

Year In Review 2023

Westchester Market Report

COMPASS



Compass Westchester & Hudson Valley

Armonk

387 Main St
Armonk, NY

Chappaqua

68-70 The Crossing
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

Accord

5145 Route 209
Accord, NY

Kingston

926 Route 28
Kingston, NY

Wappingers Falls

2658 East Main St
Wappingers Falls, NY

Westchester Market Report

		YTD 2022	YTD 2023	% Change
All Westchester	# OF SALES	6,133	4,681	-23.7%
Single Family	SOLD VOLUME	\$6,843,589,768	\$5,337,405,020	-22.0%
	MEDIAN PRICE	\$815,000	\$850,000	4.3%
	AVERAGE PRICE	\$1,115,683	\$1,140,228	2.2%
	AVERAGE DOM	39	43	10.3%
All Westchester	# OF SALES	1,492	1,097	-26.5%
Condo	SOLD VOLUME	\$850,264,823	\$641,639,211	-24.5%
	MEDIAN PRICE	\$450,000	\$465,000	3.3%
	AVERAGE PRICE	\$569,883	\$584,904	2.6%
	AVERAGE DOM	51	46	-9.8%
All Westchester	# OF SALES	2,145	1,734	-19.2%
Co-op	SOLD VOLUME	\$495,451,075	\$403,593,402	-18.5%
	MEDIAN PRICE	\$195,000	\$196,750	0.9%
	AVERAGE PRICE	\$230,886	\$232,753	0.8%
	AVERAGE DOM	72	72	0.0%
All Westchester	# OF RENTALS	3,485	3,638	4.4%
Residential Rental	SOLD VOLUME	\$13,870,166	\$15,069,268	8.6%
	MEDIAN PRICE	\$2,950	\$3,000	1.7%
	AVERAGE PRICE	\$3,980	\$4,142	4.1%
	AVERAGE DOM	35	42	20.0%

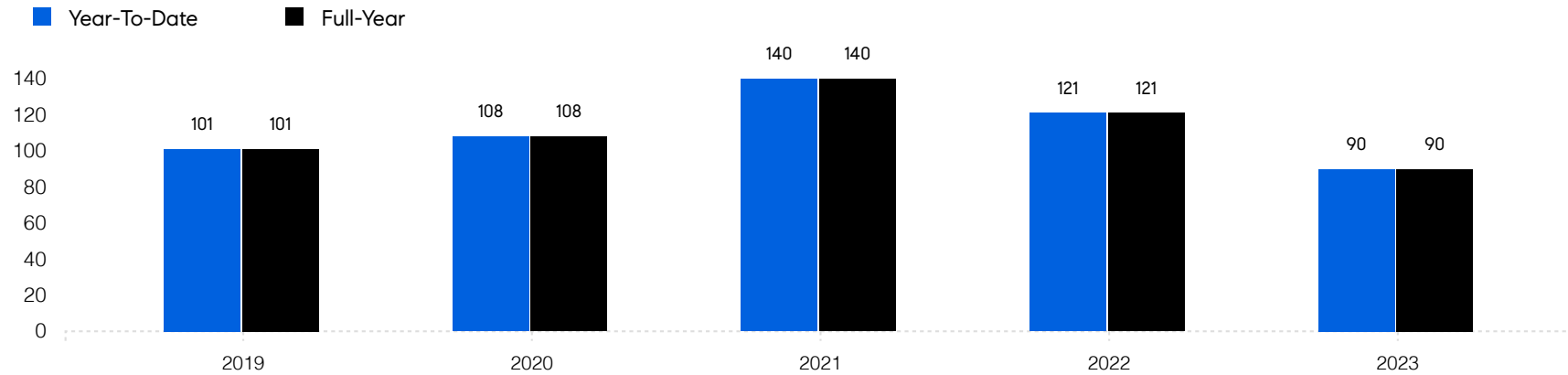
Sources: OneKey MLS, 01/01/2022 - 12/31/2022 vs. 01/01/2023 - 12/31/2023

Ardasley

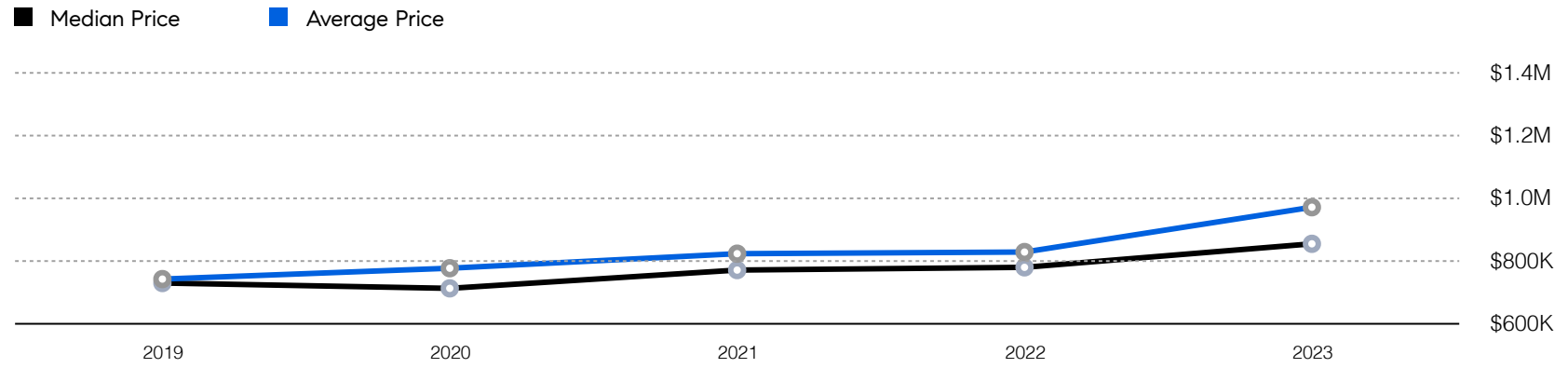
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	121	90	-25.6%
	SALES VOLUME	\$100,281,922	\$87,448,068	-12.8%
	MEDIAN PRICE	\$780,000	\$855,000	9.6%
	AVERAGE PRICE	\$828,776	\$971,645	17.2%
	AVERAGE DOM	41	30	-26.8%
Condos	# OF SALES	20	12	-40.0%
	SALES VOLUME	\$19,067,249	\$11,830,000	-38.0%
	MEDIAN PRICE	\$997,500	\$1,025,000	2.8%
	AVERAGE PRICE	\$953,362	\$985,833	3.4%
	AVERAGE DOM	56	45	-19.6%
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

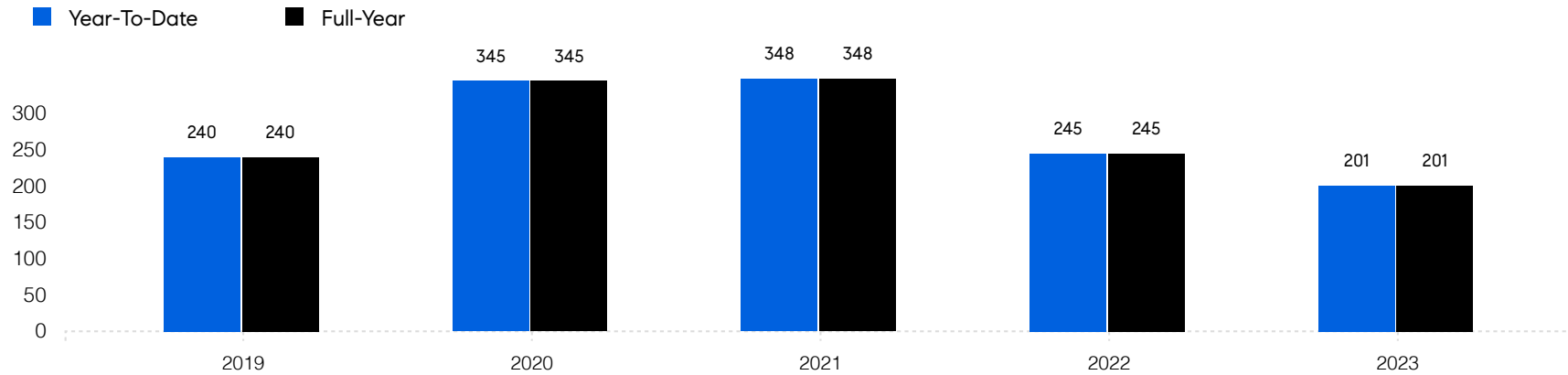


Bedford

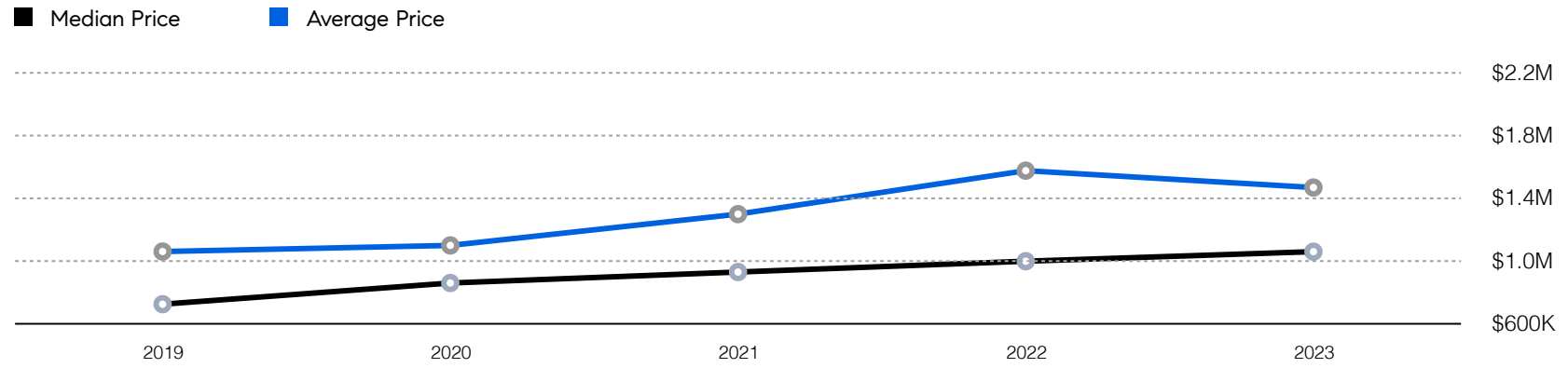
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	245	201	-18.0%
	SALES VOLUME	\$386,245,454	\$295,270,519	-23.6%
	MEDIAN PRICE	\$999,000	\$1,060,000	6.1%
	AVERAGE PRICE	\$1,576,512	\$1,469,008	-6.8%
	AVERAGE DOM	40	49	22.5%
Condos	# OF SALES	46	26	-43.5%
	SALES VOLUME	\$19,593,400	\$11,580,999	-40.9%
	MEDIAN PRICE	\$410,000	\$437,500	6.7%
	AVERAGE PRICE	\$425,943	\$445,423	4.6%
	AVERAGE DOM	35	28	-20.0%
Co-ops	# OF SALES	44	25	-43.2%
	SALES VOLUME	\$7,484,900	\$4,095,300	-45.3%
	MEDIAN PRICE	\$162,000	\$154,000	-4.9%
	AVERAGE PRICE	\$170,111	\$163,812	-3.7%
	AVERAGE DOM	73	55	-24.7%

Bedford

Historic Single-Family Sales



Historic Single-Family Sales Prices

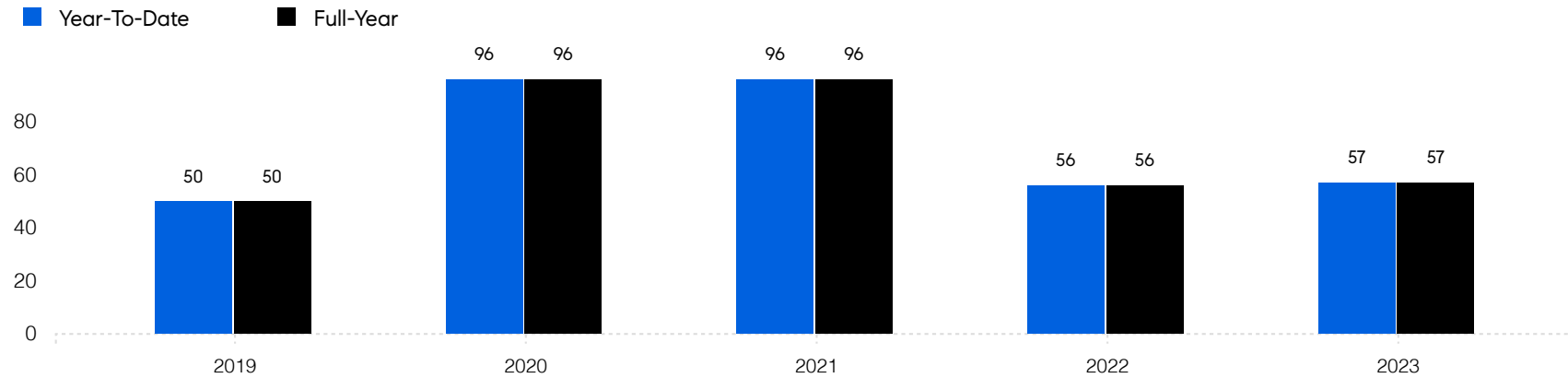


Bedford P.O.

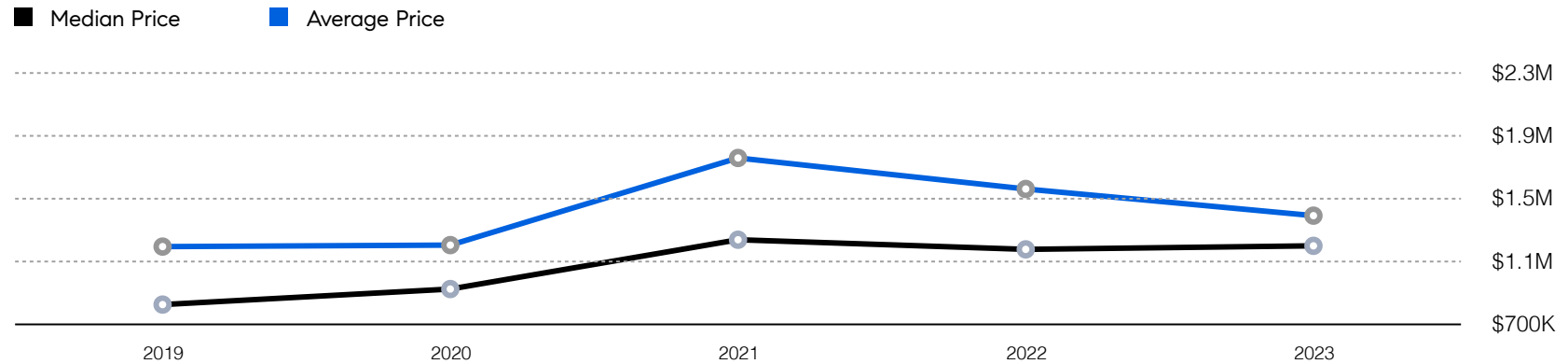
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	56	57	1.8%
	SALES VOLUME	\$87,463,149	\$79,349,799	-9.3%
	MEDIAN PRICE	\$1,177,500	\$1,200,000	1.9%
	AVERAGE PRICE	\$1,561,842	\$1,392,102	-10.9%
	AVERAGE DOM	34	44	29.4%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	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

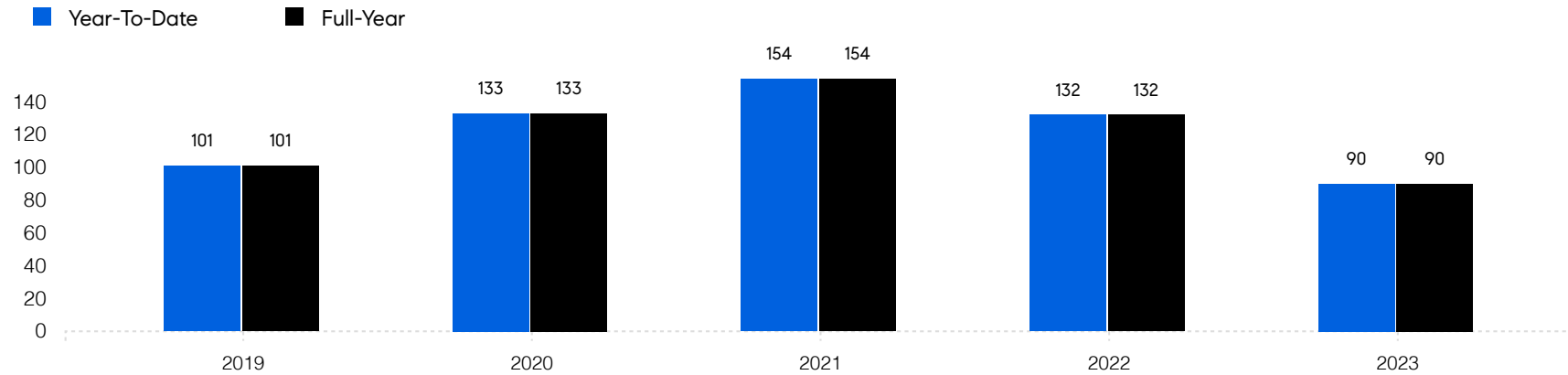


Blind Brook

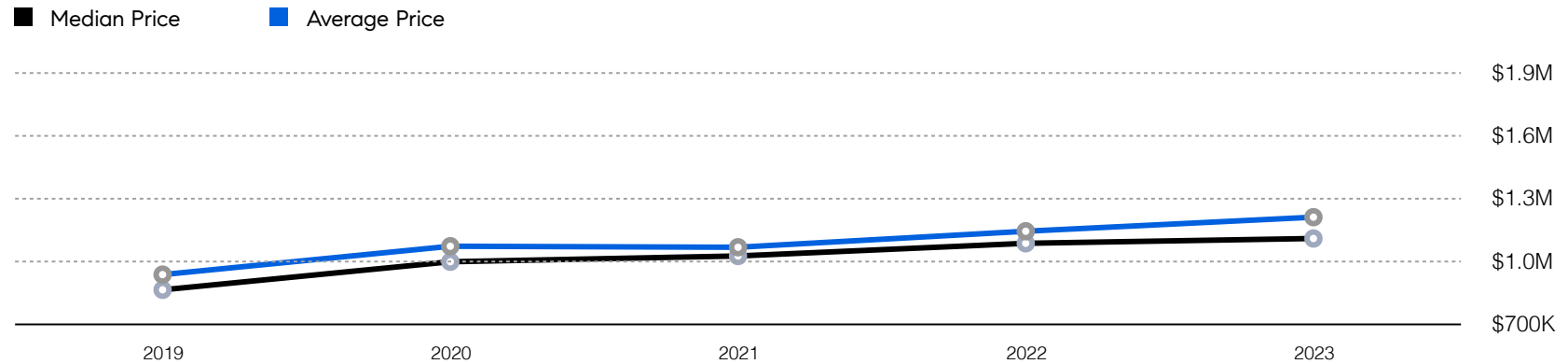
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	132	90	-31.8%
	SALES VOLUME	\$151,084,020	\$109,061,666	-27.8%
	MEDIAN PRICE	\$1,087,000	\$1,110,000	2.1%
	AVERAGE PRICE	\$1,144,576	\$1,211,796	5.9%
	AVERAGE DOM	44	45	2.3%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Blind Brook

Historic Single-Family Sales



Historic Single-Family Sales Prices

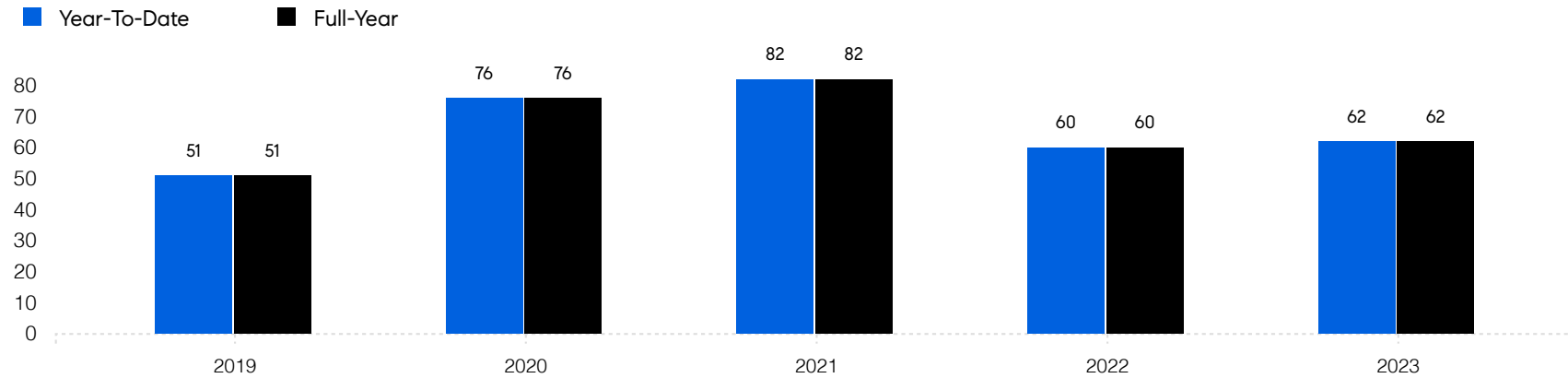


Briarcliff Manor

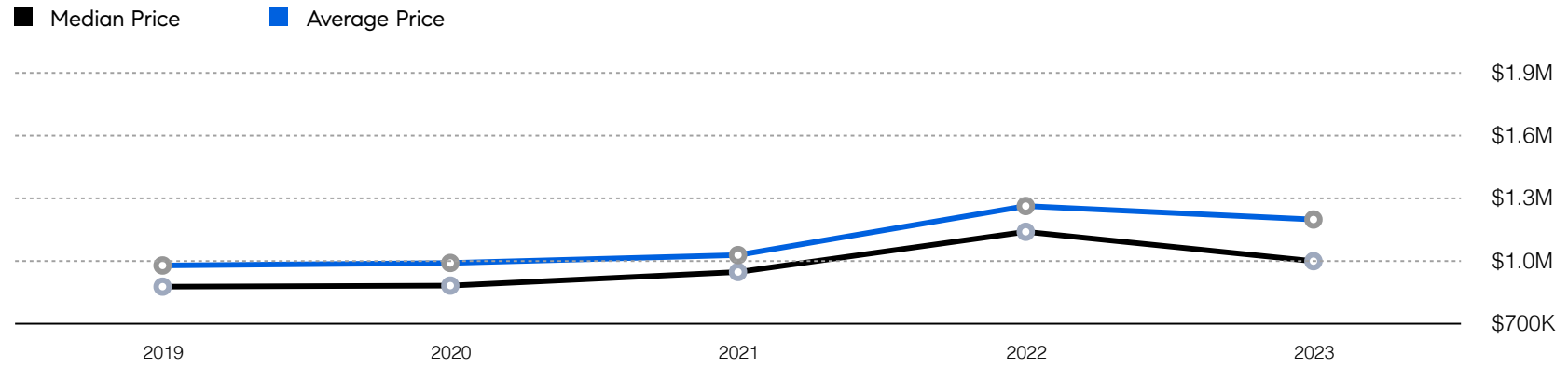
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	60	62	3.3%
	SALES VOLUME	\$75,787,322	\$74,322,249	-1.9%
	MEDIAN PRICE	\$1,140,000	\$999,500	-12.3%
	AVERAGE PRICE	\$1,263,122	\$1,198,746	-5.1%
	AVERAGE DOM	57	33	-42.1%
Condos	# OF SALES	2	6	200.0%
	SALES VOLUME	\$1,015,000	\$3,108,000	206.2%
	MEDIAN PRICE	\$507,500	\$569,500	12.2%
	AVERAGE PRICE	\$507,500	\$518,000	2.1%
	AVERAGE DOM	65	58	-10.8%
Co-ops	# OF SALES	8	5	-37.5%
	SALES VOLUME	\$1,863,252	\$1,050,000	-43.6%
	MEDIAN PRICE	\$226,750	\$210,000	-7.4%
	AVERAGE PRICE	\$232,907	\$210,000	-9.8%
	AVERAGE DOM	84	84	0.0%

Briarcliff Manor

Historic Single-Family Sales



Historic Single-Family Sales Prices

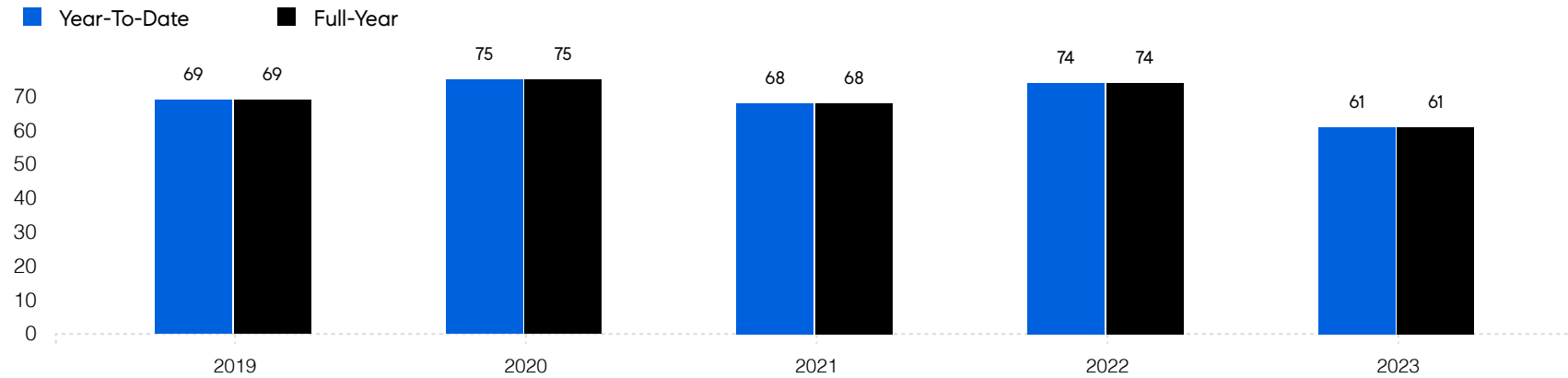


Bronxville

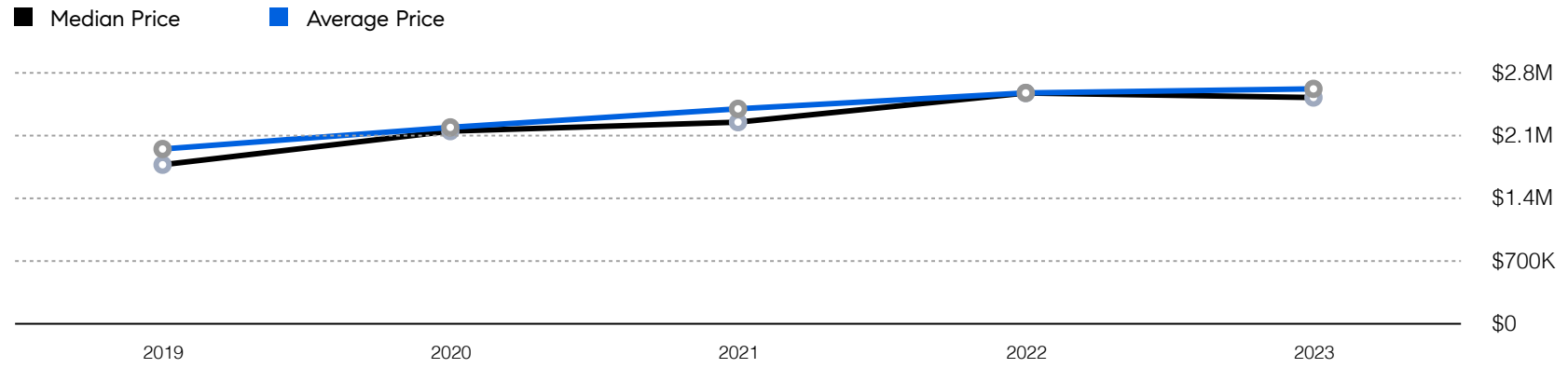
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	74	61	-17.6%
	SALES VOLUME	\$190,648,999	\$159,926,000	-16.1%
	MEDIAN PRICE	\$2,575,000	\$2,525,000	-1.9%
	AVERAGE PRICE	\$2,576,338	\$2,621,738	1.8%
	AVERAGE DOM	47	41	-12.8%
Condos	# OF SALES	8	18	125.0%
	SALES VOLUME	\$10,024,000	\$26,600,000	165.4%
	MEDIAN PRICE	\$1,425,000	\$1,367,500	-4.0%
	AVERAGE PRICE	\$1,253,000	\$1,477,778	17.9%
	AVERAGE DOM	74	51	-31.1%
Co-ops	# OF SALES	42	38	-9.5%
	SALES VOLUME	\$26,255,000	\$20,471,250	-22.0%
	MEDIAN PRICE	\$610,000	\$456,375	-25.2%
	AVERAGE PRICE	\$625,119	\$538,717	-13.8%
	AVERAGE DOM	80	67	-16.2%

Bronxville

Historic Single-Family Sales



Historic Single-Family Sales Prices

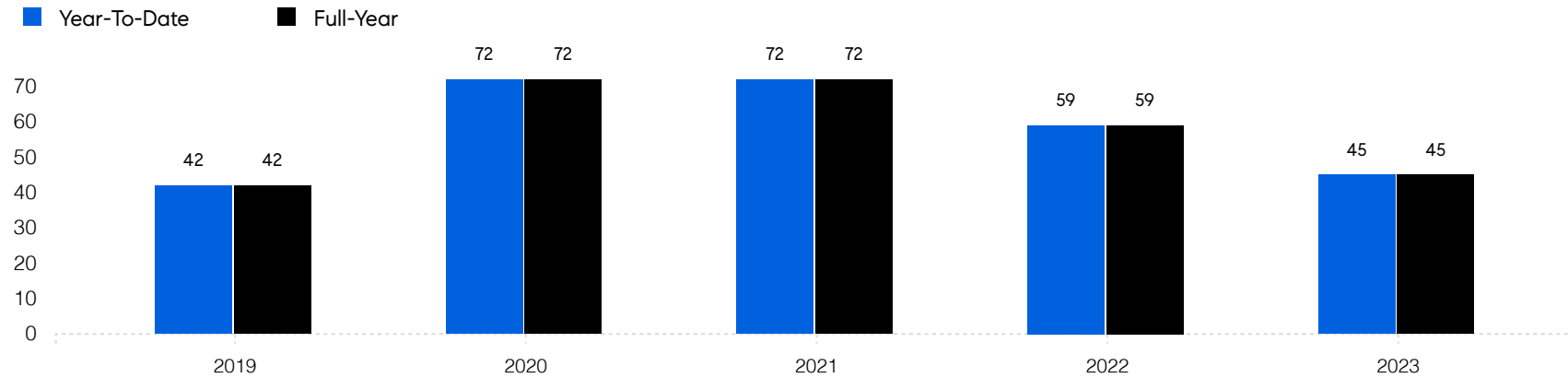


Bronxville P.O.

