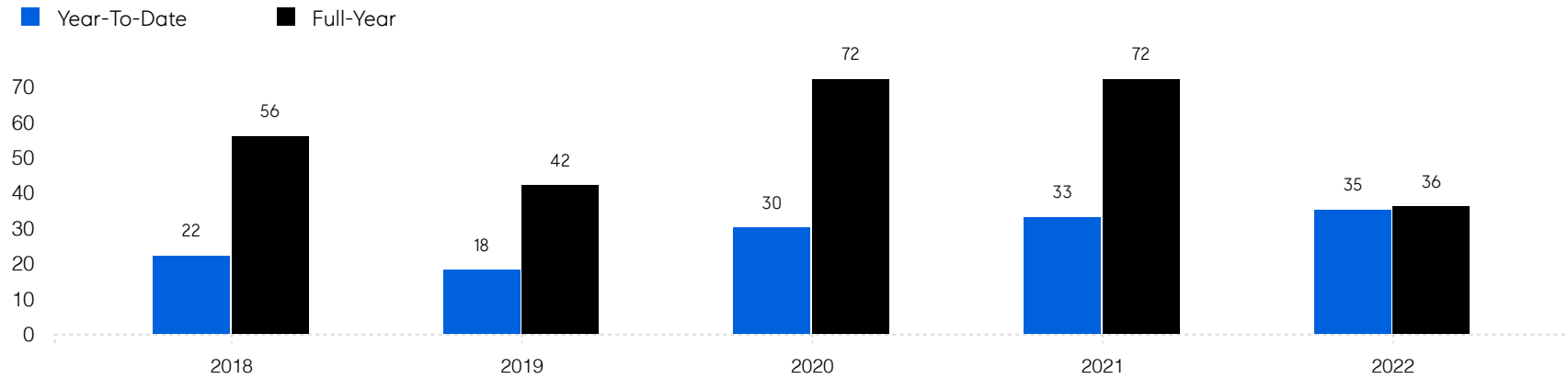


Bronxville P.O.

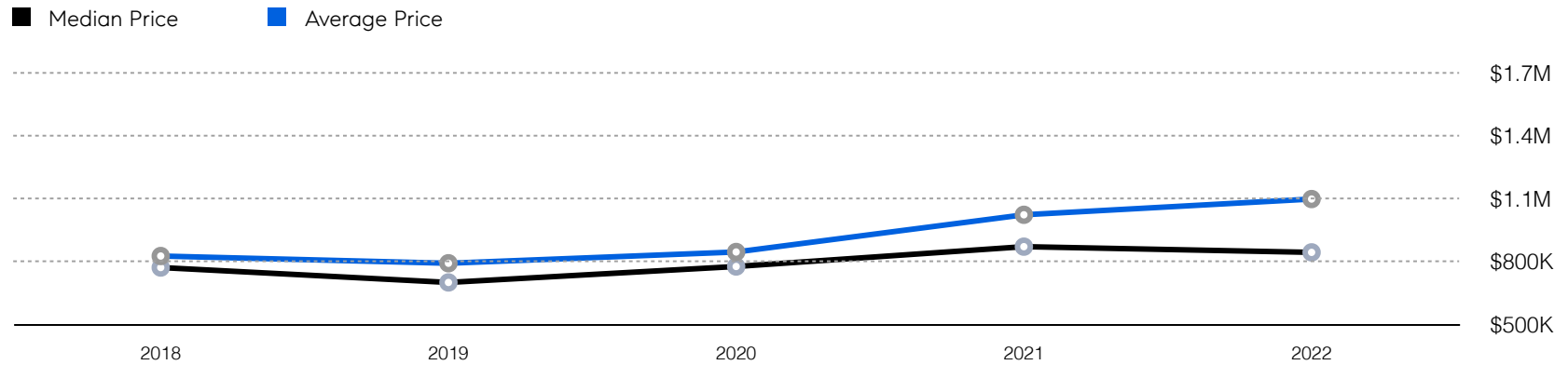
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	33	35	6.1%
	SALES VOLUME	\$29,697,500	\$37,901,409	27.6%
	MEDIAN PRICE	\$808,000	\$840,000	4.0%
	AVERAGE PRICE	\$899,924	\$1,082,897	20.3%
	AVERAGE DOM	63	31	-50.8%
Condos	# OF SALES	11	9	-18.2%
	SALES VOLUME	\$4,196,000	\$3,409,999	-18.7%
	MEDIAN PRICE	\$375,000	\$380,000	1.3%
	AVERAGE PRICE	\$381,455	\$378,889	-0.7%
	AVERAGE DOM	46	35	-23.9%
Co-ops	# OF SALES	104	98	-5.8%
	SALES VOLUME	\$24,300,700	\$26,531,150	9.2%
	MEDIAN PRICE	\$210,000	\$237,000	12.9%
	AVERAGE PRICE	\$233,661	\$270,726	15.9%
	AVERAGE DOM	77	70	-9.1%

Bronxville P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

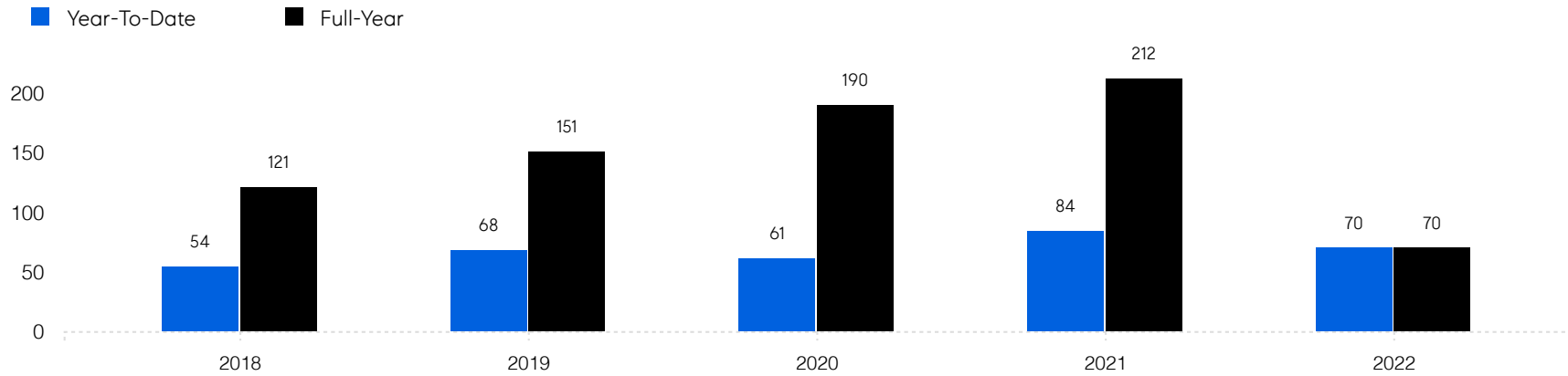


Byram Hills

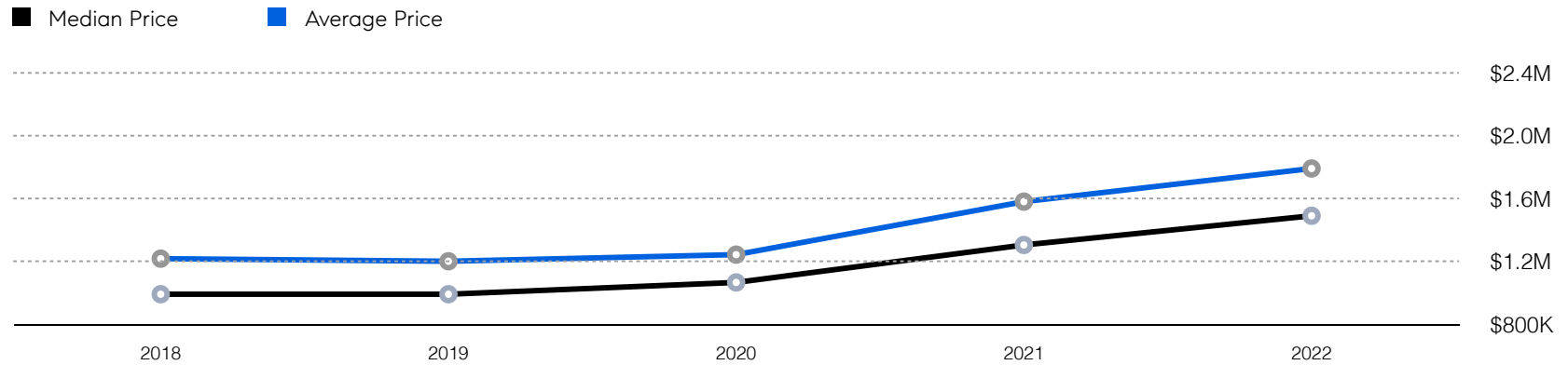
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	84	70	-16.7%
	SALES VOLUME	\$121,008,768	\$125,361,477	3.6%
	MEDIAN PRICE	\$1,221,000	\$1,489,600	22.0%
	AVERAGE PRICE	\$1,440,581	\$1,790,878	24.3%
	AVERAGE DOM	80	38	-52.5%
Condos	# OF SALES	1	0	0.0%
	SALES VOLUME	\$645,000	-	-
	MEDIAN PRICE	\$645,000	-	-
	AVERAGE PRICE	\$645,000	-	-
	AVERAGE DOM	165	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Byram Hills

Historic Single-Family Sales



Historic Single-Family Sales Prices

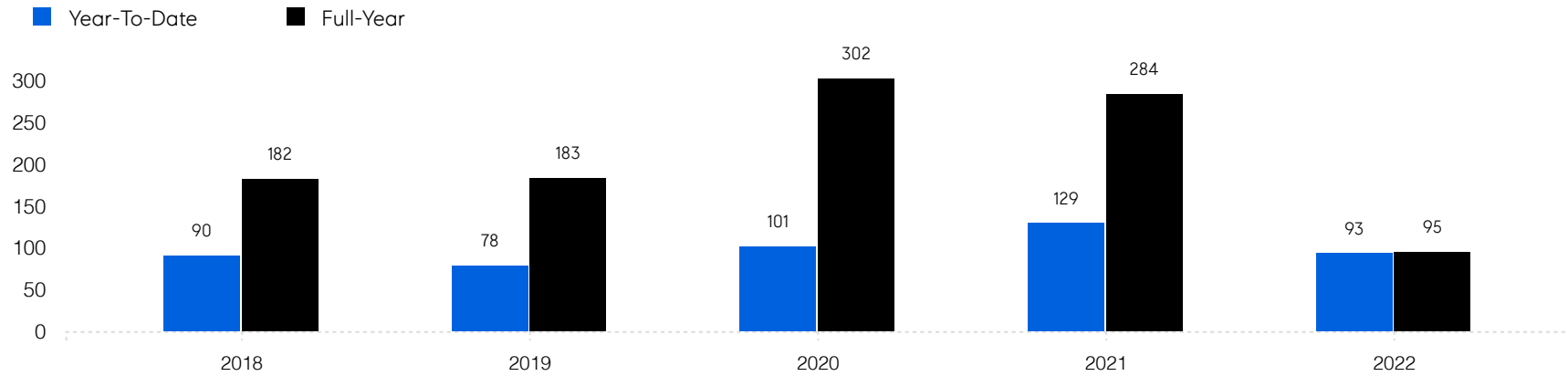


Chappaqua

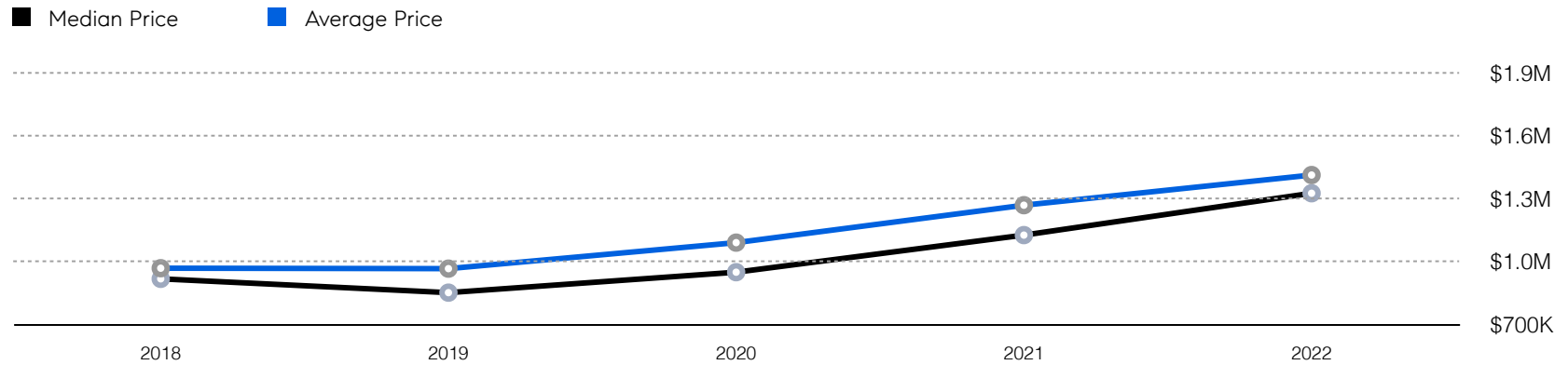
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	129	93	-27.9%
	SALES VOLUME	\$166,422,644	\$129,378,779	-22.3%
	MEDIAN PRICE	\$999,000	\$1,310,000	31.1%
	AVERAGE PRICE	\$1,290,098	\$1,391,170	7.8%
	AVERAGE DOM	56	30	-46.4%
Condos	# OF SALES	15	10	-33.3%
	SALES VOLUME	\$7,914,112	\$7,344,000	-7.2%
	MEDIAN PRICE	\$505,000	\$612,500	21.3%
	AVERAGE PRICE	\$527,607	\$734,400	39.2%
	AVERAGE DOM	64	24	-62.5%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Chappaqua

Historic Single-Family Sales



Historic Single-Family Sales Prices

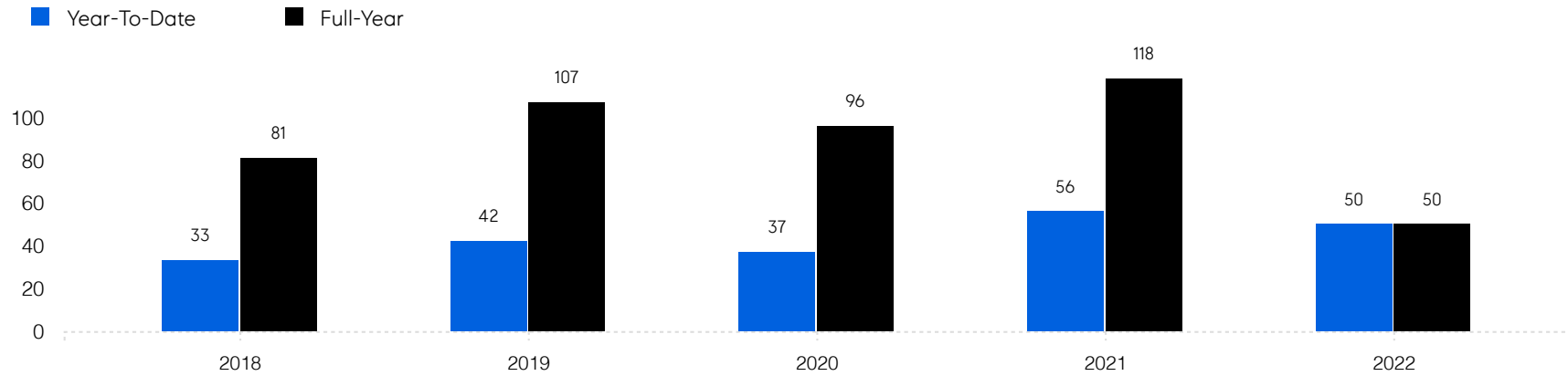


Croton-Harmon

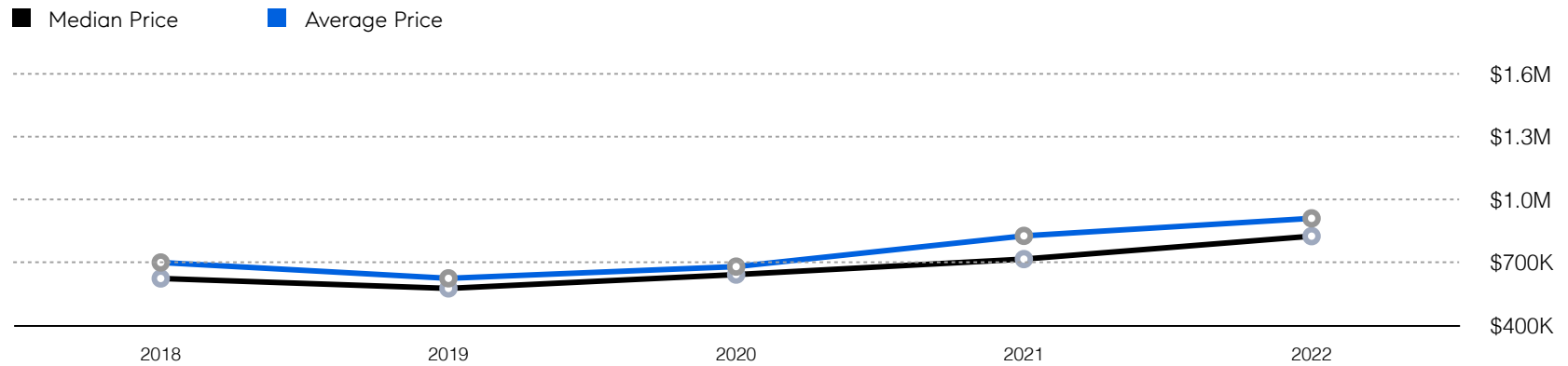
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	56	50	-10.7%
	SALES VOLUME	\$48,065,300	\$45,485,760	-5.4%
	MEDIAN PRICE	\$753,000	\$824,611	9.5%
	AVERAGE PRICE	\$858,309	\$909,715	6.0%
	AVERAGE DOM	69	52	-24.6%
Condos	# OF SALES	11	11	0.0%
	SALES VOLUME	\$4,129,550	\$8,860,000	114.6%
	MEDIAN PRICE	\$427,500	\$885,000	107.0%
	AVERAGE PRICE	\$375,414	\$805,455	114.6%
	AVERAGE DOM	131	76	-42.0%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Croton-Harmon

Historic Single-Family Sales



Historic Single-Family Sales Prices

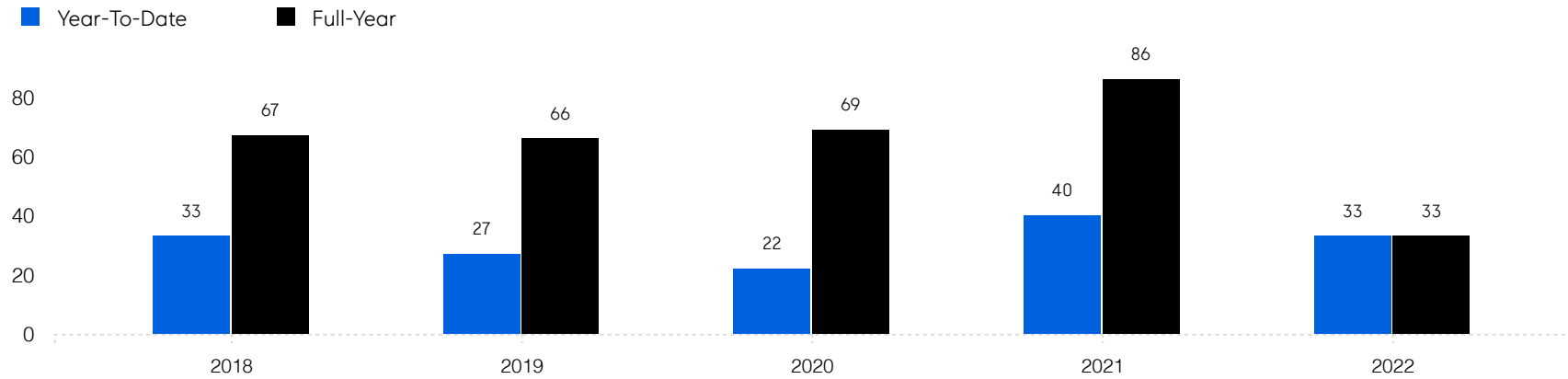


Dobbs Ferry

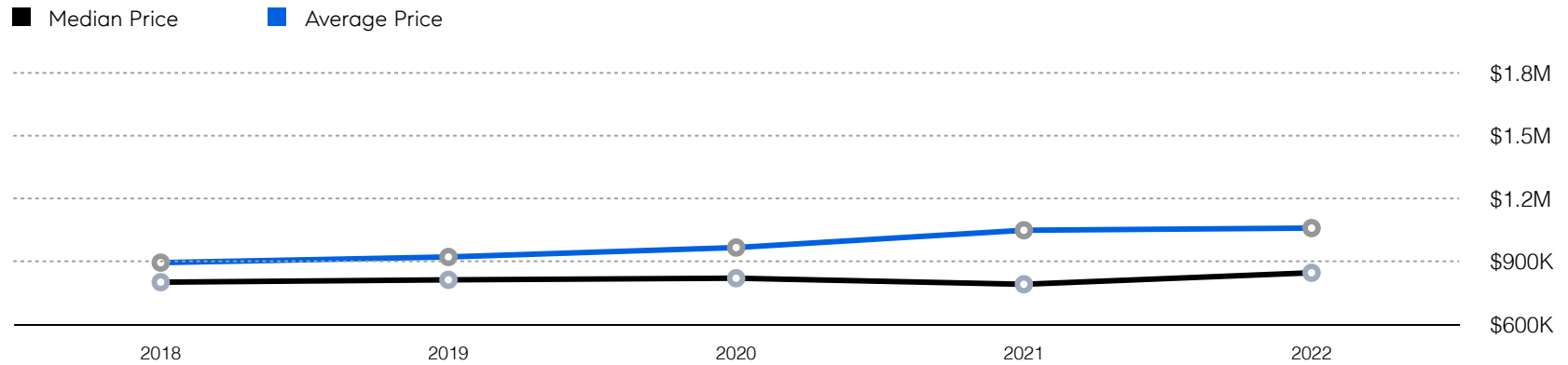
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	40	33	-17.5%
	SALES VOLUME	\$40,313,918	\$34,928,818	-13.4%
	MEDIAN PRICE	\$771,500	\$845,000	9.5%
	AVERAGE PRICE	\$1,007,848	\$1,058,449	5.0%
	AVERAGE DOM	54	44	-18.5%
Condos	# OF SALES	4	10	150.0%
	SALES VOLUME	\$3,934,000	\$9,736,500	147.5%
	MEDIAN PRICE	\$914,500	\$635,000	-30.6%
	AVERAGE PRICE	\$983,500	\$973,650	-1.0%
	AVERAGE DOM	119	31	-73.9%
Co-ops	# OF SALES	11	5	-54.5%
	SALES VOLUME	\$3,195,499	\$1,627,500	-49.1%
	MEDIAN PRICE	\$277,000	\$321,500	16.1%
	AVERAGE PRICE	\$290,500	\$325,500	12.0%
	AVERAGE DOM	83	40	-51.8%

