

Q1 2024

# Westchester Market Report

COMPASS



# Compass Westchester & Hudson Valley

## Armonk

387 Main St  
Armonk, NY

## Chappaqua

68-70 The Crossing  
Chappaqua, 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

## Bronxville

27 Pondfield Rd  
Bronxville, 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

## Accord

5145 Route 209  
Accord, NY

## Hillsdale

1 Anthony St  
Hillsdale, NY 12529

## Kingston

926 Route 28  
Kingston, NY

## Millbrook

3295 Franklin Ave #0  
Millbrook, NY

## Beacon

490 Main St  
Beacon, NY

## Hudson

429 Warren St  
Hudson, NY 12534

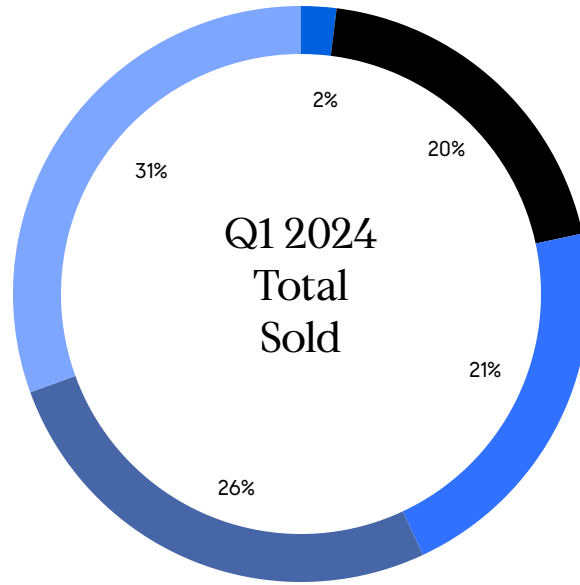
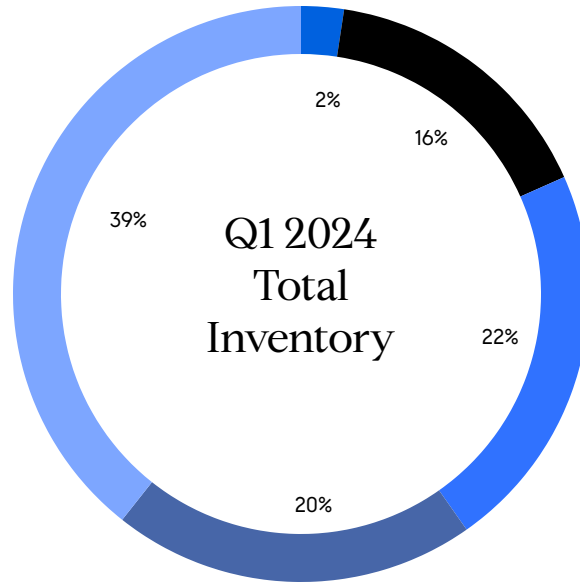
## Latham

2 Northway Lane, Suite A  
Latham, NY 12110

## Wappingers Falls

2658 East Main St  
Wappingers Falls, NY





# Westchester Market Report

		YTD 2023	YTD 2024	% Change
All Westchester	# OF SALES	846	766	-9.5%
Single Family	SOLD VOLUME	\$887,507,821	\$848,930,199	-4.3%
	MEDIAN PRICE	\$760,000	\$830,750	9.3%
	AVERAGE PRICE	\$1,049,064	\$1,108,264	5.6%
	AVERAGE DOM	60	47	-21.7%
All Westchester	# OF SALES	204	220	7.8%
Condo	SOLD VOLUME	\$104,863,737	\$132,856,041	26.7%
	MEDIAN PRICE	\$441,000	\$476,500	8.0%
	AVERAGE PRICE	\$514,038	\$603,891	17.5%
	AVERAGE DOM	66	48	-27.3%
All Westchester	# OF SALES	407	328	-19.4%
Co-op	SOLD VOLUME	\$92,325,519	\$74,314,499	-19.5%
	MEDIAN PRICE	\$189,000	\$190,000	0.5%
	AVERAGE PRICE	\$226,844	\$226,569	-0.1%
	AVERAGE DOM	79	65	-17.7%
All Westchester	# OF RENTALS	785	811	3.3%
Residential Rental	SOLD VOLUME	\$2,961,961	\$3,477,444	17.4%
	MEDIAN PRICE	\$2,900	\$3,200	10.3%
	AVERAGE PRICE	\$3,783	\$4,288	13.3%
	AVERAGE DOM	50	44	-12.0%