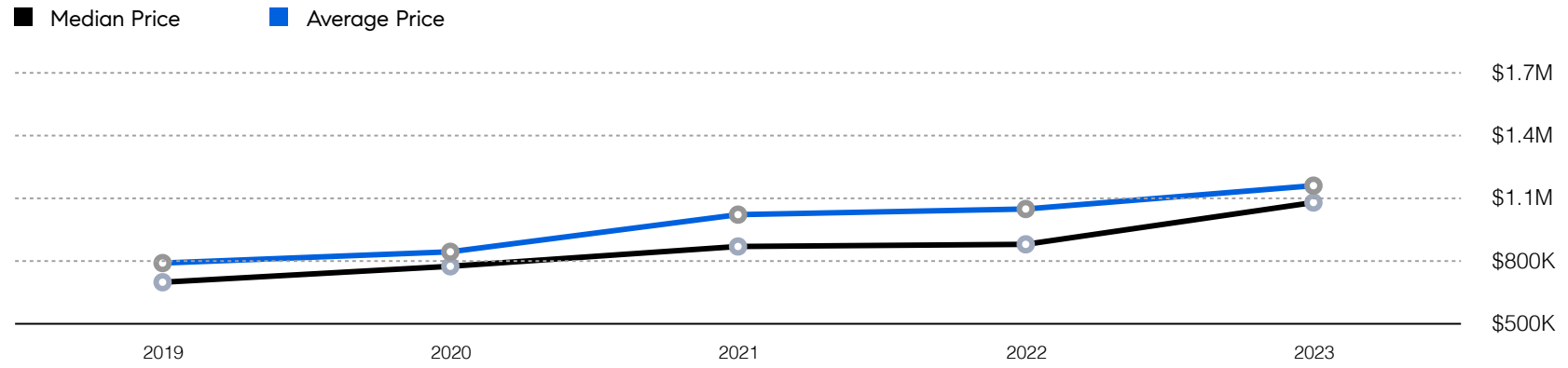
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	59	45	-23.7%
	SALES VOLUME	\$61,886,037	\$52,228,500	-15.6%
	MEDIAN PRICE	\$880,000	\$1,080,000	22.7%
	AVERAGE PRICE	\$1,048,916	\$1,160,633	10.7%
	AVERAGE DOM	31	64	106.5%
Condos	# OF SALES	20	18	-10.0%
	SALES VOLUME	\$8,195,999	\$8,010,400	-2.3%
	MEDIAN PRICE	\$400,000	\$440,000	10.0%
	AVERAGE PRICE	\$409,800	\$445,022	8.6%
	AVERAGE DOM	33	38	15.2%
Co-ops	# OF SALES	184	168	-8.7%
	SALES VOLUME	\$46,546,650	\$42,158,097	-9.4%
	MEDIAN PRICE	\$215,000	\$212,500	-1.2%
	AVERAGE PRICE	\$252,971	\$250,941	-0.8%
	AVERAGE DOM	73	76	4.1%

Bronxville P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

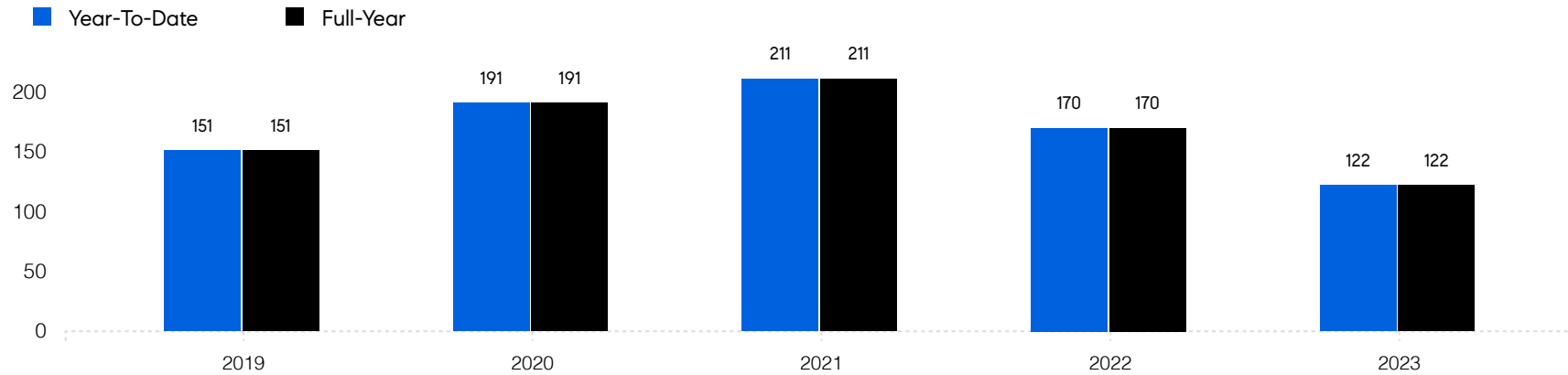


Byram Hills

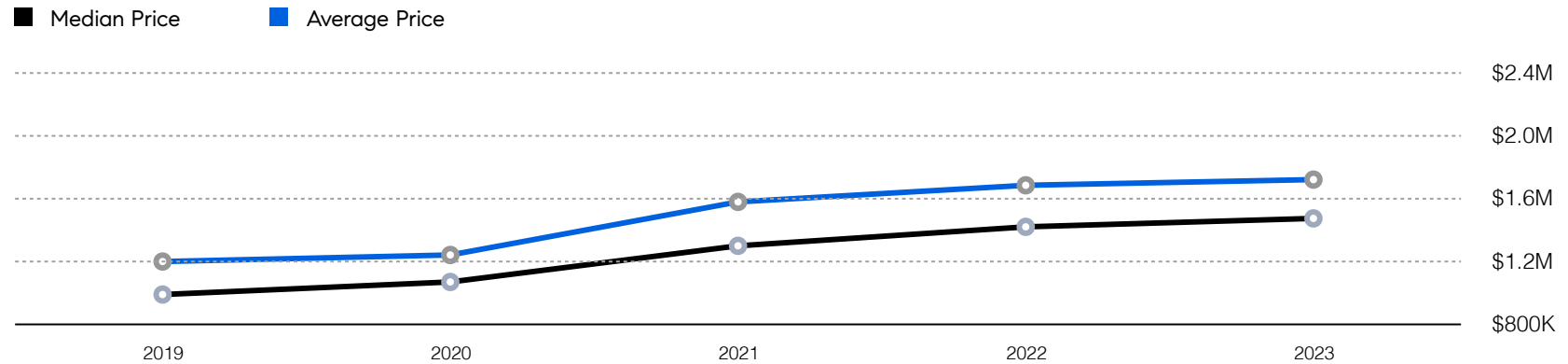
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	170	122	-28.2%
	SALES VOLUME	\$286,497,695	\$210,023,071	-26.7%
	MEDIAN PRICE	\$1,420,750	\$1,474,500	3.8%
	AVERAGE PRICE	\$1,685,281	\$1,721,501	2.1%
	AVERAGE DOM	41	57	39.0%
Condos	# OF SALES	1	1	0.0%
	SALES VOLUME	\$749,900	\$525,000	-30.0%
	MEDIAN PRICE	\$749,900	\$525,000	-30.0%
	AVERAGE PRICE	\$749,900	\$525,000	-30.0%
	AVERAGE DOM	20	43	115.0%
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

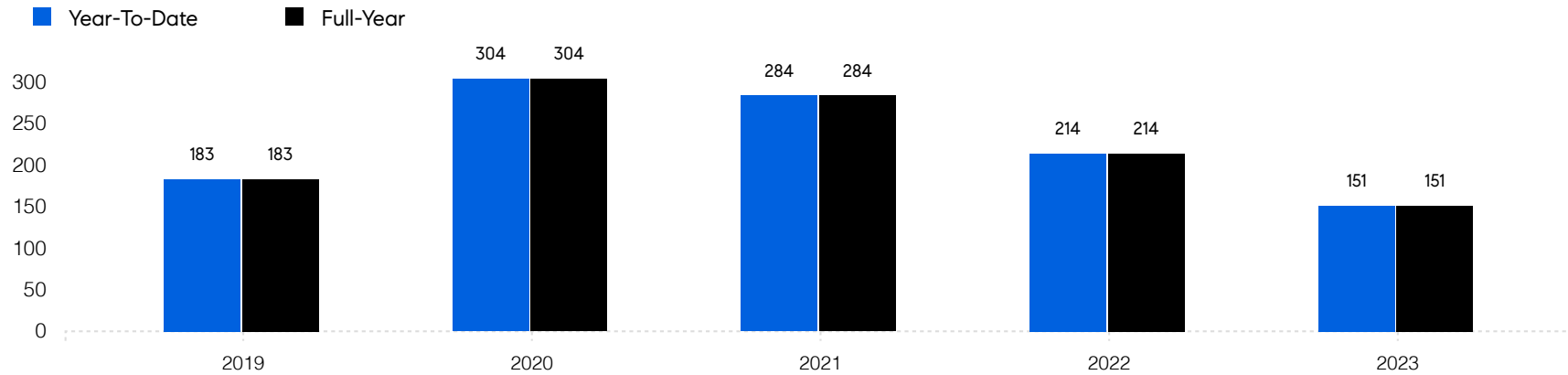


Chappaqua

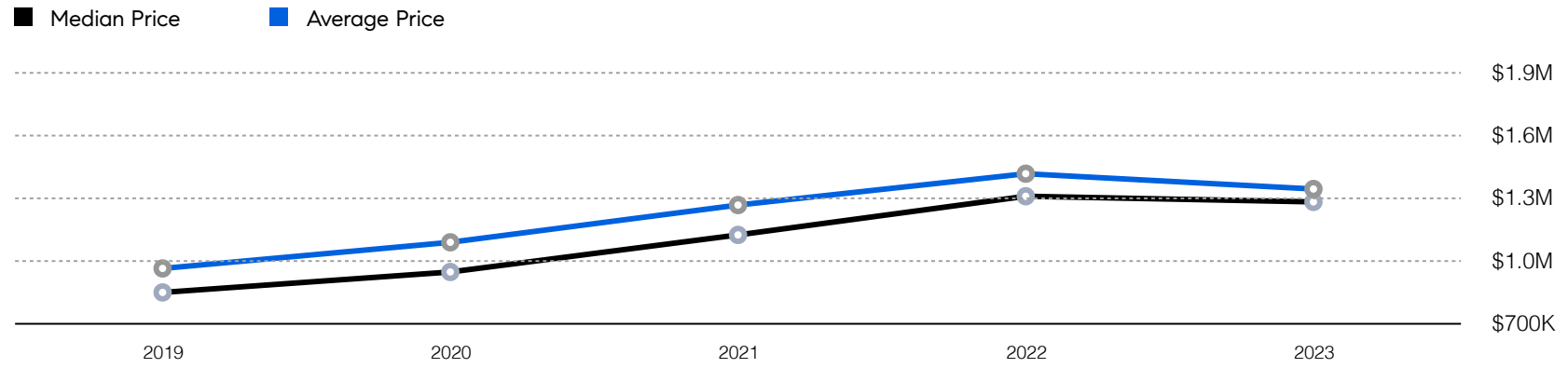
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	214	151	-29.4%
	SALES VOLUME	\$303,390,498	\$203,038,721	-33.1%
	MEDIAN PRICE	\$1,310,000	\$1,283,000	-2.1%
	AVERAGE PRICE	\$1,417,713	\$1,344,627	-5.2%
	AVERAGE DOM	28	31	10.7%
Condos	# OF SALES	25	36	44.0%
	SALES VOLUME	\$18,339,088	\$30,495,806	66.3%
	MEDIAN PRICE	\$630,000	\$722,500	14.7%
	AVERAGE PRICE	\$733,564	\$847,106	15.5%
	AVERAGE DOM	30	55	83.3%
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

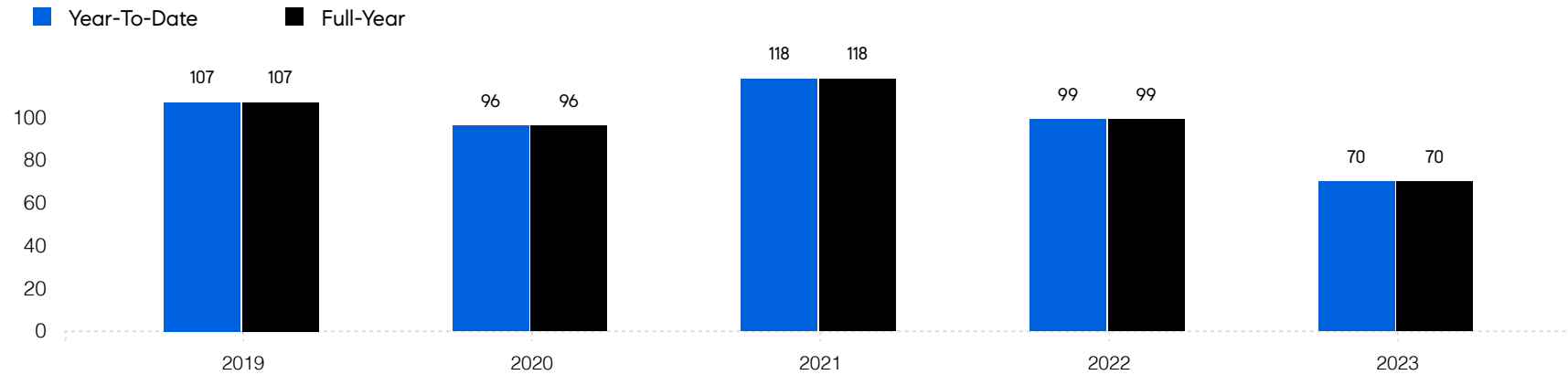


Croton-Harmon

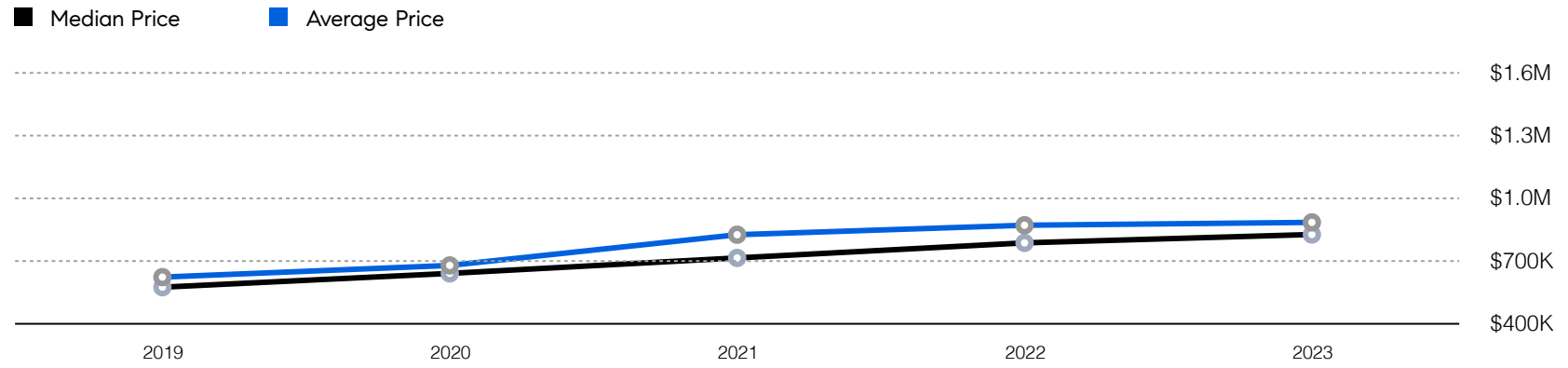
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	99	70	-29.3%
	SALES VOLUME	\$86,259,933	\$61,948,799	-28.2%
	MEDIAN PRICE	\$787,000	\$827,000	5.1%
	AVERAGE PRICE	\$871,312	\$884,983	1.6%
	AVERAGE DOM	44	33	-25.0%
Condos	# OF SALES	13	11	-15.4%
	SALES VOLUME	\$9,746,000	\$7,939,500	-18.5%
	MEDIAN PRICE	\$860,000	\$820,000	-4.7%
	AVERAGE PRICE	\$749,692	\$721,773	-3.7%
	AVERAGE DOM	73	82	12.3%
Co-ops	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$128,000	-
	MEDIAN PRICE	-	\$128,000	-
	AVERAGE PRICE	-	\$128,000	-
	AVERAGE DOM	-	91	-

Croton-Harmon

Historic Single-Family Sales



Historic Single-Family Sales Prices

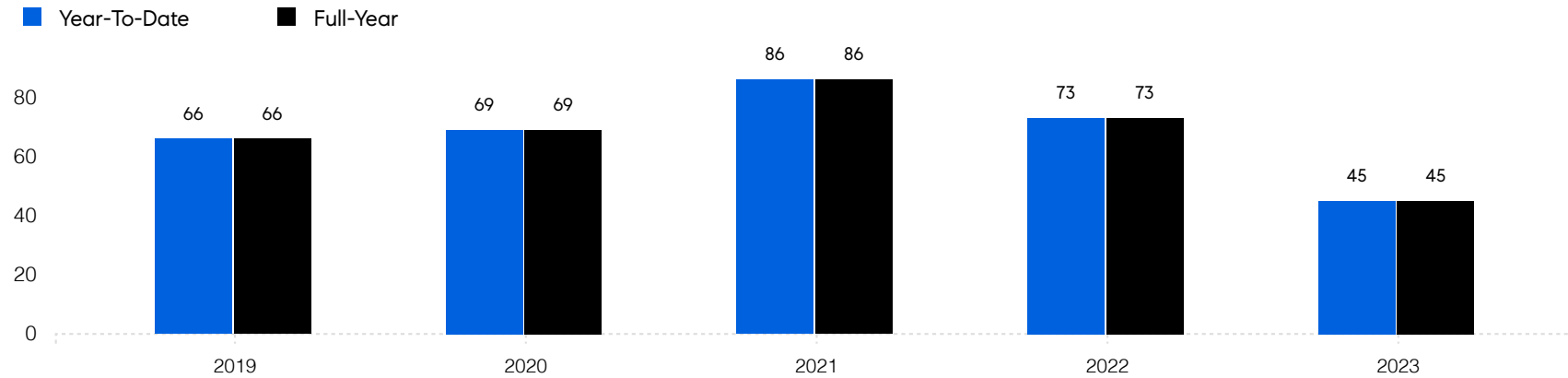


Dobbs Ferry

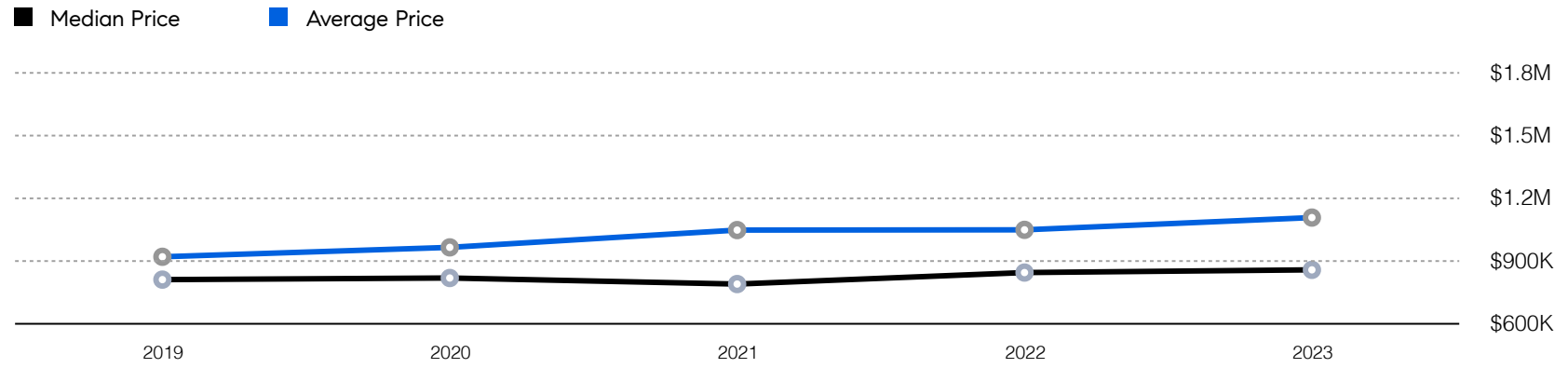
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	73	45	-38.4%
	SALES VOLUME	\$76,602,218	\$49,858,186	-34.9%
	MEDIAN PRICE	\$845,000	\$858,000	1.5%
	AVERAGE PRICE	\$1,049,345	\$1,107,960	5.6%
	AVERAGE DOM	38	34	-10.5%
Condos	# OF SALES	14	19	35.7%
	SALES VOLUME	\$11,993,500	\$22,401,138	86.8%
	MEDIAN PRICE	\$565,000	\$1,200,000	112.4%
	AVERAGE PRICE	\$856,679	\$1,179,007	37.6%
	AVERAGE DOM	45	34	-24.4%
Co-ops	# OF SALES	11	5	-54.5%
	SALES VOLUME	\$3,506,500	\$1,712,000	-51.2%
	MEDIAN PRICE	\$320,000	\$325,000	1.6%
	AVERAGE PRICE	\$318,773	\$342,400	7.4%
	AVERAGE DOM	35	44	25.7%