Dobbs Ferry

Historic Single-Family Sales



Historic Single-Family Sales Prices

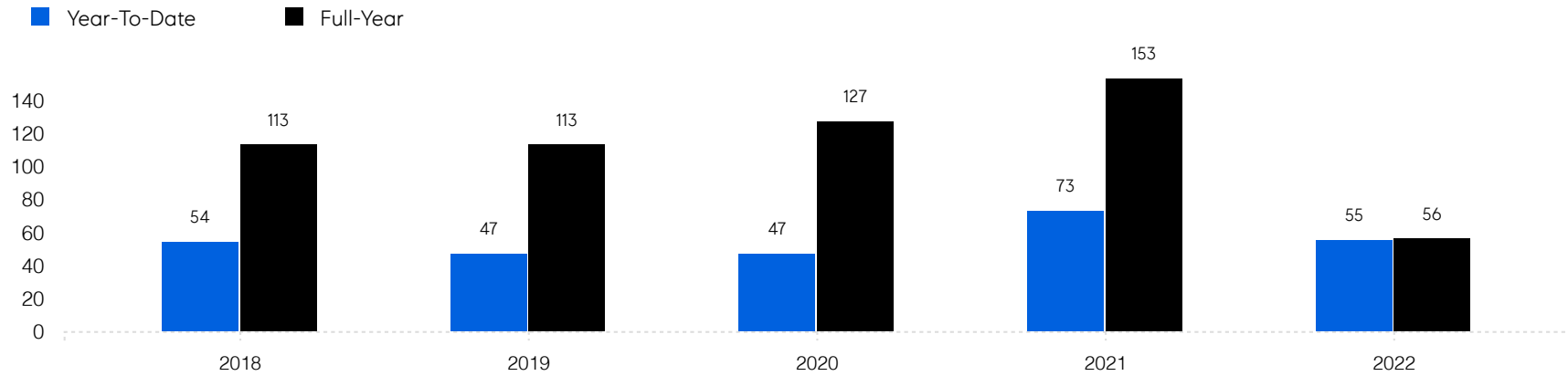


Eastchester

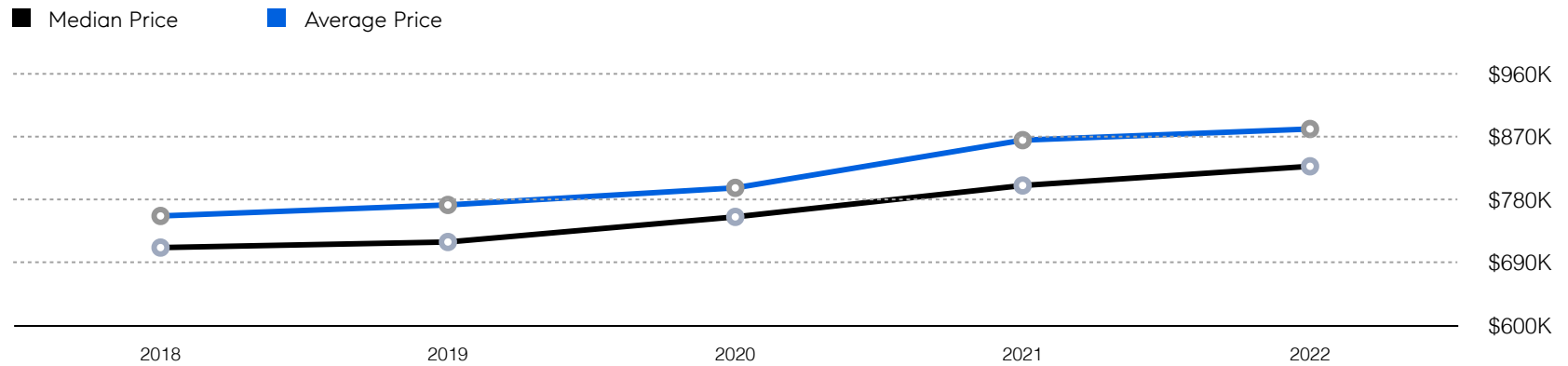
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	73	55	-24.7%
	SALES VOLUME	\$65,228,533	\$48,514,513	-25.6%
	MEDIAN PRICE	\$810,000	\$830,000	2.5%
	AVERAGE PRICE	\$893,542	\$882,082	-1.3%
	AVERAGE DOM	54	38	-29.6%
Condos	# OF SALES	9	11	22.2%
	SALES VOLUME	\$3,381,000	\$5,269,500	55.9%
	MEDIAN PRICE	\$330,000	\$470,500	42.6%
	AVERAGE PRICE	\$375,667	\$479,045	27.5%
	AVERAGE DOM	65	62	-4.6%
Co-ops	# OF SALES	70	88	25.7%
	SALES VOLUME	\$20,128,000	\$23,558,550	17.0%
	MEDIAN PRICE	\$246,500	\$244,000	-1.0%
	AVERAGE PRICE	\$287,543	\$267,711	-6.9%
	AVERAGE DOM	70	62	-11.4%

Eastchester

Historic Single-Family Sales



Historic Single-Family Sales Prices

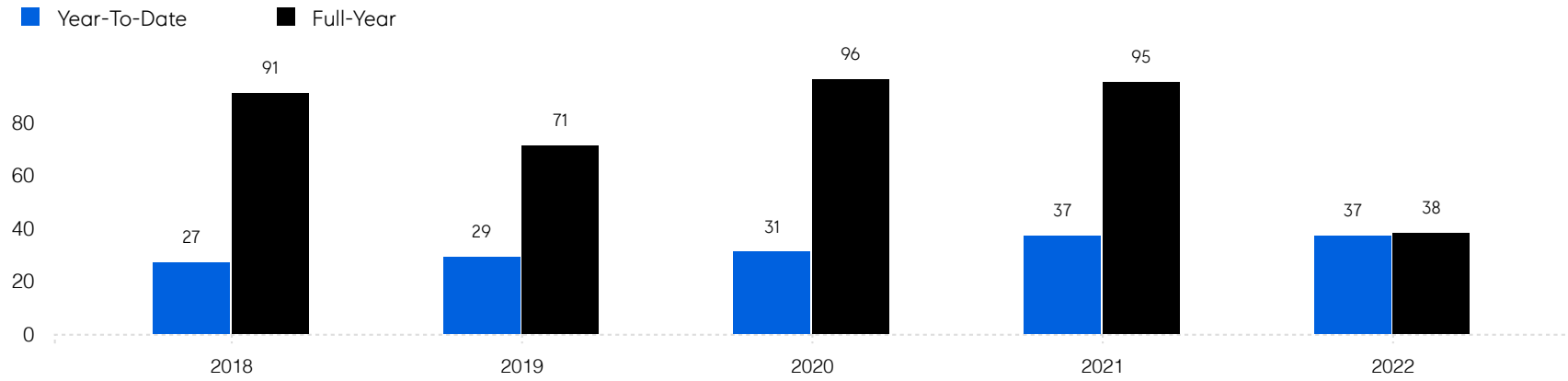


Edgemont

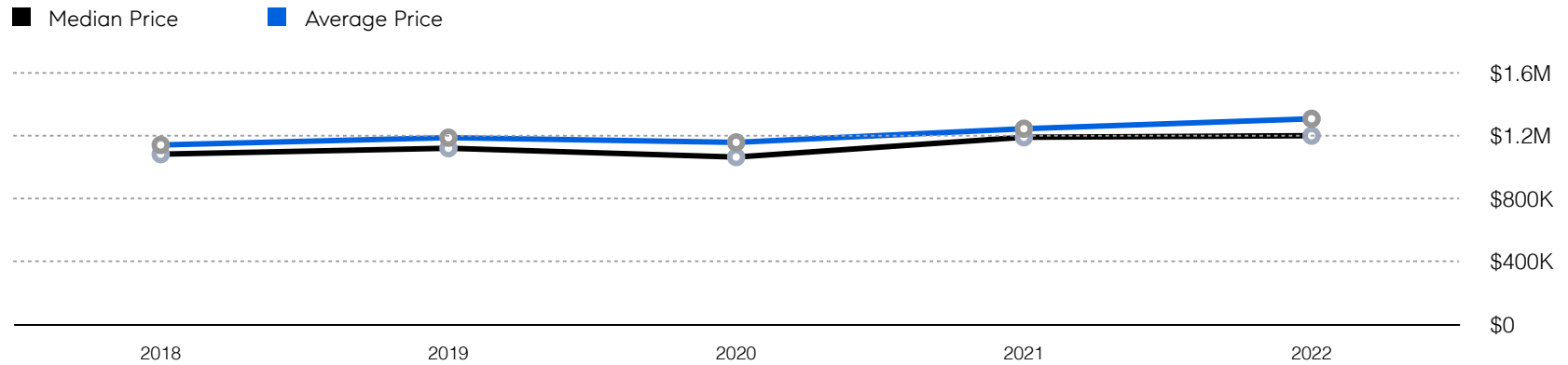
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	37	37	0.0%
	SALES VOLUME	\$46,008,150	\$48,864,250	6.2%
	MEDIAN PRICE	\$1,207,900	\$1,200,000	-0.7%
	AVERAGE PRICE	\$1,243,464	\$1,320,655	6.2%
	AVERAGE DOM	48	43	-10.4%
Condos	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,535,000	\$1,587,900	3.4%
	MEDIAN PRICE	\$465,000	\$489,900	5.4%
	AVERAGE PRICE	\$511,667	\$529,300	3.4%
	AVERAGE DOM	142	140	-1.4%
Co-ops	# OF SALES	17	10	-41.2%
	SALES VOLUME	\$4,261,400	\$2,607,999	-38.8%
	MEDIAN PRICE	\$216,000	\$246,500	14.1%
	AVERAGE PRICE	\$250,671	\$260,800	4.0%
	AVERAGE DOM	86	124	44.2%

Edgemont

Historic Single-Family Sales



Historic Single-Family Sales Prices

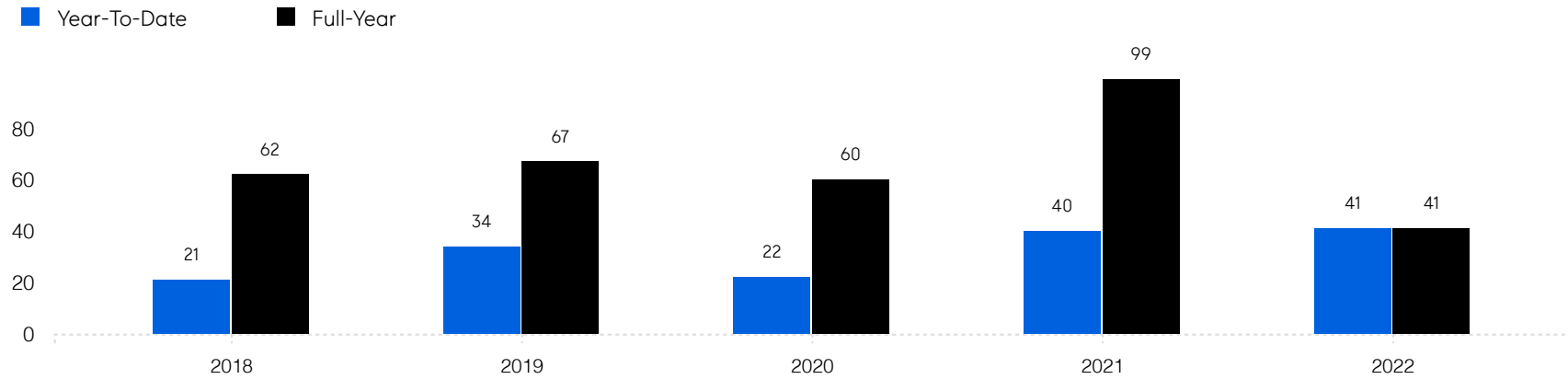


Elmsford

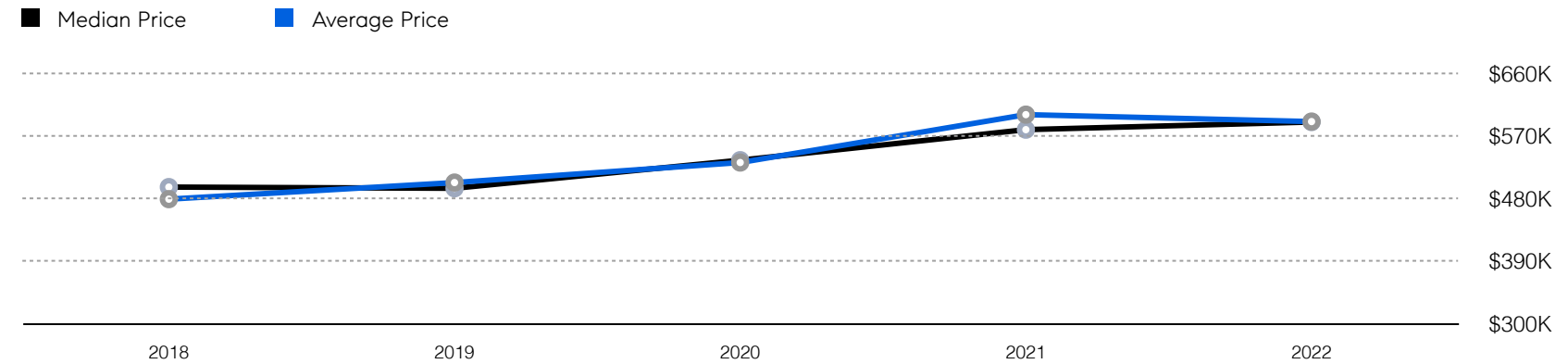
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	40	41	2.5%
	SALES VOLUME	\$22,878,188	\$24,216,262	5.8%
	MEDIAN PRICE	\$566,000	\$590,000	4.2%
	AVERAGE PRICE	\$571,955	\$590,641	3.3%
	AVERAGE DOM	59	44	-25.4%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$400,000	-
	MEDIAN PRICE	-	\$400,000	-
	AVERAGE PRICE	-	\$400,000	-
	AVERAGE DOM	-	11	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Elmsford

Historic Single-Family Sales



Historic Single-Family Sales Prices

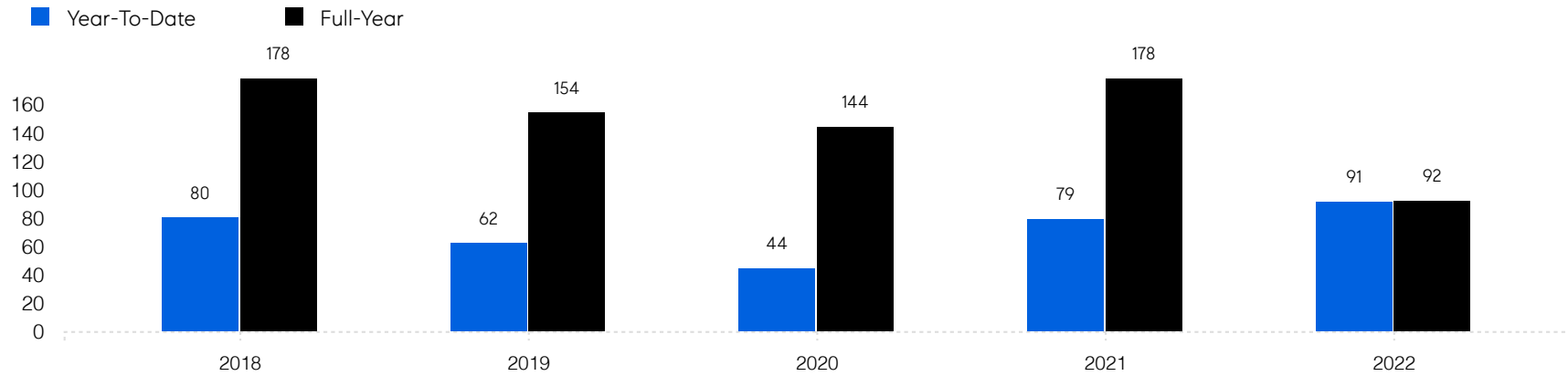


Greenburgh

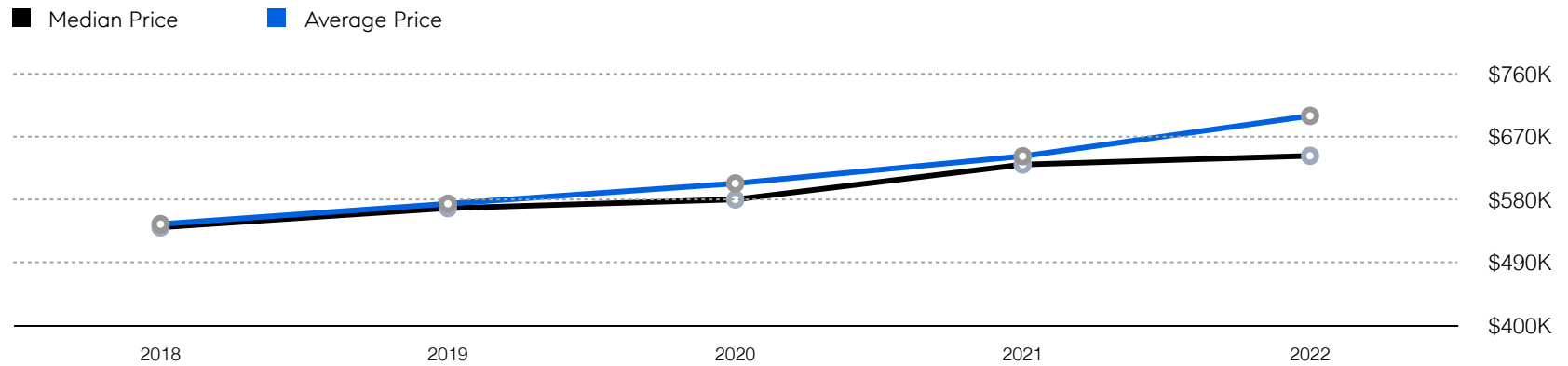
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	79	91	15.2%
	SALES VOLUME	\$49,051,799	\$63,601,831	29.7%
	MEDIAN PRICE	\$600,000	\$640,000	6.7%
	AVERAGE PRICE	\$620,909	\$698,921	12.6%
	AVERAGE DOM	62	32	-48.4%
Condos	# OF SALES	50	57	14.0%
	SALES VOLUME	\$23,183,200	\$25,775,349	11.2%
	MEDIAN PRICE	\$417,500	\$390,000	-6.6%
	AVERAGE PRICE	\$463,664	\$452,199	-2.5%
	AVERAGE DOM	60	48	-20.0%
Co-ops	# OF SALES	65	81	24.6%
	SALES VOLUME	\$13,412,647	\$16,628,405	24.0%
	MEDIAN PRICE	\$193,500	\$191,750	-0.9%
	AVERAGE PRICE	\$206,348	\$205,289	-0.5%
	AVERAGE DOM	63	73	15.9%

Greenburgh

Historic Single-Family Sales



Historic Single-Family Sales Prices

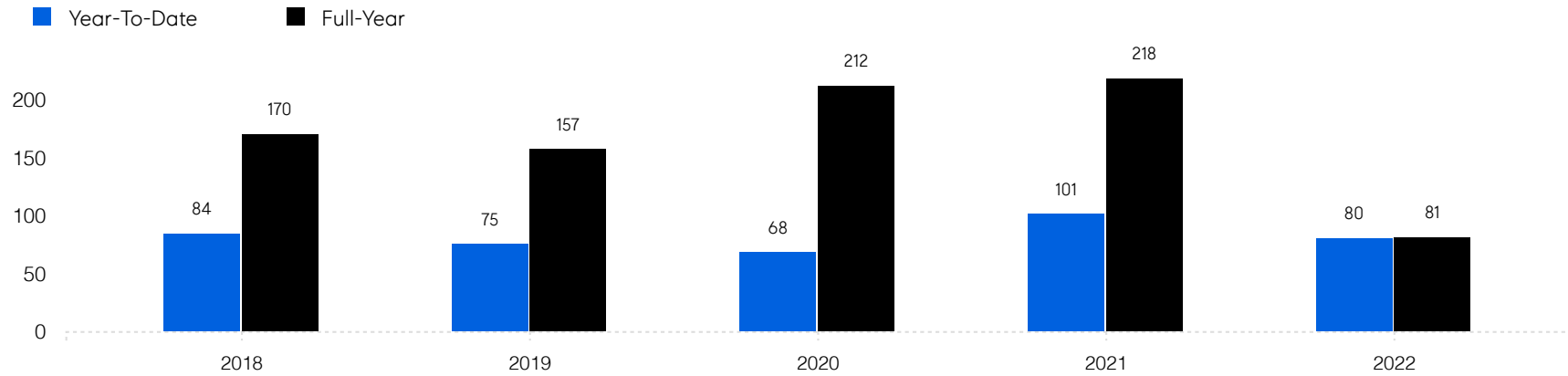


Harrison

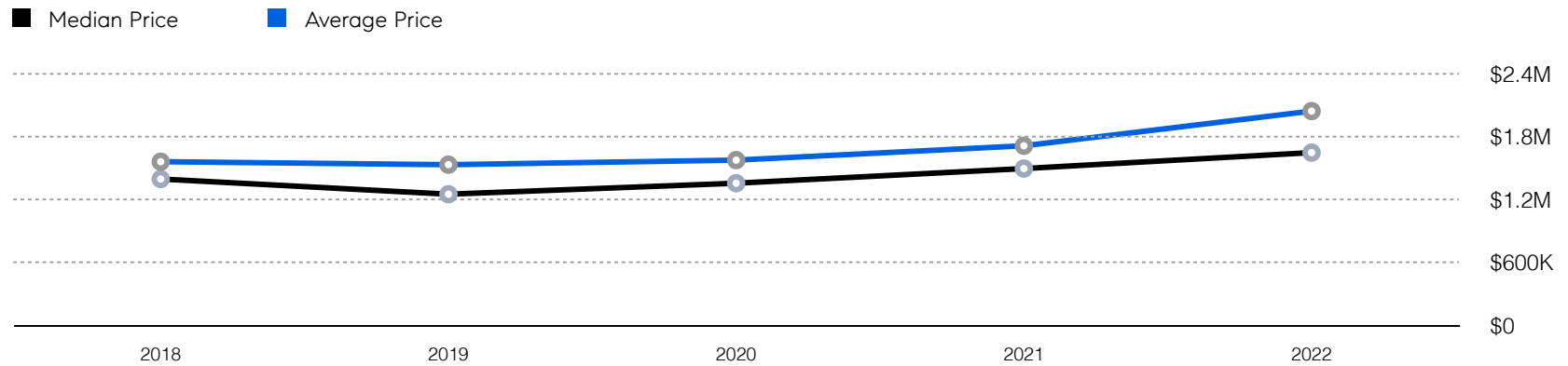
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	101	80	-20.8%
	SALES VOLUME	\$172,898,008	\$163,628,743	-5.4%
	MEDIAN PRICE	\$1,485,000	\$1,629,250	9.7%
	AVERAGE PRICE	\$1,711,861	\$2,045,359	19.5%
	AVERAGE DOM	83	63	-24.1%
Condos	# OF SALES	5	7	40.0%
	SALES VOLUME	\$3,175,000	\$4,047,500	27.5%
	MEDIAN PRICE	\$730,000	\$540,000	-26.0%
	AVERAGE PRICE	\$635,000	\$578,214	-8.9%
	AVERAGE DOM	26	64	146.2%
Co-ops	# OF SALES	20	8	-60.0%
	SALES VOLUME	\$4,119,250	\$1,746,000	-57.6%
	MEDIAN PRICE	\$172,000	\$201,000	16.9%
	AVERAGE PRICE	\$205,963	\$218,250	6.0%
	AVERAGE DOM	60	79	31.7%