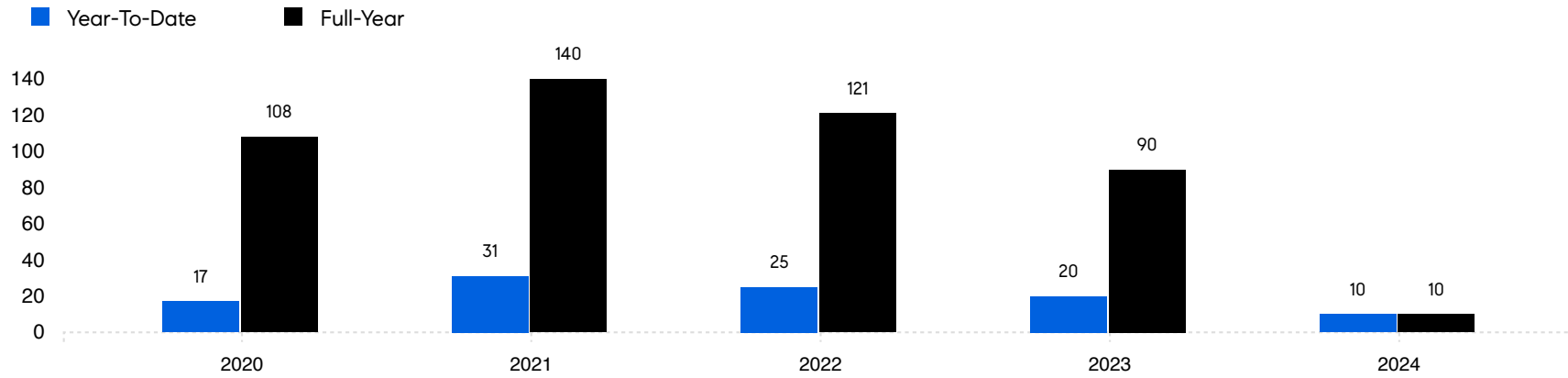


# Ardasley

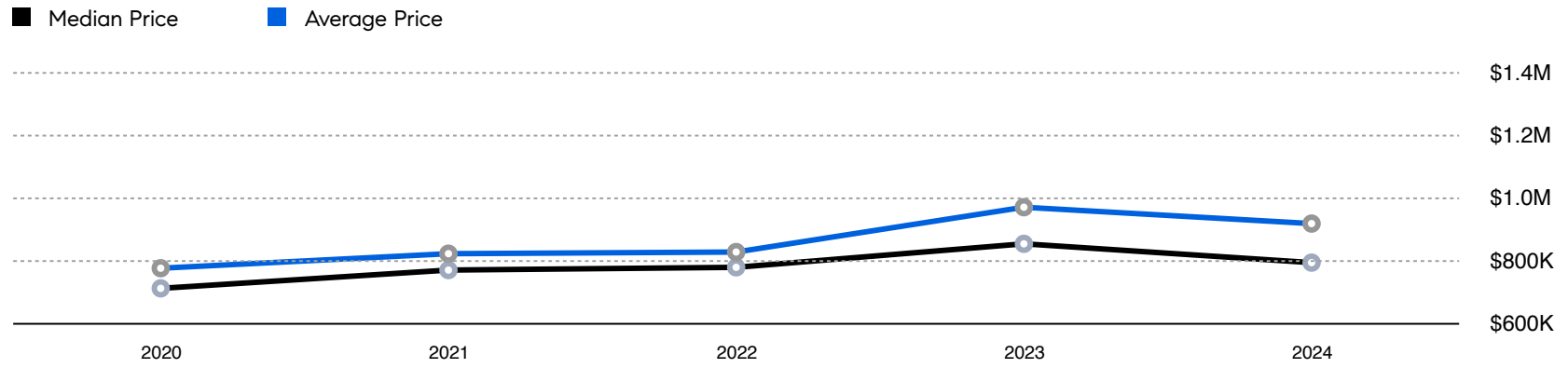
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	20	10	-50.0%
	SALES VOLUME	\$15,010,000	\$9,195,000	-38.7%
	MEDIAN PRICE	\$750,000	\$795,000	6.0%
	AVERAGE PRICE	\$750,500	\$919,500	22.5%
	AVERAGE DOM	48	26	-45.8%
Condos	# OF SALES	3	3	0.0%
	SALES VOLUME	\$3,555,000	\$2,579,000	-27.5%
	MEDIAN PRICE	\$1,205,000	\$965,000	-19.9%
	AVERAGE PRICE	\$1,185,000	\$859,667	-27.5%
	AVERAGE DOM	8	67	737.5%
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



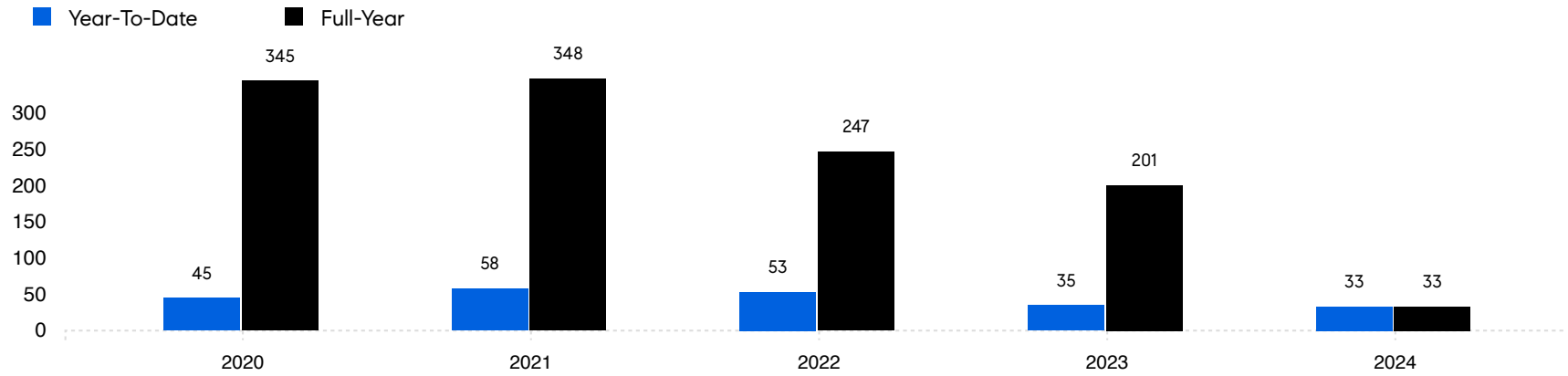
# Bedford

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	35	33	-5.7%
	SALES VOLUME	\$53,463,000	\$43,632,785	-18.4%
	MEDIAN PRICE	\$985,000	\$1,100,000	11.7%
	AVERAGE PRICE	\$1,527,514	\$1,322,206	-13.4%
	AVERAGE DOM	48	61	27.1%
Condos	# OF SALES	3	9	200.0%
	SALES VOLUME	\$1,442,500	\$3,776,000	161.8%
	MEDIAN PRICE	\$430,000	\$411,000	-4.4%
	AVERAGE PRICE	\$480,833	\$419,556	-12.7%
	AVERAGE DOM	13	29	123.1%
Co-ops	# OF SALES	5	7	40.0%
	SALES VOLUME	\$643,900	\$1,073,500	66.7%
	MEDIAN PRICE	\$109,900	\$140,000	27.4%
	AVERAGE PRICE	\$128,780	\$153,357	19.1%
	AVERAGE DOM	45	109	142.2%