Dobbs Ferry

Historic Single-Family Sales



Historic Single-Family Sales Prices

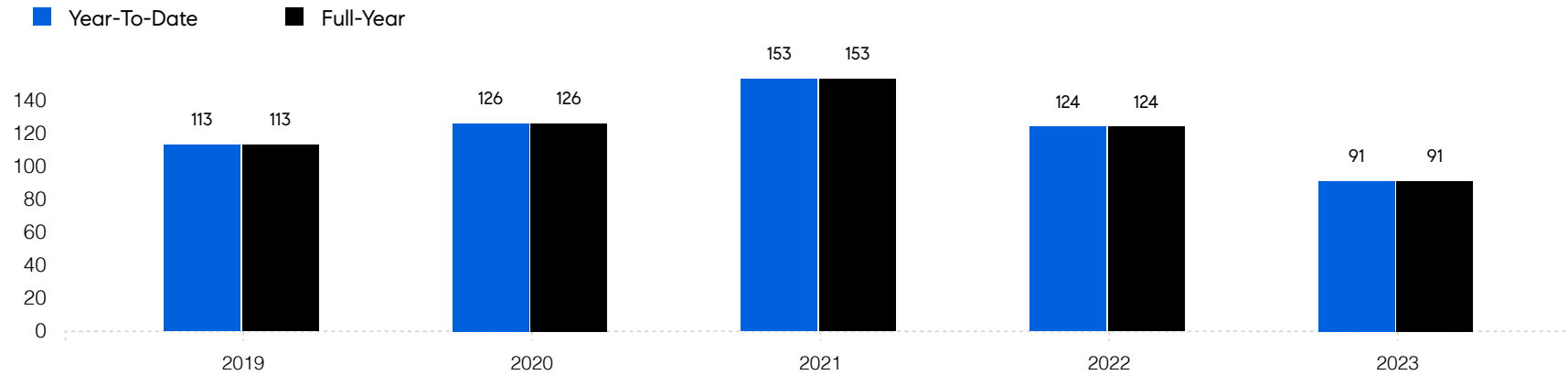


Eastchester

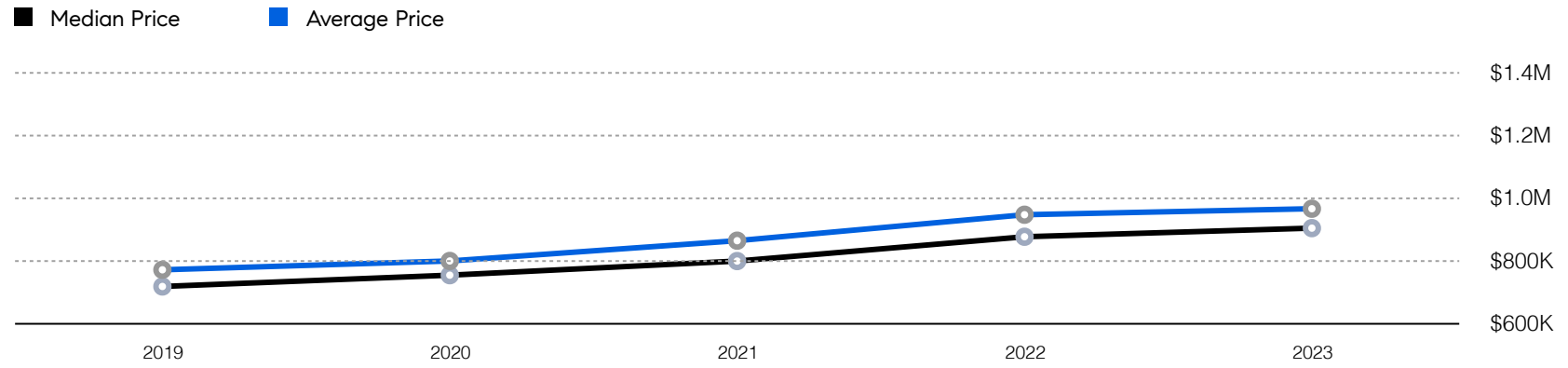
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	124	91	-26.6%
	SALES VOLUME	\$117,519,739	\$87,985,898	-25.1%
	MEDIAN PRICE	\$877,500	\$905,000	3.1%
	AVERAGE PRICE	\$947,740	\$966,878	2.0%
	AVERAGE DOM	35	37	5.7%
Condos	# OF SALES	15	9	-40.0%
	SALES VOLUME	\$6,933,500	\$3,492,000	-49.6%
	MEDIAN PRICE	\$460,000	\$365,000	-20.7%
	AVERAGE PRICE	\$462,233	\$388,000	-16.1%
	AVERAGE DOM	70	30	-57.1%
Co-ops	# OF SALES	160	134	-16.2%
	SALES VOLUME	\$44,939,050	\$36,317,301	-19.2%
	MEDIAN PRICE	\$244,000	\$225,000	-7.8%
	AVERAGE PRICE	\$280,869	\$271,025	-3.5%
	AVERAGE DOM	54	67	24.1%

Eastchester

Historic Single-Family Sales



Historic Single-Family Sales Prices

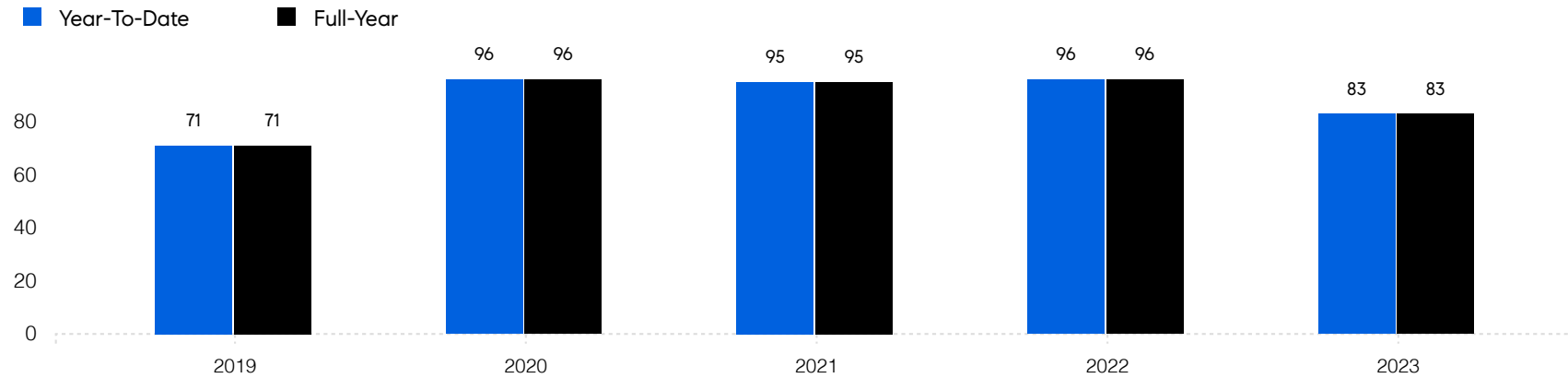


Edgemont

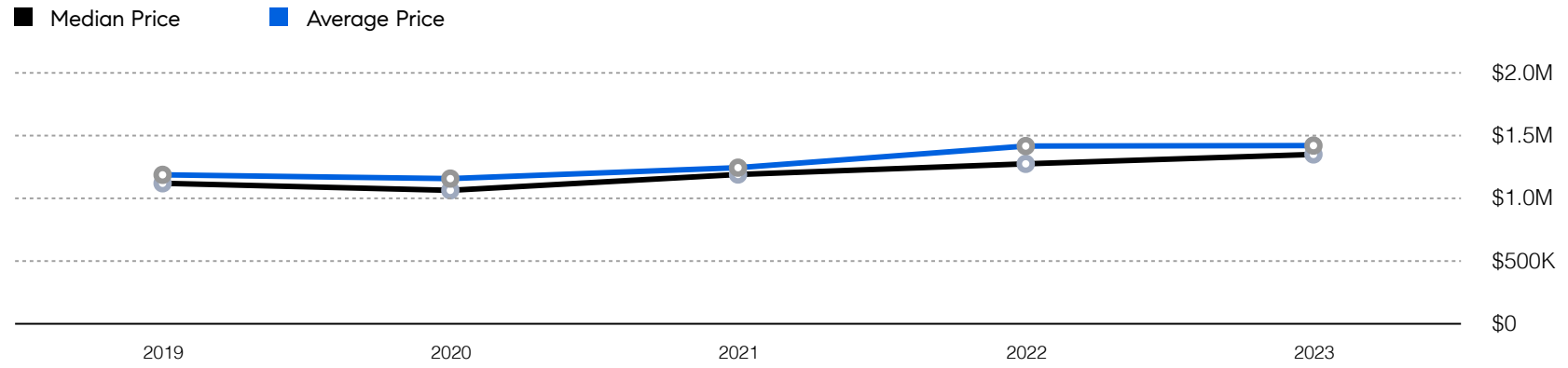
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	96	83	-13.5%
	SALES VOLUME	\$136,007,799	\$117,902,142	-13.3%
	MEDIAN PRICE	\$1,275,000	\$1,350,000	5.9%
	AVERAGE PRICE	\$1,416,748	\$1,420,508	0.3%
	AVERAGE DOM	42	40	-4.8%
Condos	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$3,427,900	\$2,019,500	-41.1%
	MEDIAN PRICE	\$580,000	\$517,250	-10.8%
	AVERAGE PRICE	\$571,317	\$504,875	-11.6%
	AVERAGE DOM	82	43	-47.6%
Co-ops	# OF SALES	24	29	20.8%
	SALES VOLUME	\$6,232,753	\$8,056,494	29.3%
	MEDIAN PRICE	\$236,500	\$250,000	5.7%
	AVERAGE PRICE	\$259,698	\$277,810	7.0%
	AVERAGE DOM	96	72	-25.0%

Edgemont

Historic Single-Family Sales



Historic Single-Family Sales Prices

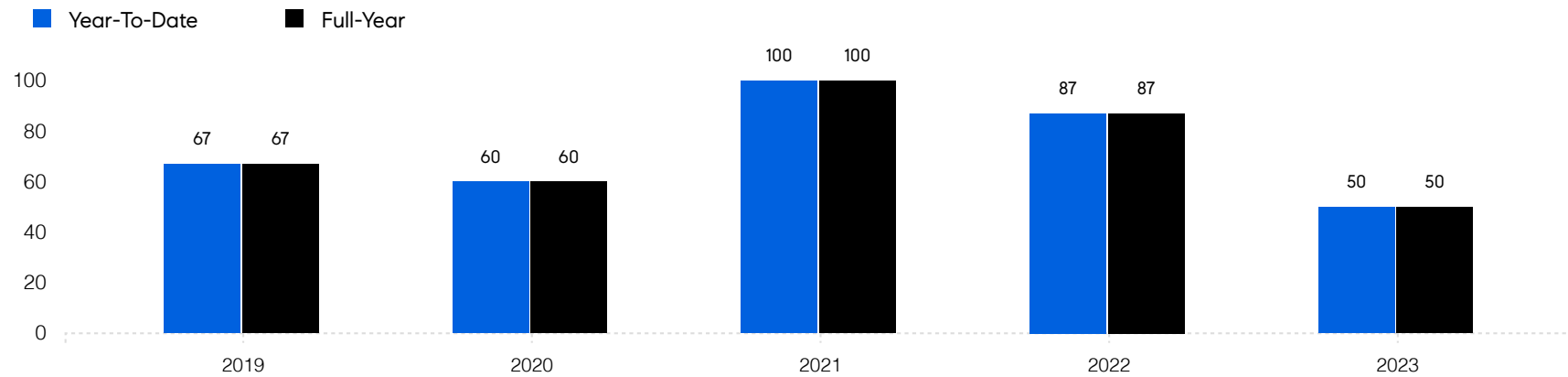


Elmsford

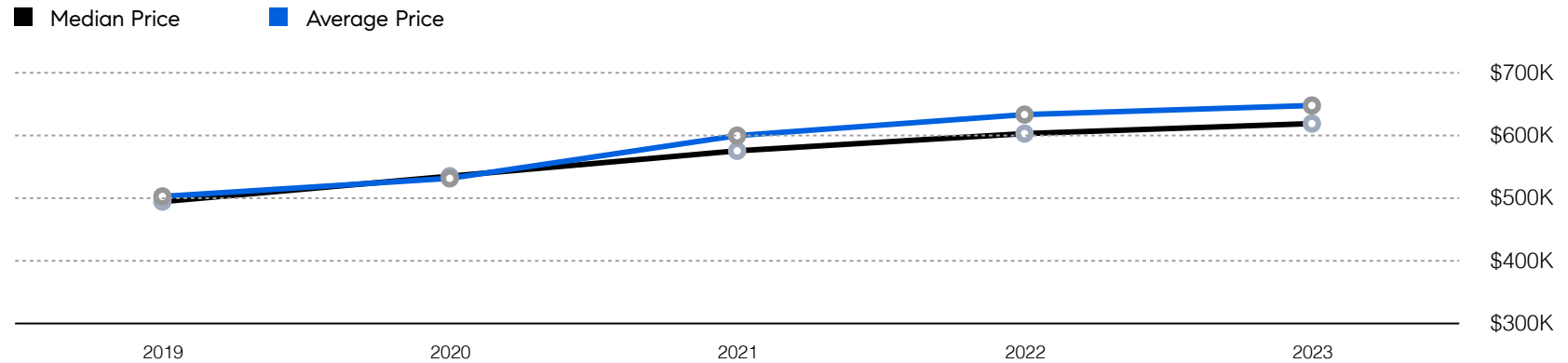
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	87	50	-42.5%
	SALES VOLUME	\$55,099,690	\$32,391,940	-41.2%
	MEDIAN PRICE	\$603,000	\$619,000	2.7%
	AVERAGE PRICE	\$633,330	\$647,839	2.3%
	AVERAGE DOM	50	54	8.0%
Condos	# OF SALES	2	0	0.0%
	SALES VOLUME	\$829,000	-	-
	MEDIAN PRICE	\$414,500	-	-
	AVERAGE PRICE	\$414,500	-	-
	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

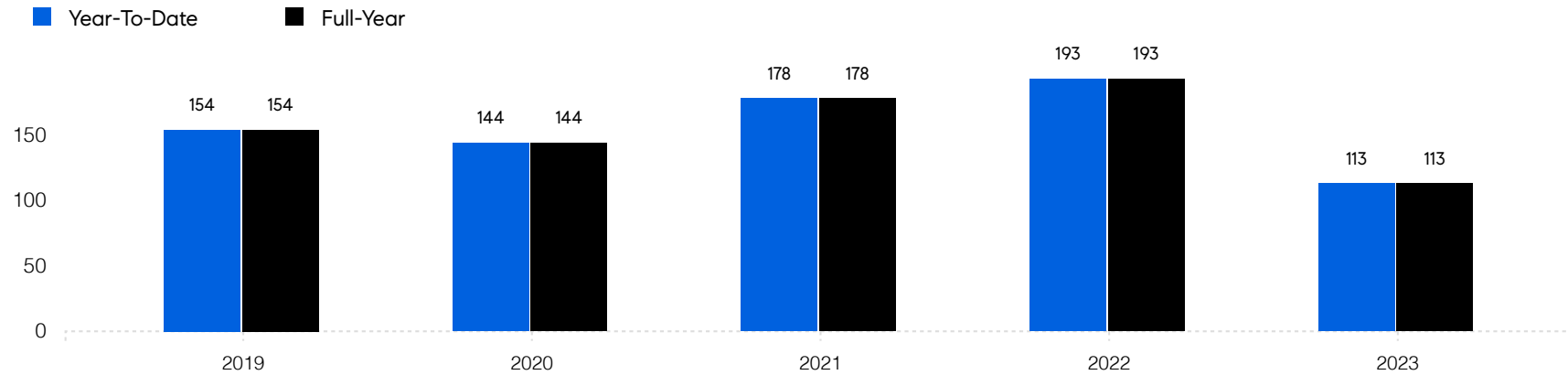


Greenburgh

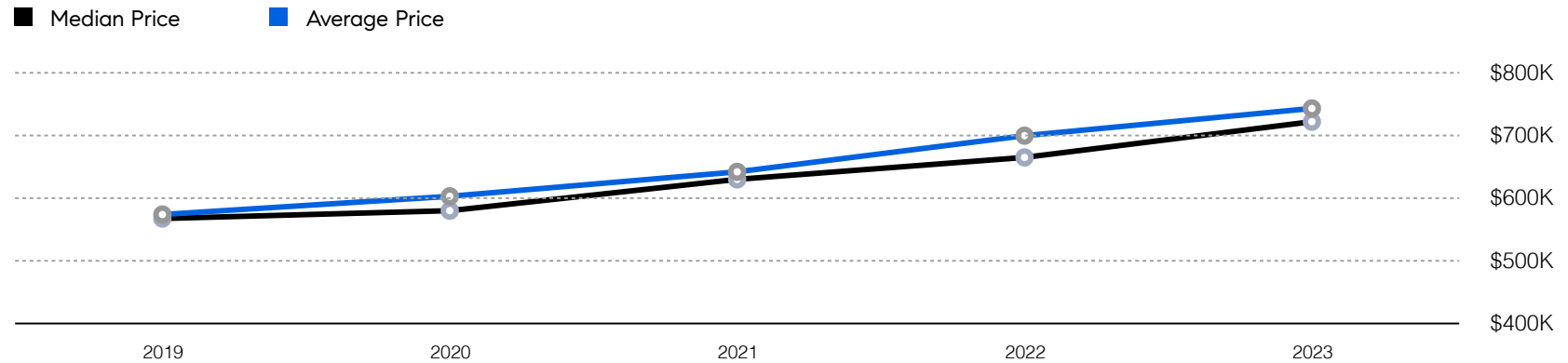
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	193	113	-41.5%
	SALES VOLUME	\$135,035,714	\$83,979,247	-37.8%
	MEDIAN PRICE	\$665,000	\$722,000	8.6%
	AVERAGE PRICE	\$699,667	\$743,179	6.2%
	AVERAGE DOM	30	38	26.7%
Condos	# OF SALES	98	66	-32.7%
	SALES VOLUME	\$44,357,618	\$31,702,616	-28.5%
	MEDIAN PRICE	\$420,000	\$450,500	7.3%
	AVERAGE PRICE	\$452,629	\$480,343	6.1%
	AVERAGE DOM	41	34	-17.1%
Co-ops	# OF SALES	154	108	-29.9%
	SALES VOLUME	\$33,166,205	\$23,652,733	-28.7%
	MEDIAN PRICE	\$195,000	\$213,500	9.5%
	AVERAGE PRICE	\$215,365	\$219,007	1.7%
	AVERAGE DOM	70	53	-24.3%

Greenburgh

Historic Single-Family Sales



Historic Single-Family Sales Prices

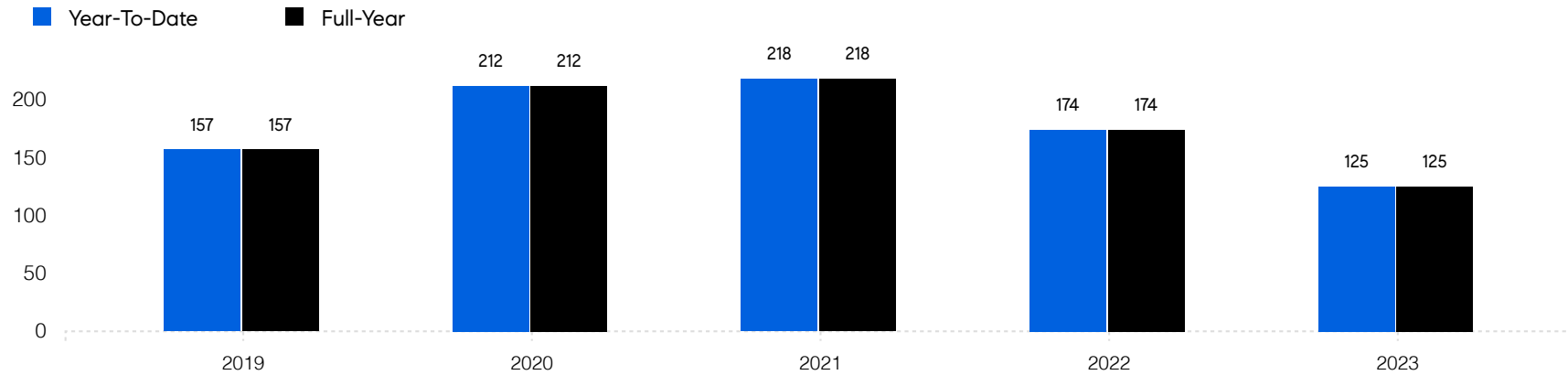


Harrison

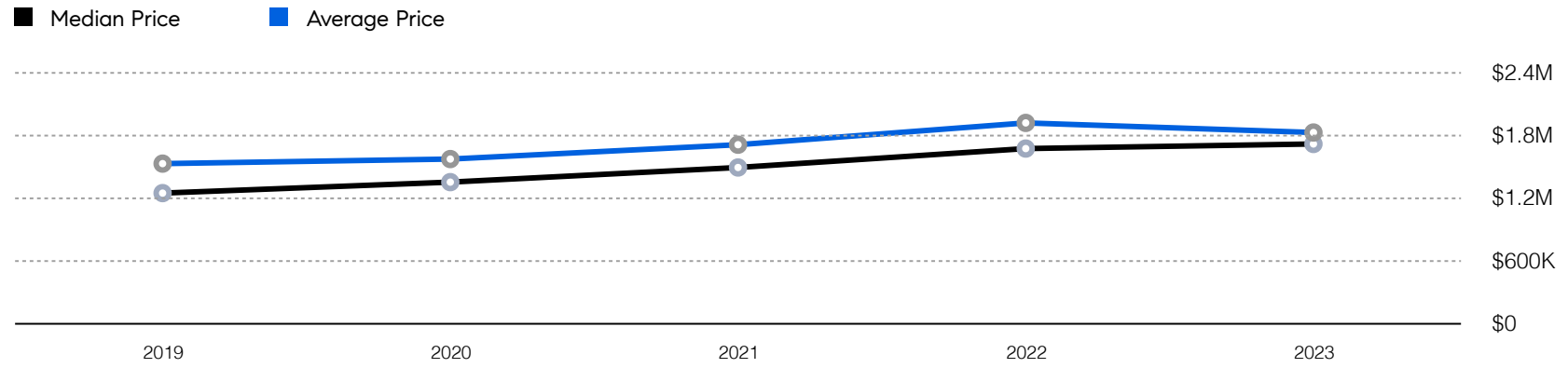
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	174	125	-28.2%
	SALES VOLUME	\$334,326,032	\$228,709,983	-31.6%
	MEDIAN PRICE	\$1,676,000	\$1,720,000	2.6%
	AVERAGE PRICE	\$1,921,414	\$1,829,680	-4.8%
	AVERAGE DOM	49	56	14.3%
Condos	# OF SALES	16	9	-43.7%
	SALES VOLUME	\$10,067,500	\$3,945,560	-60.8%
	MEDIAN PRICE	\$692,500	\$376,560	-45.6%
	AVERAGE PRICE	\$629,219	\$438,396	-30.3%
	AVERAGE DOM	49	16	-67.3%
Co-ops	# OF SALES	27	27	0.0%
	SALES VOLUME	\$5,467,500	\$5,345,225	-2.2%
	MEDIAN PRICE	\$195,000	\$184,500	-5.4%
	AVERAGE PRICE	\$202,500	\$197,971	-2.2%
	AVERAGE DOM	54	36	-33.3%

Harrison

Historic Single-Family Sales



Historic Single-Family Sales Prices

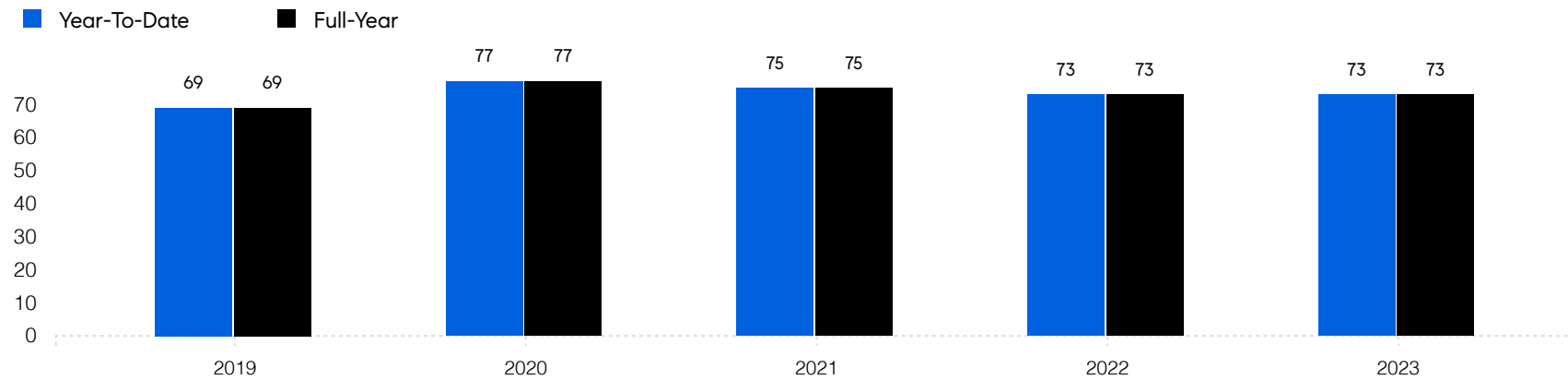


Hastings

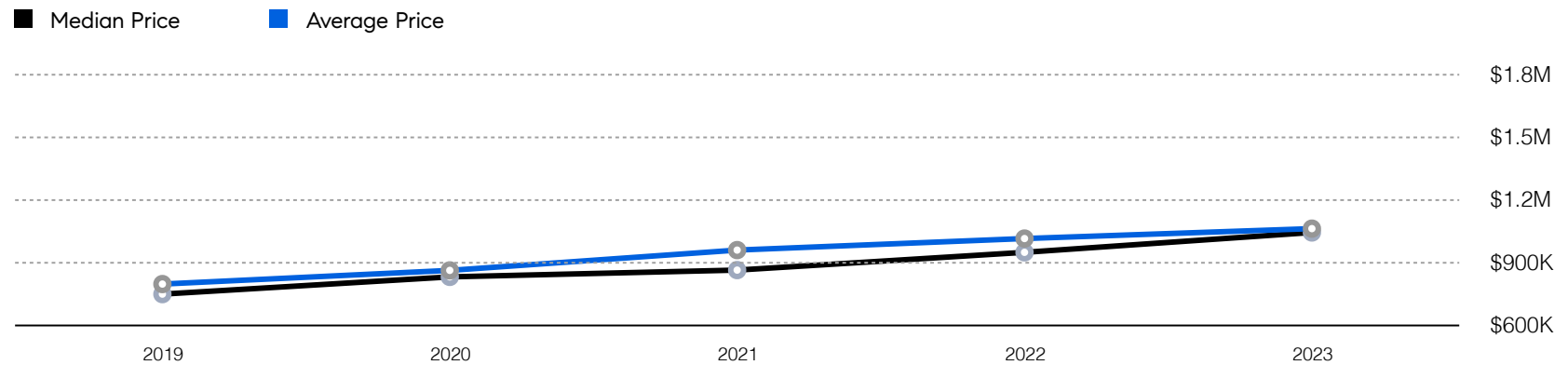
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	73	73	0.0%
	SALES VOLUME	\$74,167,039	\$77,628,684	4.7%
	MEDIAN PRICE	\$950,000	\$1,045,000	10.0%
	AVERAGE PRICE	\$1,015,987	\$1,063,407	4.7%
	AVERAGE DOM	27	26	-3.7%
Condos	# OF SALES	12	9	-25.0%
	SALES VOLUME	\$6,669,000	\$5,405,000	-19.0%
	MEDIAN PRICE	\$512,500	\$575,000	12.2%
	AVERAGE PRICE	\$555,750	\$600,556	8.1%
	AVERAGE DOM	42	46	9.5%
Co-ops	# OF SALES	15	19	26.7%
	SALES VOLUME	\$4,988,500	\$5,200,500	4.2%
	MEDIAN PRICE	\$313,000	\$260,000	-16.9%
	AVERAGE PRICE	\$332,567	\$273,711	-17.7%
	AVERAGE DOM	61	68	11.5%