Harrison

Historic Single-Family Sales



Historic Single-Family Sales Prices

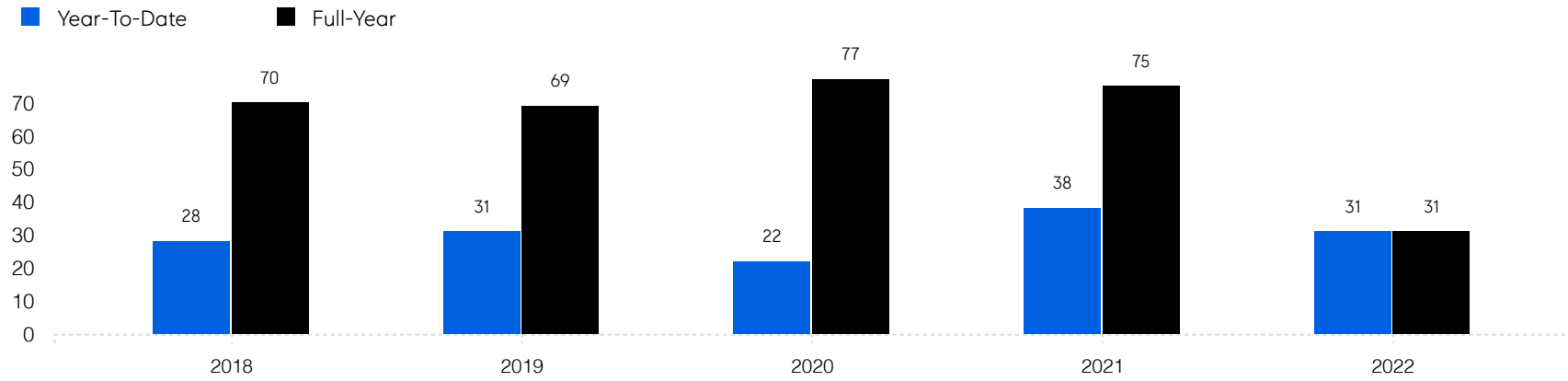


Hastings

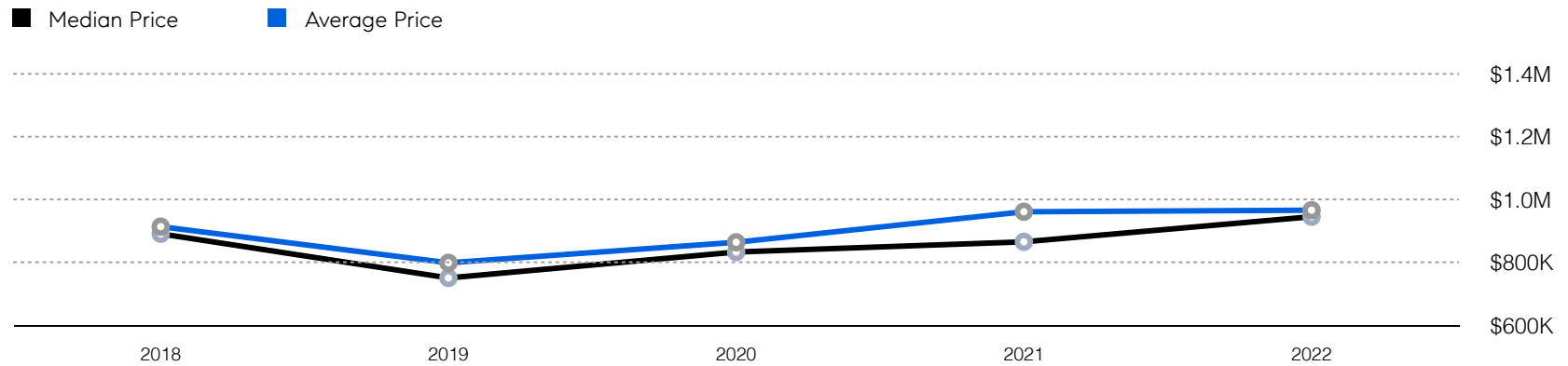
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	38	31	-18.4%
	SALES VOLUME	\$35,735,300	\$29,938,599	-16.2%
	MEDIAN PRICE	\$847,500	\$945,000	11.5%
	AVERAGE PRICE	\$940,403	\$965,761	2.7%
	AVERAGE DOM	48	26	-45.8%
Condos	# OF SALES	12	7	-41.7%
	SALES VOLUME	\$7,129,048	\$4,495,500	-36.9%
	MEDIAN PRICE	\$467,500	\$650,000	39.0%
	AVERAGE PRICE	\$594,087	\$642,214	8.1%
	AVERAGE DOM	43	61	41.9%
Co-ops	# OF SALES	8	6	-25.0%
	SALES VOLUME	\$2,936,000	\$1,903,000	-35.2%
	MEDIAN PRICE	\$341,500	\$313,000	-8.3%
	AVERAGE PRICE	\$367,000	\$317,167	-13.6%
	AVERAGE DOM	104	55	-47.1%

Hastings

Historic Single-Family Sales



Historic Single-Family Sales Prices

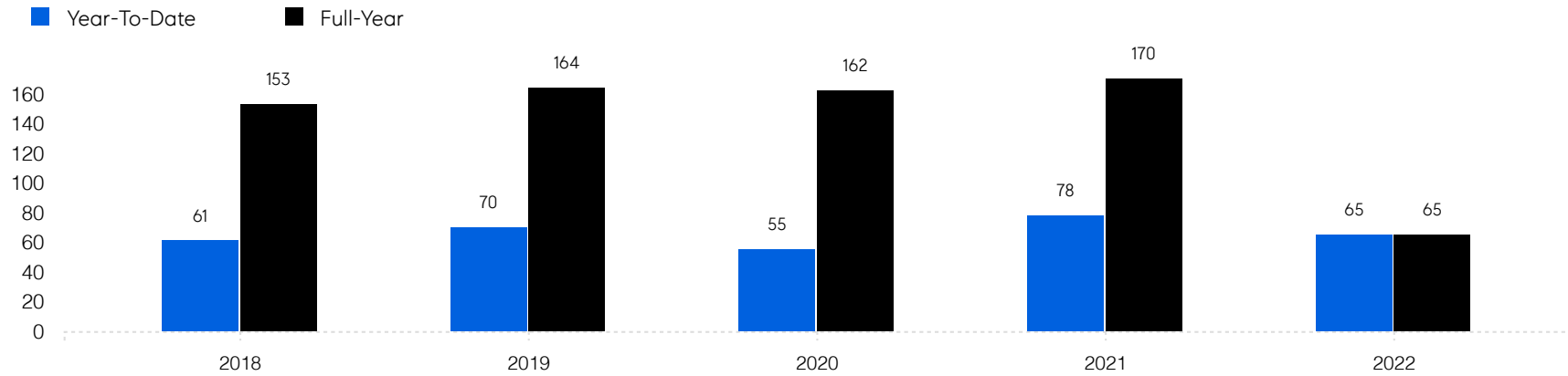


Hendrick Hudson

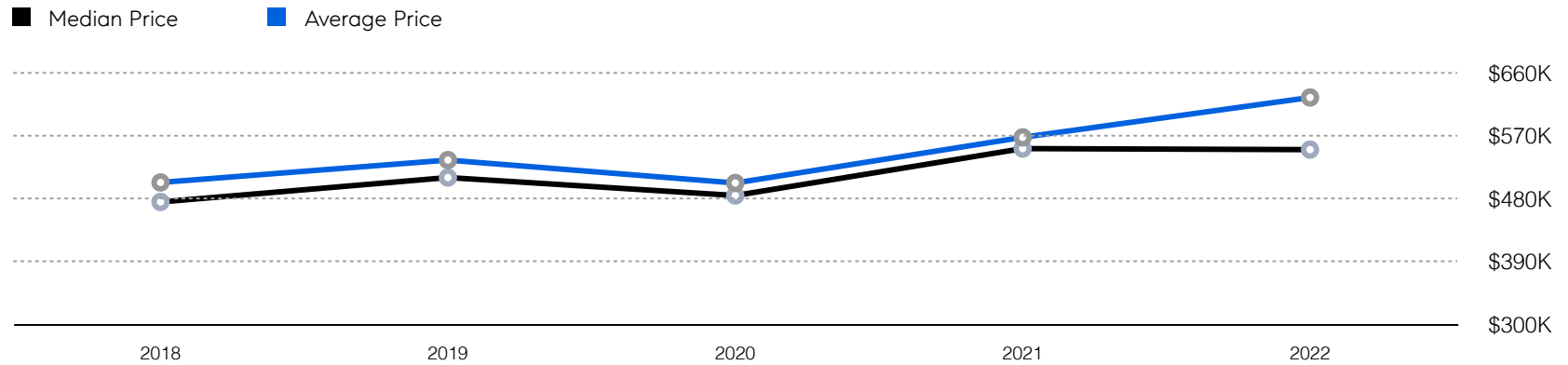
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	78	65	-16.7%
	SALES VOLUME	\$42,660,057	\$40,608,400	-4.8%
	MEDIAN PRICE	\$566,000	\$550,000	-2.8%
	AVERAGE PRICE	\$546,924	\$624,745	14.2%
	AVERAGE DOM	88	45	-48.9%
Condos	# OF SALES	1	4	300.0%
	SALES VOLUME	\$295,000	\$1,466,000	396.9%
	MEDIAN PRICE	\$295,000	\$323,500	9.7%
	AVERAGE PRICE	\$295,000	\$366,500	24.2%
	AVERAGE DOM	35	82	134.3%
Co-ops	# OF SALES	9	11	22.2%
	SALES VOLUME	\$1,248,500	\$1,519,400	21.7%
	MEDIAN PRICE	\$135,000	\$129,900	-3.8%
	AVERAGE PRICE	\$138,722	\$138,127	-0.4%
	AVERAGE DOM	57	47	-17.5%

Hendrick Hudson

Historic Single-Family Sales



Historic Single-Family Sales Prices

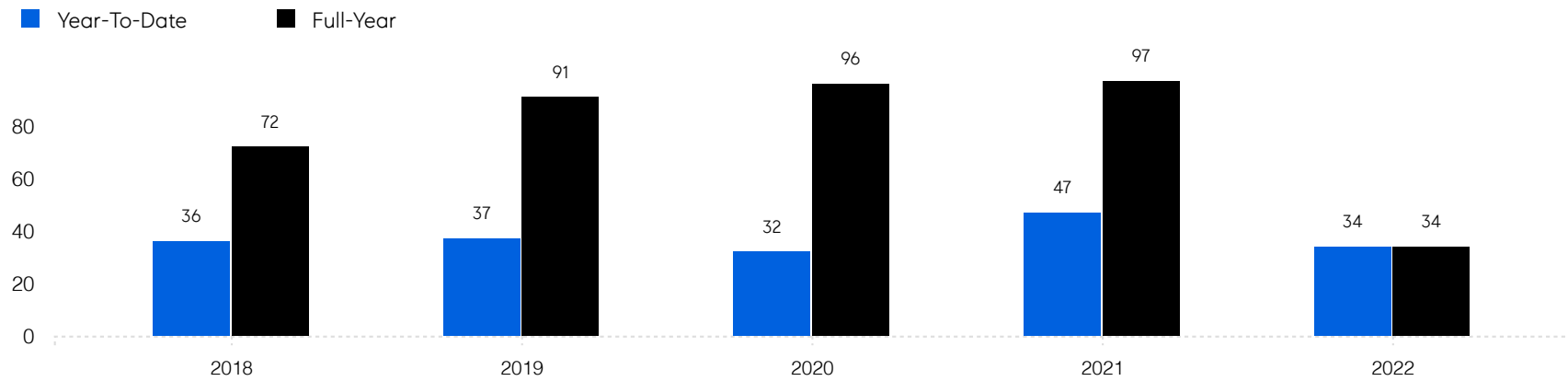


Irvington

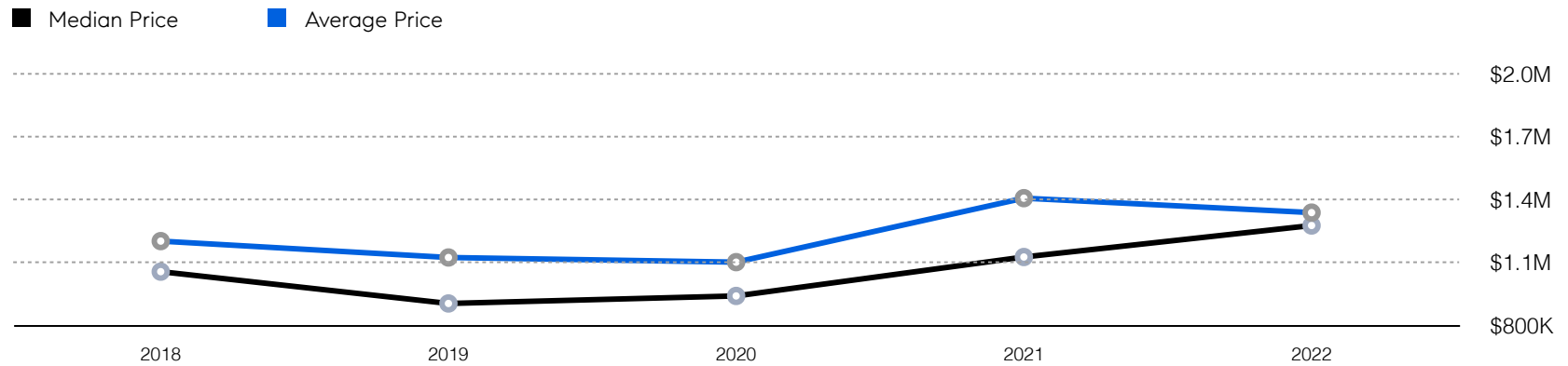
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	47	34	-27.7%
	SALES VOLUME	\$64,351,250	\$45,462,500	-29.4%
	MEDIAN PRICE	\$1,062,500	\$1,275,500	20.0%
	AVERAGE PRICE	\$1,369,176	\$1,337,132	-2.3%
	AVERAGE DOM	108	39	-63.9%
Condos	# OF SALES	6	8	33.3%
	SALES VOLUME	\$4,115,000	\$7,092,000	72.3%
	MEDIAN PRICE	\$672,500	\$794,500	18.1%
	AVERAGE PRICE	\$685,833	\$886,500	29.3%
	AVERAGE DOM	54	27	-50.0%
Co-ops	# OF SALES	15	17	13.3%
	SALES VOLUME	\$3,748,000	\$5,476,400	46.1%
	MEDIAN PRICE	\$242,000	\$255,000	5.4%
	AVERAGE PRICE	\$249,867	\$322,141	28.9%
	AVERAGE DOM	100	60	-40.0%

Irvington

Historic Single-Family Sales



Historic Single-Family Sales Prices

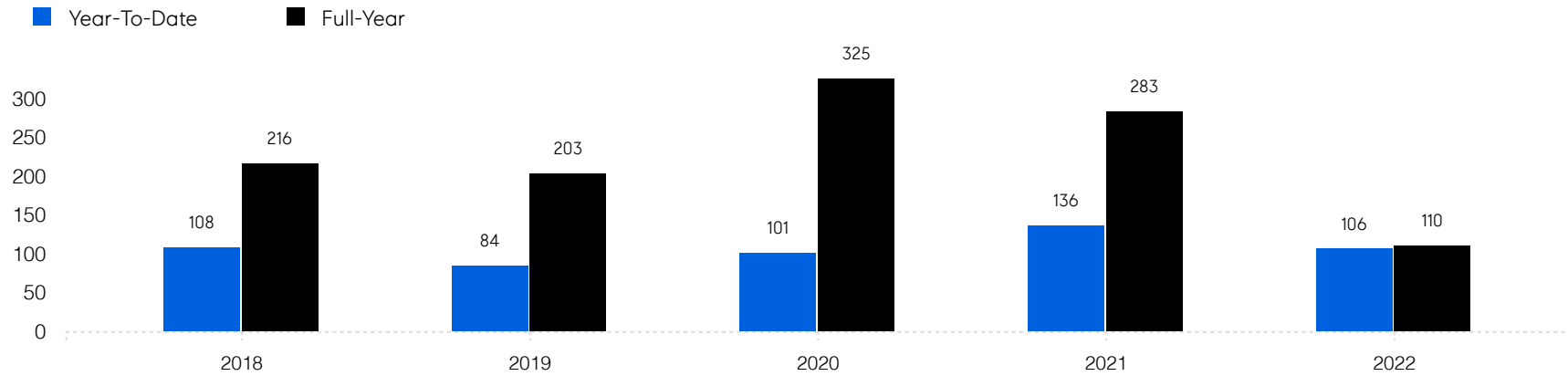


Katonah-Lewisboro

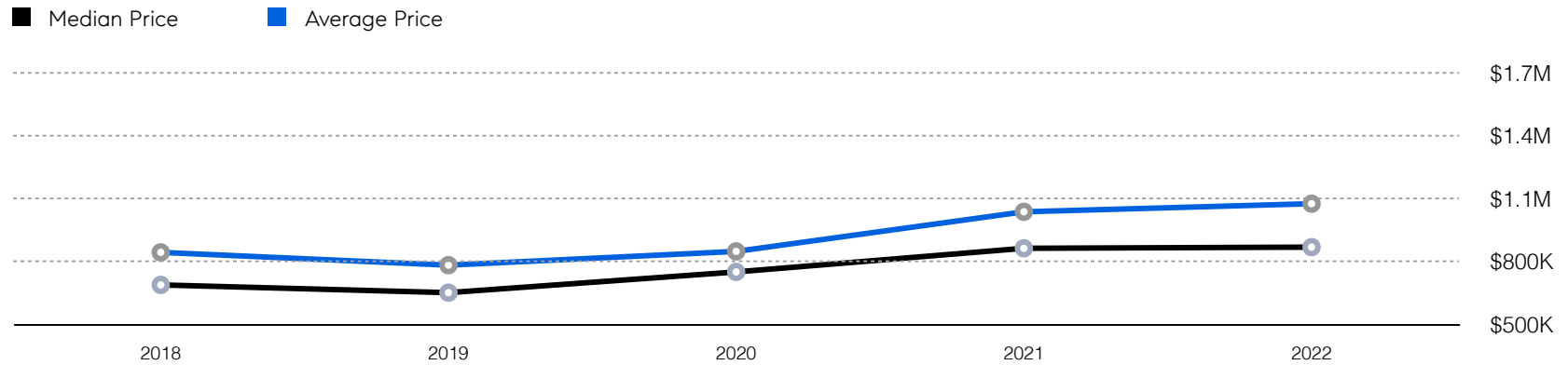
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	136	106	-22.1%
	SALES VOLUME	\$142,072,665	\$113,250,720	-20.3%
	MEDIAN PRICE	\$885,500	\$848,750	-4.2%
	AVERAGE PRICE	\$1,044,652	\$1,068,403	2.3%
	AVERAGE DOM	72	57	-20.8%
Condos	# OF SALES	9	9	0.0%
	SALES VOLUME	\$3,194,500	\$2,835,000	-11.3%
	MEDIAN PRICE	\$373,000	\$306,000	-18.0%
	AVERAGE PRICE	\$354,944	\$315,000	-11.3%
	AVERAGE DOM	62	37	-40.3%
Co-ops	# OF SALES	0	4	0.0%
	SALES VOLUME	-	\$405,000	-
	MEDIAN PRICE	-	\$100,000	-
	AVERAGE PRICE	-	\$101,250	-
	AVERAGE DOM	-	25	-

Katonah-Lewisboro

Historic Single-Family Sales



Historic Single-Family Sales Prices

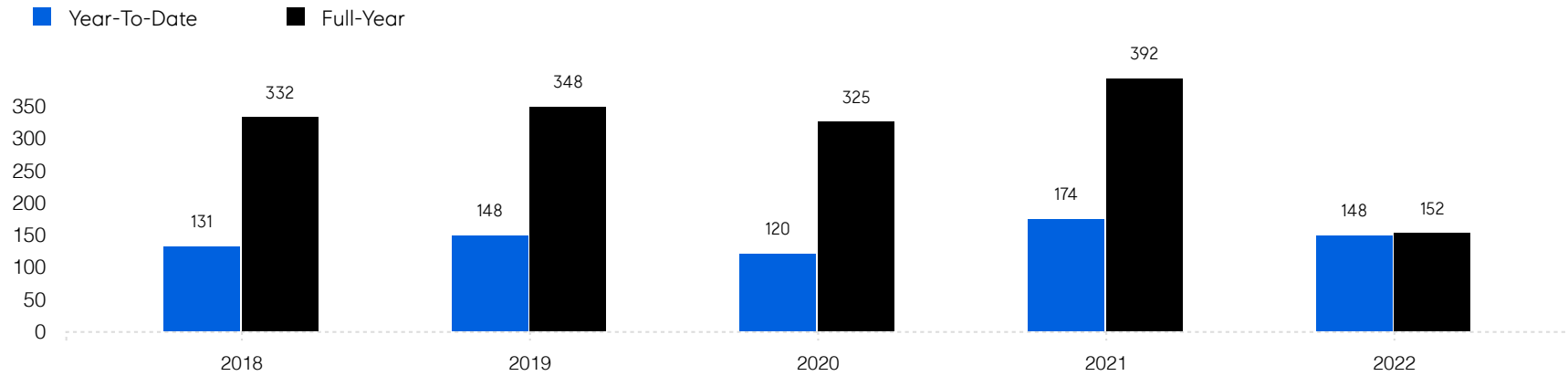


Lakeland

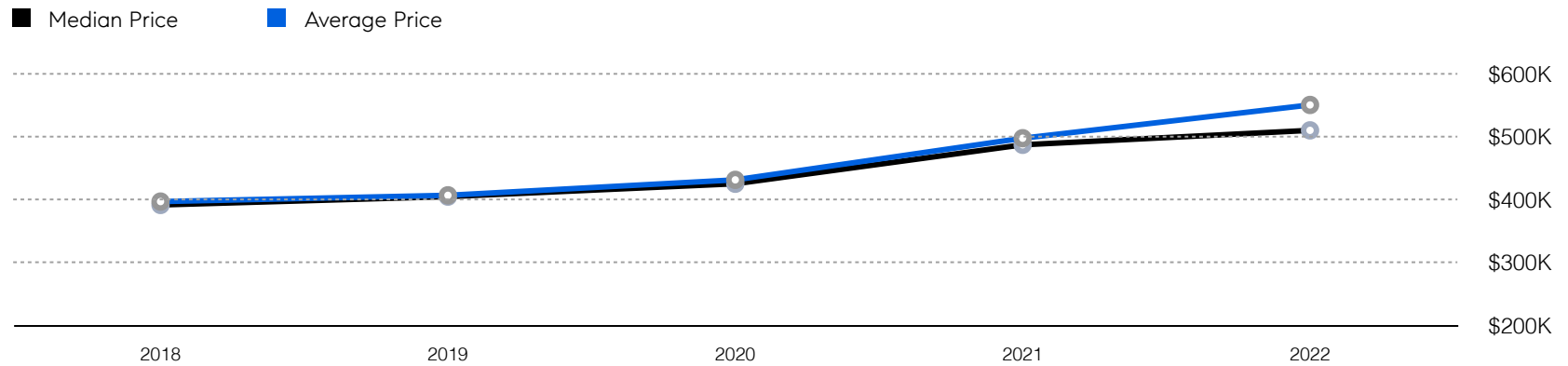
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	174	148	-14.9%
	SALES VOLUME	\$81,354,180	\$81,604,015	0.3%
	MEDIAN PRICE	\$453,000	\$512,500	13.1%
	AVERAGE PRICE	\$467,553	\$551,378	17.9%
	AVERAGE DOM	51	44	-13.7%
Condos	# OF SALES	64	61	-4.7%
	SALES VOLUME	\$20,774,750	\$18,712,257	-9.9%
	MEDIAN PRICE	\$306,250	\$299,000	-2.4%
	AVERAGE PRICE	\$324,605	\$306,758	-5.5%
	AVERAGE DOM	61	52	-14.8%
Co-ops	# OF SALES	3	5	66.7%
	SALES VOLUME	\$402,000	\$809,500	101.4%
	MEDIAN PRICE	\$175,000	\$177,000	1.1%
	AVERAGE PRICE	\$134,000	\$161,900	20.8%
	AVERAGE DOM	88	60	-31.8%

Lakeland

Historic Single-Family Sales



Historic Single-Family Sales Prices

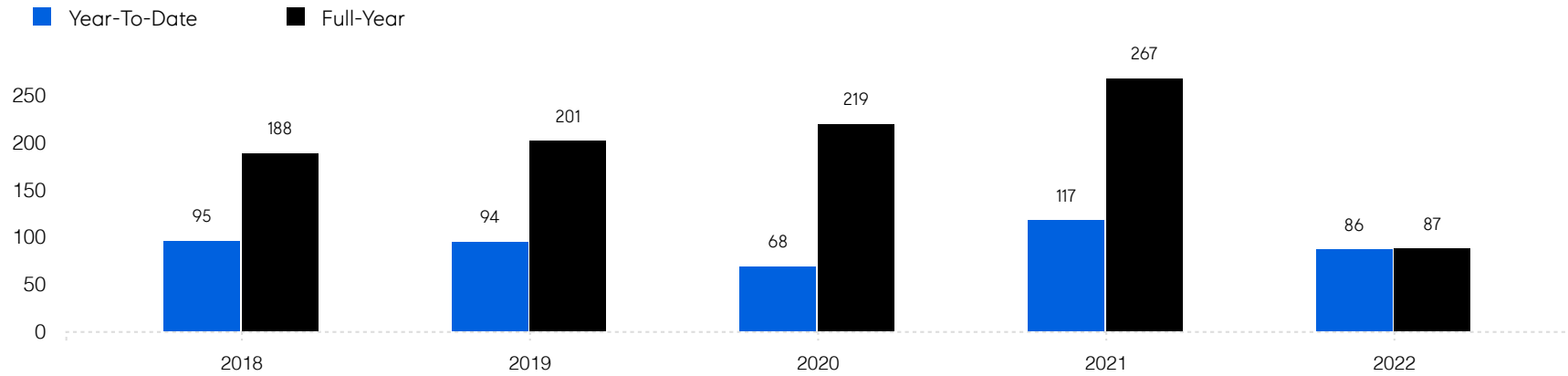


Larchmont P.O.