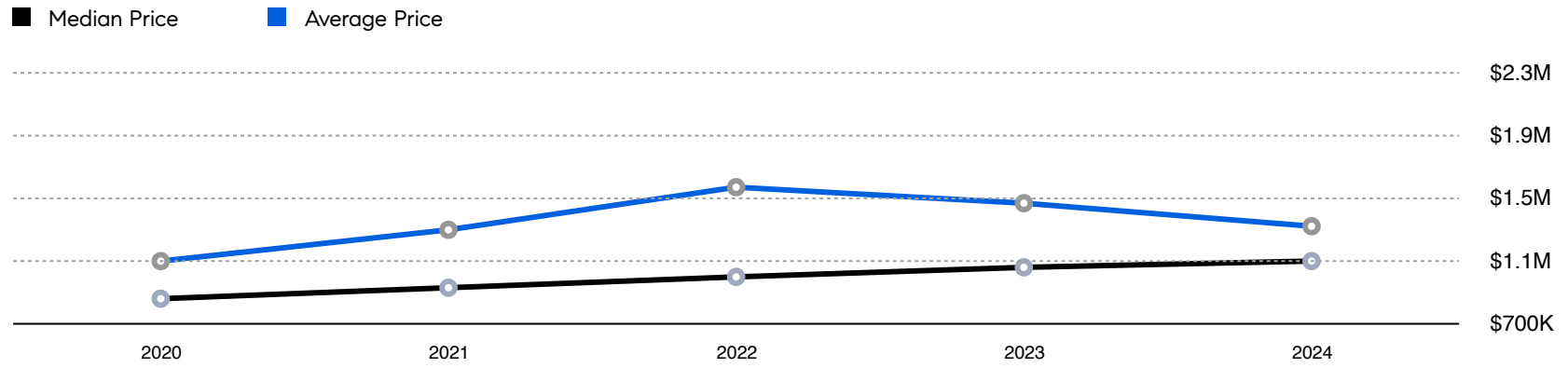


# Bedford

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

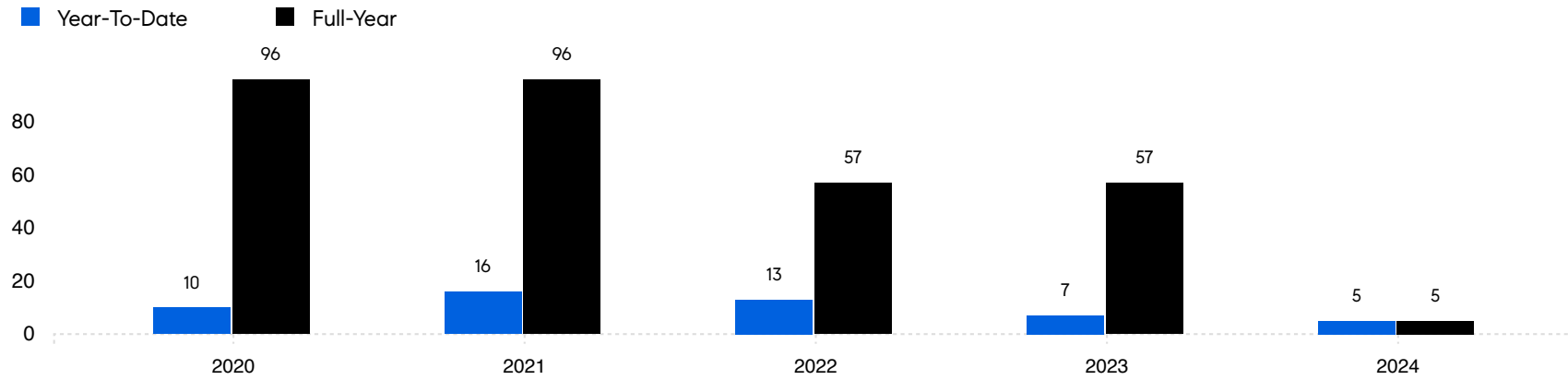


# Bedford P.O.

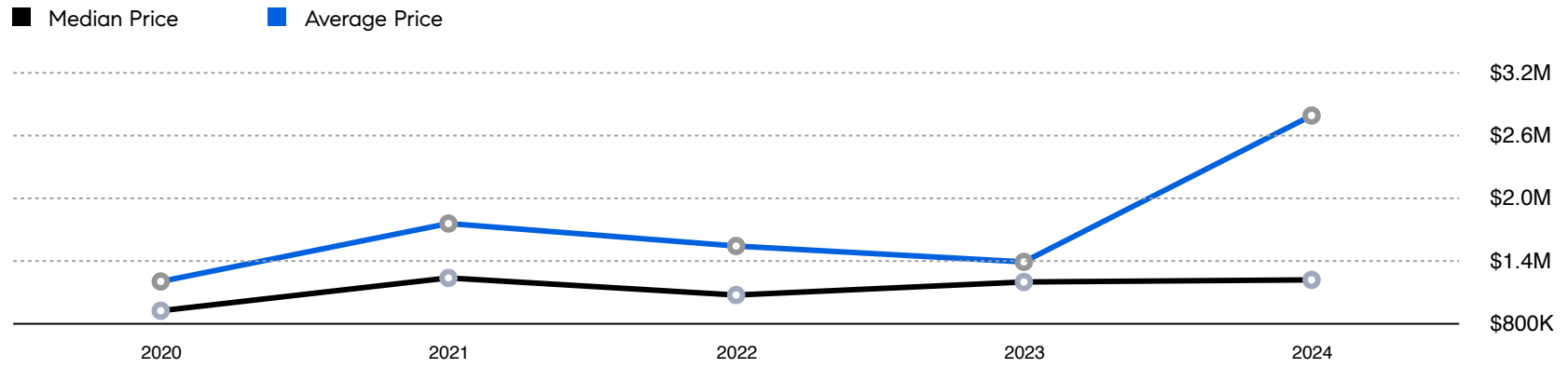
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	7	5	-28.6%
	SALES VOLUME	\$9,215,000	\$13,959,025	51.5%
	MEDIAN PRICE	\$935,000	\$1,220,000	30.5%
	AVERAGE PRICE	\$1,316,429	\$2,791,805	112.1%
	AVERAGE DOM	38	102	168.4%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	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