Hastings

Historic Single-Family Sales



Historic Single-Family Sales Prices

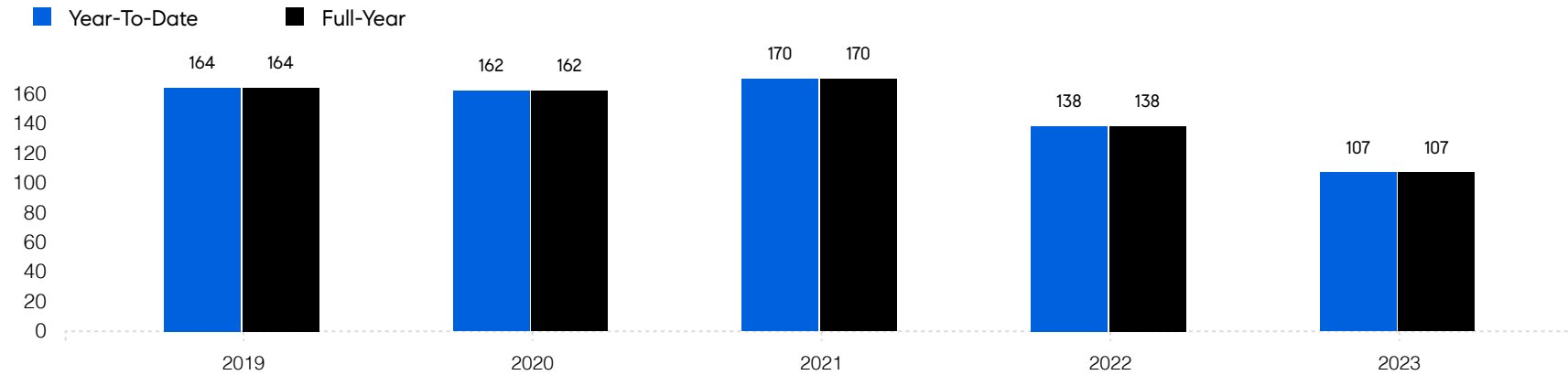


Hendrick Hudson

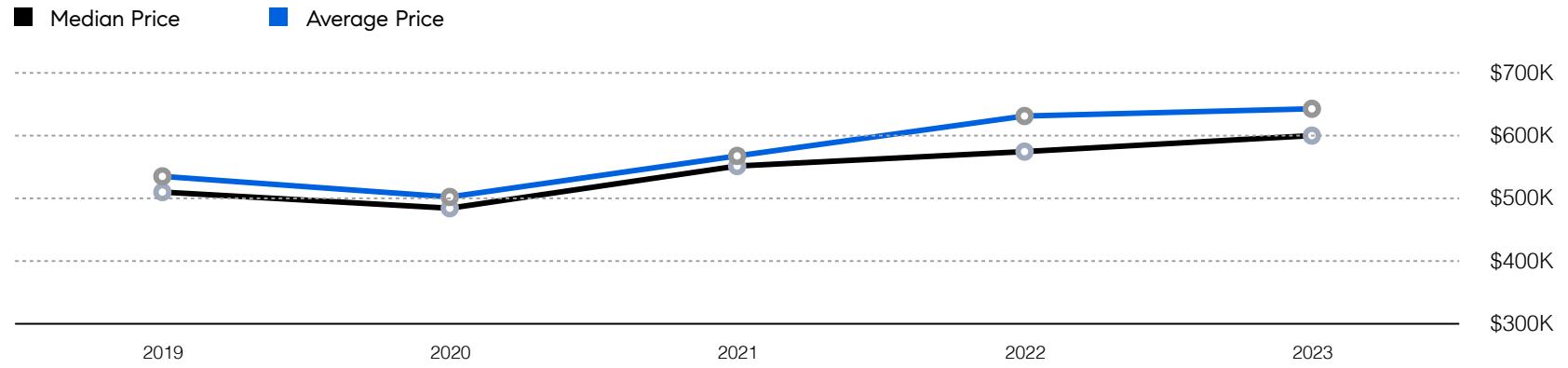
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	138	107	-22.5%
	SALES VOLUME	\$87,107,900	\$68,774,354	-21.0%
	MEDIAN PRICE	\$574,500	\$600,000	4.4%
	AVERAGE PRICE	\$631,217	\$642,751	1.8%
	AVERAGE DOM	39	45	15.4%
Condos	# OF SALES	10	13	30.0%
	SALES VOLUME	\$3,622,400	\$4,630,000	27.8%
	MEDIAN PRICE	\$328,750	\$340,000	3.4%
	AVERAGE PRICE	\$362,240	\$356,154	-1.7%
	AVERAGE DOM	51	22	-56.9%
Co-ops	# OF SALES	20	8	-60.0%
	SALES VOLUME	\$2,958,400	\$1,383,000	-53.3%
	MEDIAN PRICE	\$131,000	\$181,500	38.5%
	AVERAGE PRICE	\$147,920	\$172,875	16.9%
	AVERAGE DOM	49	42	-14.3%

Hendrick Hudson

Historic Single-Family Sales



Historic Single-Family Sales Prices

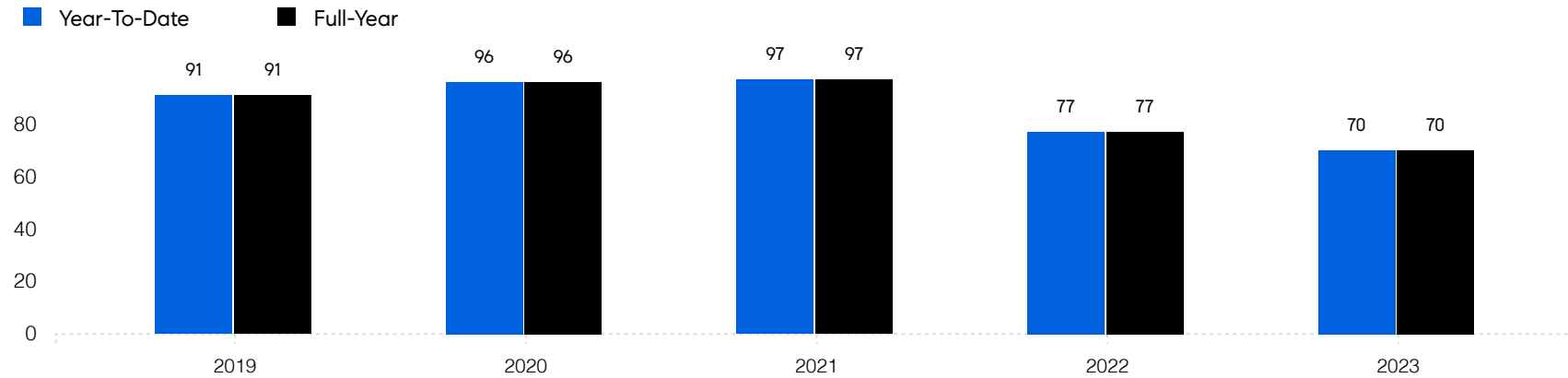


Irvington

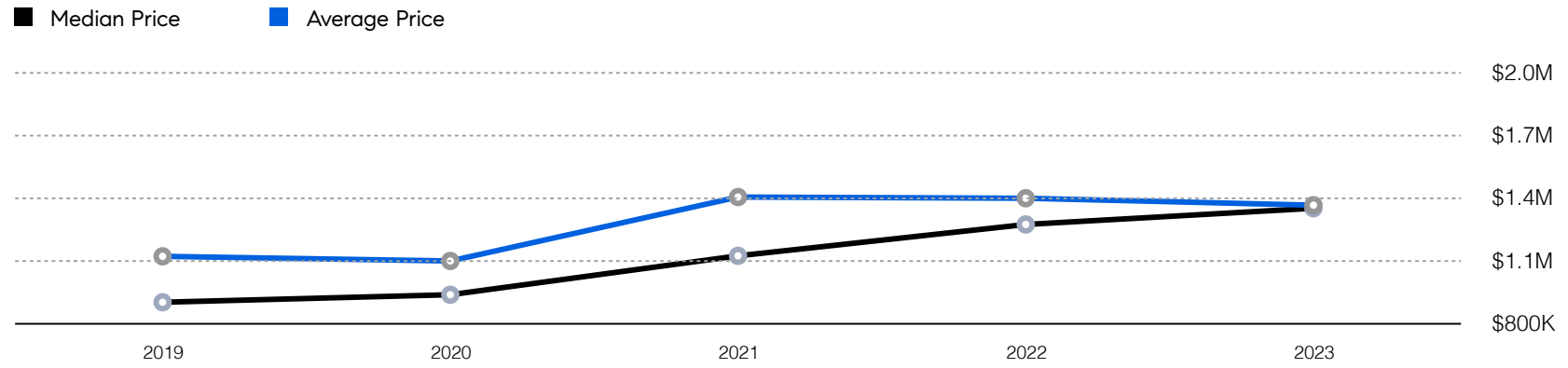
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	77	70	-9.1%
	SALES VOLUME	\$107,833,740	\$95,706,493	-11.2%
	MEDIAN PRICE	\$1,275,000	\$1,352,500	6.1%
	AVERAGE PRICE	\$1,400,438	\$1,367,236	-2.4%
	AVERAGE DOM	40	59	47.5%
Condos	# OF SALES	19	9	-52.6%
	SALES VOLUME	\$16,233,500	\$7,710,500	-52.5%
	MEDIAN PRICE	\$751,000	\$800,000	6.5%
	AVERAGE PRICE	\$854,395	\$856,722	0.3%
	AVERAGE DOM	33	22	-33.3%
Co-ops	# OF SALES	36	19	-47.2%
	SALES VOLUME	\$12,878,160	\$8,610,000	-33.1%
	MEDIAN PRICE	\$310,000	\$365,000	17.7%
	AVERAGE PRICE	\$357,727	\$453,158	26.7%
	AVERAGE DOM	52	50	-3.8%

Irvington

Historic Single-Family Sales



Historic Single-Family Sales Prices

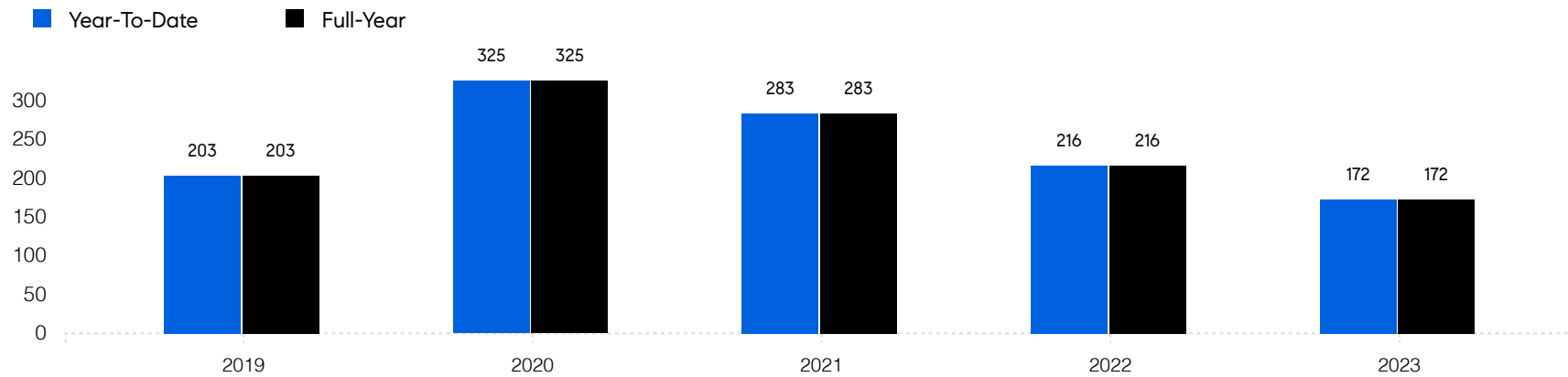


Katonah-Lewisboro

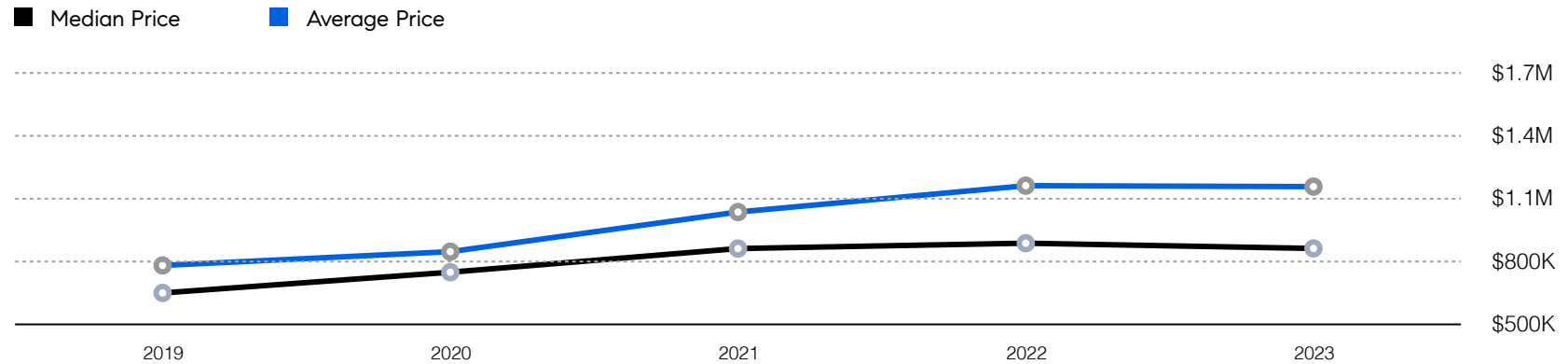
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	216	172	-20.4%
	SALES VOLUME	\$251,011,819	\$199,115,837	-20.7%
	MEDIAN PRICE	\$887,500	\$862,500	-2.8%
	AVERAGE PRICE	\$1,162,092	\$1,157,650	-0.4%
	AVERAGE DOM	52	38	-26.9%
Condos	# OF SALES	26	18	-30.8%
	SALES VOLUME	\$9,892,500	\$8,026,100	-18.9%
	MEDIAN PRICE	\$387,500	\$477,500	23.2%
	AVERAGE PRICE	\$380,481	\$445,894	17.2%
	AVERAGE DOM	34	29	-14.7%
Co-ops	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$405,000	\$150,000	-63.0%
	MEDIAN PRICE	\$100,000	\$150,000	50.0%
	AVERAGE PRICE	\$101,250	\$150,000	48.1%
	AVERAGE DOM	25	138	452.0%

Katonah-Lewisboro

Historic Single-Family Sales



Historic Single-Family Sales Prices

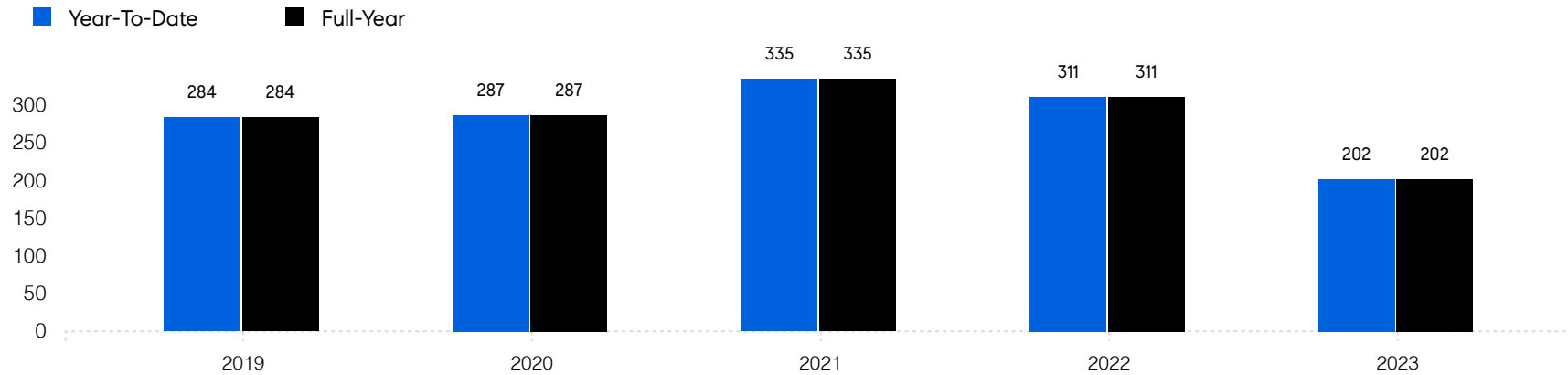


Lakeland

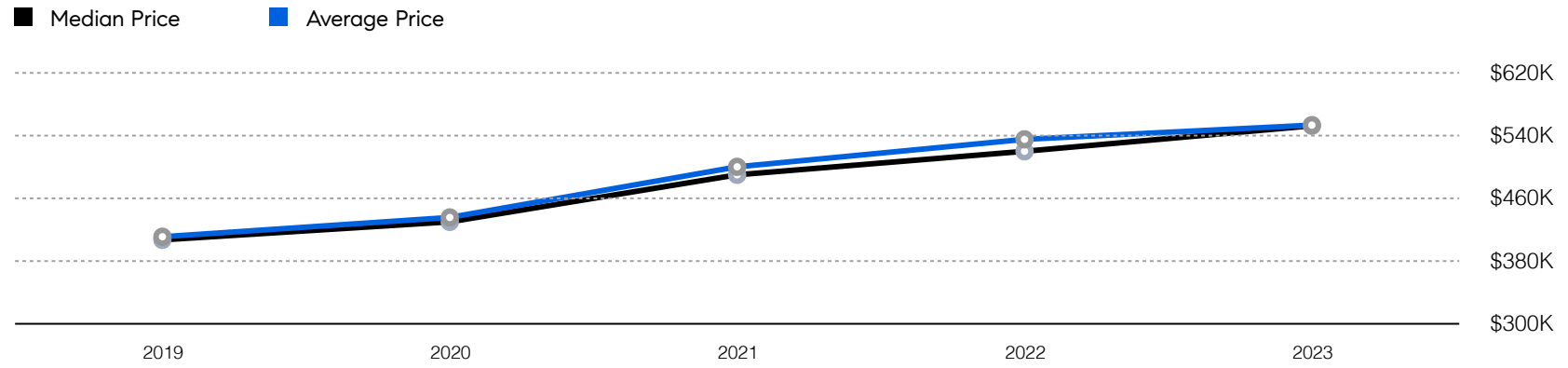
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	311	202	-35.0%
	SALES VOLUME	\$166,457,457	\$111,778,925	-32.8%
	MEDIAN PRICE	\$520,000	\$552,500	6.3%
	AVERAGE PRICE	\$535,233	\$553,361	3.4%
	AVERAGE DOM	37	32	-13.5%
Condos	# OF SALES	109	79	-27.5%
	SALES VOLUME	\$35,824,907	\$30,325,765	-15.4%
	MEDIAN PRICE	\$315,000	\$380,000	20.6%
	AVERAGE PRICE	\$328,669	\$383,870	16.8%
	AVERAGE DOM	47	32	-31.9%
Co-ops	# OF SALES	9	11	22.2%
	SALES VOLUME	\$1,329,000	\$2,046,500	54.0%
	MEDIAN PRICE	\$177,000	\$215,000	21.5%
	AVERAGE PRICE	\$147,667	\$186,045	26.0%
	AVERAGE DOM	46	44	-4.3%

Lakeland

Historic Single-Family Sales



Historic Single-Family Sales Prices

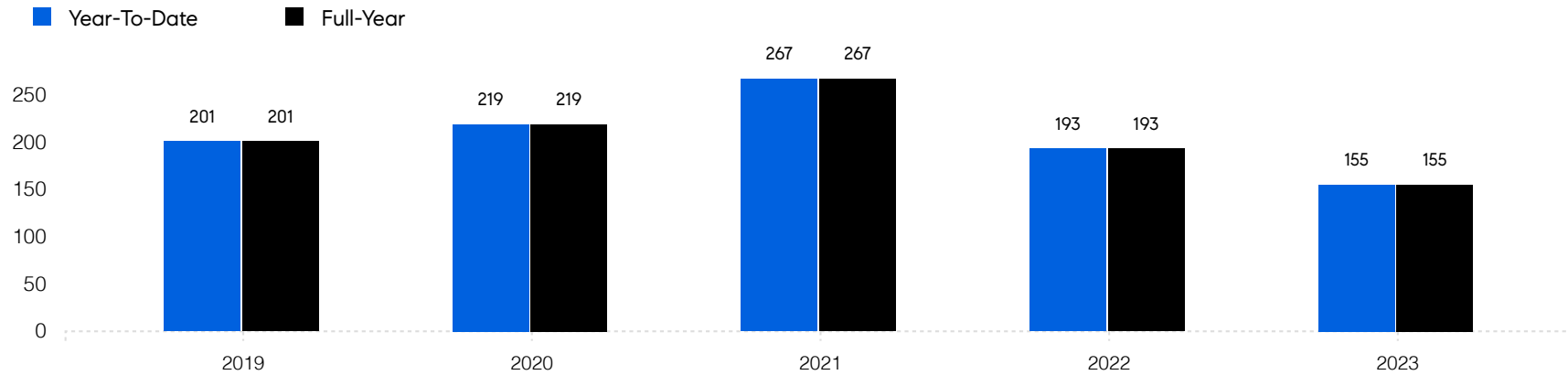


Larchmont P.O.

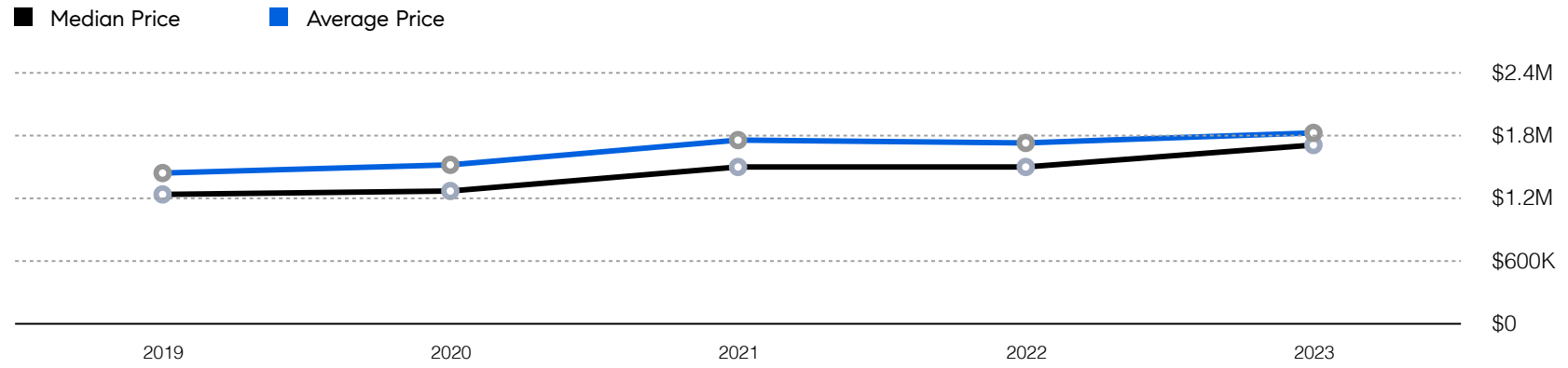
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	193	155	-19.7%
	SALES VOLUME	\$333,870,804	\$283,025,412	-15.2%
	MEDIAN PRICE	\$1,500,000	\$1,710,000	14.0%
	AVERAGE PRICE	\$1,729,901	\$1,825,970	5.6%
	AVERAGE DOM	28	26	-7.1%
Condos	# OF SALES	29	17	-41.4%
	SALES VOLUME	\$18,910,000	\$12,527,000	-33.8%
	MEDIAN PRICE	\$637,500	\$787,000	23.5%
	AVERAGE PRICE	\$652,069	\$736,882	13.0%
	AVERAGE DOM	42	59	40.5%
Co-ops	# OF SALES	63	32	-49.2%
	SALES VOLUME	\$20,156,813	\$10,452,531	-48.1%
	MEDIAN PRICE	\$285,000	\$248,000	-13.0%
	AVERAGE PRICE	\$319,949	\$326,642	2.1%
	AVERAGE DOM	86	65	-24.4%

Larchmont P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

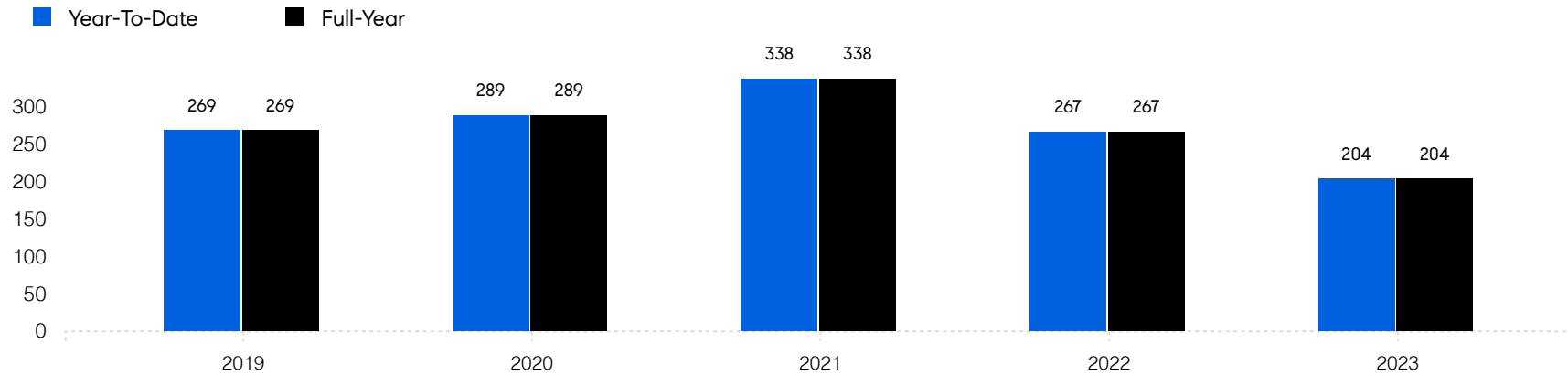


Mamaroneck

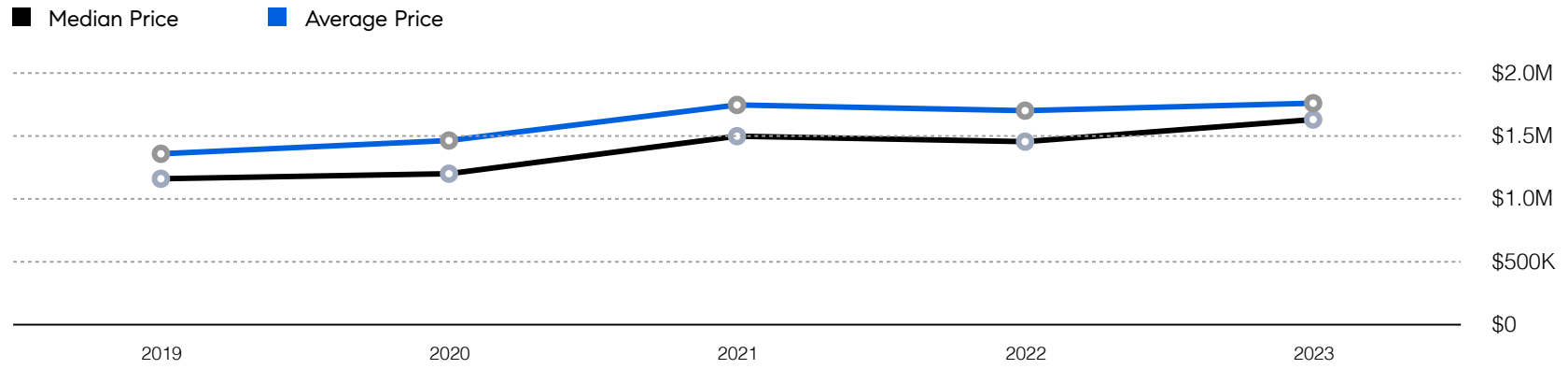
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	267	204	-23.6%
	SALES VOLUME	\$454,264,204	\$359,138,793	-20.9%
	MEDIAN PRICE	\$1,455,000	\$1,630,500	12.1%
	AVERAGE PRICE	\$1,701,364	\$1,760,484	3.5%
	AVERAGE DOM	31	29	-6.5%
Condos	# OF SALES	63	44	-30.2%
	SALES VOLUME	\$37,033,602	\$27,766,611	-25.0%
	MEDIAN PRICE	\$560,000	\$605,000	8.0%
	AVERAGE PRICE	\$587,835	\$631,059	7.4%
	AVERAGE DOM	50	51	2.0%
Co-ops	# OF SALES	106	64	-39.6%
	SALES VOLUME	\$30,639,633	\$18,681,731	-39.0%
	MEDIAN PRICE	\$248,500	\$247,000	-0.6%
	AVERAGE PRICE	\$289,053	\$291,902	1.0%
	AVERAGE DOM	77	54	-29.9%