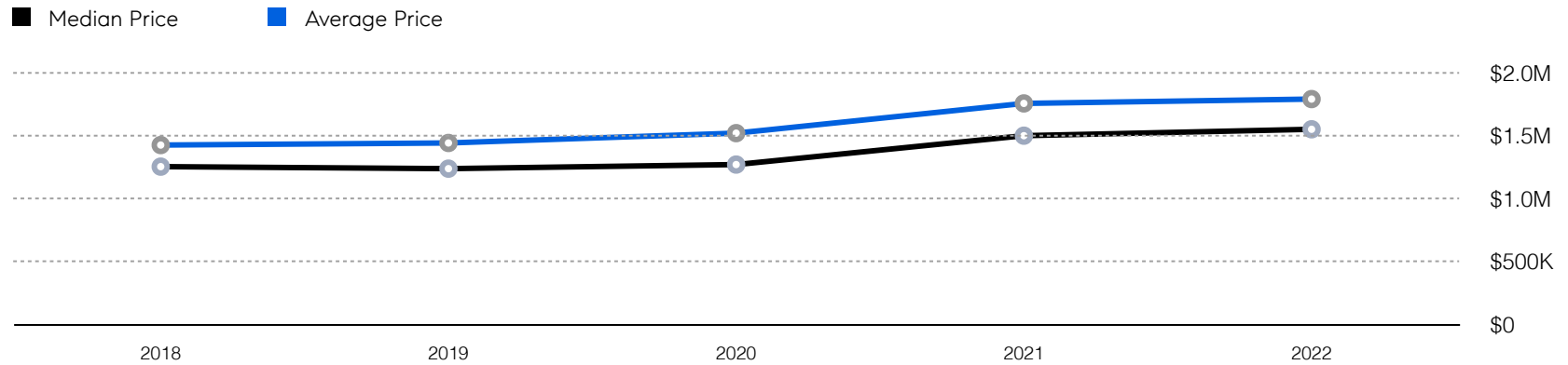
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	117	86	-26.5%
	SALES VOLUME	\$202,225,292	\$154,016,856	-23.8%
	MEDIAN PRICE	\$1,475,000	\$1,543,000	4.6%
	AVERAGE PRICE	\$1,728,421	\$1,790,894	3.6%
	AVERAGE DOM	47	33	-29.8%
Condos	# OF SALES	12	20	66.7%
	SALES VOLUME	\$8,992,250	\$12,115,500	34.7%
	MEDIAN PRICE	\$735,000	\$599,500	-18.4%
	AVERAGE PRICE	\$749,354	\$605,775	-19.2%
	AVERAGE DOM	50	49	-2.0%
Co-ops	# OF SALES	26	36	38.5%
	SALES VOLUME	\$6,620,450	\$11,724,813	77.1%
	MEDIAN PRICE	\$227,500	\$235,000	3.3%
	AVERAGE PRICE	\$254,633	\$325,689	27.9%
	AVERAGE DOM	62	98	58.1%

Larchmont P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

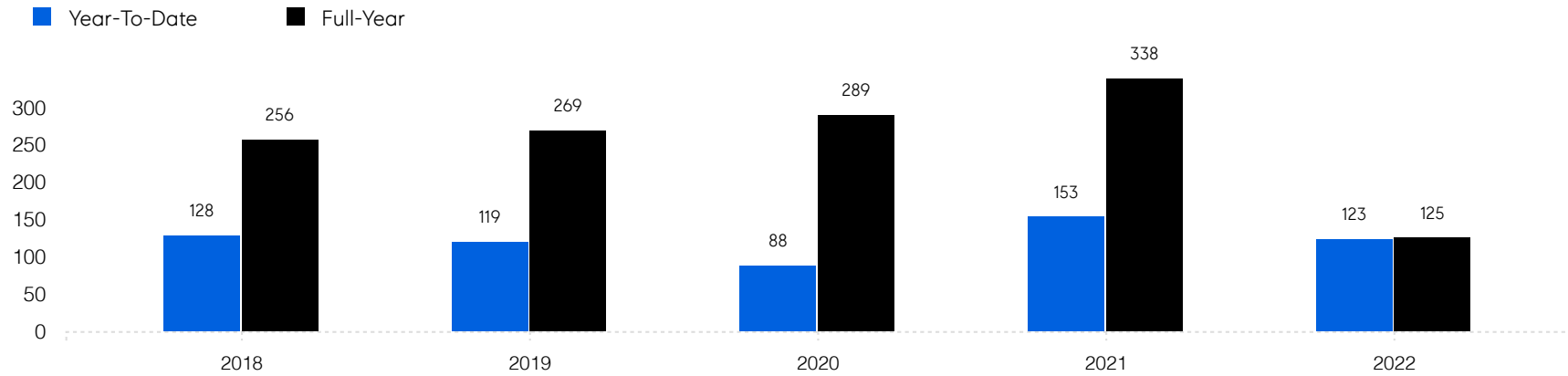


Mamaroneck

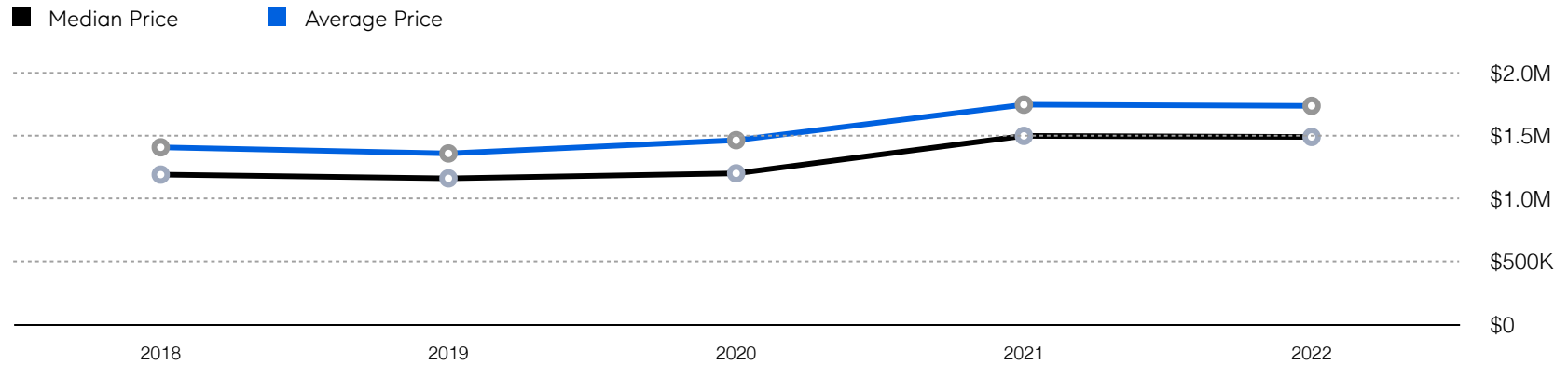
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	153	123	-19.6%
	SALES VOLUME	\$251,371,172	\$212,057,944	-15.6%
	MEDIAN PRICE	\$1,375,000	\$1,487,500	8.2%
	AVERAGE PRICE	\$1,642,949	\$1,724,048	4.9%
	AVERAGE DOM	45	35	-22.2%
Condos	# OF SALES	30	45	50.0%
	SALES VOLUME	\$19,980,400	\$25,854,526	29.4%
	MEDIAN PRICE	\$666,250	\$538,200	-19.2%
	AVERAGE PRICE	\$666,013	\$574,545	-13.7%
	AVERAGE DOM	50	58	16.0%
Co-ops	# OF SALES	41	53	29.3%
	SALES VOLUME	\$10,577,240	\$15,620,813	47.7%
	MEDIAN PRICE	\$250,000	\$228,000	-8.8%
	AVERAGE PRICE	\$257,981	\$294,732	14.2%
	AVERAGE DOM	68	88	29.4%

Mamaroneck

Historic Single-Family Sales



Historic Single-Family Sales Prices

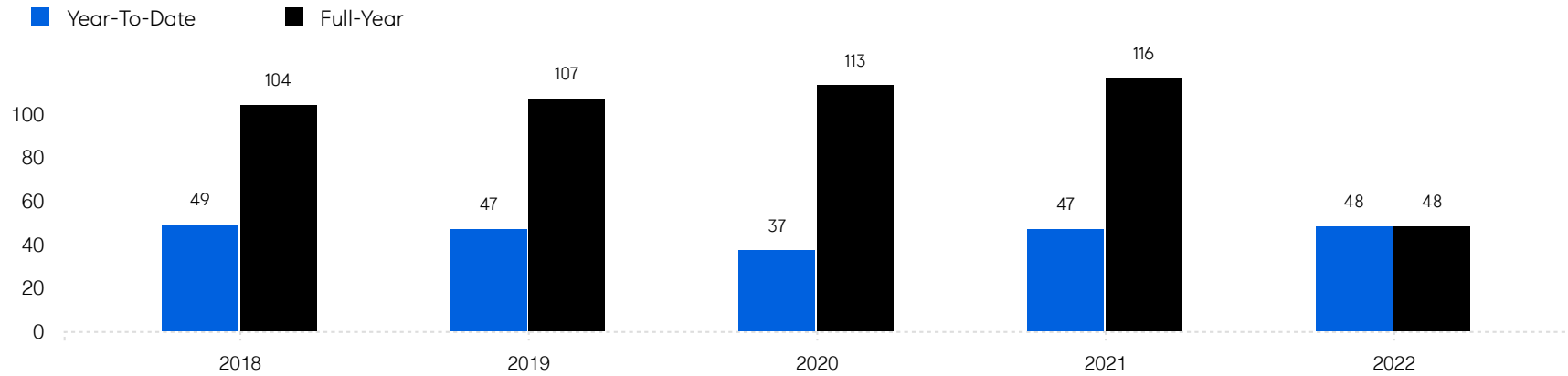


Mount Pleasant

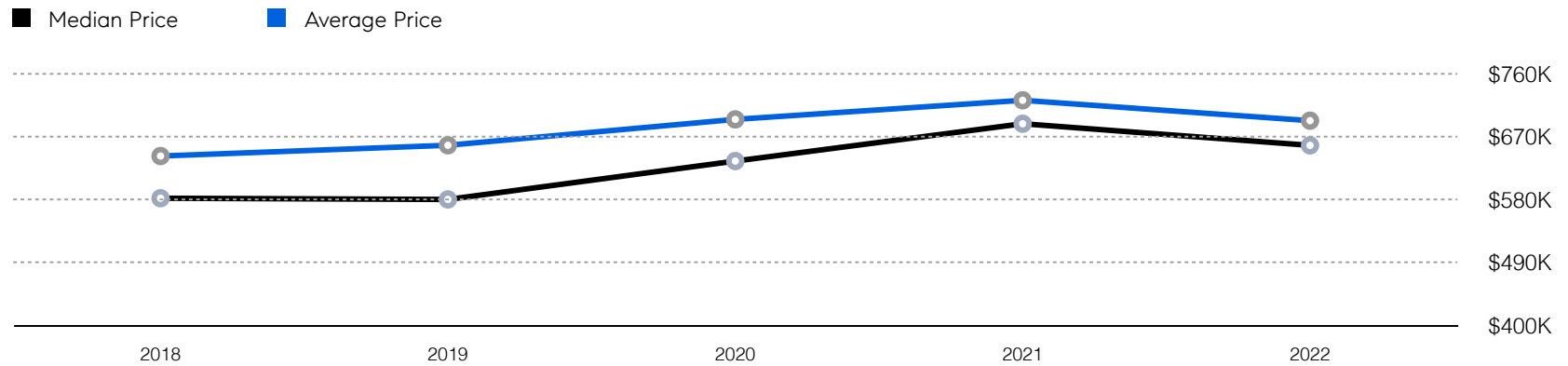
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	47	48	2.1%
	SALES VOLUME	\$34,230,400	\$33,258,898	-2.8%
	MEDIAN PRICE	\$695,000	\$657,500	-5.4%
	AVERAGE PRICE	\$728,306	\$692,894	-4.9%
	AVERAGE DOM	60	46	-23.3%
Condos	# OF SALES	5	0	0.0%
	SALES VOLUME	\$2,033,000	-	-
	MEDIAN PRICE	\$385,000	-	-
	AVERAGE PRICE	\$406,600	-	-
	AVERAGE DOM	49	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Mount Pleasant

Historic Single-Family Sales



Historic Single-Family Sales Prices

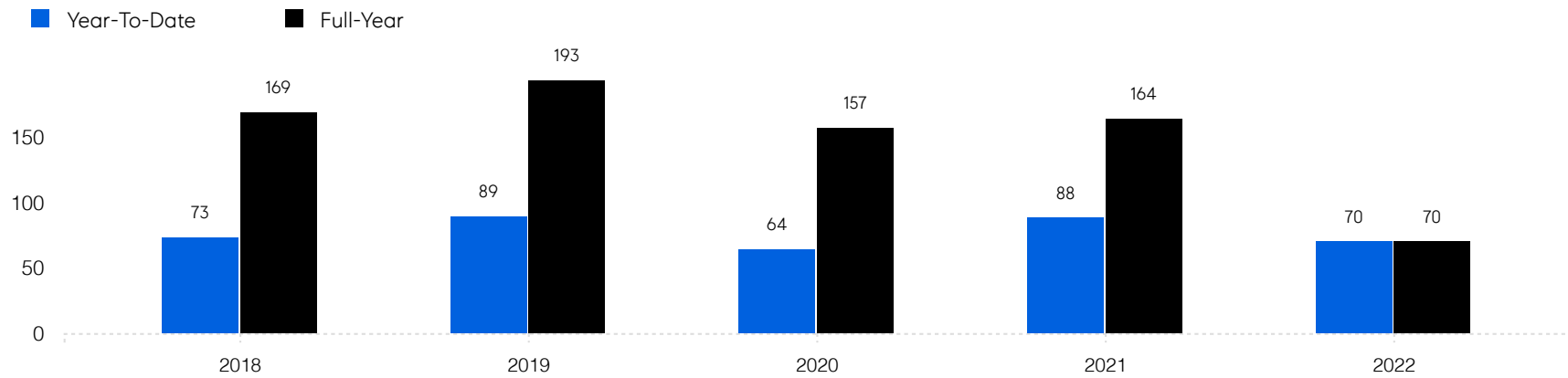


Mount Vernon

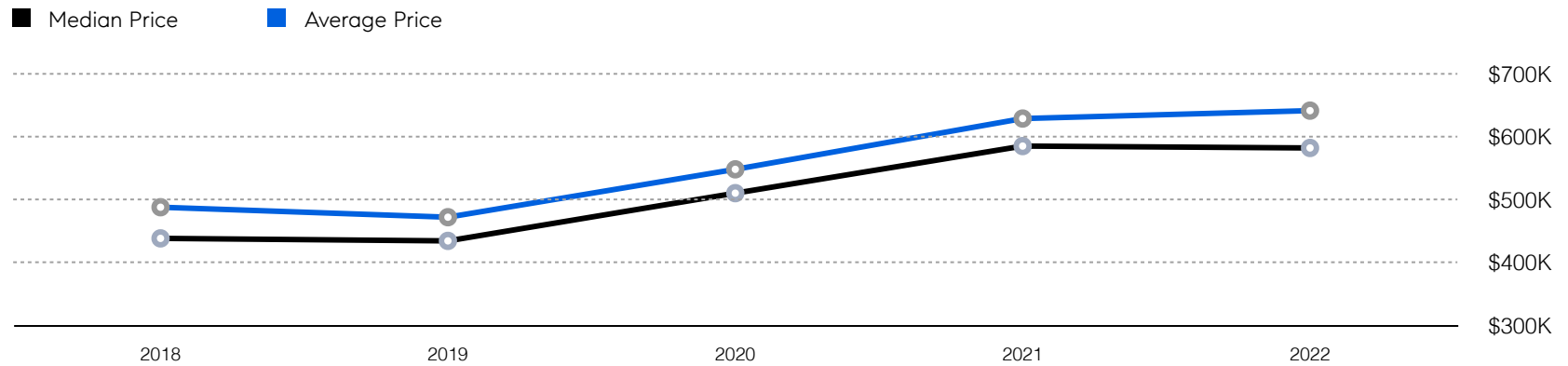
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	88	70	-20.5%
	SALES VOLUME	\$53,790,786	\$44,898,400	-16.5%
	MEDIAN PRICE	\$582,140	\$582,000	0.0%
	AVERAGE PRICE	\$611,259	\$641,406	4.9%
	AVERAGE DOM	61	57	-6.6%
Condos	# OF SALES	9	4	-55.6%
	SALES VOLUME	\$3,092,500	\$1,305,999	-57.8%
	MEDIAN PRICE	\$355,000	\$320,500	-9.7%
	AVERAGE PRICE	\$343,611	\$326,500	-5.0%
	AVERAGE DOM	82	35	-57.3%
Co-ops	# OF SALES	69	68	-1.4%
	SALES VOLUME	\$10,722,550	\$11,559,699	7.8%
	MEDIAN PRICE	\$137,450	\$155,000	12.8%
	AVERAGE PRICE	\$155,399	\$169,996	9.4%
	AVERAGE DOM	72	81	12.5%

Mount Vernon

Historic Single-Family Sales



Historic Single-Family Sales Prices

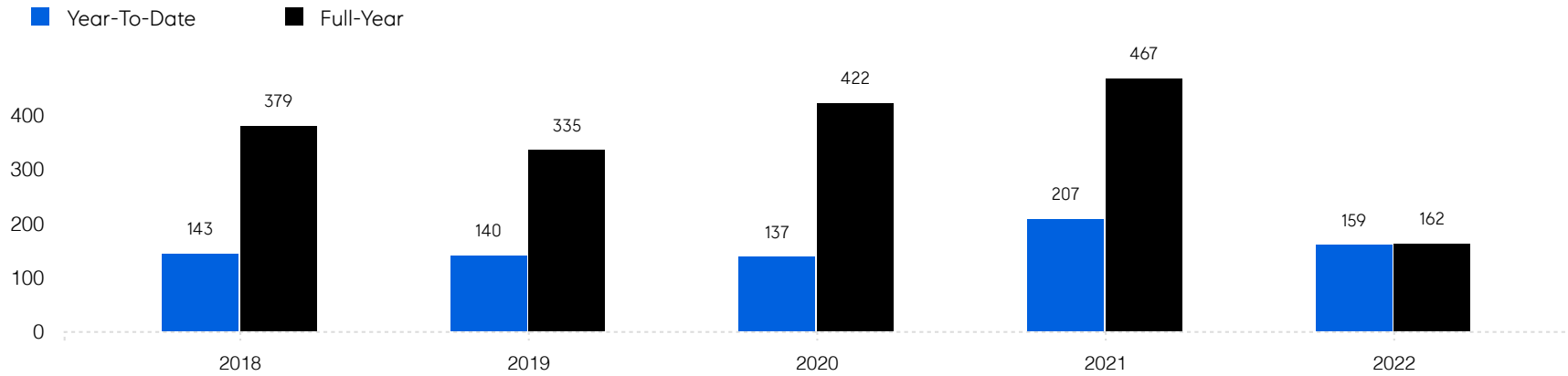


New Rochelle

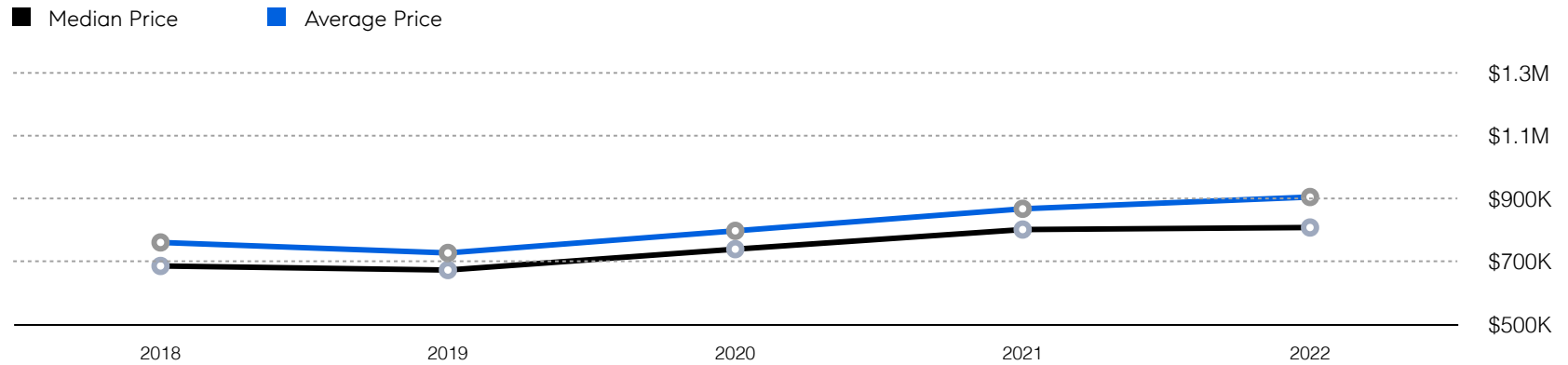
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	207	159	-23.2%
	SALES VOLUME	\$171,583,882	\$144,061,995	-16.0%
	MEDIAN PRICE	\$754,000	\$810,000	7.4%
	AVERAGE PRICE	\$828,908	\$906,050	9.3%
	AVERAGE DOM	52	38	-26.9%
Condos	# OF SALES	36	27	-25.0%
	SALES VOLUME	\$20,539,000	\$14,709,010	-28.4%
	MEDIAN PRICE	\$488,500	\$585,000	19.8%
	AVERAGE PRICE	\$570,528	\$544,778	-4.5%
	AVERAGE DOM	76	77	1.3%
Co-ops	# OF SALES	94	78	-17.0%
	SALES VOLUME	\$18,998,500	\$16,356,599	-13.9%
	MEDIAN PRICE	\$180,000	\$182,000	1.1%
	AVERAGE PRICE	\$202,112	\$209,700	3.8%
	AVERAGE DOM	72	69	-4.2%