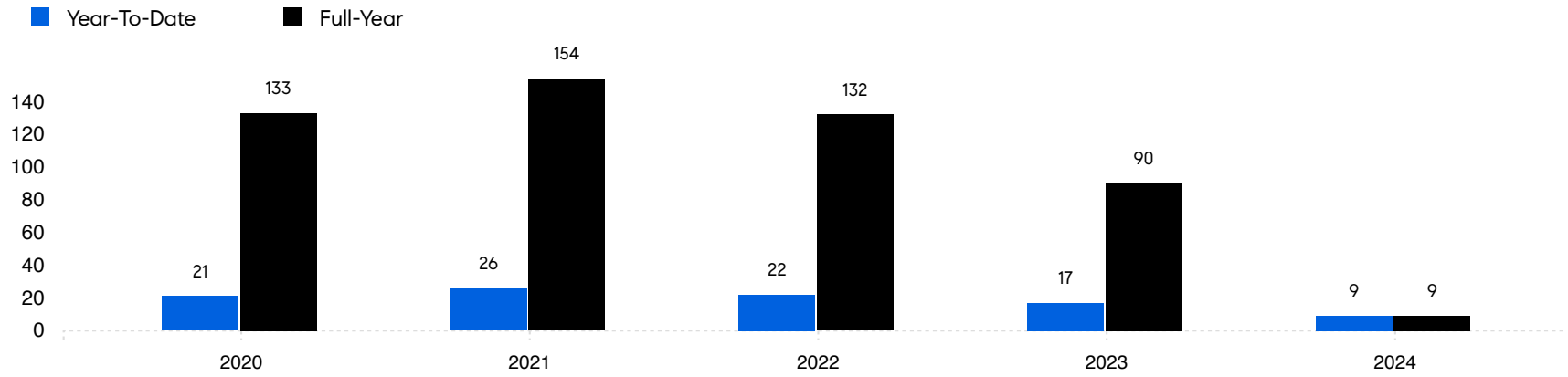


# Blind Brook

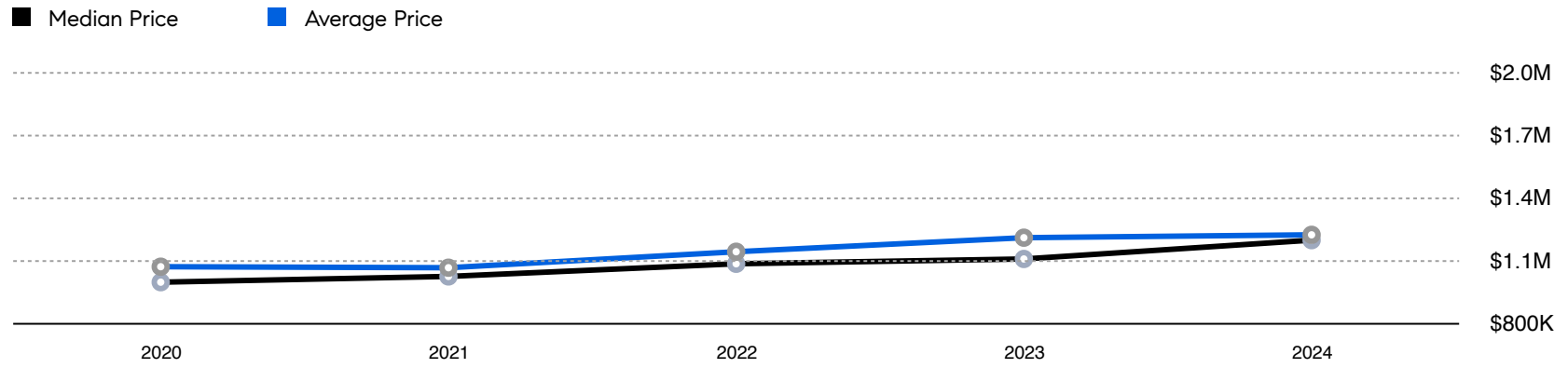
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	17	9	-47.1%
	SALES VOLUME	\$20,758,748	\$11,029,500	-46.9%
	MEDIAN PRICE	\$1,150,000	\$1,200,000	4.3%
	AVERAGE PRICE	\$1,221,103	\$1,225,500	0.4%
	AVERAGE DOM	71	32	-54.9%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$675,000	-
	MEDIAN PRICE	-	\$675,000	-
	AVERAGE PRICE	-	\$675,000	-
	AVERAGE DOM	-	9	-
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



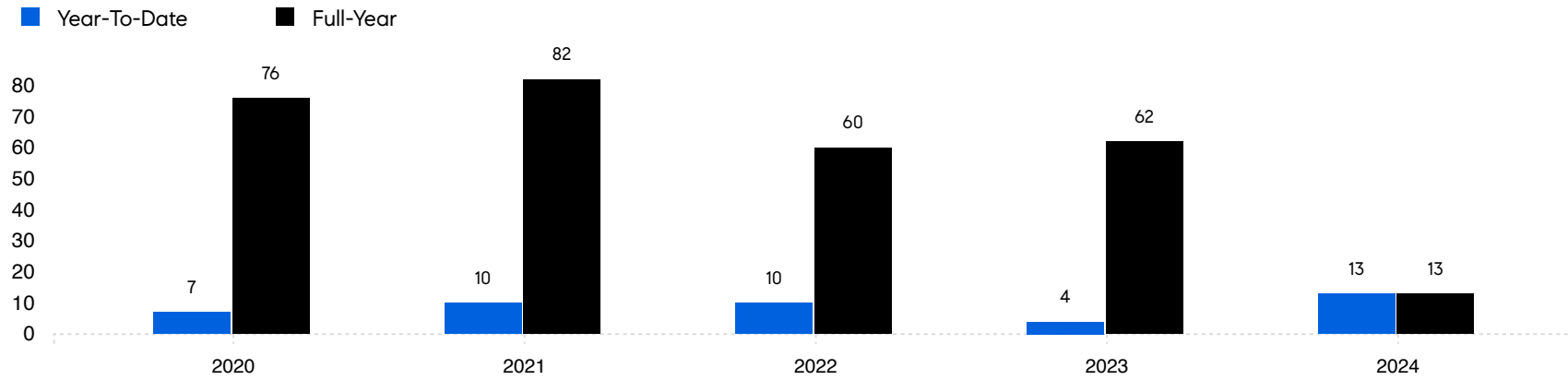
# Briarcliff Manor

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	4	13	225.0%
	SALES VOLUME	\$4,235,000	\$16,197,722	282.5%
	MEDIAN PRICE	\$1,075,000	\$1,166,222	8.5%
	AVERAGE PRICE	\$1,058,750	\$1,245,979	17.7%
	AVERAGE DOM	42	32	-23.8%
Condos	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$905,000	\$465,000	-48.6%
	MEDIAN PRICE	\$452,500	\$465,000	2.8%
	AVERAGE PRICE	\$452,500	\$465,000	2.8%
	AVERAGE DOM	27	95	251.9%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