Mamaroneck

Historic Single-Family Sales



Historic Single-Family Sales Prices

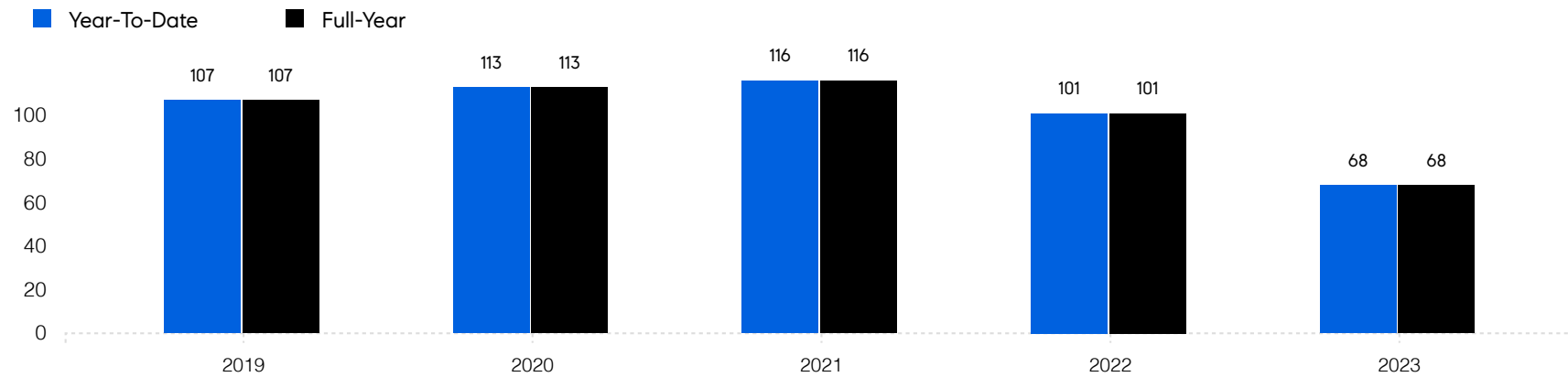


Mount Pleasant

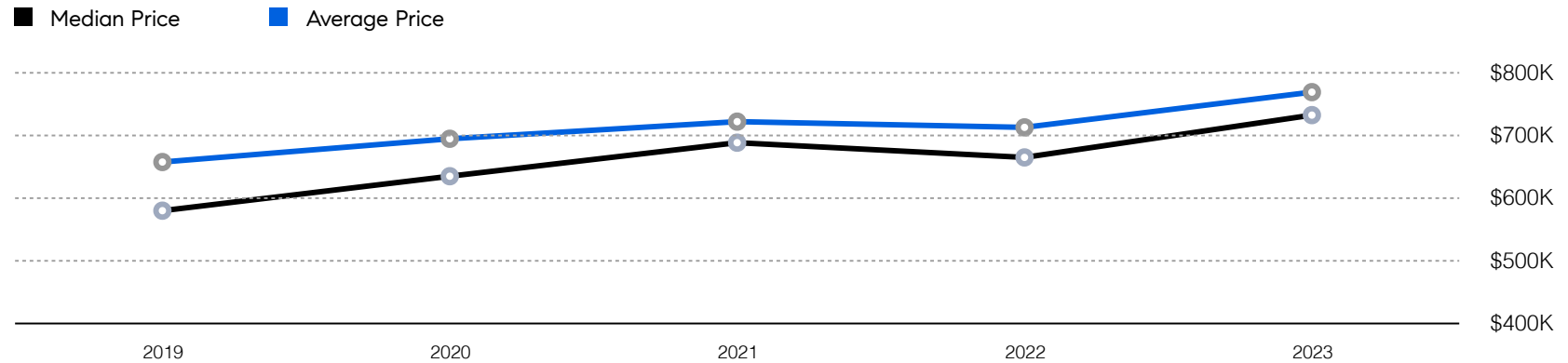
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	101	68	-32.7%
	SALES VOLUME	\$72,007,563	\$52,303,780	-27.4%
	MEDIAN PRICE	\$665,000	\$732,500	10.2%
	AVERAGE PRICE	\$712,946	\$769,173	7.9%
	AVERAGE DOM	40	54	35.0%
Condos	# OF SALES	2	3	50.0%
	SALES VOLUME	\$592,000	\$1,060,000	79.1%
	MEDIAN PRICE	\$296,000	\$335,000	13.2%
	AVERAGE PRICE	\$296,000	\$353,333	19.4%
	AVERAGE DOM	109	49	-55.0%
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

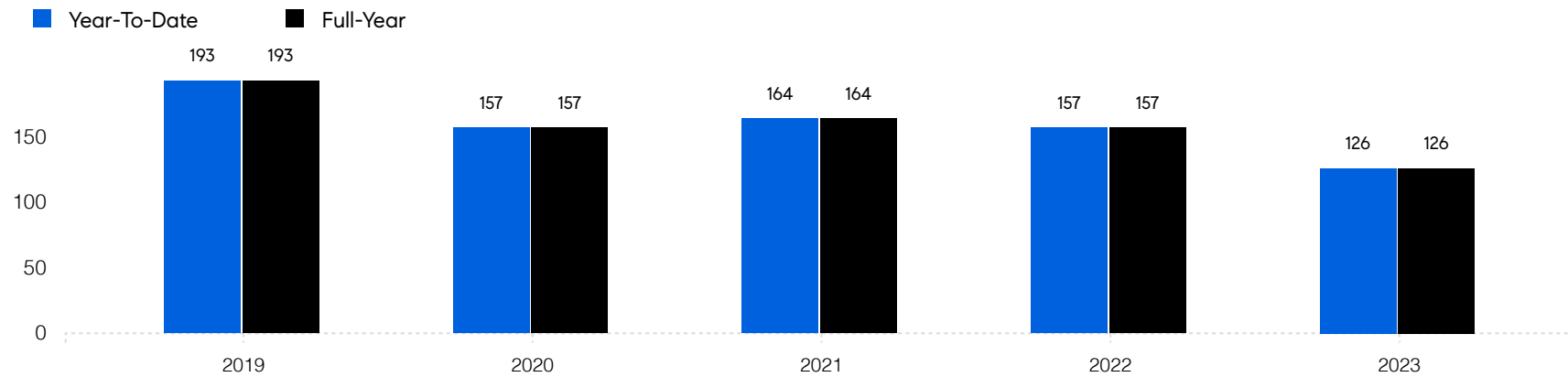


Mount Vernon

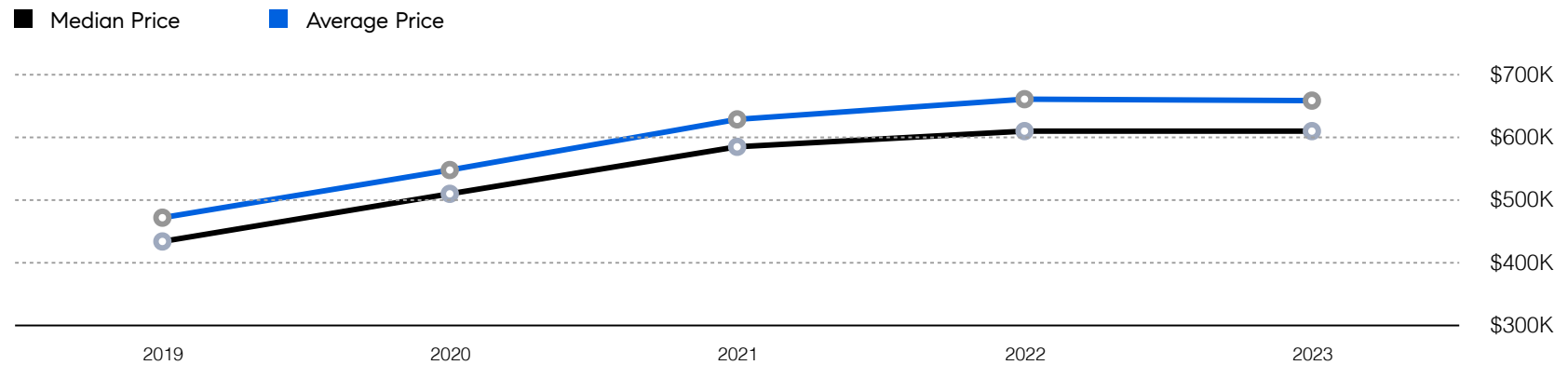
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	157	126	-19.7%
	SALES VOLUME	\$103,771,689	\$82,990,710	-20.0%
	MEDIAN PRICE	\$610,000	\$610,000	-
	AVERAGE PRICE	\$660,966	\$658,656	-0.3%
	AVERAGE DOM	51	63	23.5%
Condos	# OF SALES	6	13	116.7%
	SALES VOLUME	\$1,990,999	\$6,780,350	240.6%
	MEDIAN PRICE	\$320,500	\$415,000	29.5%
	AVERAGE PRICE	\$331,833	\$521,565	57.2%
	AVERAGE DOM	35	53	51.4%
Co-ops	# OF SALES	135	139	3.0%
	SALES VOLUME	\$21,373,085	\$24,204,695	13.2%
	MEDIAN PRICE	\$140,000	\$150,000	7.1%
	AVERAGE PRICE	\$158,319	\$174,134	10.0%
	AVERAGE DOM	87	86	-1.1%

Mount Vernon

Historic Single-Family Sales



Historic Single-Family Sales Prices

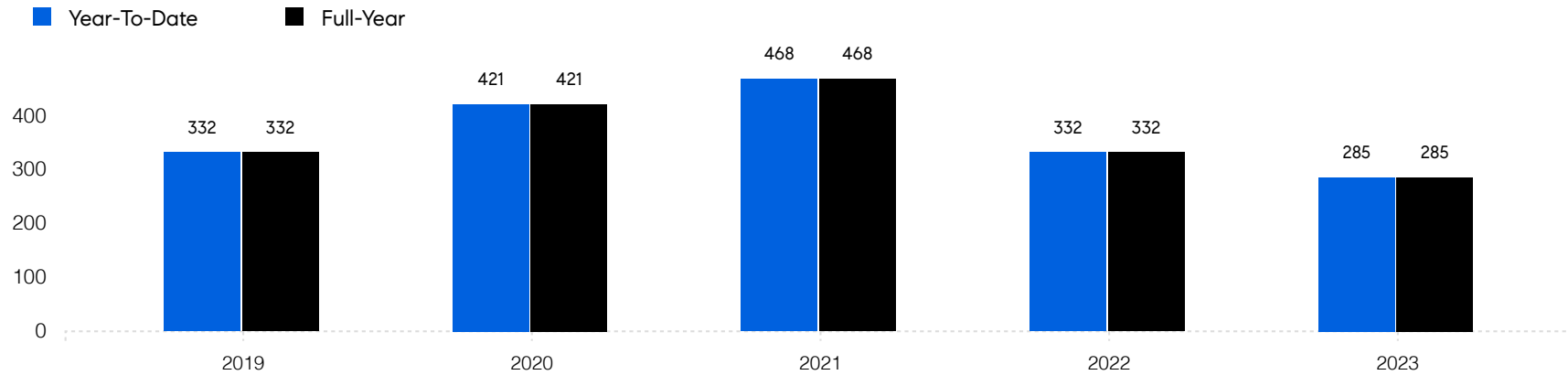


New Rochelle

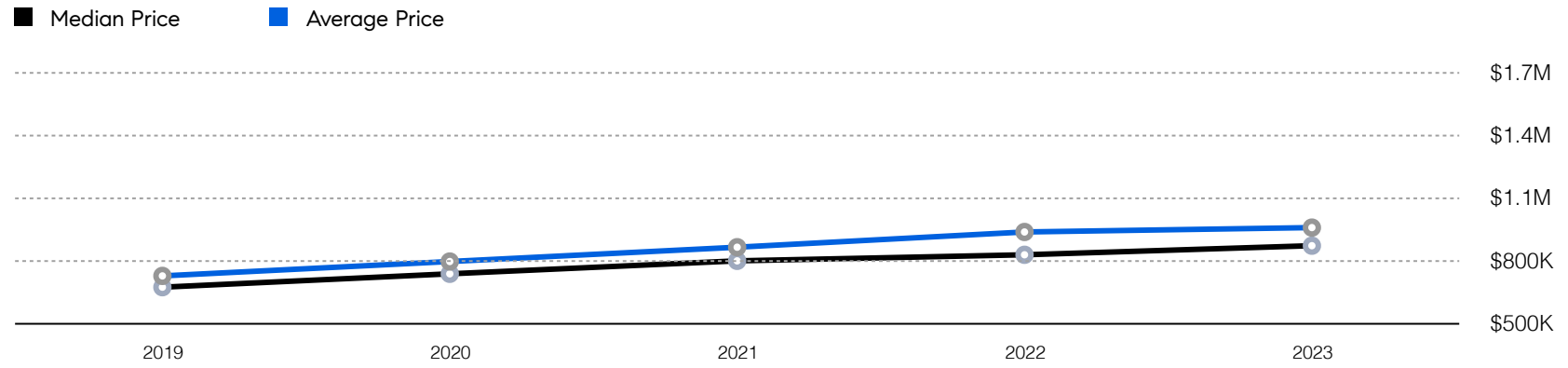
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	332	285	-14.2%
	SALES VOLUME	\$311,776,800	\$273,616,296	-12.2%
	MEDIAN PRICE	\$830,000	\$873,500	5.2%
	AVERAGE PRICE	\$939,087	\$960,057	2.2%
	AVERAGE DOM	38	38	0.0%
Condos	# OF SALES	52	47	-9.6%
	SALES VOLUME	\$28,008,528	\$26,168,750	-6.6%
	MEDIAN PRICE	\$525,000	\$450,000	-14.3%
	AVERAGE PRICE	\$538,626	\$556,782	3.4%
	AVERAGE DOM	69	70	1.4%
Co-ops	# OF SALES	147	132	-10.2%
	SALES VOLUME	\$30,538,620	\$27,633,916	-9.5%
	MEDIAN PRICE	\$180,000	\$188,000	4.4%
	AVERAGE PRICE	\$207,746	\$209,348	0.8%
	AVERAGE DOM	72	79	9.7%

New Rochelle

Historic Single-Family Sales



Historic Single-Family Sales Prices

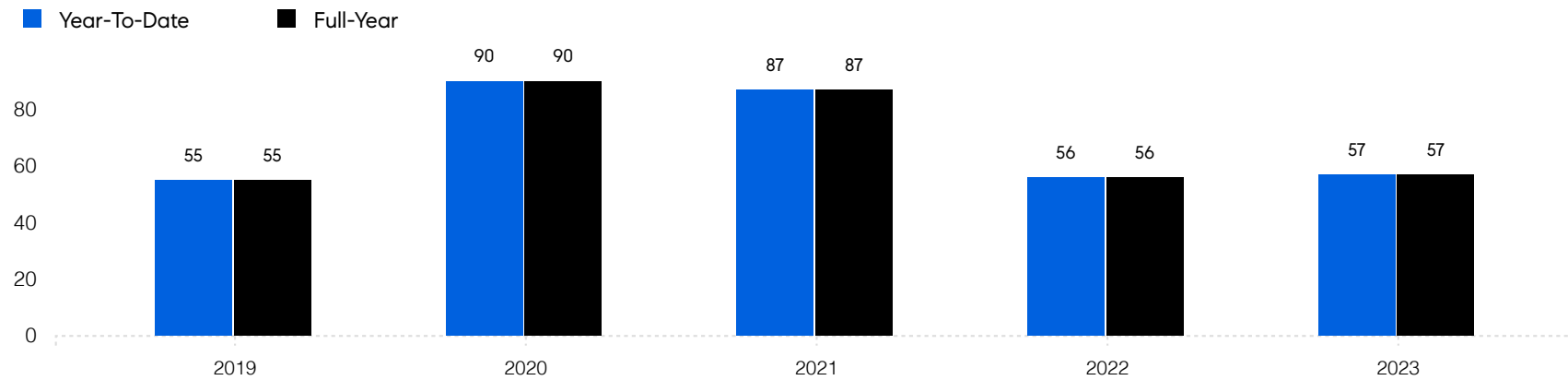


North Salem

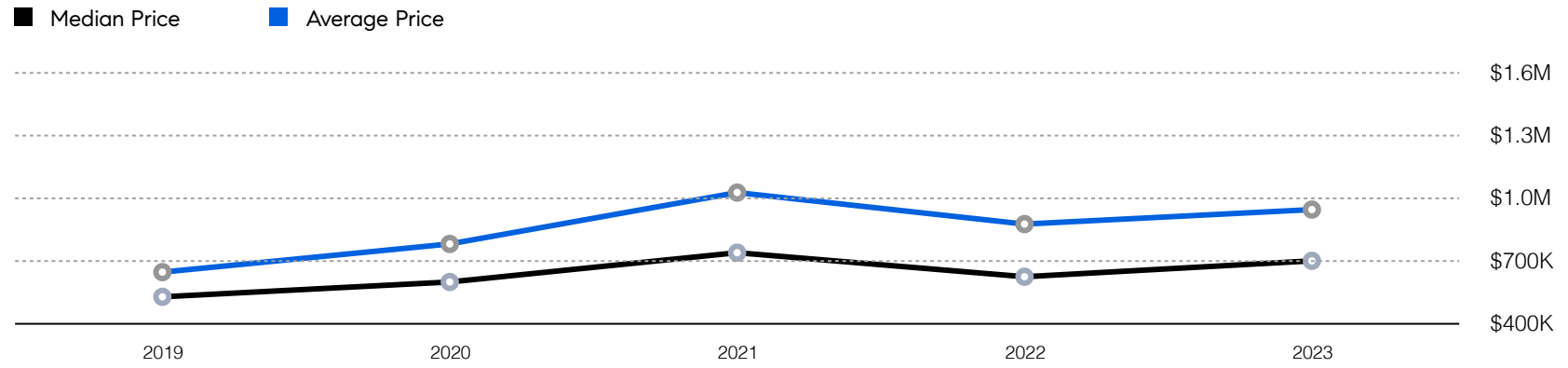
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	56	57	1.8%
	SALES VOLUME	\$49,101,799	\$53,930,218	9.8%
	MEDIAN PRICE	\$625,000	\$701,000	12.2%
	AVERAGE PRICE	\$876,818	\$946,144	7.9%
	AVERAGE DOM	59	50	-15.3%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

North Salem

Historic Single-Family Sales



Historic Single-Family Sales Prices

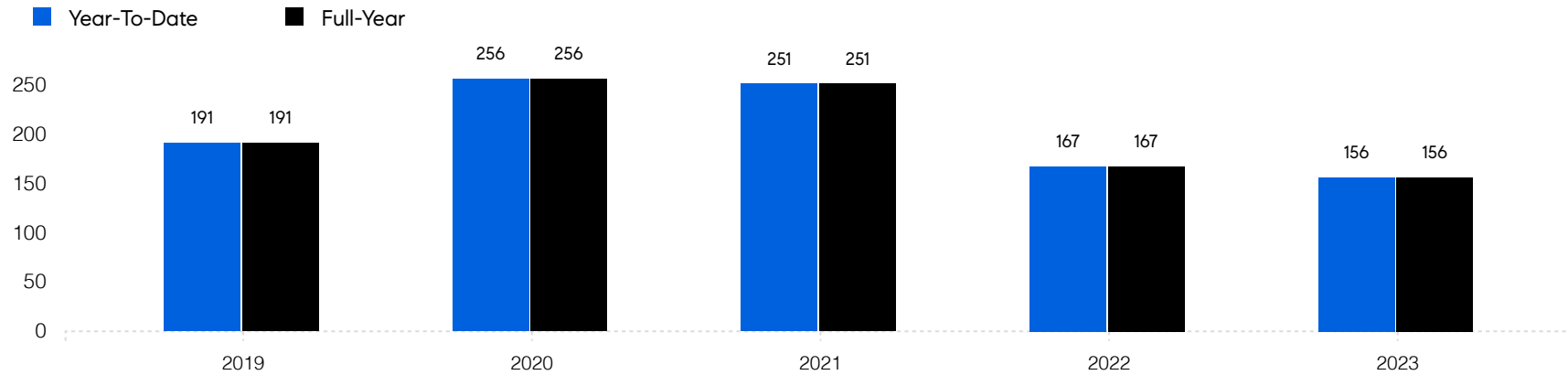


Ossining

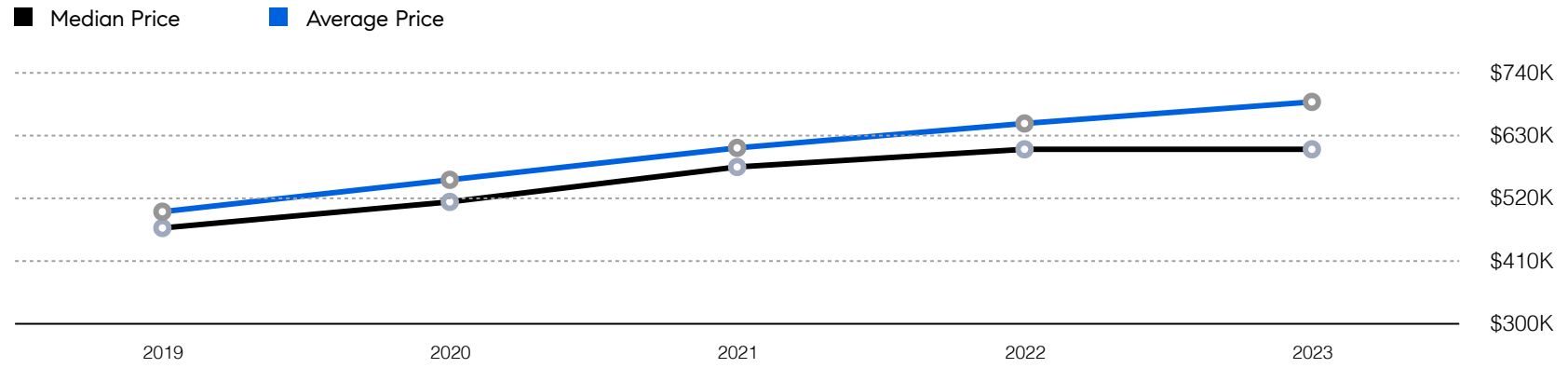
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	167	156	-6.6%
	SALES VOLUME	\$108,765,640	\$107,501,156	-1.2%
	MEDIAN PRICE	\$606,000	\$606,000	-
	AVERAGE PRICE	\$651,291	\$689,110	5.8%
	AVERAGE DOM	42	41	-2.4%
Condos	# OF SALES	67	59	-11.9%
	SALES VOLUME	\$32,074,887	\$30,808,351	-3.9%
	MEDIAN PRICE	\$440,000	\$479,000	8.9%
	AVERAGE PRICE	\$478,730	\$522,175	9.1%
	AVERAGE DOM	27	31	14.8%
Co-ops	# OF SALES	43	44	2.3%
	SALES VOLUME	\$8,003,622	\$10,543,669	31.7%
	MEDIAN PRICE	\$165,000	\$201,500	22.1%
	AVERAGE PRICE	\$186,131	\$239,629	28.7%
	AVERAGE DOM	74	56	-24.3%

Ossining

Historic Single-Family Sales



Historic Single-Family Sales Prices

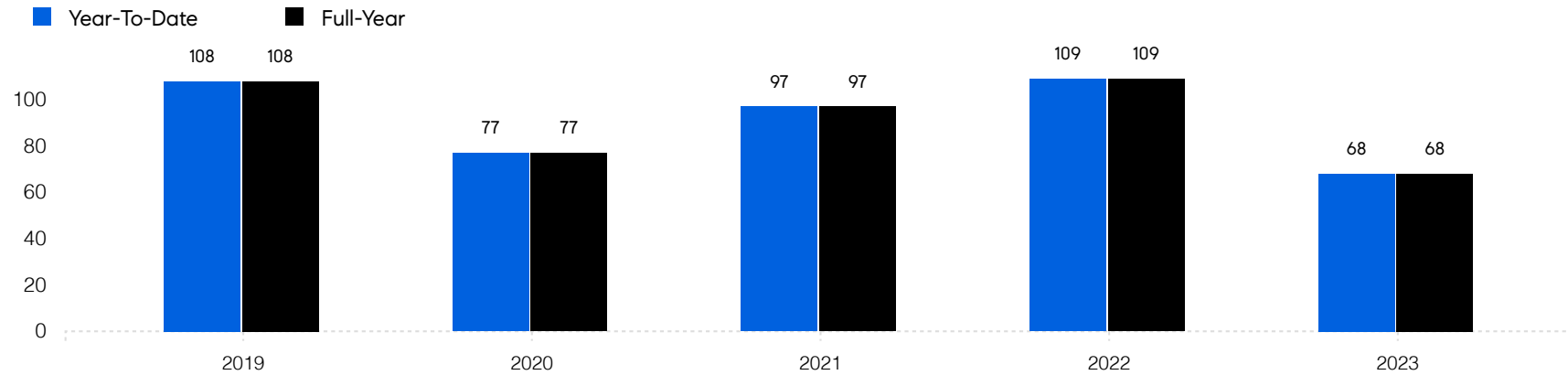


Peekskill

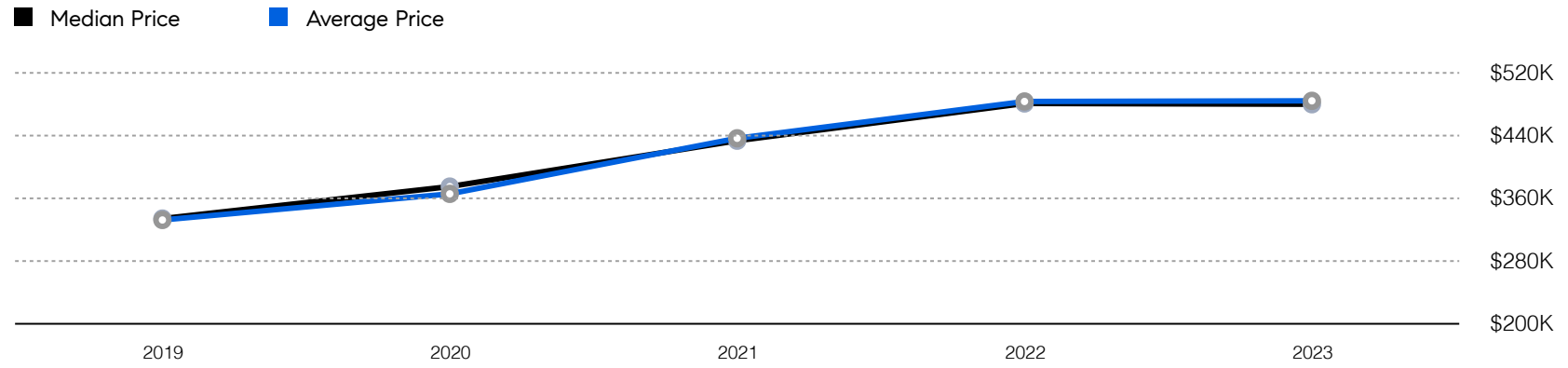
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	109	68	-37.6%
	SALES VOLUME	\$52,705,395	\$32,936,242	-37.5%
	MEDIAN PRICE	\$481,000	\$480,000	-0.2%
	AVERAGE PRICE	\$483,536	\$484,357	0.2%
	AVERAGE DOM	35	41	17.1%
Condos	# OF SALES	107	74	-30.8%
	SALES VOLUME	\$39,549,950	\$27,536,900	-30.4%
	MEDIAN PRICE	\$366,000	\$374,500	2.3%
	AVERAGE PRICE	\$369,626	\$372,120	0.7%
	AVERAGE DOM	48	50	4.2%
Co-ops	# OF SALES	40	33	-17.5%
	SALES VOLUME	\$4,541,700	\$4,139,400	-8.9%
	MEDIAN PRICE	\$112,500	\$119,000	5.8%
	AVERAGE PRICE	\$113,543	\$125,436	10.5%
	AVERAGE DOM	88	75	-14.8%