New Rochelle

Historic Single-Family Sales



Historic Single-Family Sales Prices

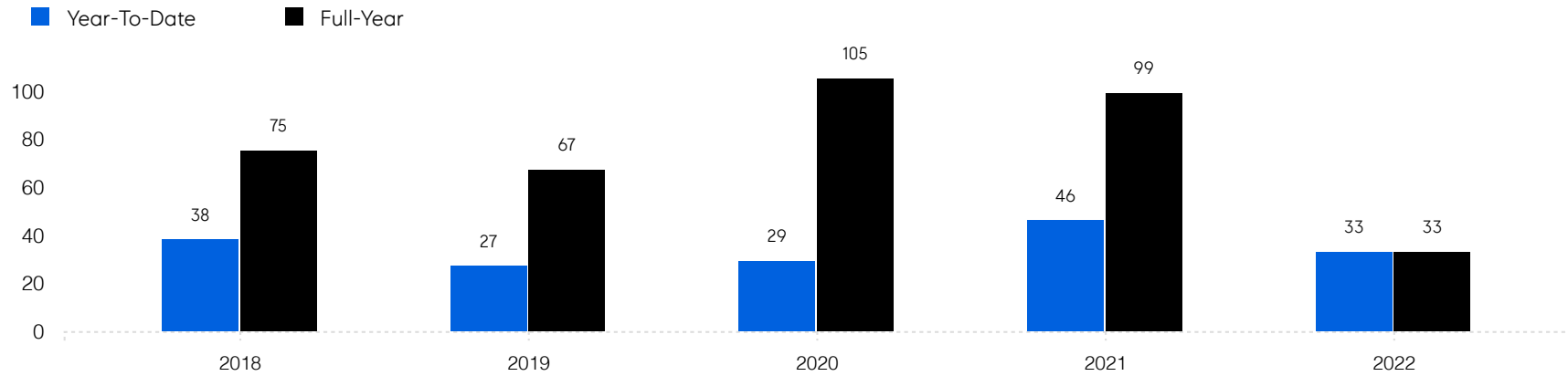


North Salem

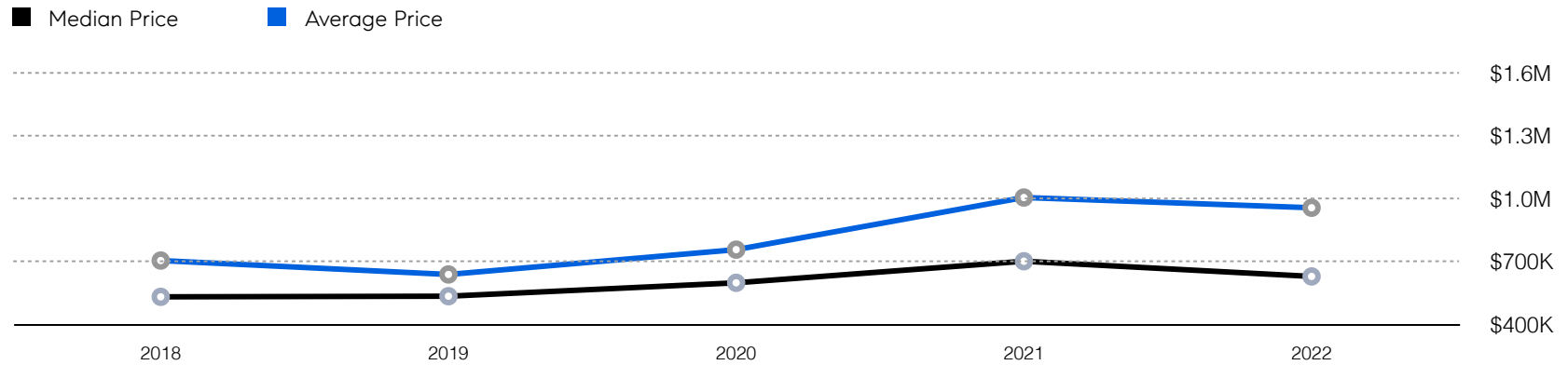
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	46	33	-28.3%
	SALES VOLUME	\$49,125,950	\$31,535,800	-35.8%
	MEDIAN PRICE	\$725,000	\$627,500	-13.4%
	AVERAGE PRICE	\$1,067,955	\$955,630	-10.5%
	AVERAGE DOM	93	72	-22.6%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

North Salem

Historic Single-Family Sales



Historic Single-Family Sales Prices

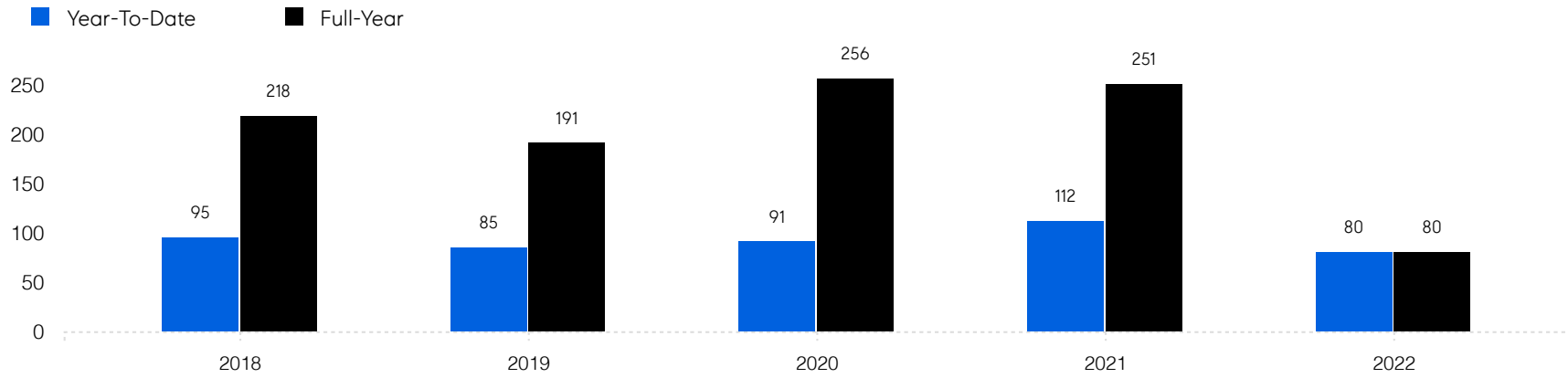


Ossining

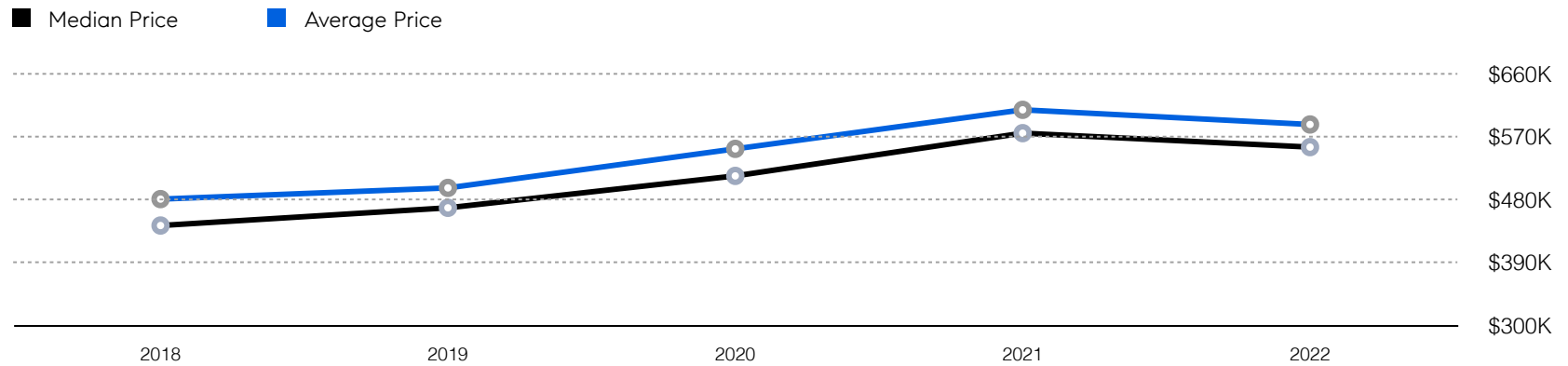
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	112	80	-28.6%
	SALES VOLUME	\$67,324,244	\$46,995,122	-30.2%
	MEDIAN PRICE	\$557,500	\$555,000	-0.4%
	AVERAGE PRICE	\$601,109	\$587,439	-2.3%
	AVERAGE DOM	72	48	-33.3%
Condos	# OF SALES	39	36	-7.7%
	SALES VOLUME	\$16,112,444	\$16,270,860	1.0%
	MEDIAN PRICE	\$380,000	\$427,500	12.5%
	AVERAGE PRICE	\$413,140	\$451,968	9.4%
	AVERAGE DOM	67	33	-50.7%
Co-ops	# OF SALES	35	22	-37.1%
	SALES VOLUME	\$5,688,200	\$3,831,122	-32.6%
	MEDIAN PRICE	\$130,000	\$162,500	25.0%
	AVERAGE PRICE	\$162,520	\$174,142	7.2%
	AVERAGE DOM	67	74	10.4%

Ossining

Historic Single-Family Sales



Historic Single-Family Sales Prices

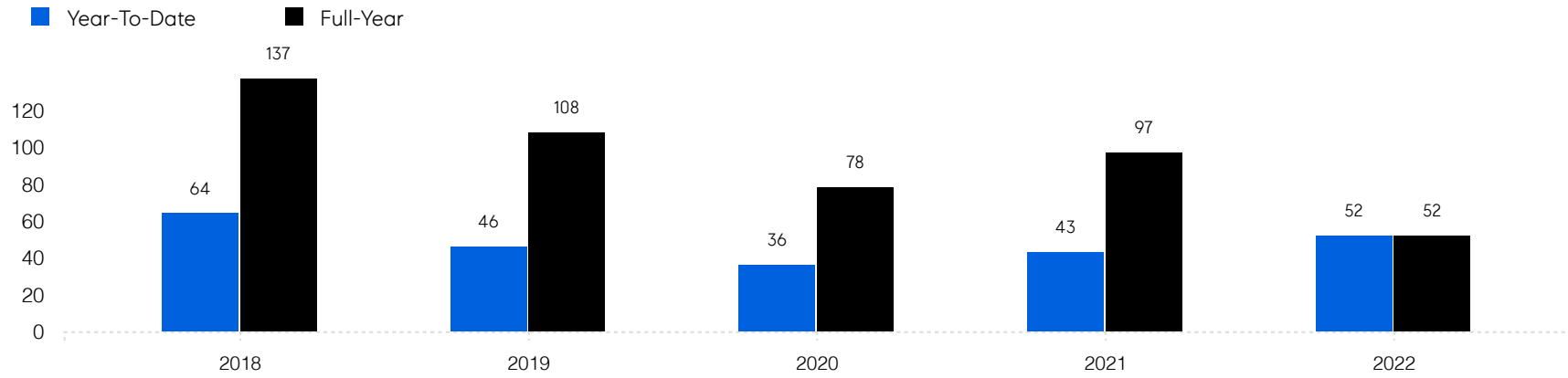


Peekskill

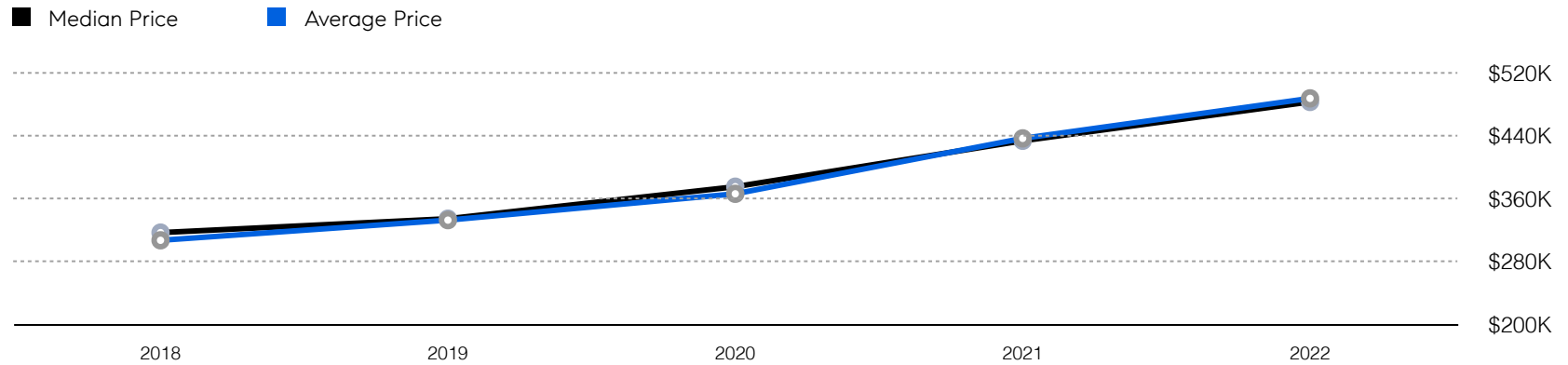
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	43	52	20.9%
	SALES VOLUME	\$17,165,000	\$25,353,050	47.7%
	MEDIAN PRICE	\$395,000	\$483,000	22.3%
	AVERAGE PRICE	\$399,186	\$487,559	22.1%
	AVERAGE DOM	37	37	0.0%
Condos	# OF SALES	59	54	-8.5%
	SALES VOLUME	\$18,136,500	\$19,601,450	8.1%
	MEDIAN PRICE	\$305,000	\$372,500	22.1%
	AVERAGE PRICE	\$307,398	\$362,990	18.1%
	AVERAGE DOM	48	53	10.4%
Co-ops	# OF SALES	28	17	-39.3%
	SALES VOLUME	\$3,097,650	\$1,864,300	-39.8%
	MEDIAN PRICE	\$112,500	\$101,500	-9.8%
	AVERAGE PRICE	\$110,630	\$109,665	-0.9%
	AVERAGE DOM	55	81	47.3%

Peekskill

Historic Single-Family Sales



Historic Single-Family Sales Prices

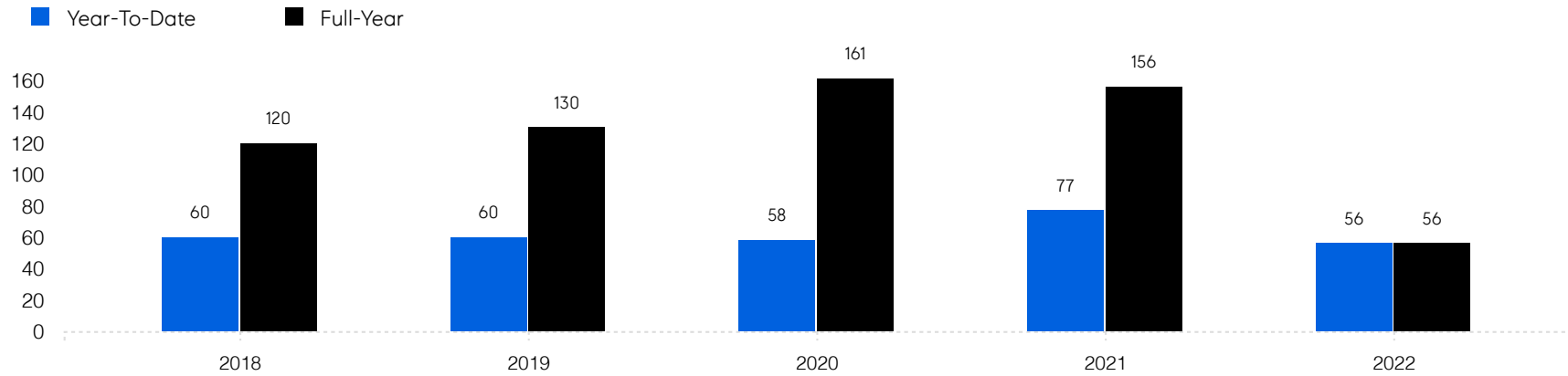


Pelham

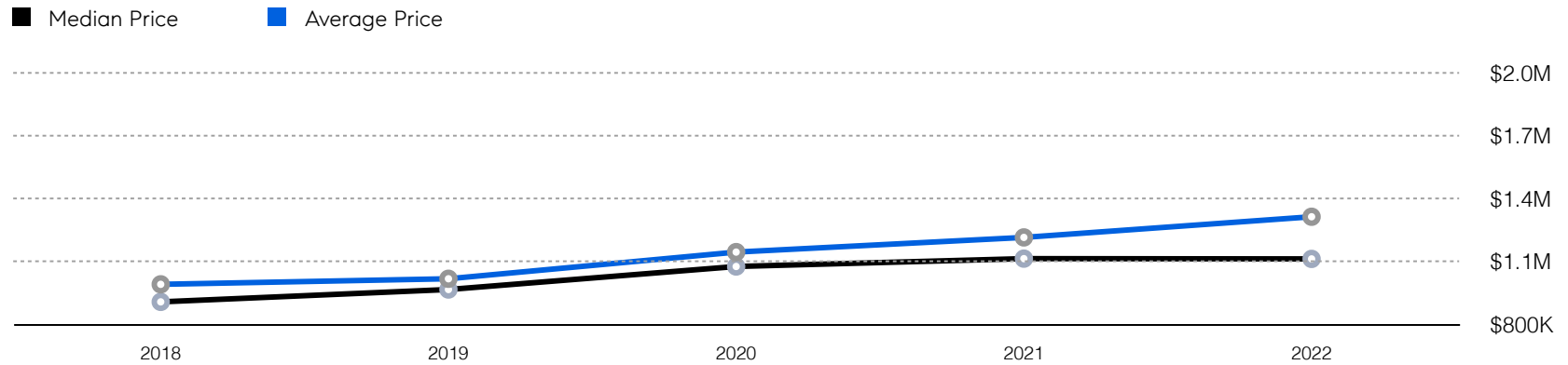
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	77	56	-27.3%
	SALES VOLUME	\$90,909,666	\$73,507,341	-19.1%
	MEDIAN PRICE	\$1,090,000	\$1,111,250	1.9%
	AVERAGE PRICE	\$1,180,645	\$1,312,631	11.2%
	AVERAGE DOM	58	35	-39.7%
Condos	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$4,600,500	\$1,310,000	-71.5%
	MEDIAN PRICE	\$582,500	\$655,000	12.4%
	AVERAGE PRICE	\$575,063	\$655,000	13.9%
	AVERAGE DOM	72	28	-61.1%
Co-ops	# OF SALES	8	11	37.5%
	SALES VOLUME	\$1,811,000	\$2,496,500	37.9%
	MEDIAN PRICE	\$196,000	\$230,000	17.3%
	AVERAGE PRICE	\$226,375	\$226,955	0.3%
	AVERAGE DOM	71	93	31.0%

Pelham

Historic Single-Family Sales



Historic Single-Family Sales Prices

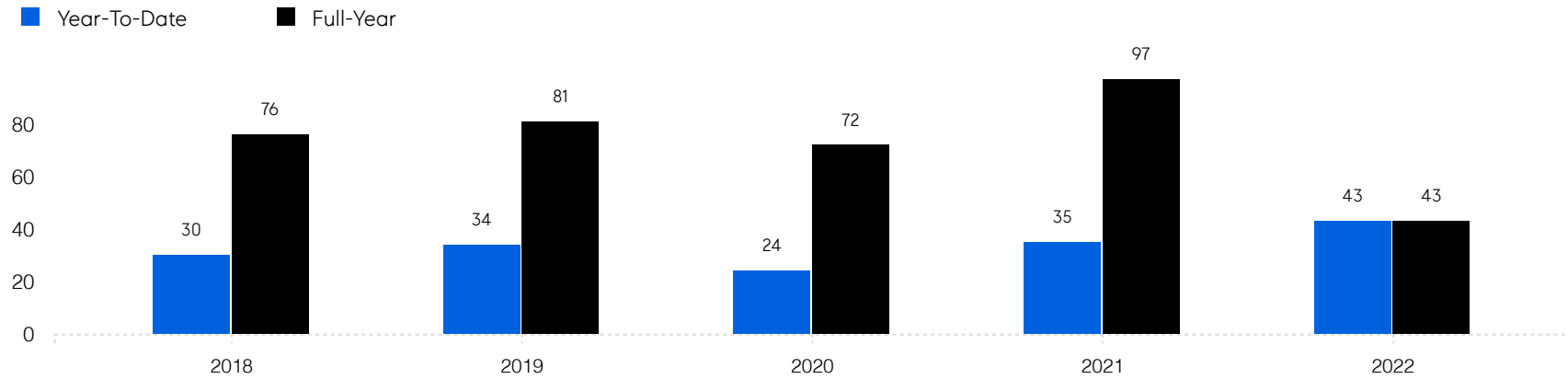


Pleasantville

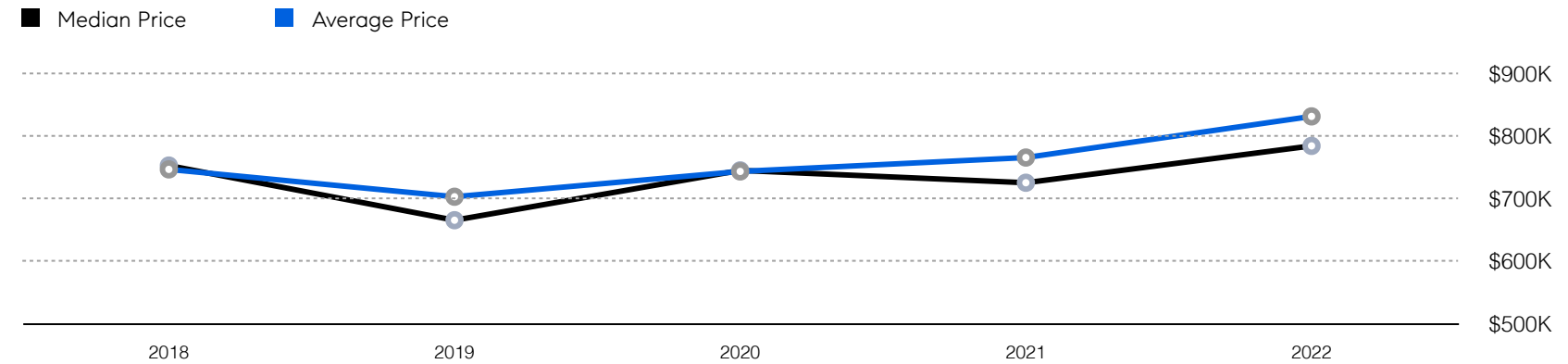
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	35	43	22.9%
	SALES VOLUME	\$25,663,766	\$35,743,141	39.3%
	MEDIAN PRICE	\$685,000	\$784,000	14.5%
	AVERAGE PRICE	\$733,250	\$831,236	13.4%
	AVERAGE DOM	51	42	-17.6%
Condos	# OF SALES	12	9	-25.0%
	SALES VOLUME	\$4,512,500	\$3,742,900	-17.1%
	MEDIAN PRICE	\$387,500	\$420,000	8.4%
	AVERAGE PRICE	\$376,042	\$415,878	10.6%
	AVERAGE DOM	64	25	-60.9%
Co-ops	# OF SALES	4	7	75.0%
	SALES VOLUME	\$814,000	\$1,177,500	44.7%
	MEDIAN PRICE	\$203,500	\$170,000	-16.5%
	AVERAGE PRICE	\$203,500	\$168,214	-17.3%
	AVERAGE DOM	117	91	-22.2%