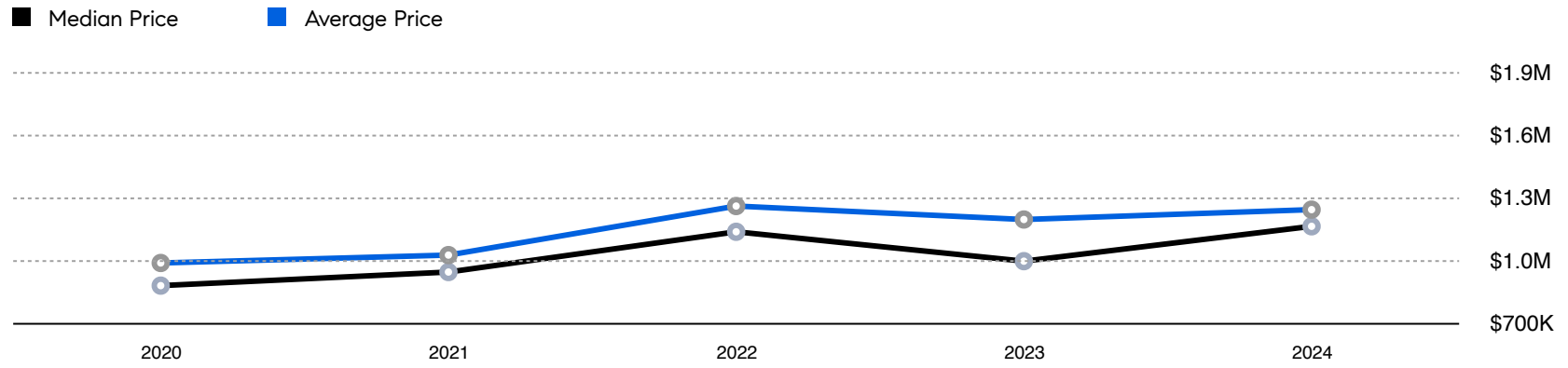


# Briarcliff Manor

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

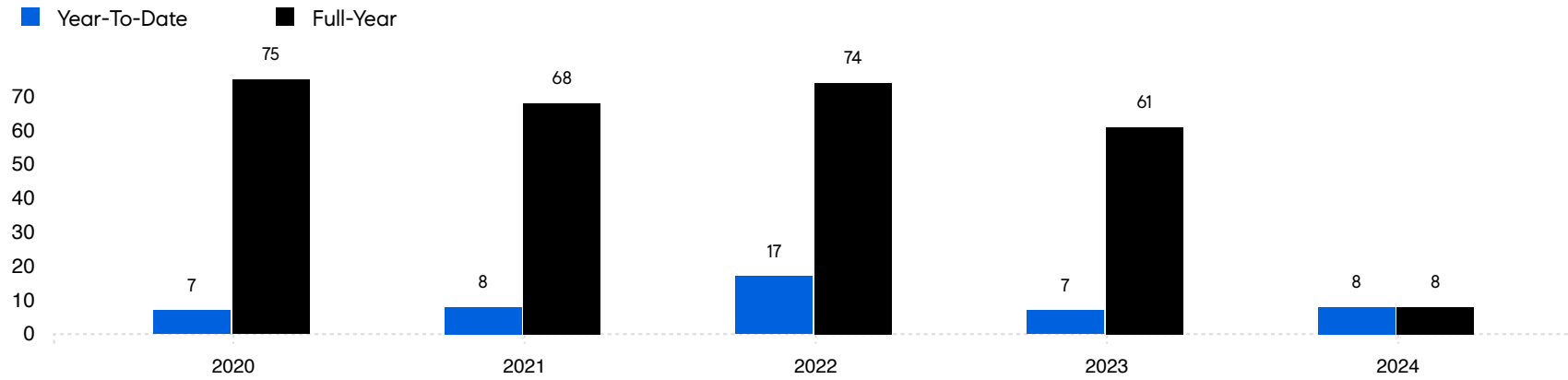


# Bronxville

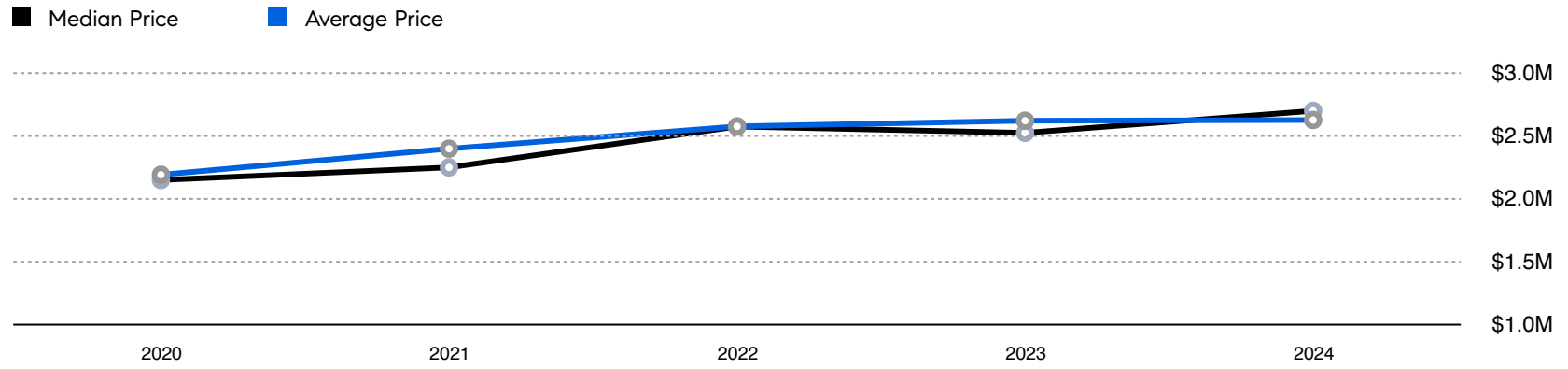
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	7	8	14.3%
	SALES VOLUME	\$16,620,000	\$21,015,000	26.4%
	MEDIAN PRICE	\$2,550,000	\$2,700,000	5.9%
	AVERAGE PRICE	\$2,374,286	\$2,626,875	10.6%
	AVERAGE DOM	46	84	82.6%
Condos	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$3,660,000	\$2,050,000	-44.0%
	MEDIAN PRICE	\$1,830,000	\$2,050,000	12.0%
	AVERAGE PRICE	\$1,830,000	\$2,050,000	12.0%
	AVERAGE DOM	29	141	386.2%
Co-ops	# OF SALES	11	12	9.1%
	SALES VOLUME	\$7,265,500	\$7,846,500	8.0%
	MEDIAN PRICE	\$567,000	\$704,750	24.3%
	AVERAGE PRICE	\$660,500	\$653,875	-1.0%
	AVERAGE DOM	80	61	-23.7%