Peekskill

Historic Single-Family Sales



Historic Single-Family Sales Prices

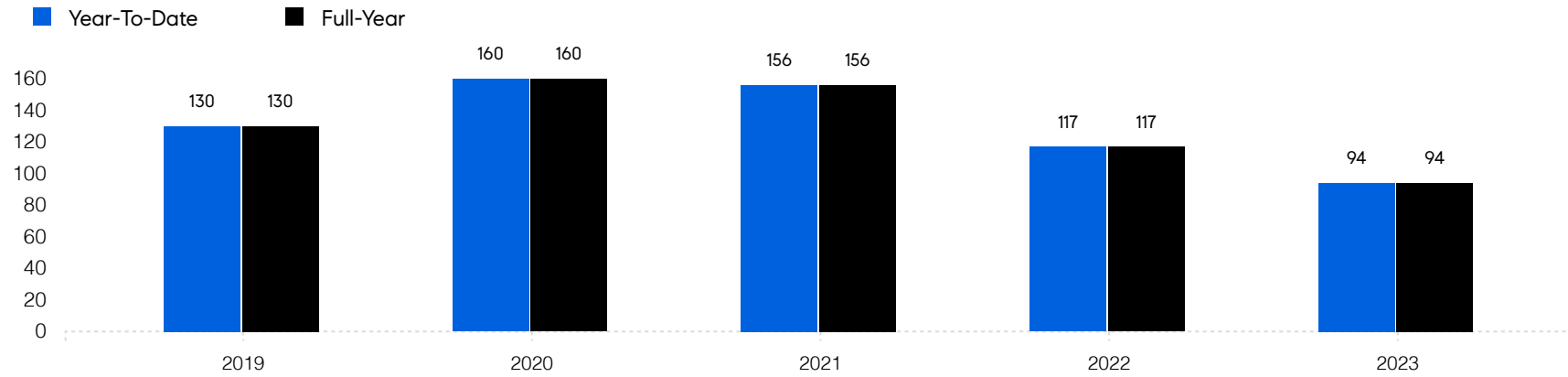


Pelham

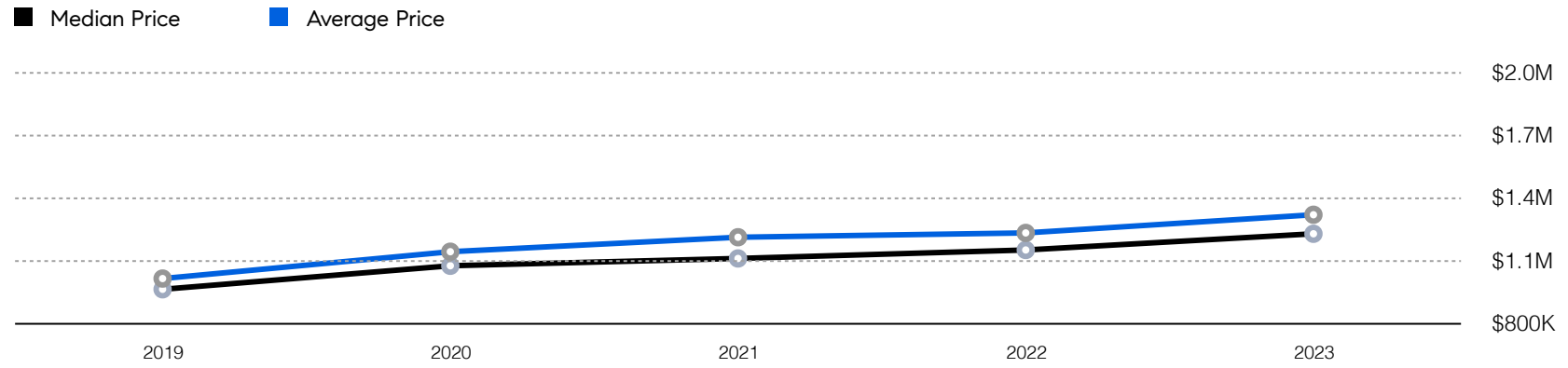
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	117	94	-19.7%
	SALES VOLUME	\$144,447,829	\$124,222,145	-14.0%
	MEDIAN PRICE	\$1,153,000	\$1,230,500	6.7%
	AVERAGE PRICE	\$1,234,597	\$1,321,512	7.0%
	AVERAGE DOM	40	38	-5.0%
Condos	# OF SALES	7	8	14.3%
	SALES VOLUME	\$3,815,000	\$5,968,500	56.4%
	MEDIAN PRICE	\$625,000	\$742,750	18.8%
	AVERAGE PRICE	\$545,000	\$746,063	36.9%
	AVERAGE DOM	41	28	-31.7%
Co-ops	# OF SALES	25	15	-40.0%
	SALES VOLUME	\$6,045,250	\$3,475,500	-42.5%
	MEDIAN PRICE	\$230,000	\$225,000	-2.2%
	AVERAGE PRICE	\$241,810	\$231,700	-4.2%
	AVERAGE DOM	80	141	76.3%

Pelham

Historic Single-Family Sales



Historic Single-Family Sales Prices

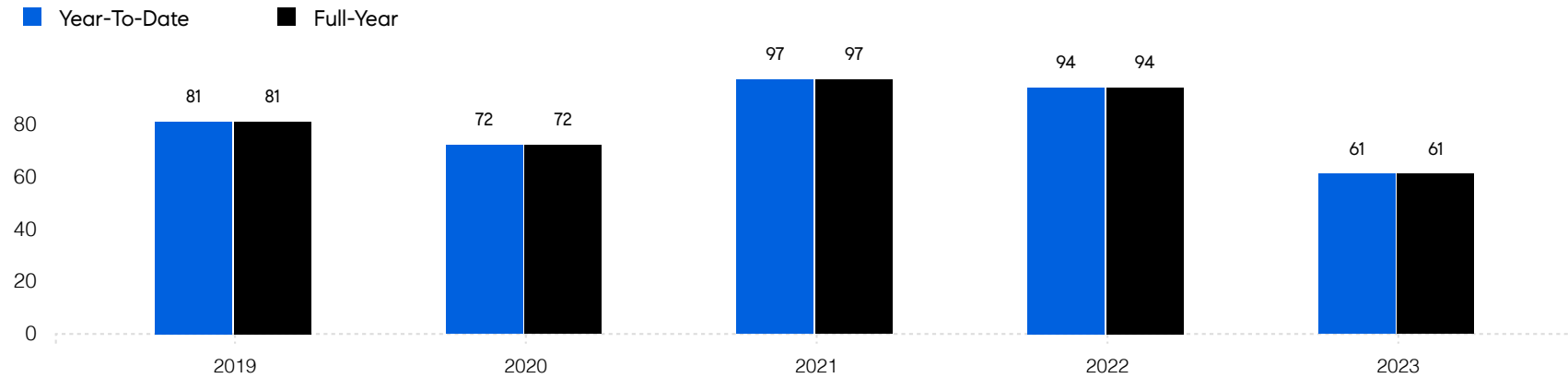


Pleasantville

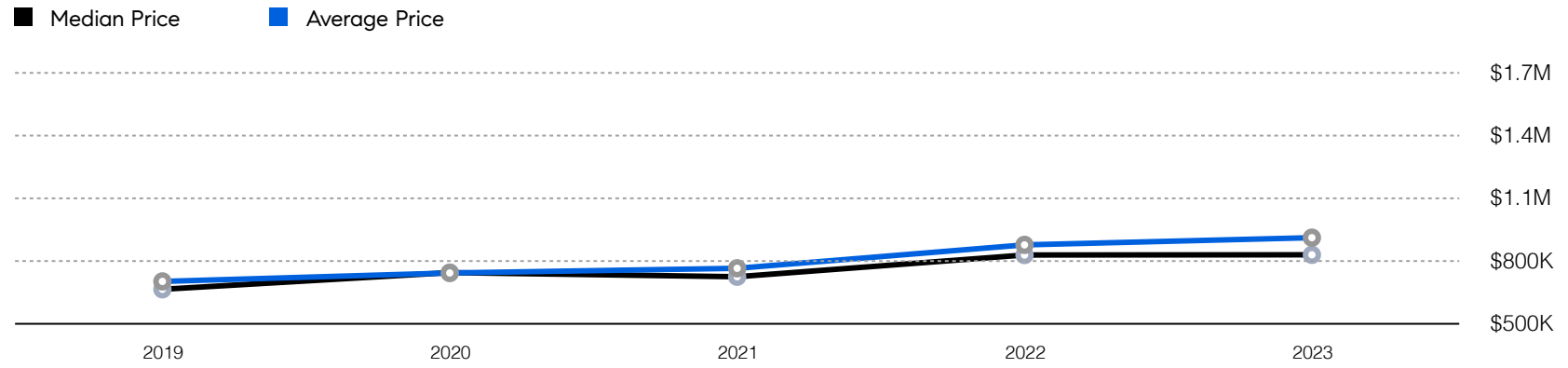
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	94	61	-35.1%
	SALES VOLUME	\$82,474,390	\$55,622,948	-32.6%
	MEDIAN PRICE	\$829,000	\$830,000	0.1%
	AVERAGE PRICE	\$877,387	\$911,852	3.9%
	AVERAGE DOM	32	38	18.8%
Condos	# OF SALES	16	16	0.0%
	SALES VOLUME	\$6,700,100	\$7,893,500	17.8%
	MEDIAN PRICE	\$437,500	\$492,000	12.5%
	AVERAGE PRICE	\$418,756	\$493,344	17.8%
	AVERAGE DOM	23	31	34.8%
Co-ops	# OF SALES	9	6	-33.3%
	SALES VOLUME	\$1,613,500	\$1,452,000	-10.0%
	MEDIAN PRICE	\$171,000	\$235,000	37.4%
	AVERAGE PRICE	\$179,278	\$242,000	35.0%
	AVERAGE DOM	75	40	-46.7%

Pleasantville

Historic Single-Family Sales



Historic Single-Family Sales Prices

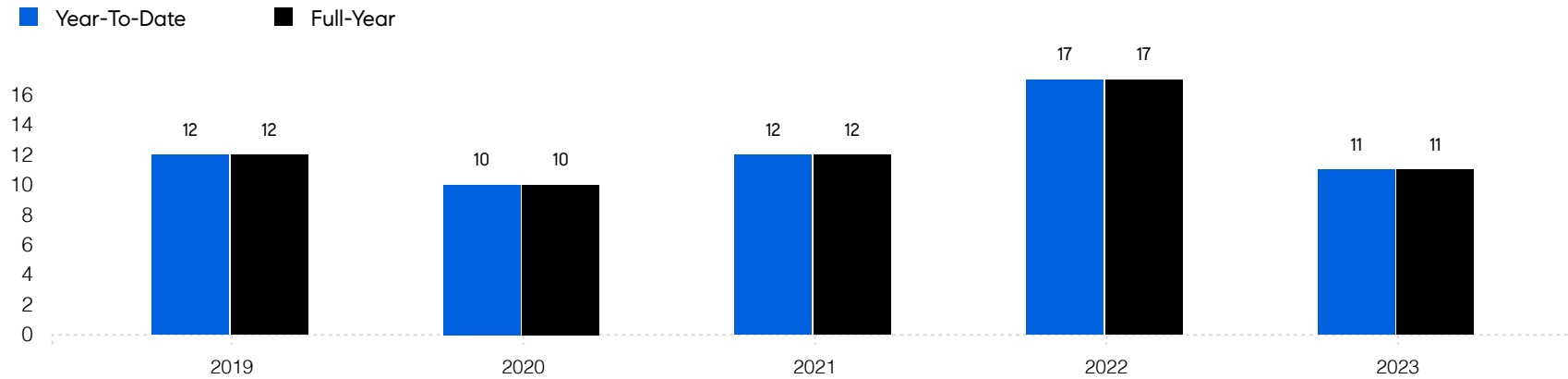


Pocantico Hills

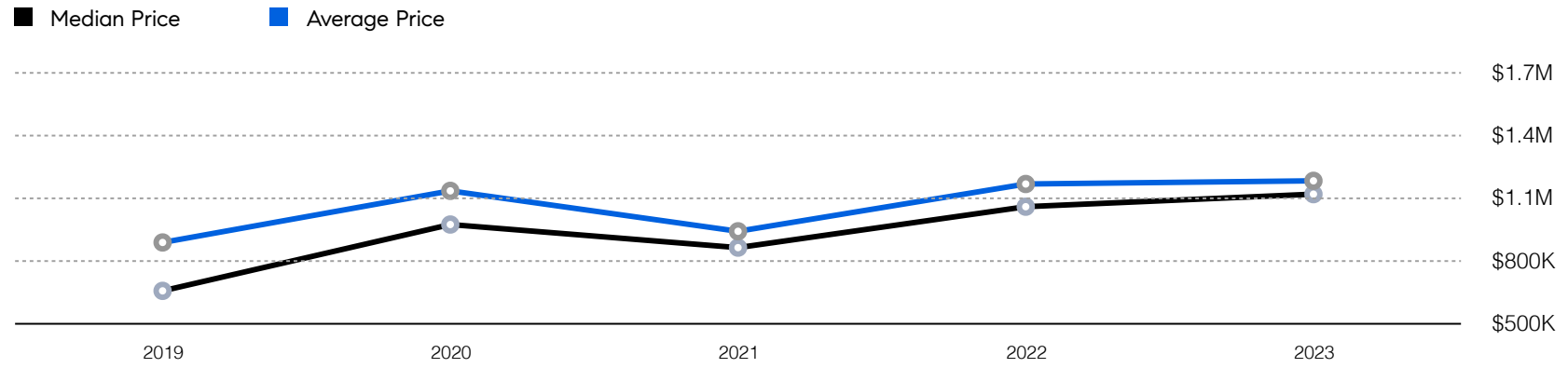
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	17	11	-35.3%
	SALES VOLUME	\$19,865,699	\$13,021,400	-34.5%
	MEDIAN PRICE	\$1,060,000	\$1,120,000	5.7%
	AVERAGE PRICE	\$1,168,571	\$1,183,764	1.3%
	AVERAGE DOM	31	33	6.5%
Condos	# OF SALES	4	8	100.0%
	SALES VOLUME	\$1,540,000	\$3,225,000	109.4%
	MEDIAN PRICE	\$394,000	\$407,500	3.4%
	AVERAGE PRICE	\$385,000	\$403,125	4.7%
	AVERAGE DOM	43	47	9.3%
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

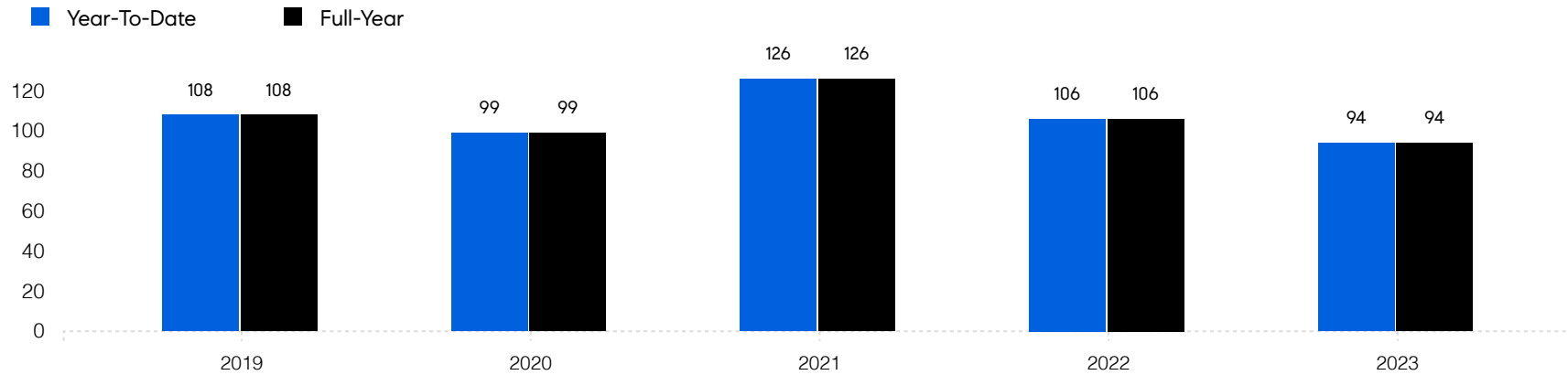


Port Chester

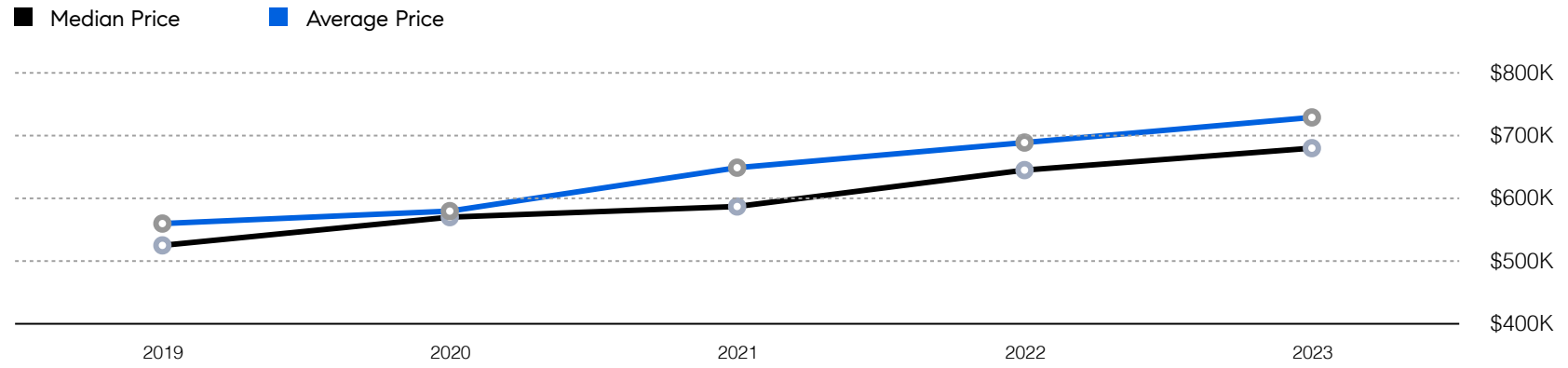
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	106	94	-11.3%
	SALES VOLUME	\$73,022,515	\$68,526,985	-6.2%
	MEDIAN PRICE	\$645,000	\$680,000	5.4%
	AVERAGE PRICE	\$688,892	\$729,010	5.8%
	AVERAGE DOM	39	50	28.2%
Condos	# OF SALES	55	28	-49.1%
	SALES VOLUME	\$20,733,123	\$10,890,000	-47.5%
	MEDIAN PRICE	\$355,000	\$356,000	0.3%
	AVERAGE PRICE	\$376,966	\$388,929	3.2%
	AVERAGE DOM	55	40	-27.3%
Co-ops	# OF SALES	55	25	-54.5%
	SALES VOLUME	\$7,783,887	\$3,220,950	-58.6%
	MEDIAN PRICE	\$118,000	\$110,000	-6.8%
	AVERAGE PRICE	\$141,525	\$128,838	-9.0%
	AVERAGE DOM	95	68	-28.4%

Port Chester

Historic Single-Family Sales



Historic Single-Family Sales Prices

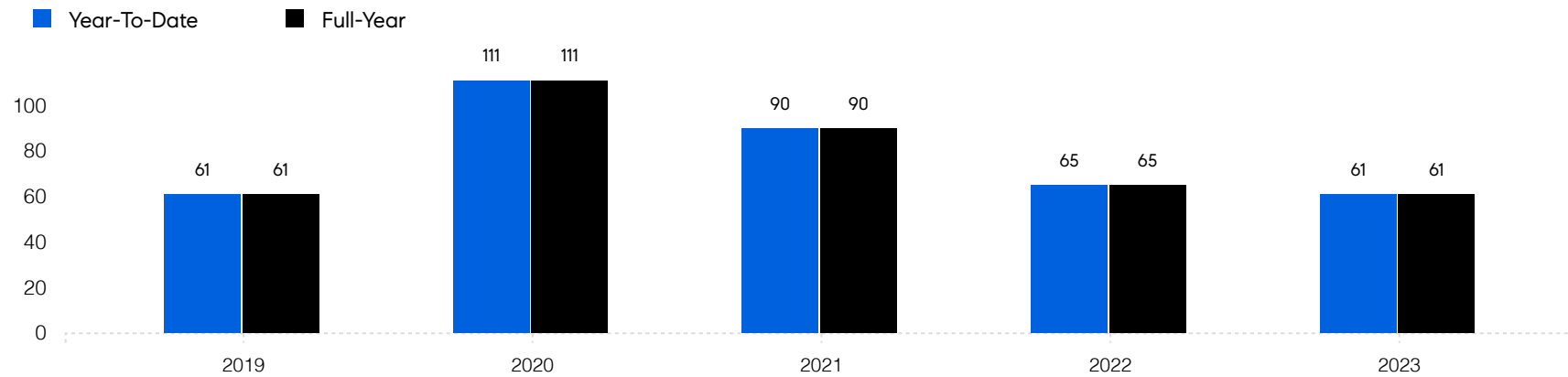


Pound Ridge P.O.

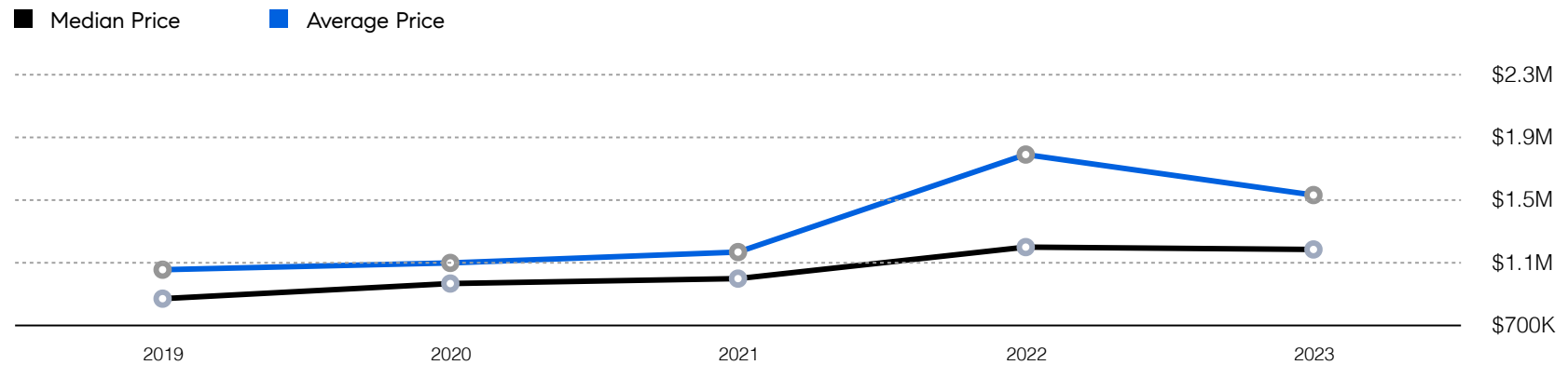
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	65	61	-6.2%
	SALES VOLUME	\$116,383,454	\$93,456,388	-19.7%
	MEDIAN PRICE	\$1,200,000	\$1,185,000	-1.2%
	AVERAGE PRICE	\$1,790,515	\$1,532,072	-14.4%
	AVERAGE DOM	53	56	5.7%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE 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

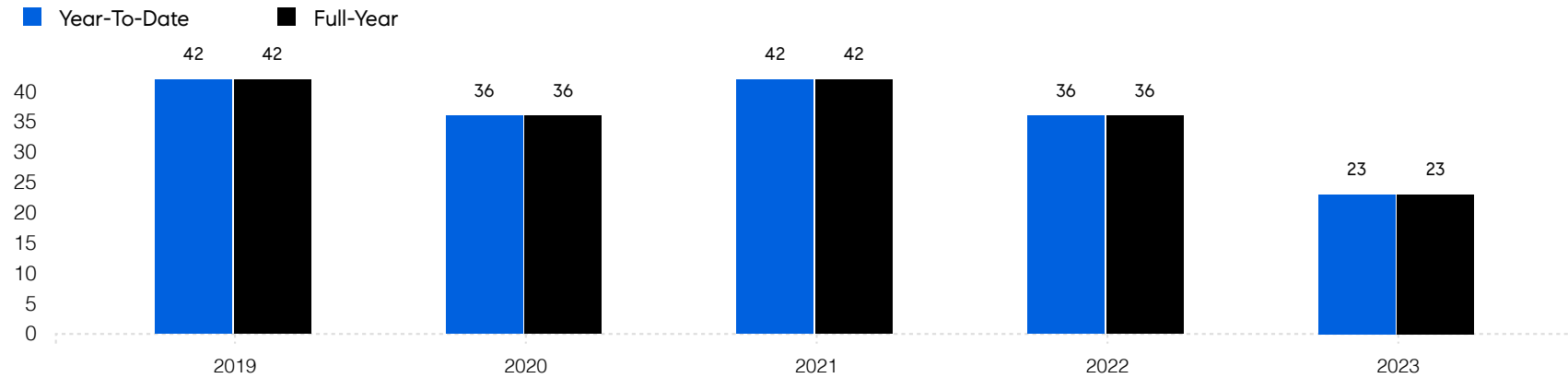


Purchase P.O.