Pleasantville

Historic Single-Family Sales



Historic Single-Family Sales Prices

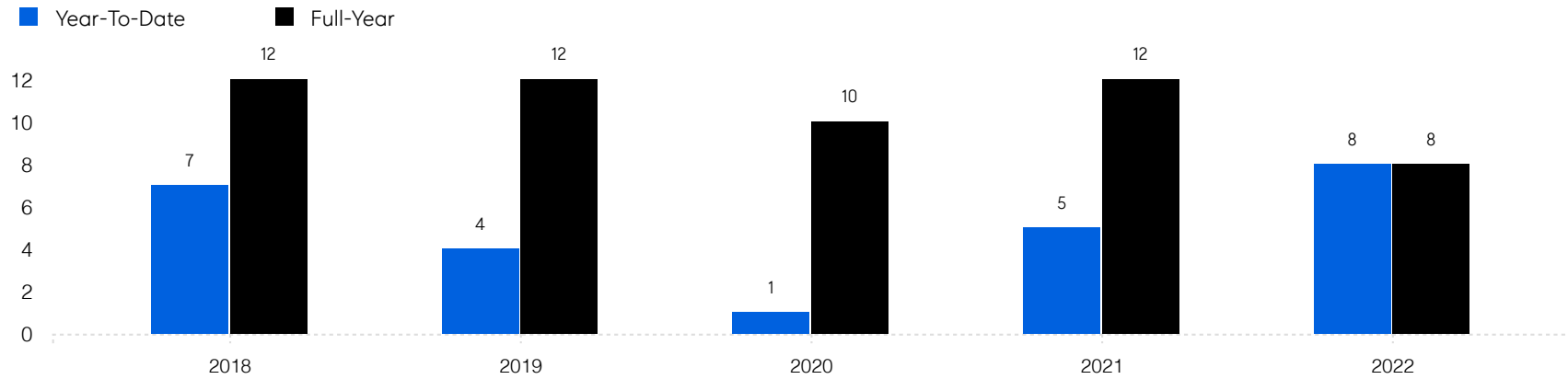


Pocantico Hills

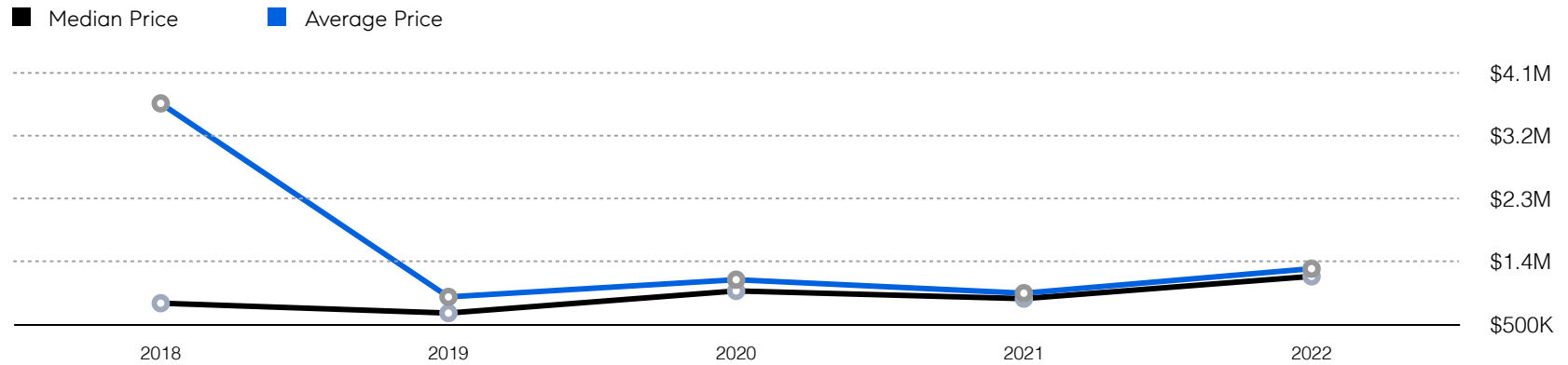
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	5	8	60.0%
	SALES VOLUME	\$4,942,388	\$10,349,588	109.4%
	MEDIAN PRICE	\$880,000	\$1,183,750	34.5%
	AVERAGE PRICE	\$988,478	\$1,293,699	30.9%
	AVERAGE DOM	21	34	61.9%
Condos	# OF SALES	2	2	0.0%
	SALES VOLUME	\$627,000	\$788,000	25.7%
	MEDIAN PRICE	\$313,500	\$394,000	25.7%
	AVERAGE PRICE	\$313,500	\$394,000	25.7%
	AVERAGE DOM	64	61	-4.7%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Pocantico Hills

Historic Single-Family Sales



Historic Single-Family Sales Prices

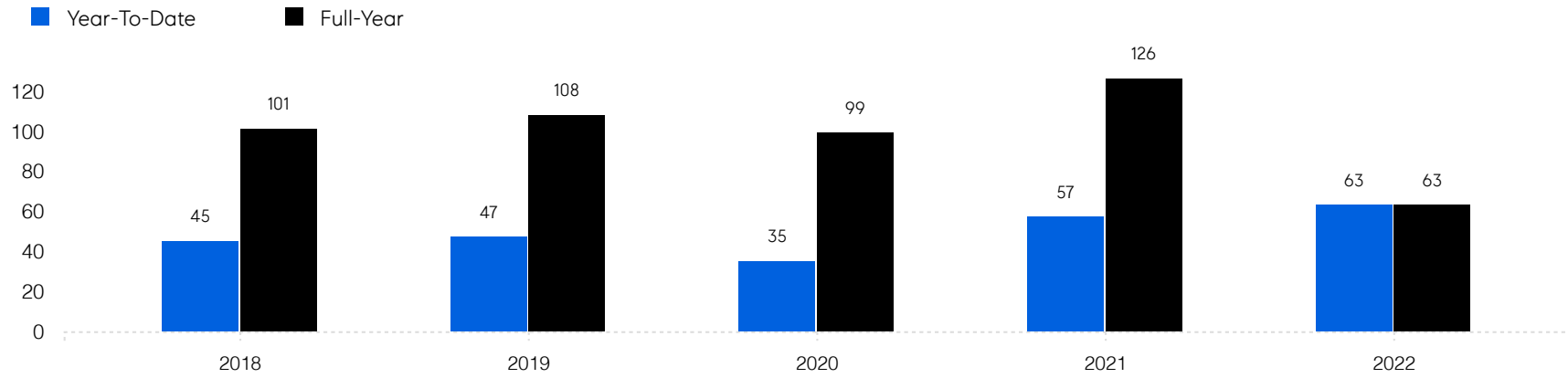


Port Chester

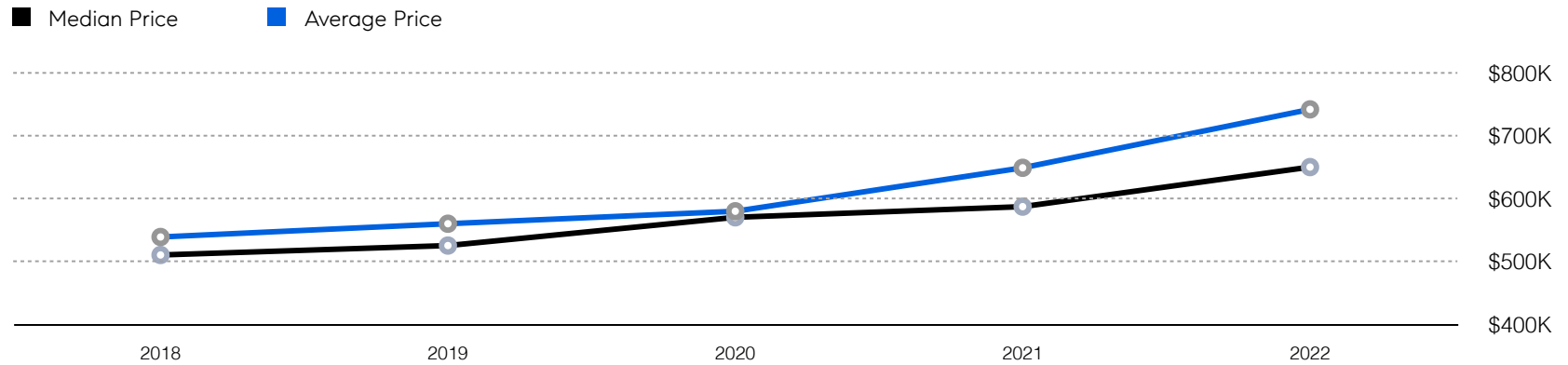
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	57	63	10.5%
	SALES VOLUME	\$33,101,303	\$46,738,900	41.2%
	MEDIAN PRICE	\$559,000	\$650,000	16.3%
	AVERAGE PRICE	\$580,725	\$741,887	27.8%
	AVERAGE DOM	63	42	-33.3%
Condos	# OF SALES	22	29	31.8%
	SALES VOLUME	\$7,461,000	\$10,602,624	42.1%
	MEDIAN PRICE	\$315,000	\$342,000	8.6%
	AVERAGE PRICE	\$339,136	\$365,608	7.8%
	AVERAGE DOM	95	46	-51.6%
Co-ops	# OF SALES	13	27	107.7%
	SALES VOLUME	\$1,864,800	\$3,425,288	83.7%
	MEDIAN PRICE	\$150,000	\$107,000	-28.7%
	AVERAGE PRICE	\$143,446	\$126,863	-11.6%
	AVERAGE DOM	61	105	72.1%

Port Chester

Historic Single-Family Sales



Historic Single-Family Sales Prices

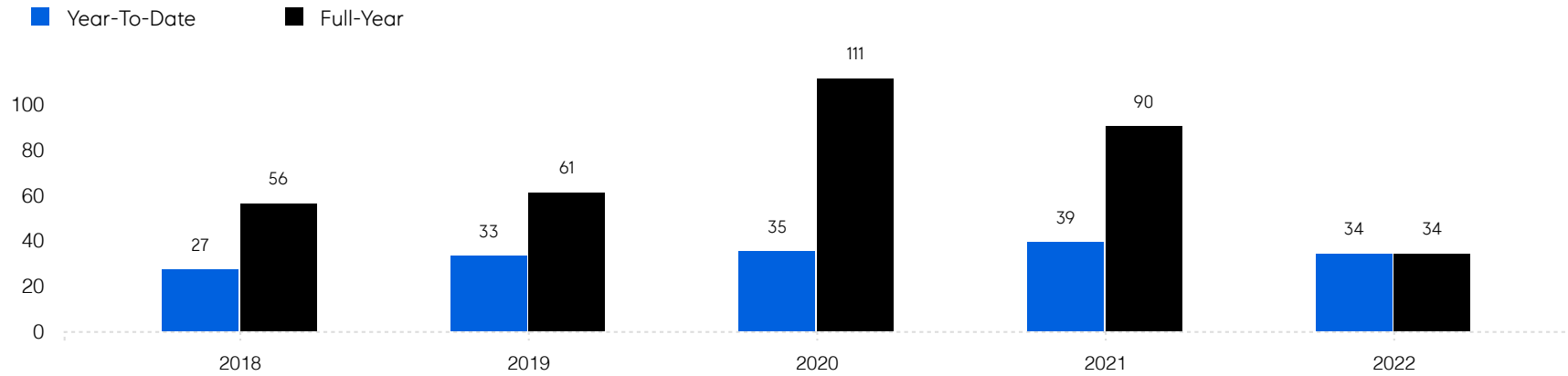


Pound Ridge P.O.

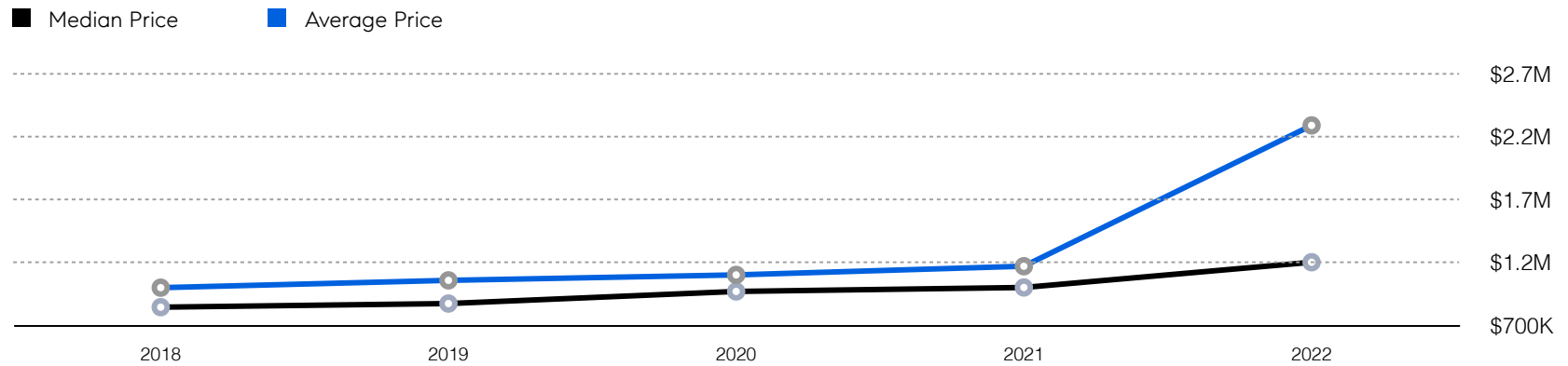
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	39	34	-12.8%
	SALES VOLUME	\$39,684,288	\$77,840,999	96.2%
	MEDIAN PRICE	\$910,000	\$1,200,000	31.9%
	AVERAGE PRICE	\$1,017,546	\$2,289,441	125.0%
	AVERAGE DOM	47	68	44.7%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Pound Ridge P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

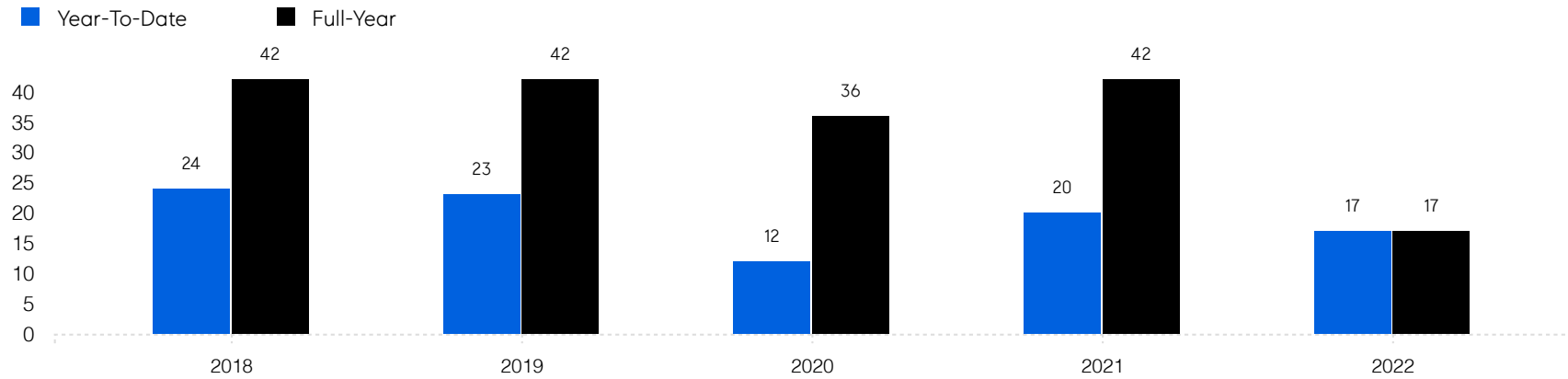


Purchase P.O.

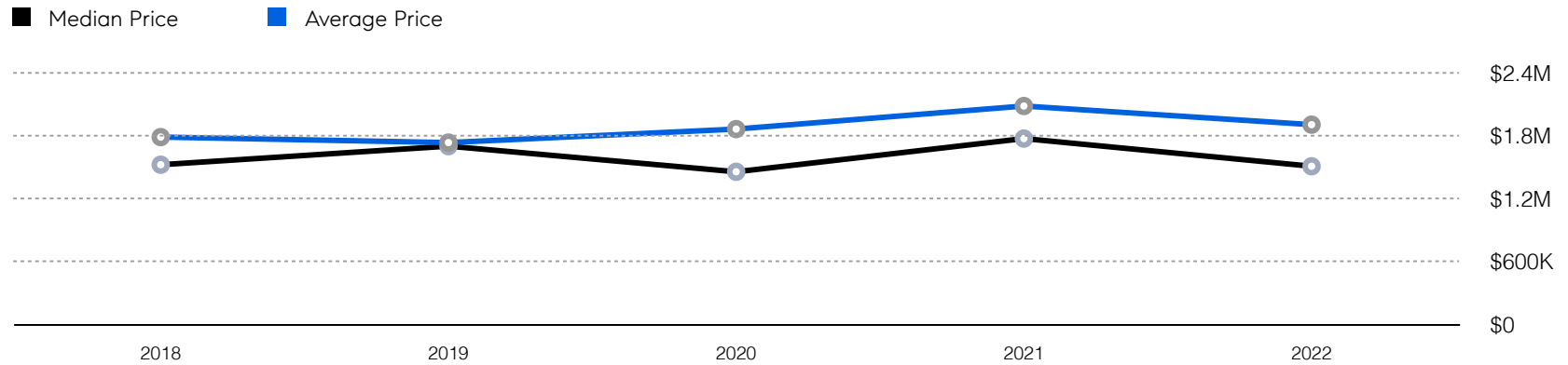
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	20	17	-15.0%
	SALES VOLUME	\$48,611,000	\$32,391,900	-33.4%
	MEDIAN PRICE	\$2,177,500	\$1,508,000	-30.7%
	AVERAGE PRICE	\$2,430,550	\$1,905,406	-21.6%
	AVERAGE DOM	107	85	-20.6%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Purchase P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

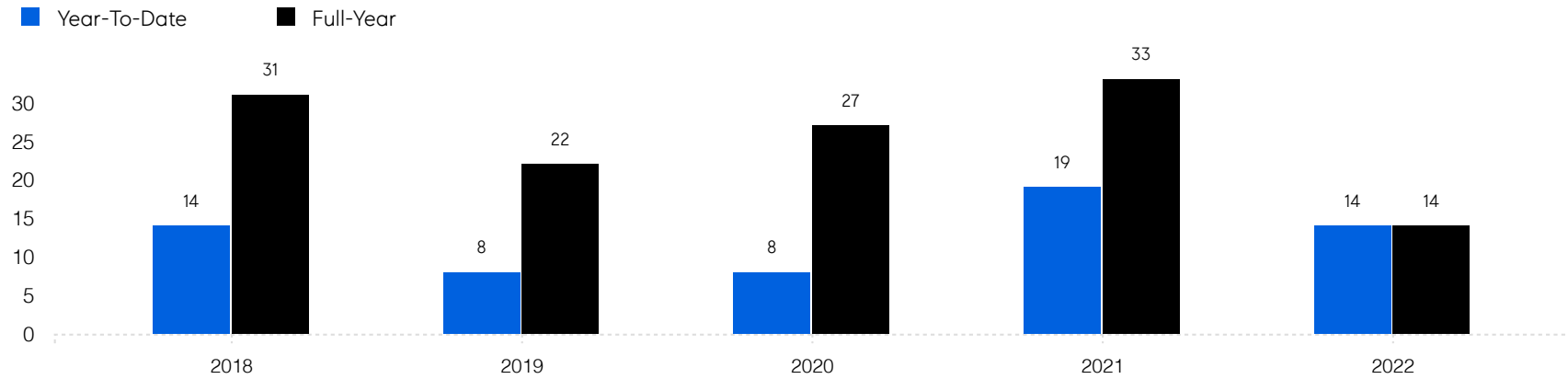


Rye P.O.