# Bronxville

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

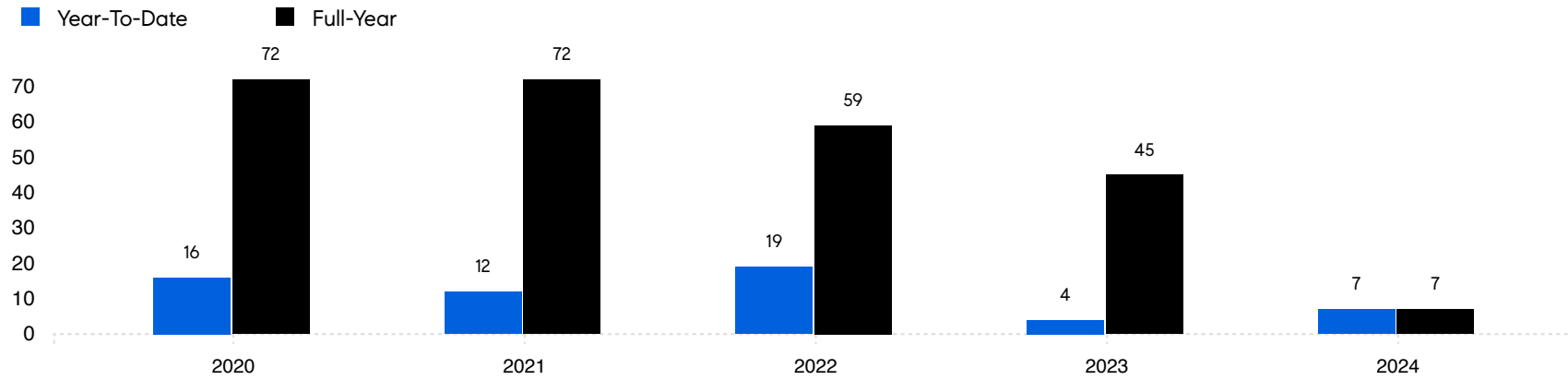


# Bronxville P.O.

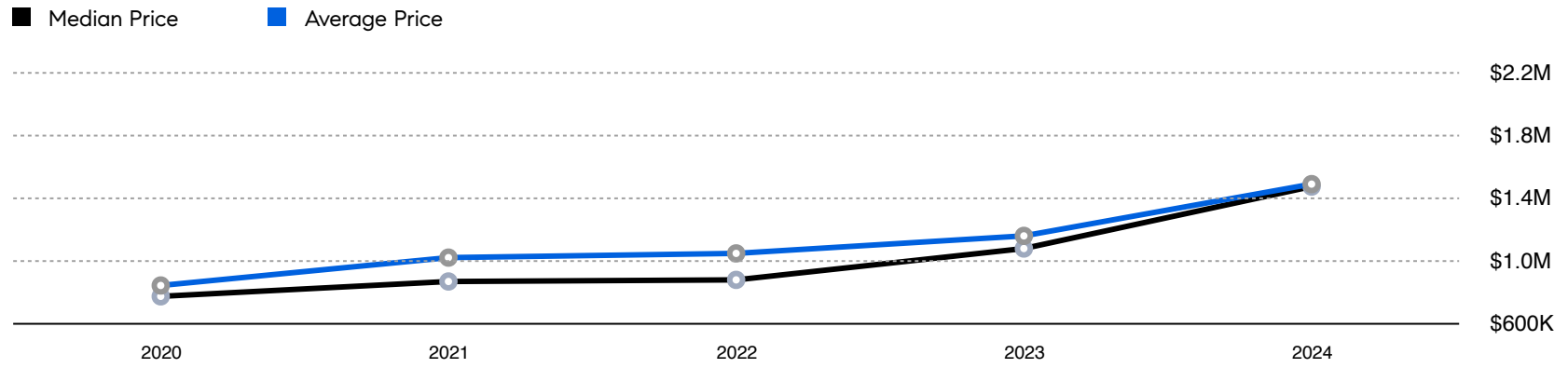
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	4	7	75.0%
	SALES VOLUME	\$5,515,000	\$10,435,000	89.2%
	MEDIAN PRICE	\$1,437,500	\$1,475,000	2.6%
	AVERAGE PRICE	\$1,378,750	\$1,490,714	8.1%
	AVERAGE DOM	109	60	-45.0%
Condos	# OF SALES	6	9	50.0%
	SALES VOLUME	\$2,527,500	\$3,560,000	40.9%
	MEDIAN PRICE	\$420,000	\$399,000	-5.0%
	AVERAGE PRICE	\$421,250	\$395,556	-6.1%
	AVERAGE DOM	54	52	-3.7%
Co-ops	# OF SALES	32	34	6.3%
	SALES VOLUME	\$7,428,397	\$8,154,800	9.8%
	MEDIAN PRICE	\$215,000	\$207,000	-3.7%
	AVERAGE PRICE	\$232,137	\$239,847	3.3%
	AVERAGE DOM	92	58	-37.0%