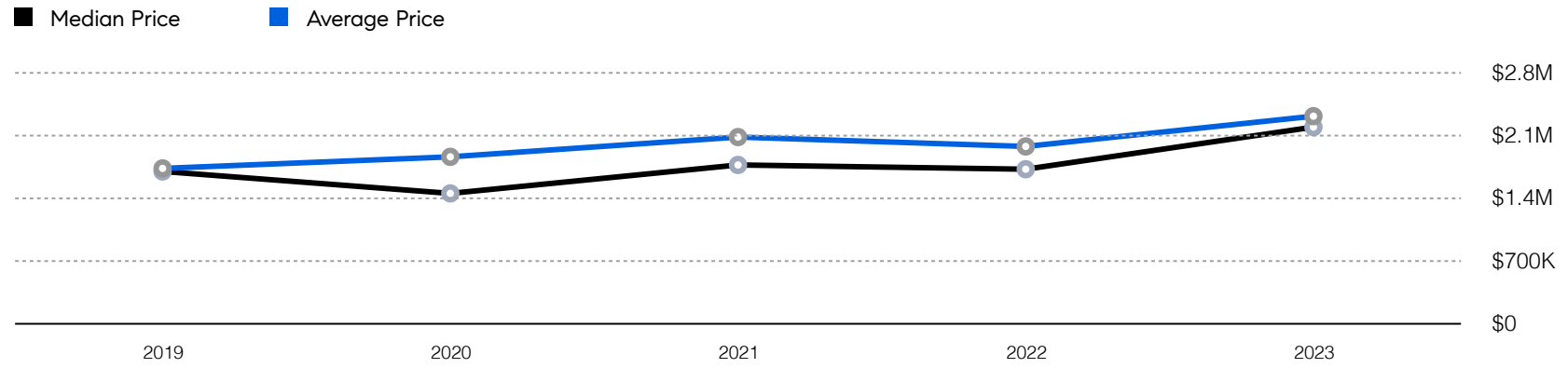
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	36	23	-36.1%
	SALES VOLUME	\$71,243,400	\$53,289,750	-25.2%
	MEDIAN PRICE	\$1,725,000	\$2,195,000	27.2%
	AVERAGE PRICE	\$1,978,983	\$2,316,946	17.1%
	AVERAGE DOM	56	70	25.0%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE 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

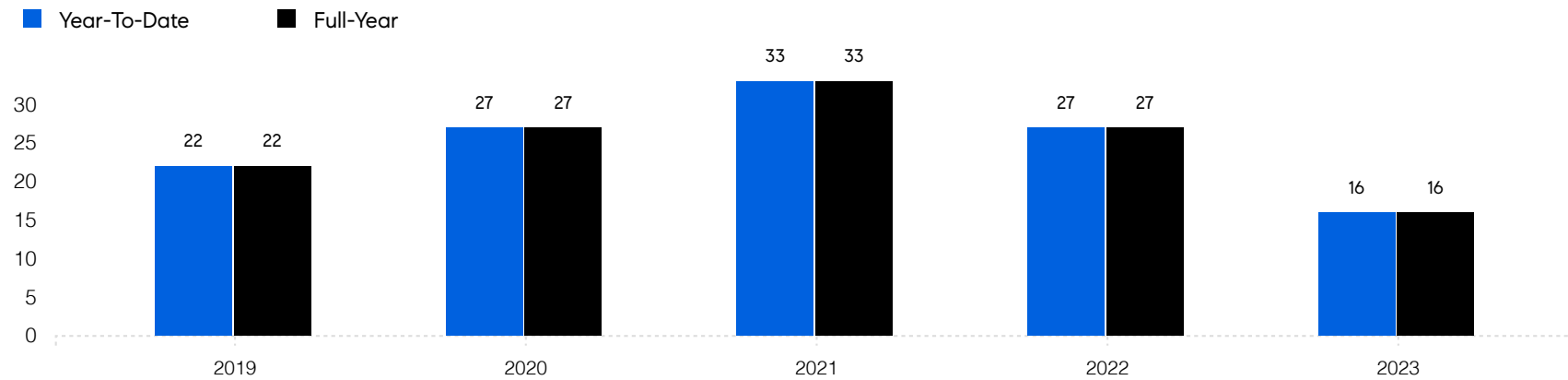


Rye P.O.

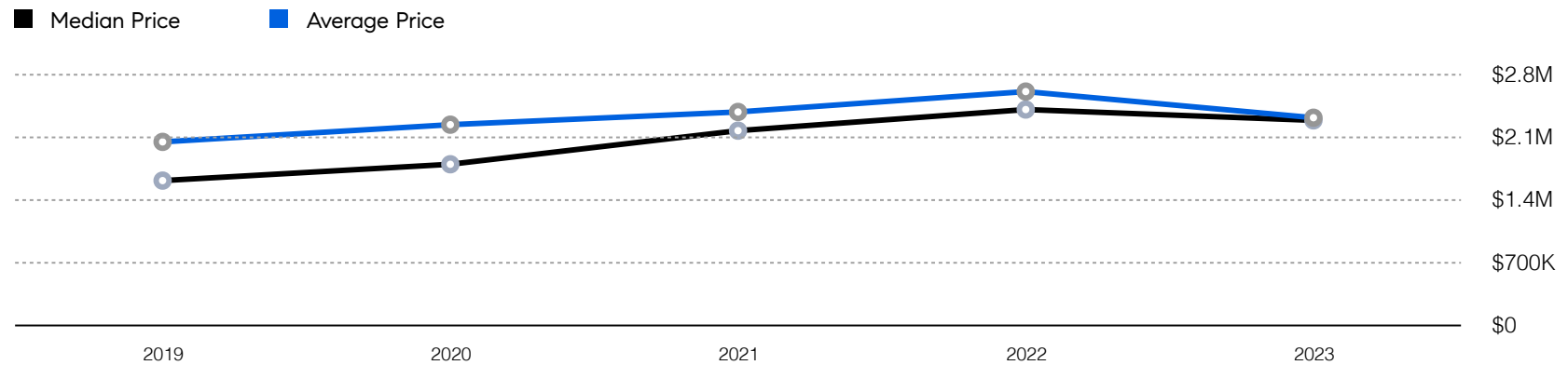
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	27	16	-40.7%
	SALES VOLUME	\$70,516,800	\$37,115,000	-47.4%
	MEDIAN PRICE	\$2,411,000	\$2,290,000	-5.0%
	AVERAGE PRICE	\$2,611,733	\$2,319,688	-11.2%
	AVERAGE DOM	71	92	29.6%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Rye P.O.

Historic Single-Family Sales



Historic Single-Family Sales Prices

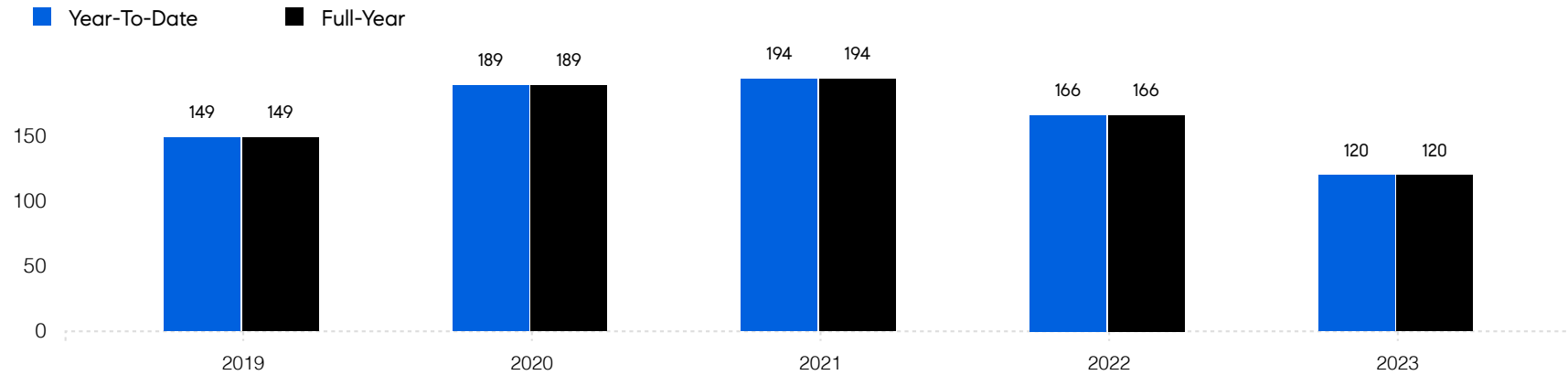


Rye City

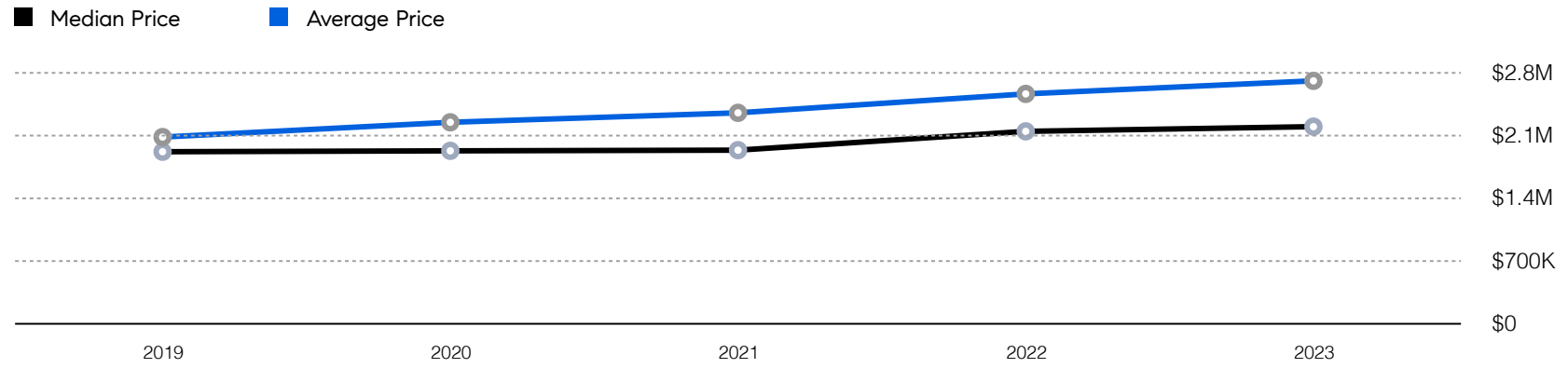
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	166	120	-27.7%
	SALES VOLUME	\$425,881,491	\$325,345,735	-23.6%
	MEDIAN PRICE	\$2,147,500	\$2,200,000	2.4%
	AVERAGE PRICE	\$2,565,551	\$2,711,214	5.7%
	AVERAGE DOM	37	54	45.9%
Condos	# OF SALES	42	15	-64.3%
	SALES VOLUME	\$68,826,000	\$17,760,000	-74.2%
	MEDIAN PRICE	\$1,400,000	\$715,000	-48.9%
	AVERAGE PRICE	\$1,638,714	\$1,184,000	-27.7%
	AVERAGE DOM	51	67	31.4%
Co-ops	# OF SALES	35	31	-11.4%
	SALES VOLUME	\$18,556,500	\$16,130,000	-13.1%
	MEDIAN PRICE	\$460,000	\$375,000	-18.5%
	AVERAGE PRICE	\$530,186	\$520,323	-1.9%
	AVERAGE DOM	92	69	-25.0%

Rye City

Historic Single-Family Sales



Historic Single-Family Sales Prices

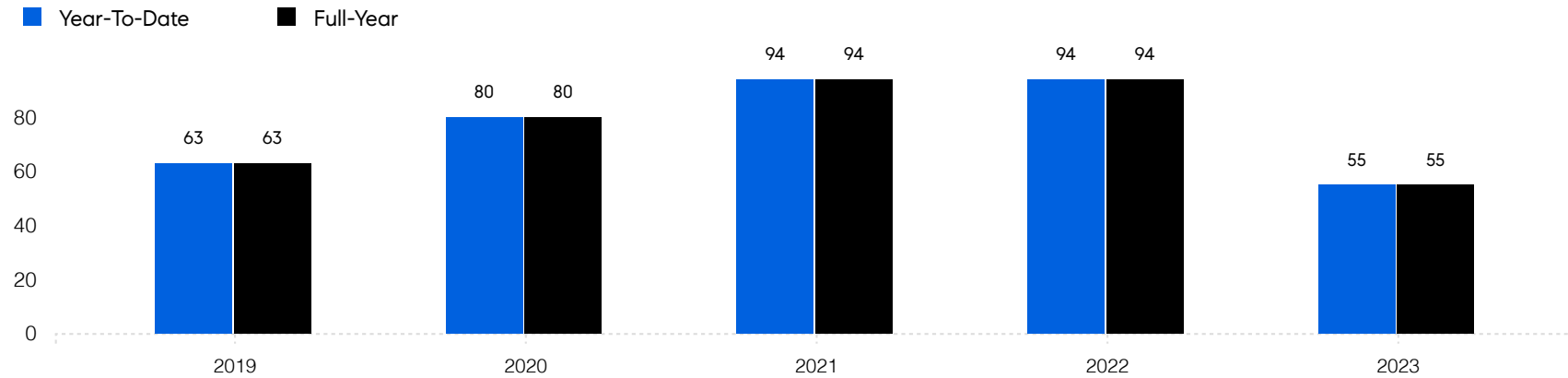


Rye Neck

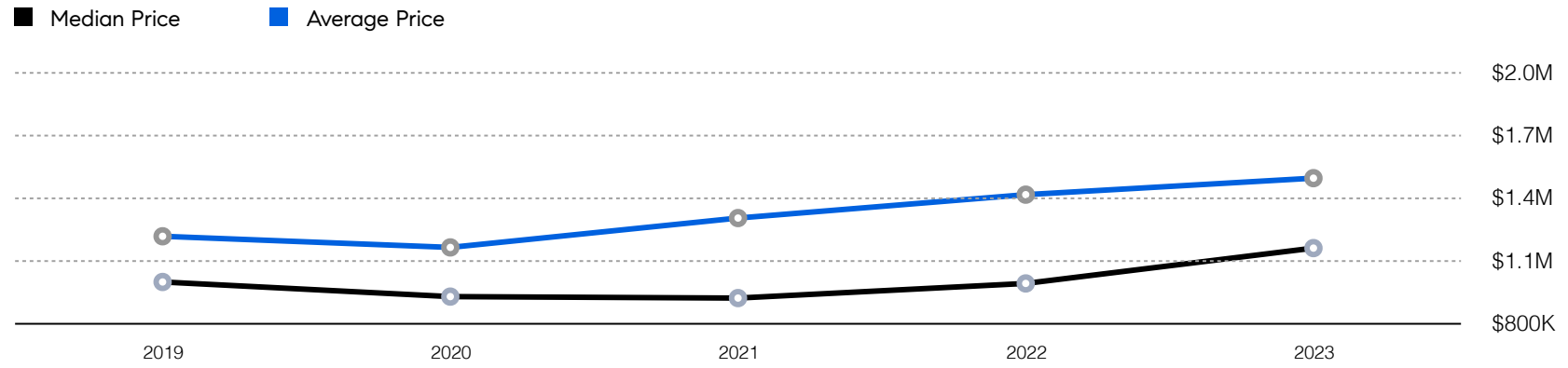
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	94	55	-41.5%
	SALES VOLUME	\$133,252,906	\$82,306,802	-38.2%
	MEDIAN PRICE	\$993,000	\$1,162,000	17.0%
	AVERAGE PRICE	\$1,417,584	\$1,496,487	5.6%
	AVERAGE DOM	34	38	11.8%
Condos	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$1,398,000	\$1,375,000	-1.6%
	MEDIAN PRICE	\$375,000	\$410,000	9.3%
	AVERAGE PRICE	\$349,500	\$458,333	31.1%
	AVERAGE DOM	114	47	-58.8%
Co-ops	# OF SALES	16	14	-12.5%
	SALES VOLUME	\$3,499,699	\$3,706,925	5.9%
	MEDIAN PRICE	\$194,000	\$199,750	3.0%
	AVERAGE PRICE	\$218,731	\$264,780	21.1%
	AVERAGE DOM	83	91	9.6%

Rye Neck

Historic Single-Family Sales



Historic Single-Family Sales Prices

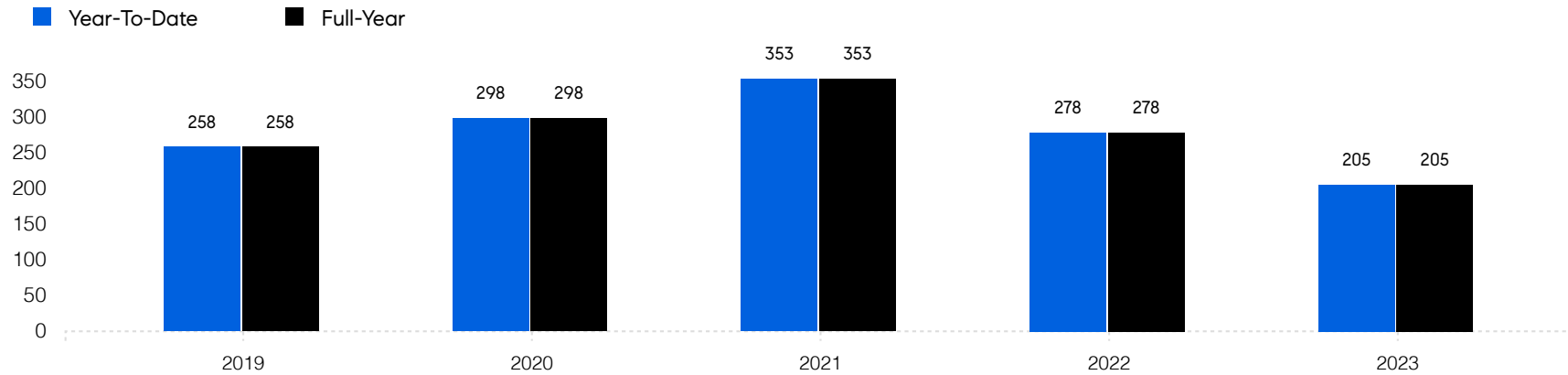


Scarsdale

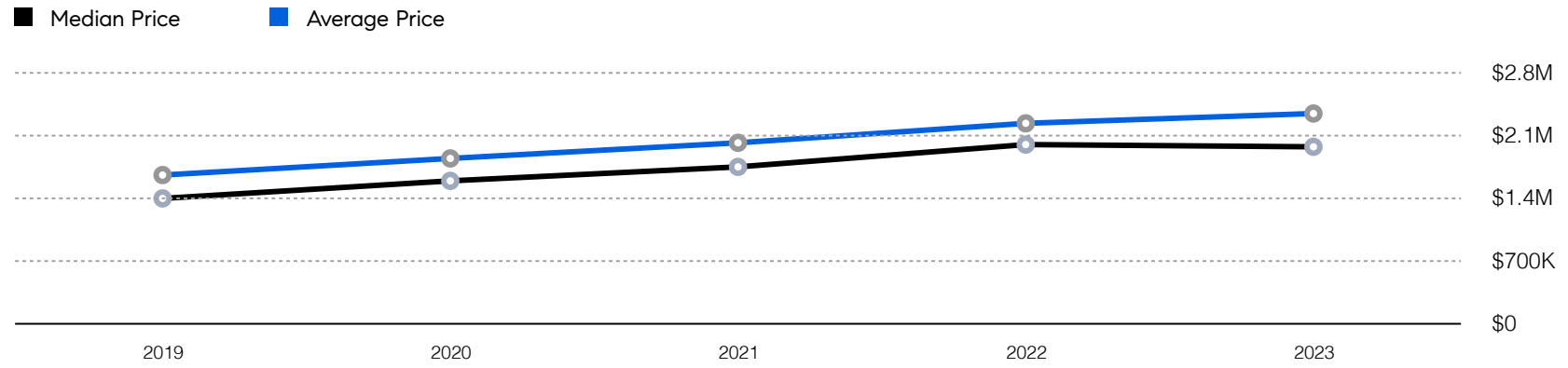
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	278	205	-26.3%
	SALES VOLUME	\$621,880,305	\$481,012,101	-22.7%
	MEDIAN PRICE	\$2,000,000	\$1,975,000	-1.2%
	AVERAGE PRICE	\$2,236,980	\$2,346,400	4.9%
	AVERAGE DOM	34	47	38.2%
Condos	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$6,025,000	\$1,405,000	-76.7%
	MEDIAN PRICE	\$1,900,000	\$1,405,000	-26.1%
	AVERAGE PRICE	\$2,008,333	\$1,405,000	-30.0%
	AVERAGE DOM	18	14	-22.2%
Co-ops	# OF SALES	9	6	-33.3%
	SALES VOLUME	\$5,867,000	\$4,734,000	-19.3%
	MEDIAN PRICE	\$730,000	\$820,000	12.3%
	AVERAGE PRICE	\$651,889	\$789,000	21.0%
	AVERAGE DOM	68	81	19.1%

Scarsdale

Historic Single-Family Sales



Historic Single-Family Sales Prices

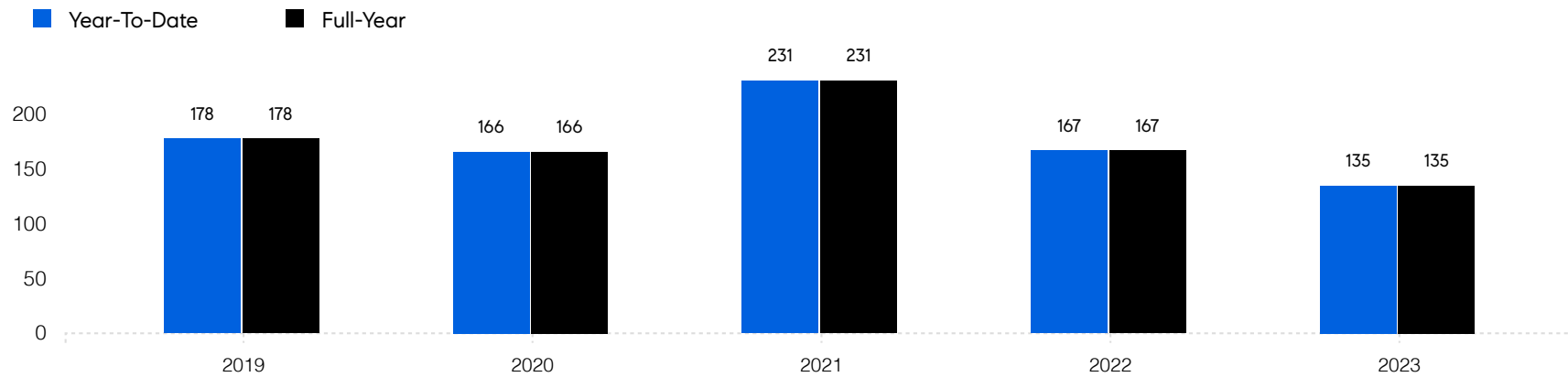


Somers

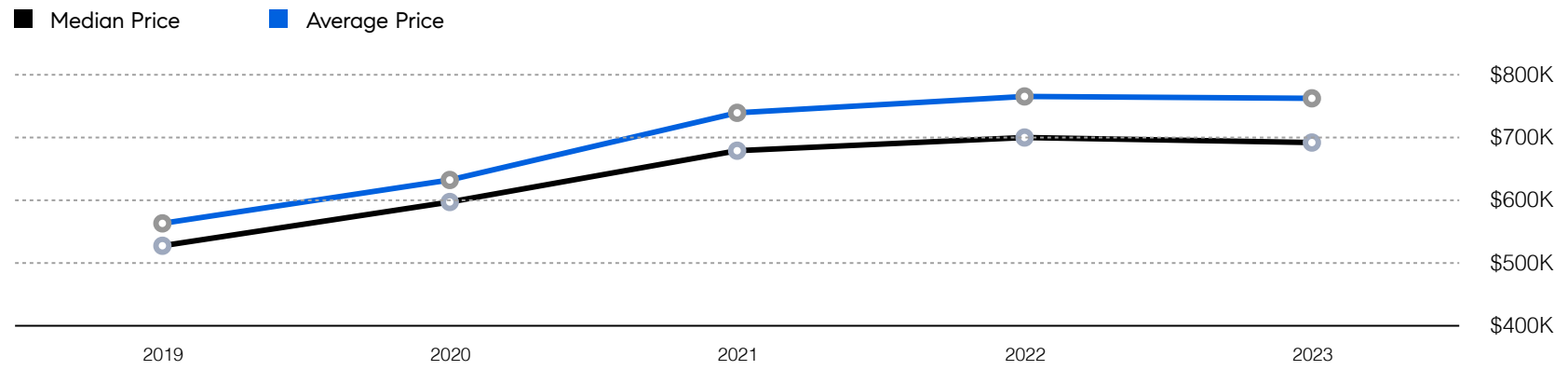
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	167	135	-19.2%
	SALES VOLUME	\$127,830,878	\$102,934,526	-19.5%
	MEDIAN PRICE	\$700,000	\$692,000	-1.1%
	AVERAGE PRICE	\$765,454	\$762,478	-0.4%
	AVERAGE DOM	46	50	8.7%
Condos	# OF SALES	156	111	-28.8%
	SALES VOLUME	\$82,260,990	\$64,030,704	-22.2%
	MEDIAN PRICE	\$506,000	\$555,000	9.7%
	AVERAGE PRICE	\$527,314	\$576,853	9.4%
	AVERAGE DOM	30	53	76.7%
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