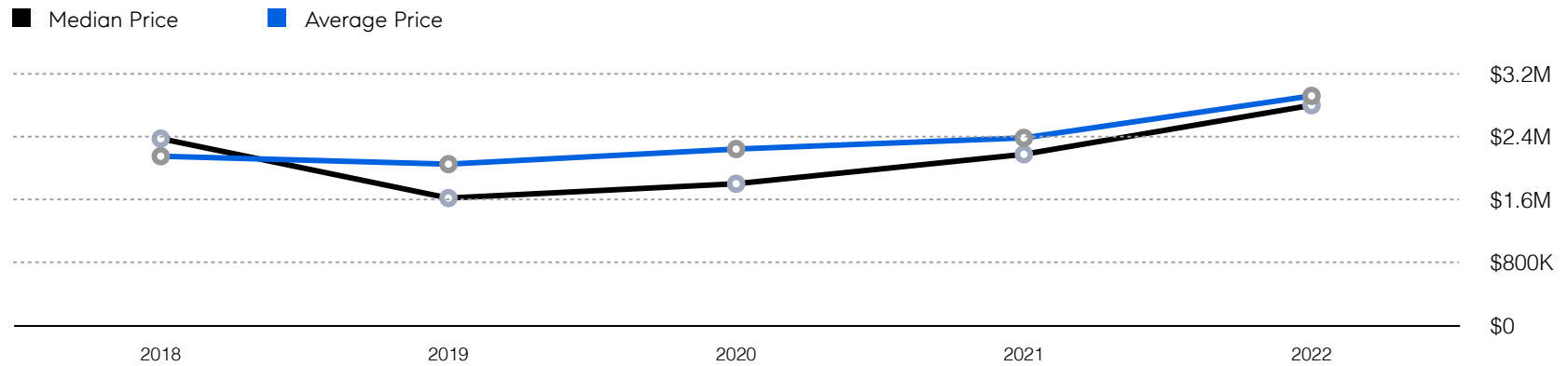
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	19	14	-26.3%
	SALES VOLUME	\$42,159,300	\$40,868,000	-3.1%
	MEDIAN PRICE	\$1,947,000	\$2,800,000	43.8%
	AVERAGE PRICE	\$2,218,911	\$2,919,143	31.6%
	AVERAGE DOM	58	86	48.3%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Rye P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

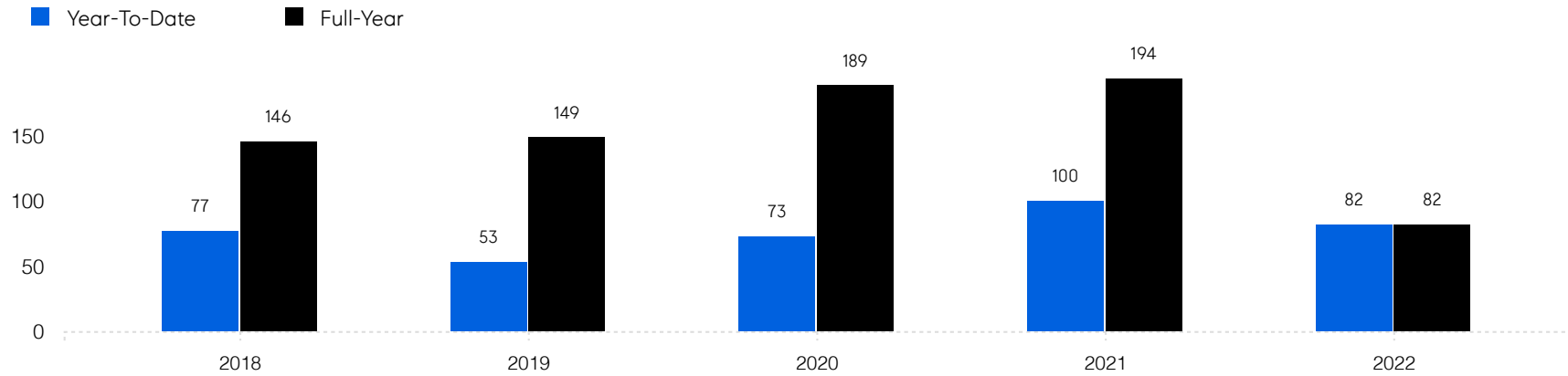


Rye City

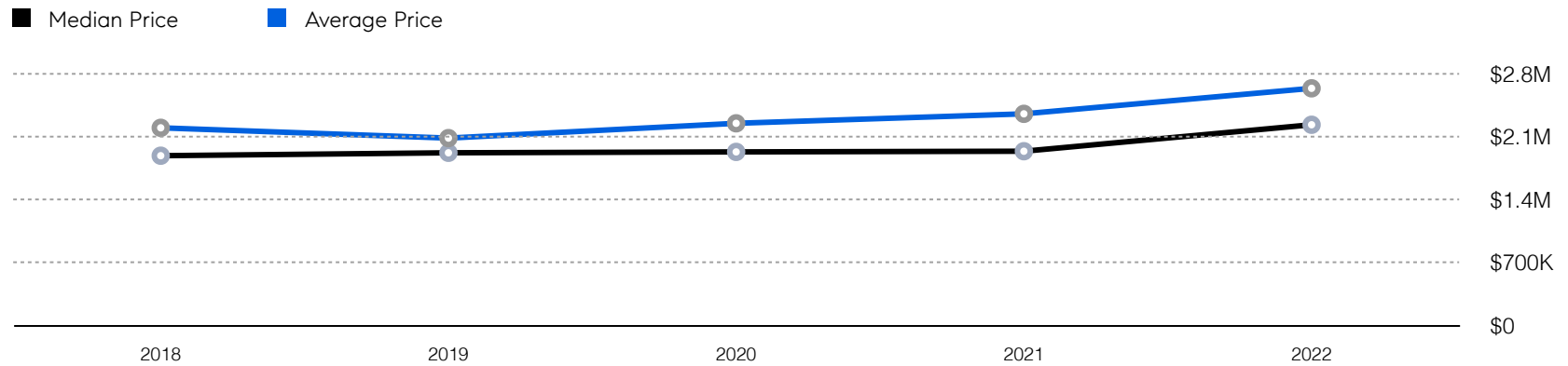
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	100	82	-18.0%
	SALES VOLUME	\$238,387,477	\$216,371,256	-9.2%
	MEDIAN PRICE	\$1,931,250	\$2,232,500	15.6%
	AVERAGE PRICE	\$2,383,875	\$2,638,674	10.7%
	AVERAGE DOM	54	51	-5.6%
Condos	# OF SALES	7	29	314.3%
	SALES VOLUME	\$9,322,873	\$53,759,500	476.6%
	MEDIAN PRICE	\$999,000	\$1,775,000	77.7%
	AVERAGE PRICE	\$1,331,839	\$1,853,776	39.2%
	AVERAGE DOM	41	59	43.9%
Co-ops	# OF SALES	13	17	30.8%
	SALES VOLUME	\$6,228,500	\$8,383,500	34.6%
	MEDIAN PRICE	\$455,000	\$359,000	-21.1%
	AVERAGE PRICE	\$479,115	\$493,147	2.9%
	AVERAGE DOM	101	82	-18.8%

Rye City

Historic Single-Family Sales



Historic Single-Family Sales Prices

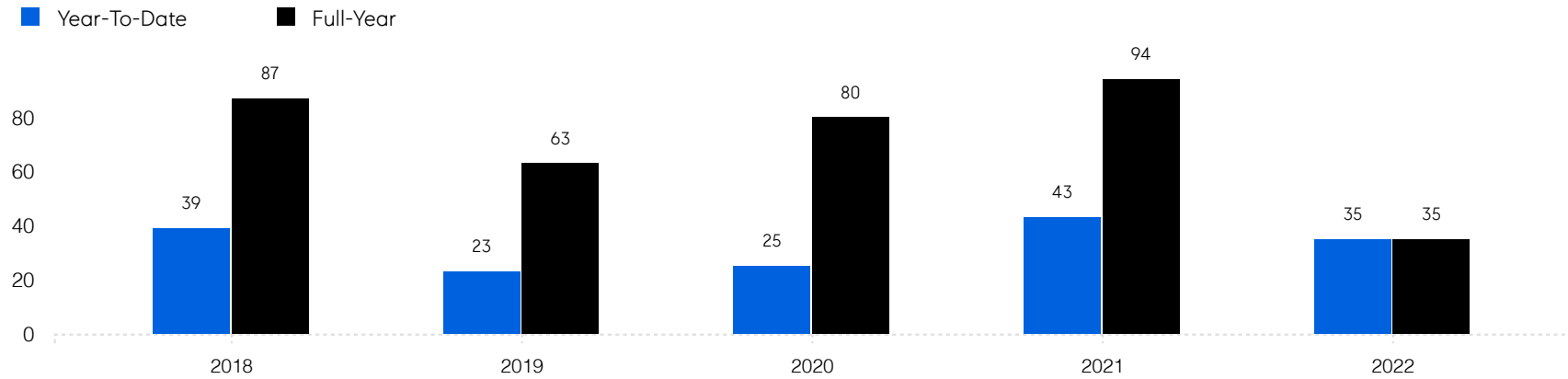


Rye Neck

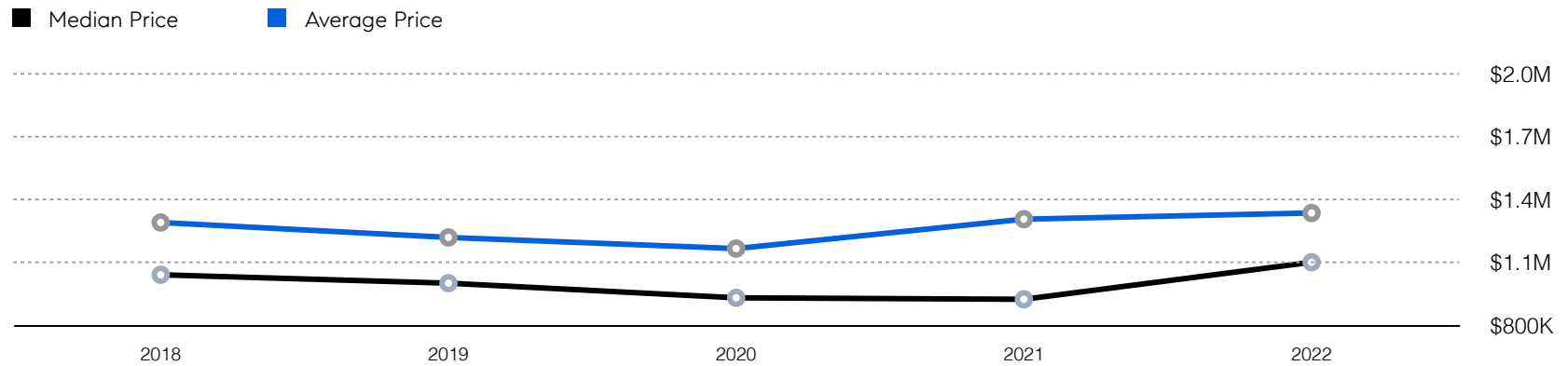
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	43	35	-18.6%
	SALES VOLUME	\$57,735,436	\$46,736,100	-19.1%
	MEDIAN PRICE	\$999,999	\$1,100,000	10.0%
	AVERAGE PRICE	\$1,342,685	\$1,335,317	-0.5%
	AVERAGE DOM	71	32	-54.9%
Condos	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$2,743,000	\$1,398,000	-49.0%
	MEDIAN PRICE	\$400,000	\$375,000	-6.2%
	AVERAGE PRICE	\$391,857	\$349,500	-10.8%
	AVERAGE DOM	74	114	54.1%
Co-ops	# OF SALES	6	8	33.3%
	SALES VOLUME	\$1,527,000	\$2,115,000	38.5%
	MEDIAN PRICE	\$220,000	\$255,750	16.3%
	AVERAGE PRICE	\$254,500	\$264,375	3.9%
	AVERAGE DOM	88	101	14.8%

Rye Neck

Historic Single-Family Sales



Historic Single-Family Sales Prices

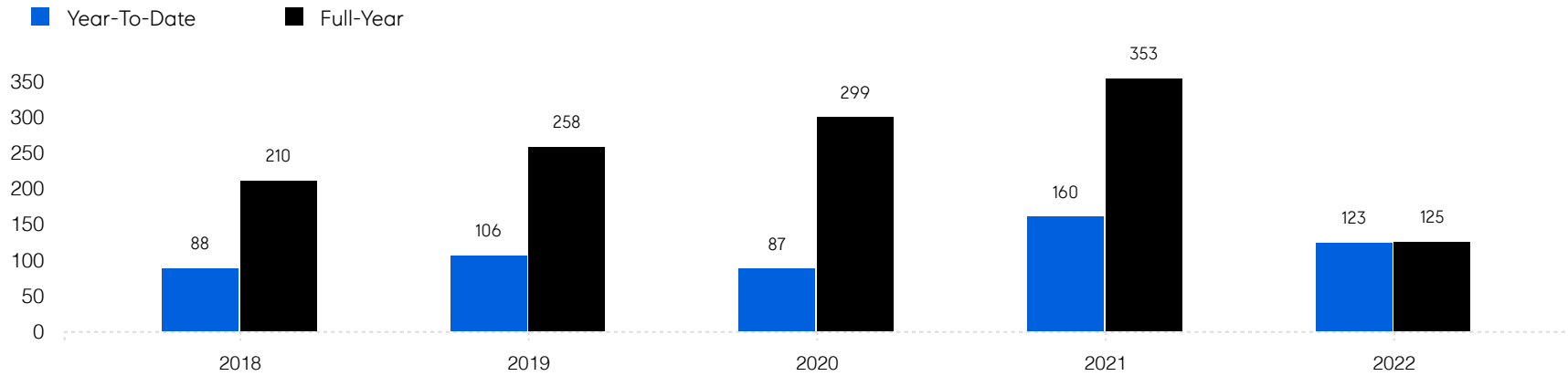


Scarsdale

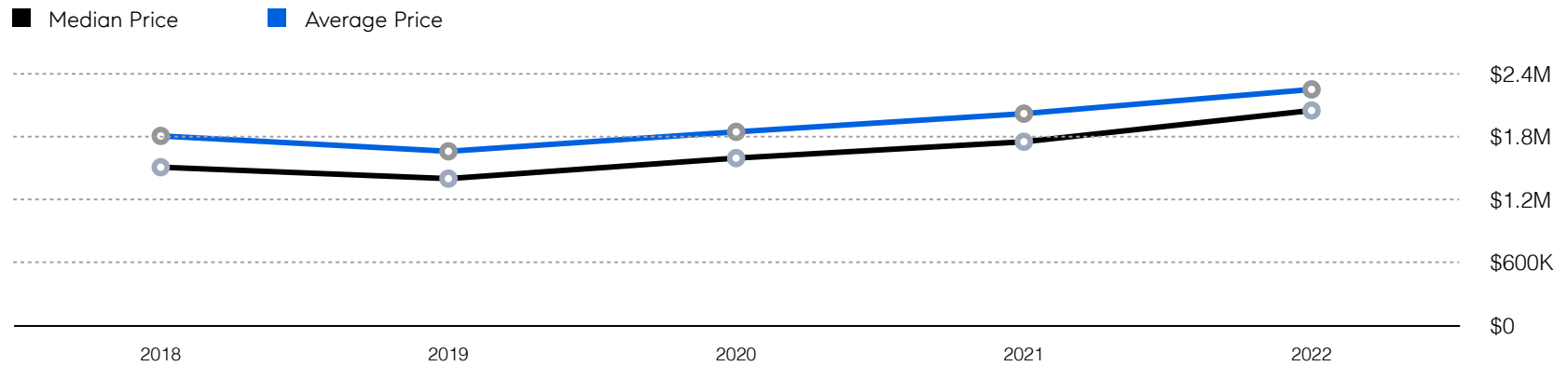
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	160	123	-23.1%
	SALES VOLUME	\$316,577,897	\$274,233,525	-13.4%
	MEDIAN PRICE	\$1,745,500	\$2,050,000	17.4%
	AVERAGE PRICE	\$1,978,612	\$2,229,541	12.7%
	AVERAGE DOM	63	33	-47.6%
Condos	# OF SALES	1	0	0.0%
	SALES VOLUME	\$1,400,000	-	-
	MEDIAN PRICE	\$1,400,000	-	-
	AVERAGE PRICE	\$1,400,000	-	-
	AVERAGE DOM	63	-	-
Co-ops	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$3,804,500	\$2,699,500	-29.0%
	MEDIAN PRICE	\$675,000	\$619,750	-8.2%
	AVERAGE PRICE	\$543,500	\$674,875	24.2%
	AVERAGE DOM	73	76	4.1%

Scarsdale

Historic Single-Family Sales



Historic Single-Family Sales Prices

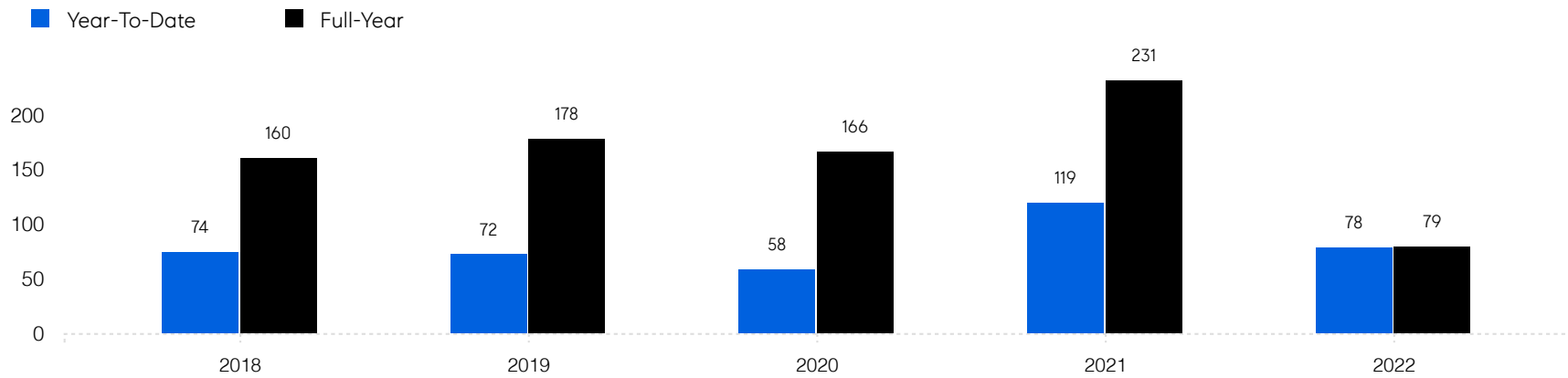


Somers

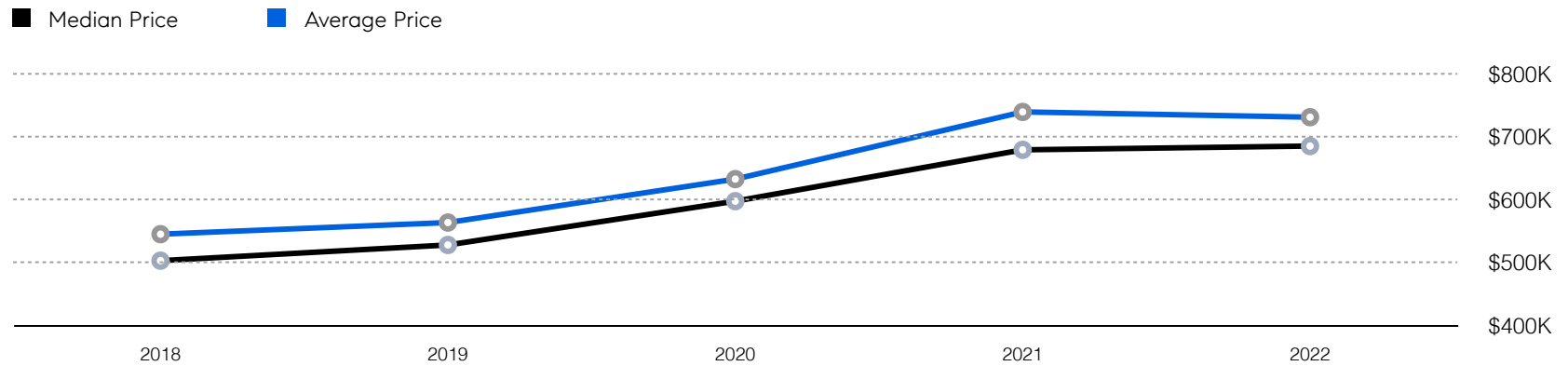
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	119	78	-34.5%
	SALES VOLUME	\$80,847,300	\$57,048,500	-29.4%
	MEDIAN PRICE	\$630,000	\$673,500	6.9%
	AVERAGE PRICE	\$679,389	\$731,391	7.7%
	AVERAGE DOM	60	51	-15.0%
Condos	# OF SALES	60	76	26.7%
	SALES VOLUME	\$27,785,047	\$39,286,095	41.4%
	MEDIAN PRICE	\$447,500	\$508,000	13.5%
	AVERAGE PRICE	\$463,084	\$516,922	11.6%
	AVERAGE DOM	32	25	-21.9%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Somers

Historic Single-Family Sales



Historic Single-Family Sales Prices

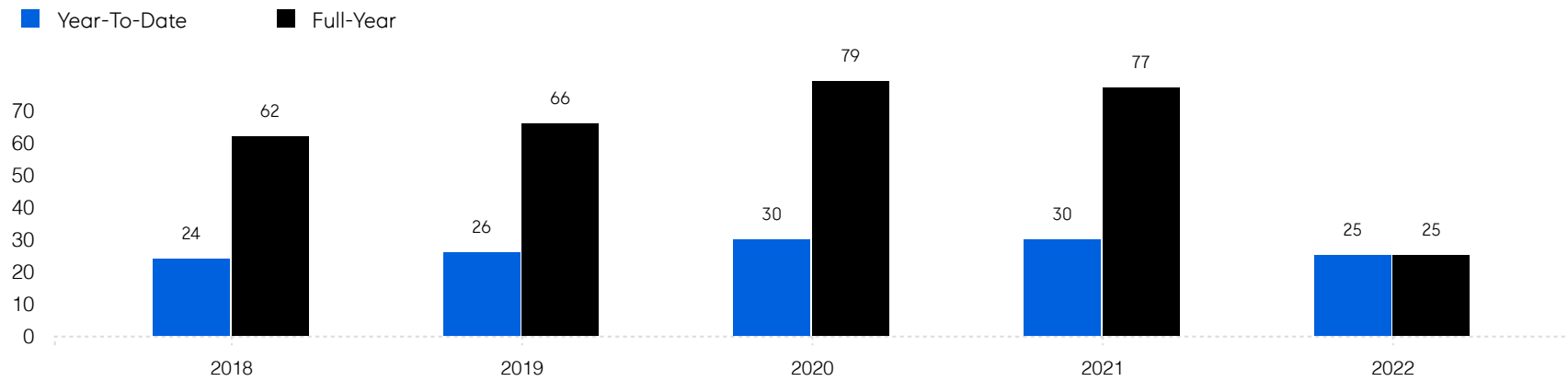


Tarrytown

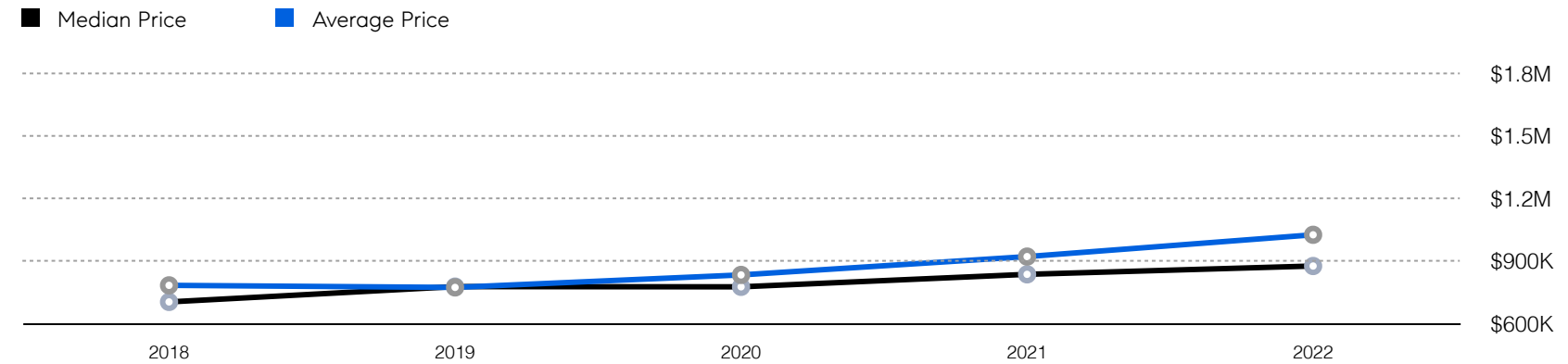
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	30	25	-16.7%
	SALES VOLUME	\$32,144,018	\$25,624,169	-20.3%
	MEDIAN PRICE	\$885,000	\$875,000	-1.1%
	AVERAGE PRICE	\$1,071,467	\$1,024,967	-4.3%
	AVERAGE DOM	40	36	-10.0%
Condos	# OF SALES	47	67	42.6%
	SALES VOLUME	\$34,281,578	\$61,227,232	78.6%
	MEDIAN PRICE	\$568,900	\$700,000	23.0%
	AVERAGE PRICE	\$729,395	\$913,839	25.3%
	AVERAGE DOM	47	77	63.8%
Co-ops	# OF SALES	11	13	18.2%
	SALES VOLUME	\$2,204,000	\$3,007,000	36.4%
	MEDIAN PRICE	\$179,000	\$215,000	20.1%
	AVERAGE PRICE	\$200,364	\$231,308	15.4%
	AVERAGE DOM	98	43	-56.1%