# Bronxville P.O.

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

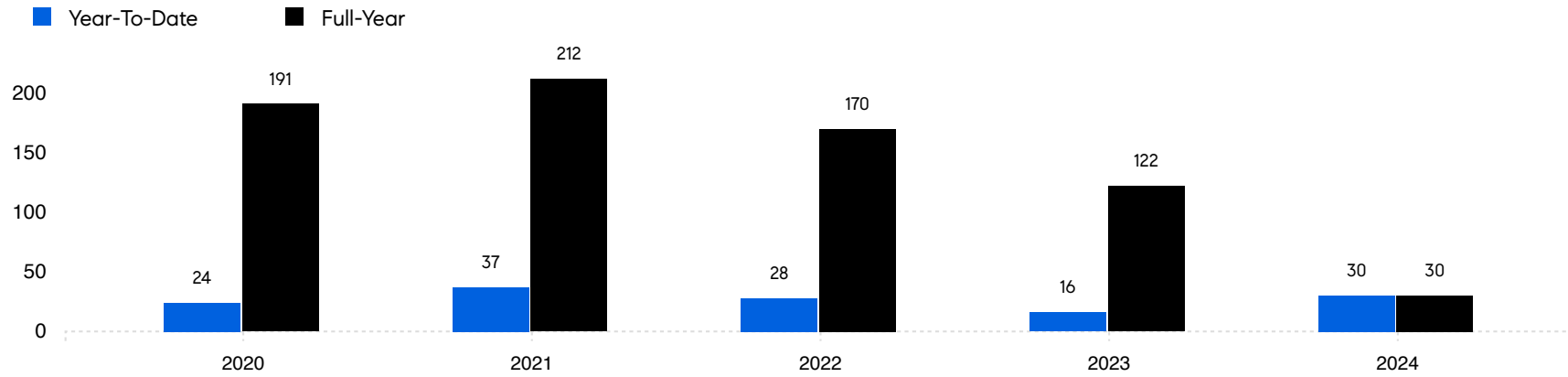


# Byram Hills

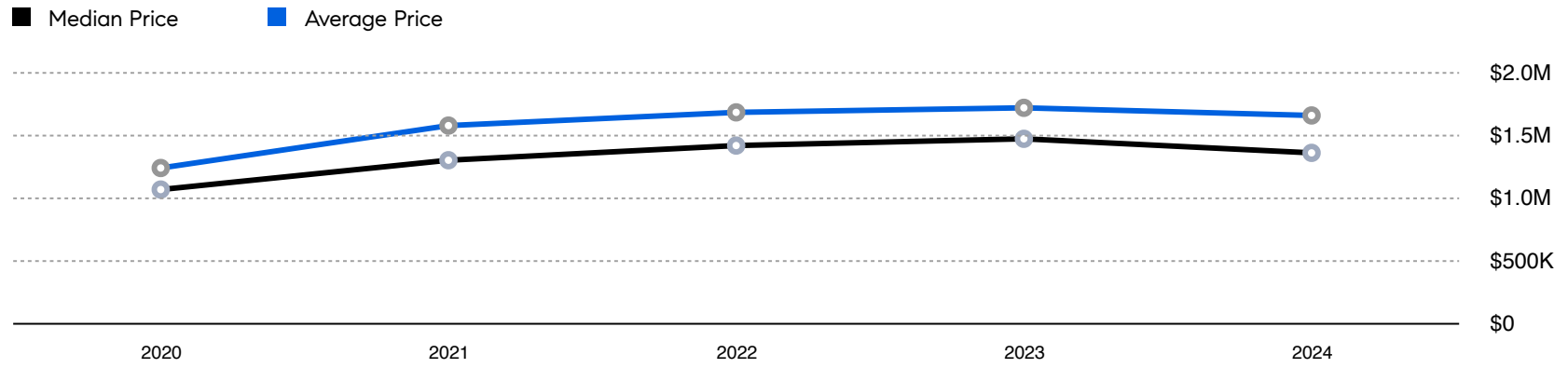
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	16	30	87.5%
	SALES VOLUME	\$27,387,500	\$49,818,672	81.9%
	MEDIAN PRICE	\$1,595,000	\$1,362,509	-14.6%
	AVERAGE PRICE	\$1,711,719	\$1,660,622	-3.0%
	AVERAGE DOM	79	50	-36.7%
Condos	# OF SALES	0	4	0.0%
	SALES VOLUME	-	\$5,684,000	-
	MEDIAN PRICE	-	\$1,437,000	-
	AVERAGE PRICE	-	\$1,421,000	-
	AVERAGE DOM	-	8	-
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



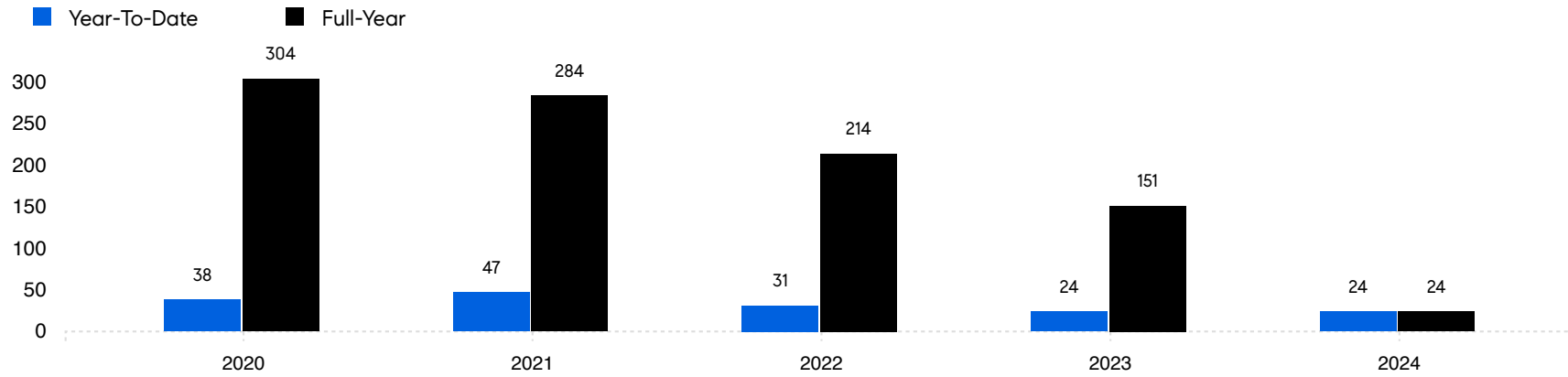
# Chappaqua

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	24	24	0.0%
	SALES VOLUME	\$28,986,300	\$34,333,083	18.4%
	MEDIAN PRICE	\$1,178,000	\$1,260,000	7.0%
	AVERAGE PRICE	\$1,207,763	\$1,430,545	18.4%
	AVERAGE DOM	62	48	-22.6%
Condos	# OF SALES	1	9	800.0%
	SALES VOLUME	\$908,000	\$11,468,554	1,163.1%
	MEDIAN PRICE	\$908,000	\$1,483,066	63.3%
	AVERAGE PRICE	\$908,000	\$1,274,284	40.3%
	AVERAGE DOM	31	68	119.4%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