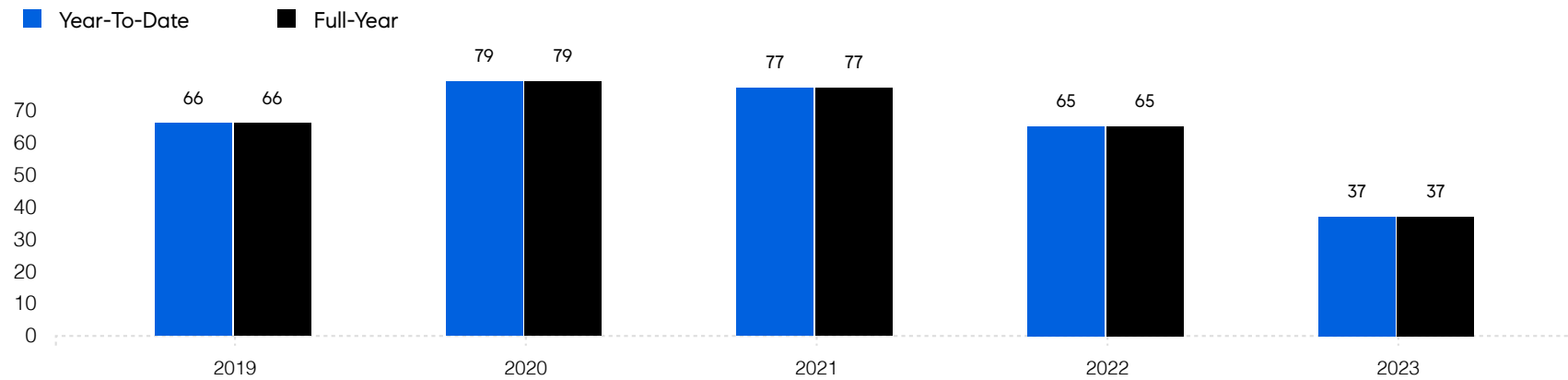


Tarrytown

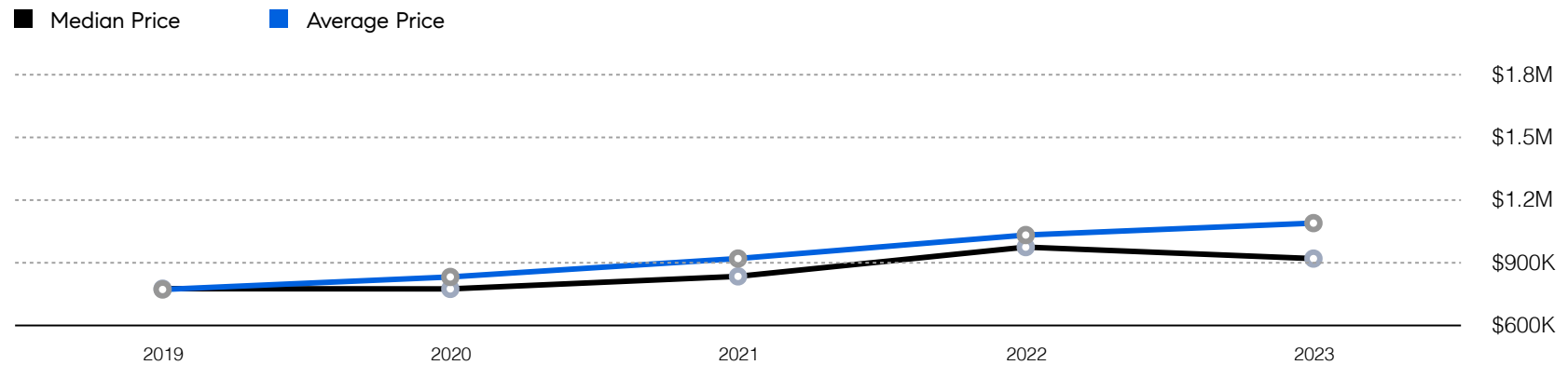
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	65	37	-43.1%
	SALES VOLUME	\$67,127,185	\$40,323,400	-39.9%
	MEDIAN PRICE	\$975,000	\$920,000	-5.6%
	AVERAGE PRICE	\$1,032,726	\$1,089,822	5.5%
	AVERAGE DOM	29	33	13.8%
Condos	# OF SALES	116	70	-39.7%
	SALES VOLUME	\$109,044,257	\$60,788,587	-44.3%
	MEDIAN PRICE	\$748,750	\$674,500	-9.9%
	AVERAGE PRICE	\$940,037	\$868,408	-7.6%
	AVERAGE DOM	60	50	-16.7%
Co-ops	# OF SALES	26	26	0.0%
	SALES VOLUME	\$5,986,500	\$5,071,000	-15.3%
	MEDIAN PRICE	\$215,000	\$189,250	-12.0%
	AVERAGE PRICE	\$230,250	\$195,038	-15.3%
	AVERAGE DOM	49	64	30.6%

Tarrytown

Historic Single-Family Sales



Historic Single-Family Sales Prices

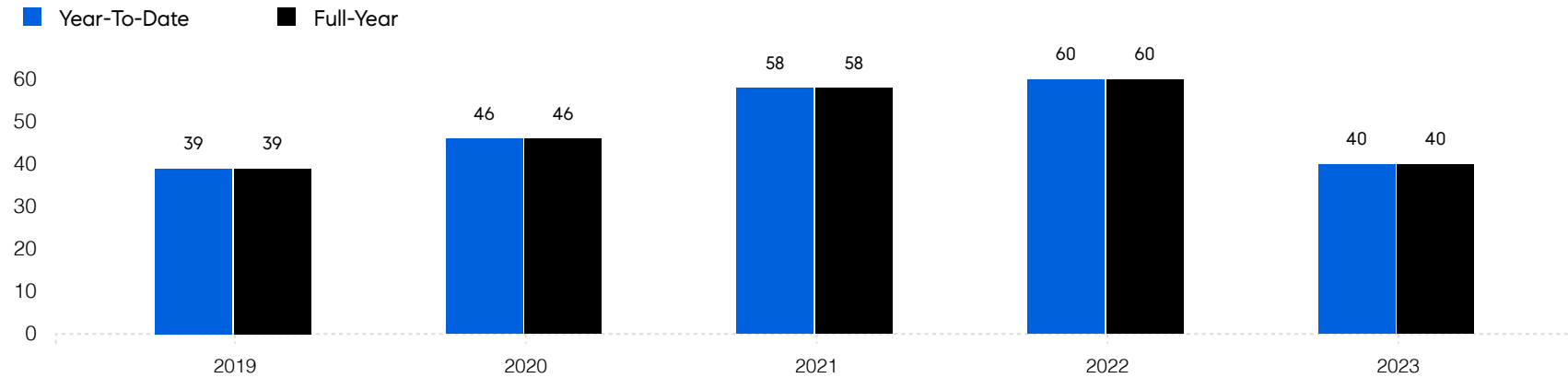


Tuckahoe

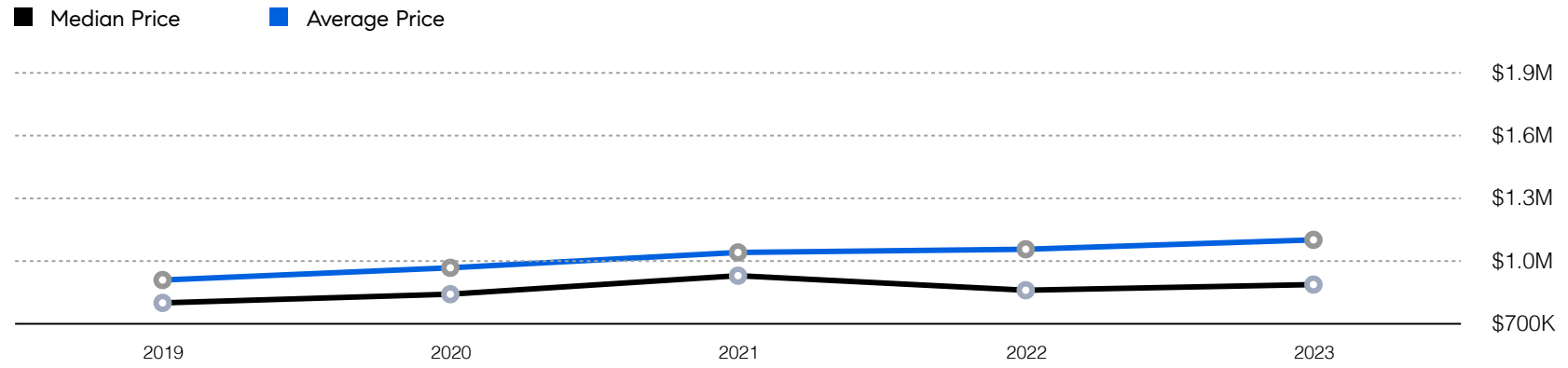
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	60	40	-33.3%
	SALES VOLUME	\$63,384,699	\$44,055,000	-30.5%
	MEDIAN PRICE	\$860,500	\$887,500	3.1%
	AVERAGE PRICE	\$1,056,412	\$1,101,375	4.3%
	AVERAGE DOM	68	35	-48.5%
Condos	# OF SALES	31	15	-51.6%
	SALES VOLUME	\$16,725,050	\$8,155,866	-51.2%
	MEDIAN PRICE	\$470,000	\$480,000	2.1%
	AVERAGE PRICE	\$539,518	\$543,724	0.8%
	AVERAGE DOM	41	71	73.2%
Co-ops	# OF SALES	16	11	-31.2%
	SALES VOLUME	\$3,546,250	\$2,167,000	-38.9%
	MEDIAN PRICE	\$206,000	\$175,000	-15.0%
	AVERAGE PRICE	\$221,641	\$197,000	-11.1%
	AVERAGE DOM	62	69	11.3%

Tuckahoe

Historic Single-Family Sales



Historic Single-Family Sales Prices

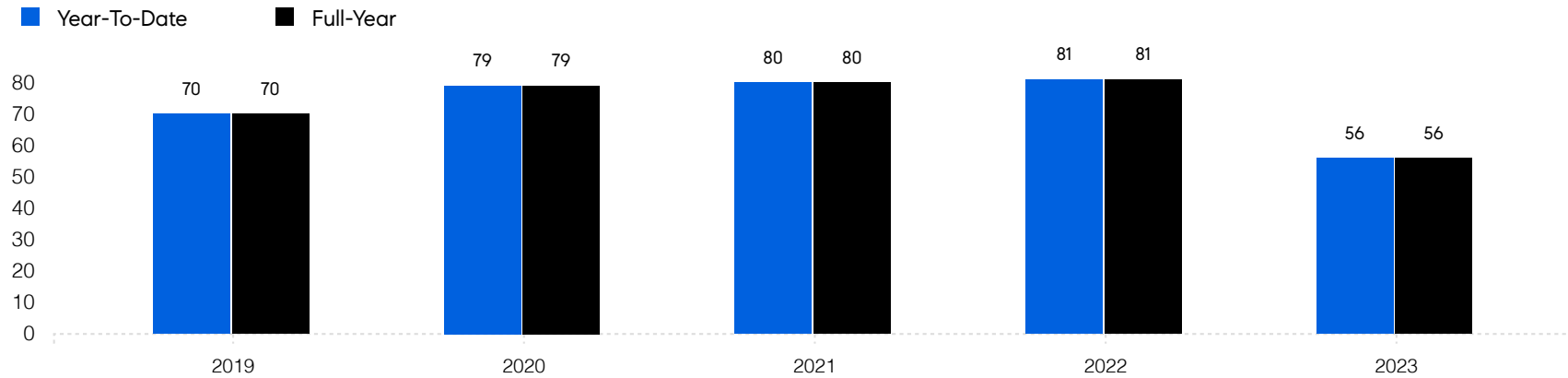


Valhalla

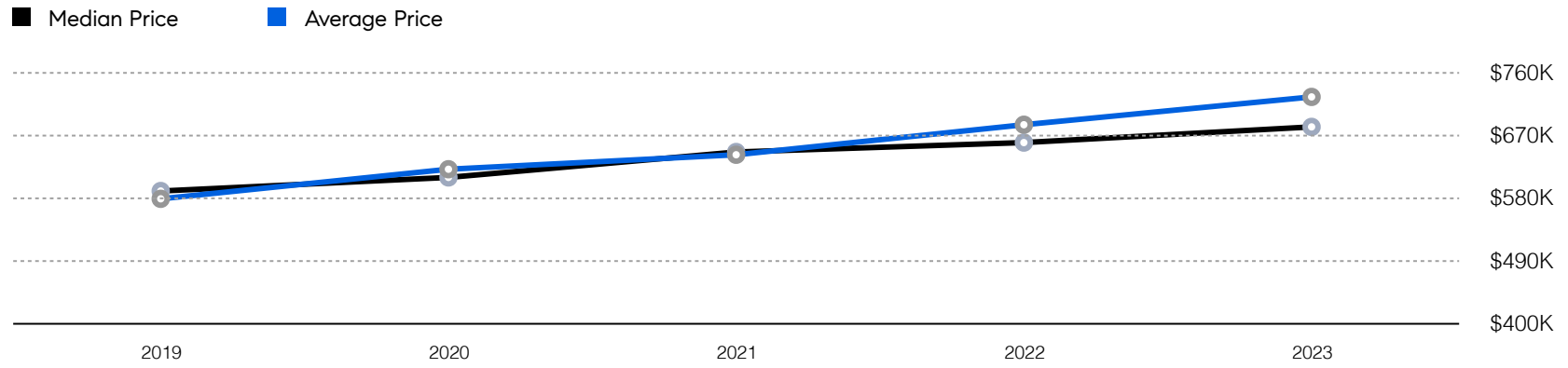
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	81	56	-30.9%
	SALES VOLUME	\$55,534,438	\$40,629,050	-26.8%
	MEDIAN PRICE	\$660,000	\$682,500	3.4%
	AVERAGE PRICE	\$685,610	\$725,519	5.8%
	AVERAGE DOM	46	36	-21.7%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	11	23	109.1%
	SALES VOLUME	\$2,238,000	\$4,707,500	110.3%
	MEDIAN PRICE	\$230,000	\$183,000	-20.4%
	AVERAGE PRICE	\$203,455	\$204,674	0.6%
	AVERAGE DOM	50	36	-28.0%

Valhalla

Historic Single-Family Sales



Historic Single-Family Sales Prices

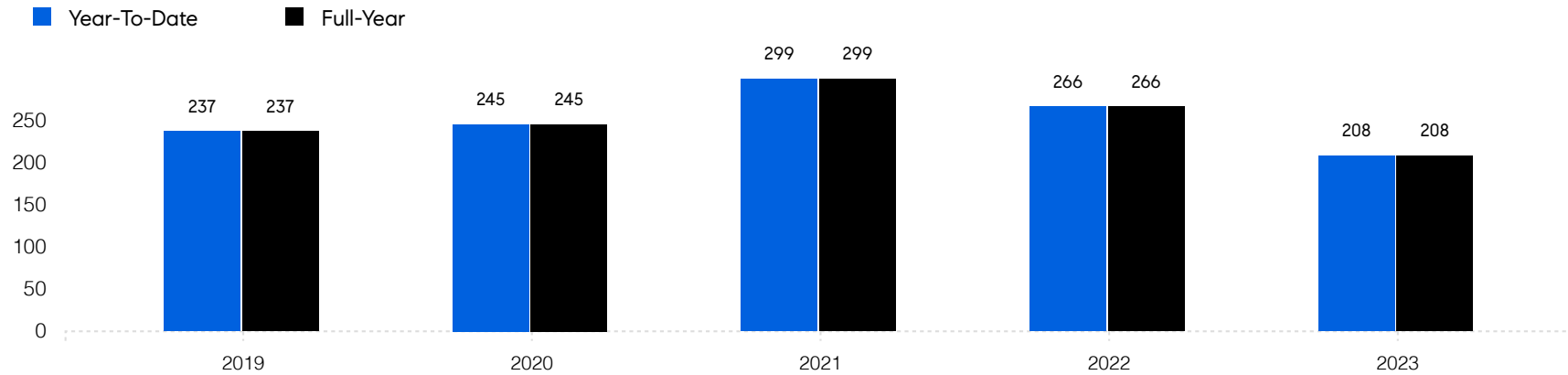


White Plains

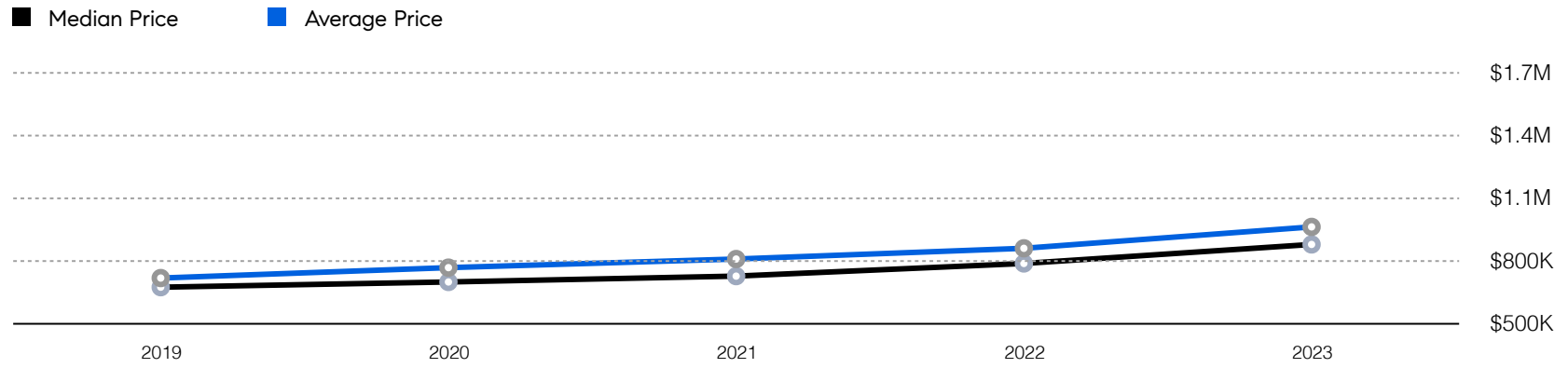
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	266	208	-21.8%
	SALES VOLUME	\$229,041,643	\$200,389,956	-12.5%
	MEDIAN PRICE	\$788,500	\$879,500	11.5%
	AVERAGE PRICE	\$861,059	\$963,413	11.9%
	AVERAGE DOM	31	34	9.7%
Condos	# OF SALES	207	142	-31.4%
	SALES VOLUME	\$121,112,335	\$90,451,248	-25.3%
	MEDIAN PRICE	\$475,000	\$450,000	-5.3%
	AVERAGE PRICE	\$585,084	\$636,981	8.9%
	AVERAGE DOM	69	53	-23.2%
Co-ops	# OF SALES	278	192	-30.9%
	SALES VOLUME	\$58,541,415	\$43,392,300	-25.9%
	MEDIAN PRICE	\$199,250	\$195,000	-2.1%
	AVERAGE PRICE	\$210,581	\$226,002	7.3%
	AVERAGE DOM	75	74	-1.3%

White Plains

Historic Single-Family Sales



Historic Single-Family Sales Prices

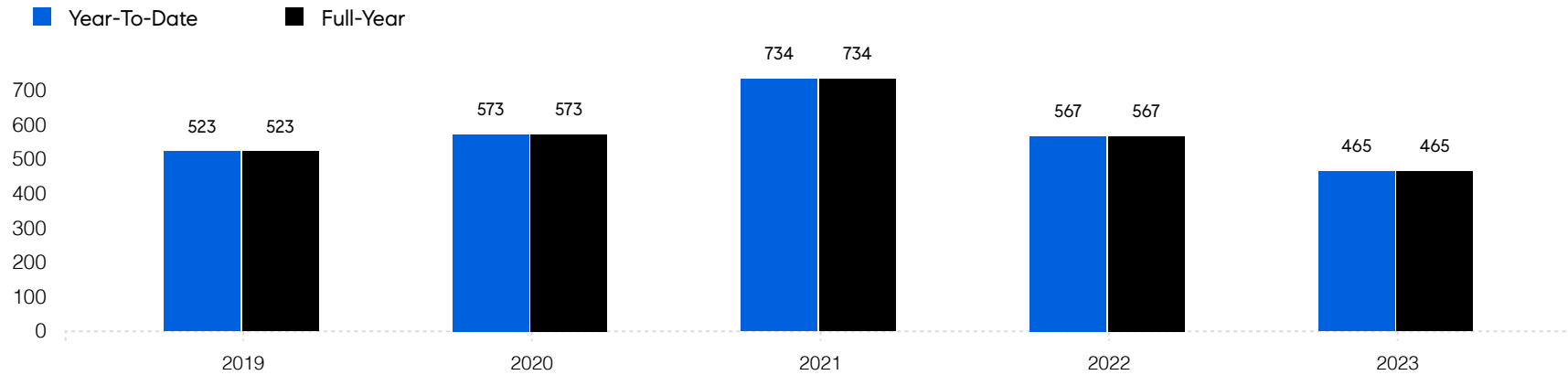


Yonkers

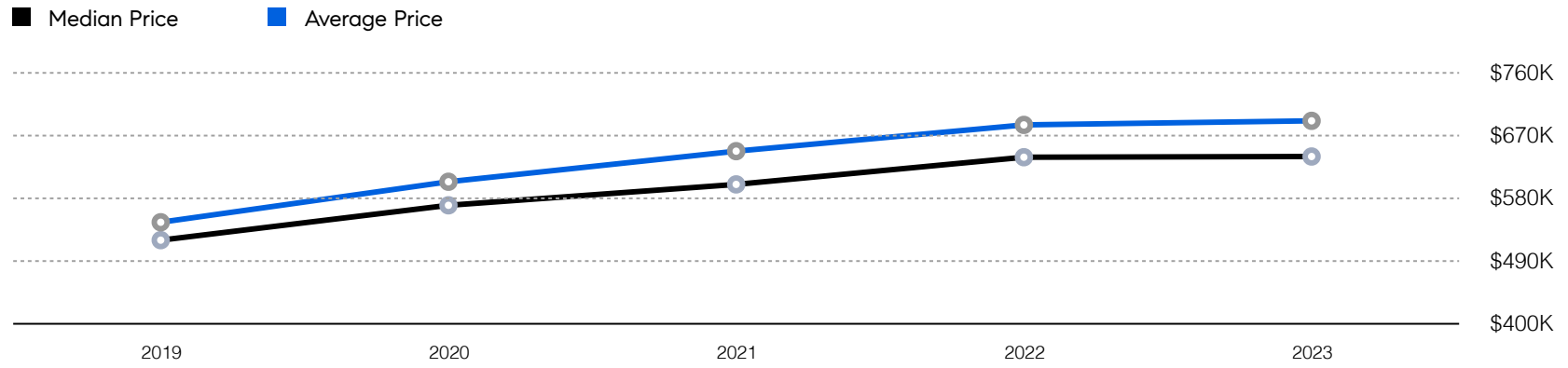
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	567	465	-18.0%
	SALES VOLUME	\$388,603,858	\$321,405,156	-17.3%
	MEDIAN PRICE	\$639,000	\$640,000	0.2%
	AVERAGE PRICE	\$685,368	\$691,194	0.9%
	AVERAGE DOM	38	55	44.7%
Condos	# OF SALES	102	86	-15.7%
	SALES VOLUME	\$41,075,035	\$33,886,847	-17.5%
	MEDIAN PRICE	\$372,500	\$388,015	4.2%
	AVERAGE PRICE	\$402,696	\$394,033	-2.2%
	AVERAGE DOM	55	51	-7.3%
Co-ops	# OF SALES	638	543	-14.9%
	SALES VOLUME	\$134,457,194	\$112,114,513	-16.6%
	MEDIAN PRICE	\$190,500	\$182,500	-4.2%
	AVERAGE PRICE	\$210,748	\$206,472	-2.0%
	AVERAGE DOM	71	80	12.7%

Yonkers

Historic Single-Family Sales



Historic Single-Family Sales Prices

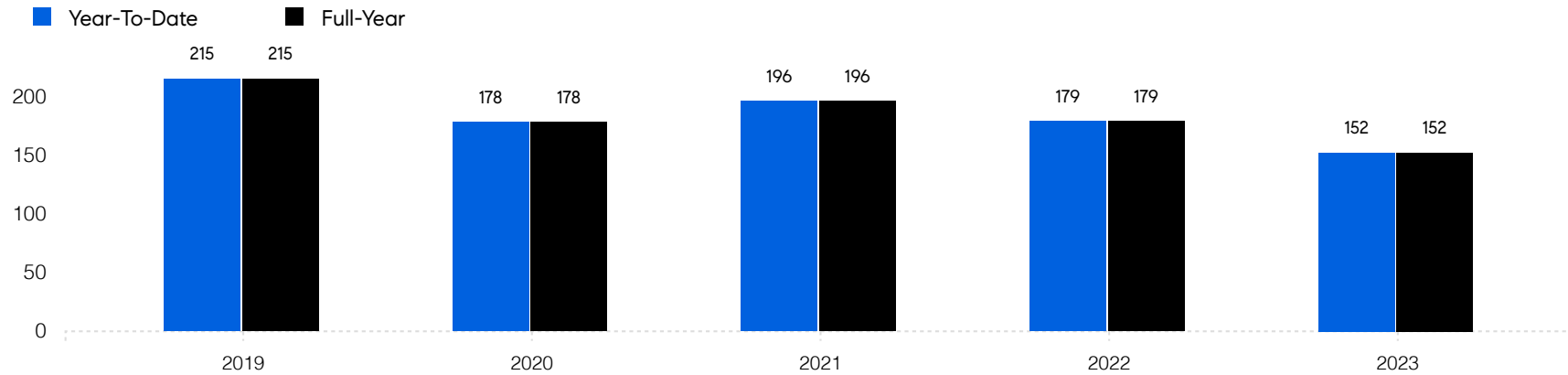


Yorktown

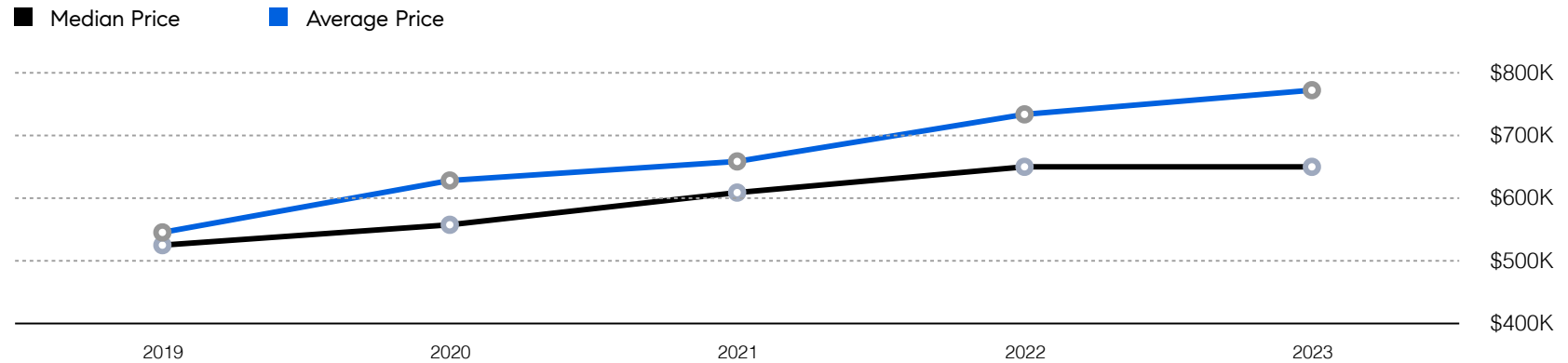
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	179	152	-15.1%
	SALES VOLUME	\$131,331,853	\$117,384,500	-10.6%
	MEDIAN PRICE	\$650,000	\$649,950	0.0%
	AVERAGE PRICE	\$733,698	\$772,266	5.3%
	AVERAGE DOM	32	39	21.9%
Condos	# OF SALES	10	9	-10.0%
	SALES VOLUME	\$4,923,000	\$3,950,513	-19.8%
	MEDIAN PRICE	\$437,500	\$437,500	-
	AVERAGE PRICE	\$492,300	\$438,946	-10.8%
	AVERAGE DOM	43	27	-37.2%
Co-ops	# OF SALES	3	0	0.0%
	SALES VOLUME	\$745,000	-	-
	MEDIAN PRICE	\$265,000	-	-
	AVERAGE PRICE	\$248,333	-	-
	AVERAGE DOM	18	-	-

Yorktown

Historic Single-Family Sales



Historic Single-Family Sales Prices



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Source: OneKey MLS: Single Family, School District, Sold 01/01/2022 to 12/31/2023
Source: OneKey MLS: Co-Op, School District, Sold 01/01/2022 to 12/31/2023
Source: OneKey MLS: Condo, School District, Sold 01/01/2022 to 12/31/2023
*Bronxville P.O. in Yonkers School District, Sold 01/01/2022 to 12/31/2023
*Bedford P.O. in Bedford School District, Sold 01/01/2022 to 12/31/2023
*Larchmont P.O. in Mamaroneck School District, Sold 01/01/2022 to 12/31/2023
*Pound Ridge in Bedford School District, Sold 01/01/2022 to 12/31/2023
*Purchase P.O. in Harrison School District, Sold 01/01/2022 to 12/31/2023
*Rye P.O. in Harrison School District, Sold 01/01/2022 to 12/31/2023

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