Tarrytown

Historic Single-Family Sales



Historic Single-Family Sales Prices

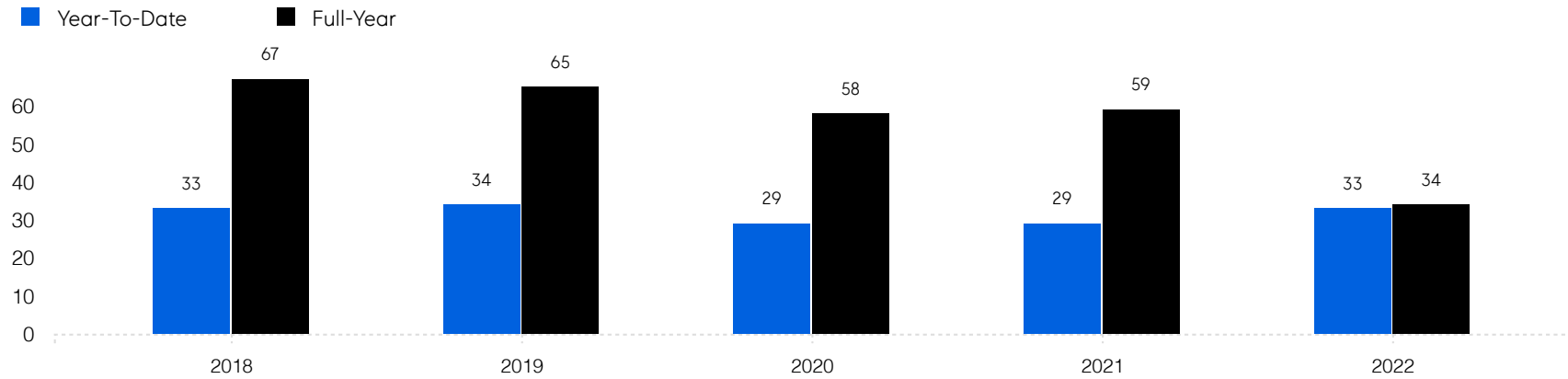


Tuckahoe

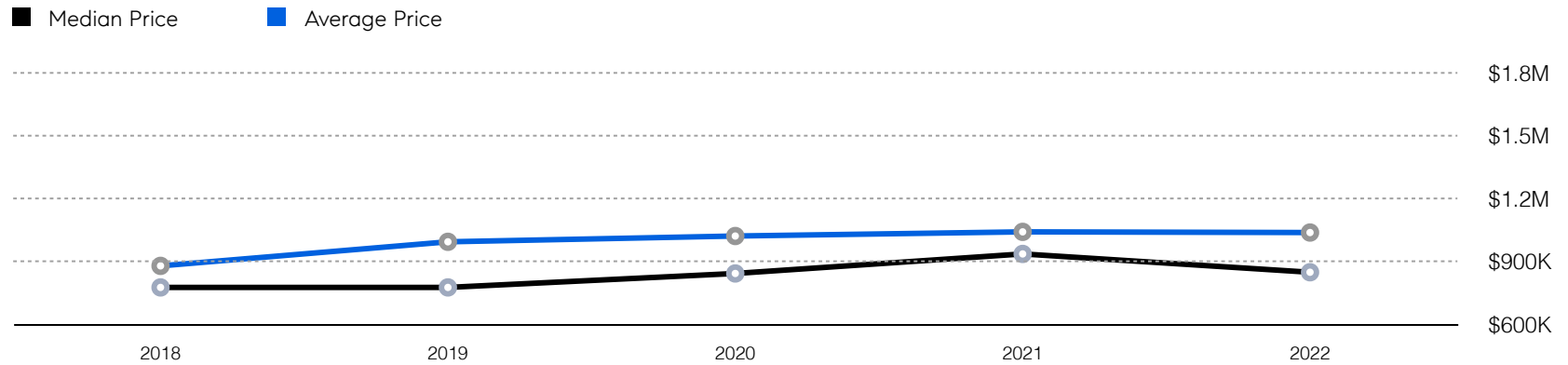
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	29	33	13.8%
	SALES VOLUME	\$26,725,157	\$34,016,000	27.3%
	MEDIAN PRICE	\$787,500	\$835,000	6.0%
	AVERAGE PRICE	\$921,557	\$1,030,788	11.9%
	AVERAGE DOM	57	61	7.0%
Condos	# OF SALES	9	18	100.0%
	SALES VOLUME	\$5,226,500	\$8,976,550	71.8%
	MEDIAN PRICE	\$550,000	\$470,000	-14.5%
	AVERAGE PRICE	\$580,722	\$498,697	-14.1%
	AVERAGE DOM	26	48	84.6%
Co-ops	# OF SALES	11	10	-9.1%
	SALES VOLUME	\$2,114,000	\$2,259,250	6.9%
	MEDIAN PRICE	\$188,000	\$224,250	19.3%
	AVERAGE PRICE	\$192,182	\$225,925	17.6%
	AVERAGE DOM	80	60	-25.0%

Tuckahoe

Historic Single-Family Sales



Historic Single-Family Sales Prices

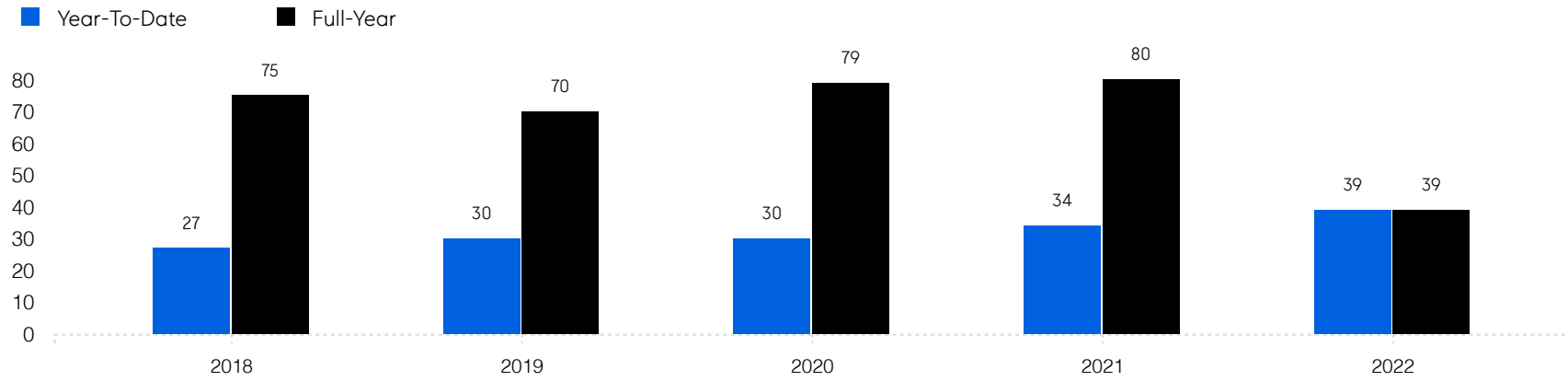


Valhalla

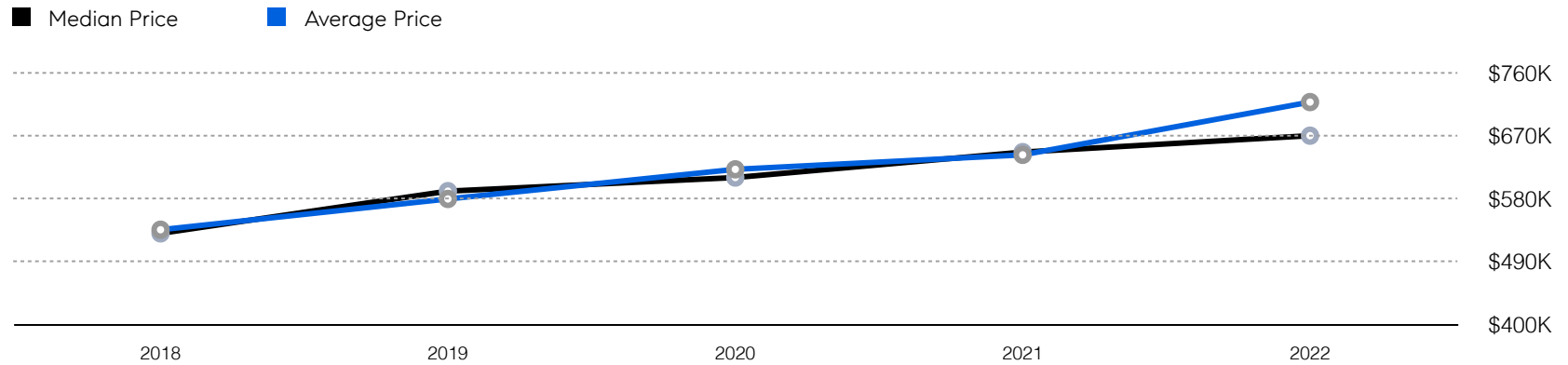
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	34	39	14.7%
	SALES VOLUME	\$21,803,410	\$28,008,898	28.5%
	MEDIAN PRICE	\$652,500	\$670,000	2.7%
	AVERAGE PRICE	\$641,277	\$718,177	12.0%
	AVERAGE DOM	49	47	-4.1%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$1,741,000	\$1,442,000	-17.2%
	MEDIAN PRICE	\$215,000	\$230,000	7.0%
	AVERAGE PRICE	\$193,444	\$206,000	6.5%
	AVERAGE DOM	51	61	19.6%

Valhalla

Historic Single-Family Sales



Historic Single-Family Sales Prices

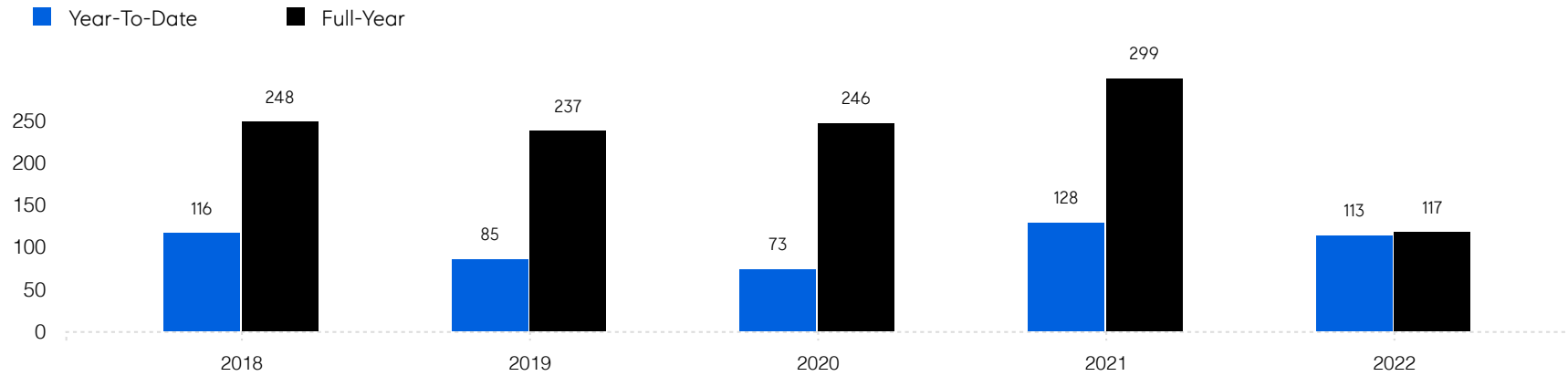


White Plains

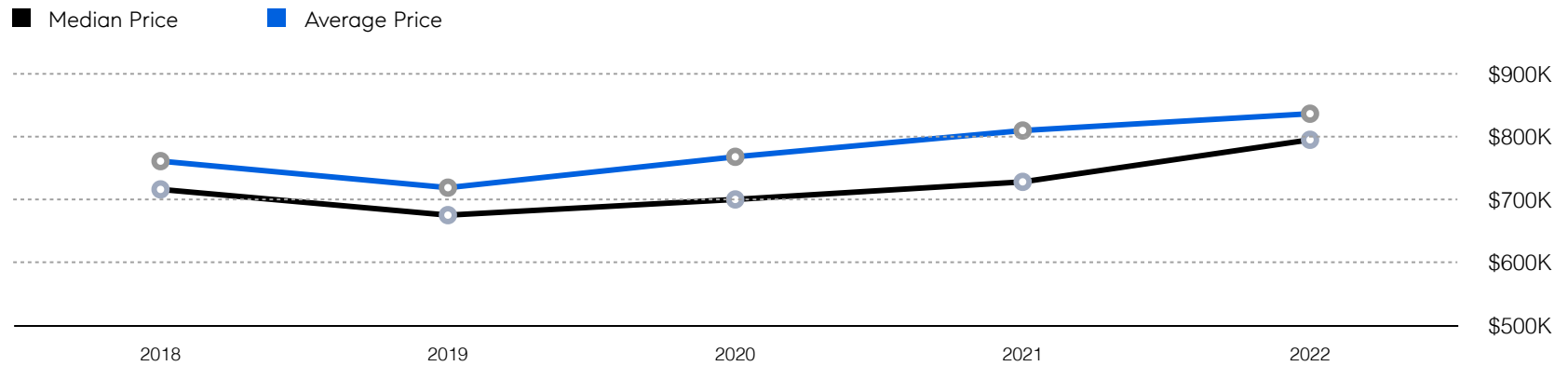
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	128	113	-11.7%
	SALES VOLUME	\$101,853,812	\$93,528,911	-8.2%
	MEDIAN PRICE	\$725,000	\$790,000	9.0%
	AVERAGE PRICE	\$795,733	\$827,689	4.0%
	AVERAGE DOM	43	35	-18.6%
Condos	# OF SALES	73	120	64.4%
	SALES VOLUME	\$32,556,580	\$72,360,749	122.3%
	MEDIAN PRICE	\$380,625	\$460,000	20.9%
	AVERAGE PRICE	\$445,981	\$603,006	35.2%
	AVERAGE DOM	75	77	2.7%
Co-ops	# OF SALES	96	141	46.9%
	SALES VOLUME	\$21,046,325	\$29,731,328	41.3%
	MEDIAN PRICE	\$214,000	\$200,000	-6.5%
	AVERAGE PRICE	\$219,233	\$210,860	-3.8%
	AVERAGE DOM	78	74	-5.1%

White Plains

Historic Single-Family Sales



Historic Single-Family Sales Prices

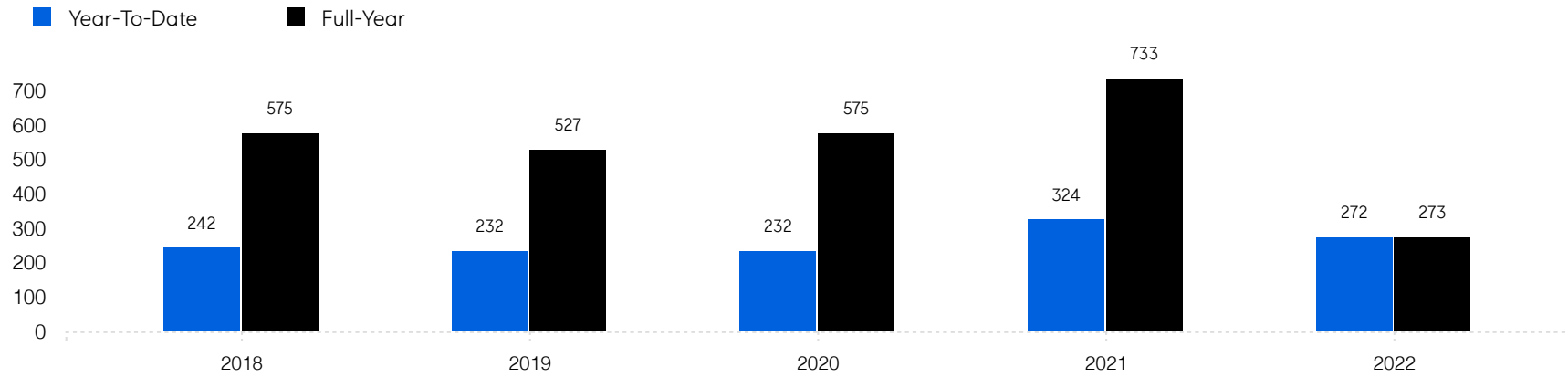


Yonkers

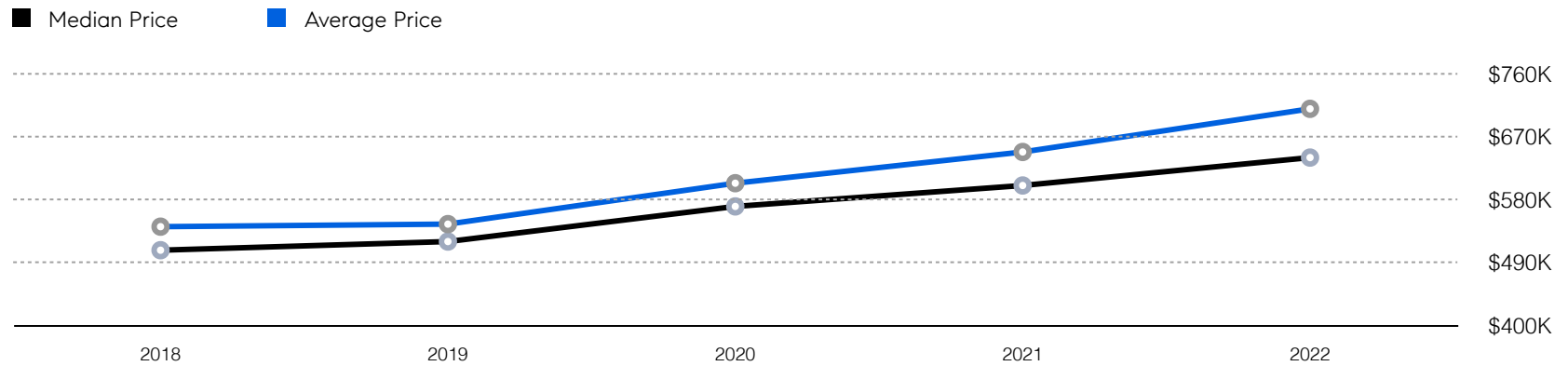
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	324	272	-16.0%
	SALES VOLUME	\$204,867,665	\$192,192,899	-6.2%
	MEDIAN PRICE	\$599,500	\$640,000	6.8%
	AVERAGE PRICE	\$632,308	\$706,592	11.7%
	AVERAGE DOM	50	41	-18.0%
Condos	# OF SALES	62	53	-14.5%
	SALES VOLUME	\$22,435,395	\$20,776,105	-7.4%
	MEDIAN PRICE	\$355,000	\$380,000	7.0%
	AVERAGE PRICE	\$361,861	\$392,002	8.3%
	AVERAGE DOM	57	69	21.1%
Co-ops	# OF SALES	316	336	6.3%
	SALES VOLUME	\$64,100,972	\$71,439,248	11.4%
	MEDIAN PRICE	\$189,000	\$189,500	0.3%
	AVERAGE PRICE	\$202,851	\$212,617	4.8%
	AVERAGE DOM	68	71	4.4%

Yonkers

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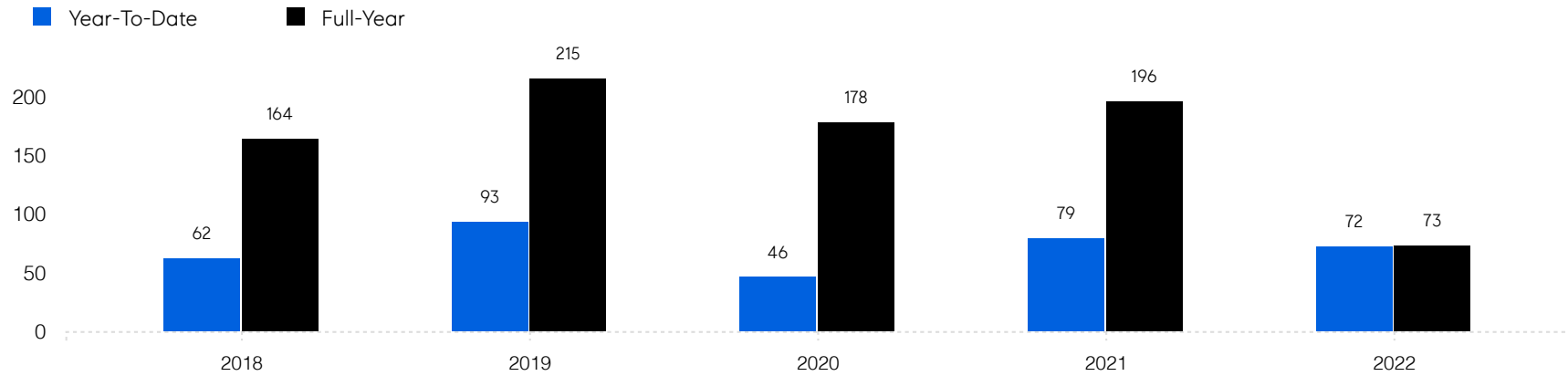


Yorktown

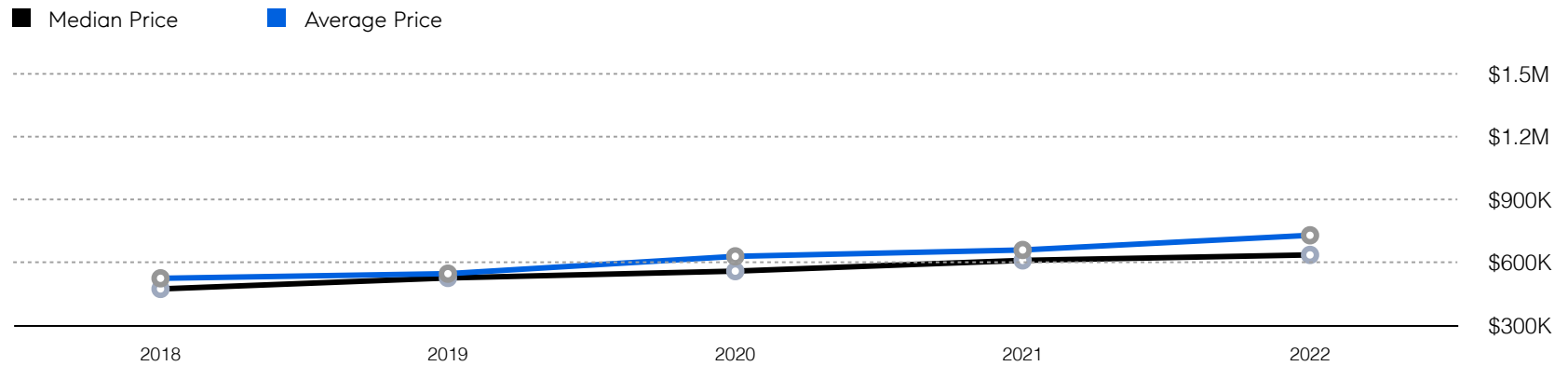
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	79	72	-8.9%
	SALES VOLUME	\$48,350,600	\$52,475,109	8.5%
	MEDIAN PRICE	\$568,000	\$635,000	11.8%
	AVERAGE PRICE	\$612,033	\$728,821	19.1%
	AVERAGE DOM	53	32	-39.6%
Condos	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,116,500	\$1,405,000	25.8%
	MEDIAN PRICE	\$336,500	\$525,000	56.0%
	AVERAGE PRICE	\$372,167	\$468,333	25.8%
	AVERAGE DOM	15	21	40.0%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Yorktown

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Source: OneKey MLS: Single Family, School District, Sold 01/01/2021 to 06/30/2022
Source: OneKey MLS: Co-Op, School District, Sold 01/01/2021 to 06/30/2022
Source: OneKey MLS: Condo, School District, Sold 01/01/2021 to 06/30/2022
*Bronxville P.O. in Yonkers School District, Sold 01/01/2021 to 06/30/2022
*Bedford P.O. in Bedford School District, Sold 01/01/2021 to 06/30/2022
*Larchmont P.O. in Mamaroneck School District, Sold 01/01/2021 to 06/30/2022
*Pound Ridge in Bedford School District, Sold 01/01/2021 to 06/30/2022
*Purchase P.O. in Harrison School District, Sold 01/01/2021 to 06/30/2022
*Rye P.O. in Harrison School District, Sold 01/01/2021 to 06/30/2022

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