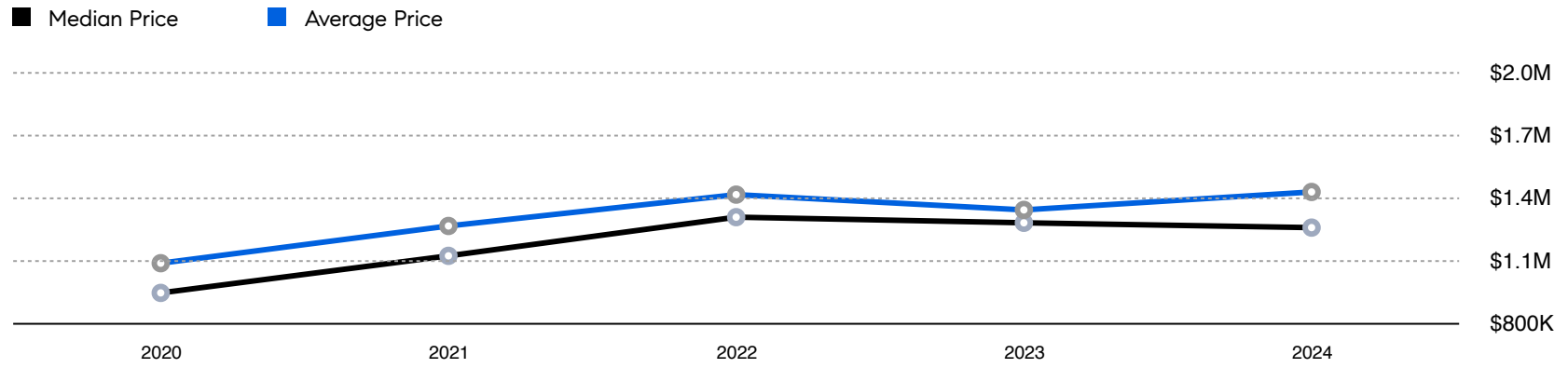


# Chappaqua

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

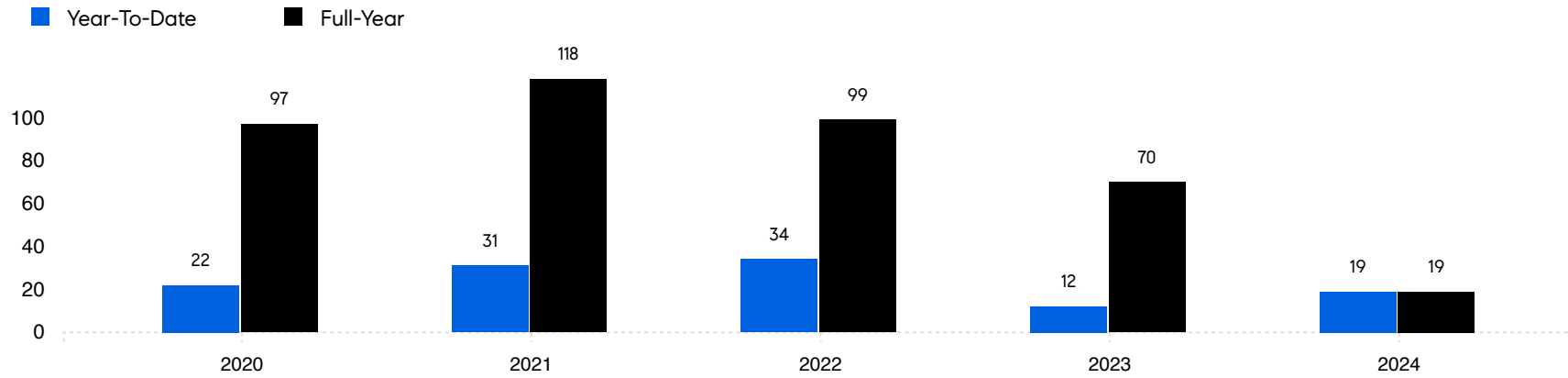


# Croton-Harmon

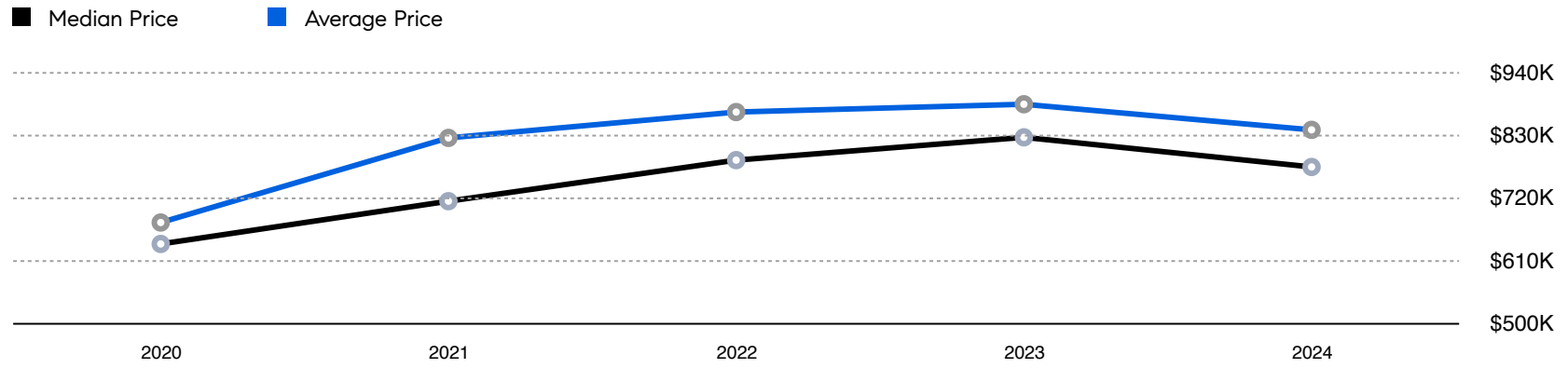
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	12	19	58.3%
	SALES VOLUME	\$7,954,300	\$15,961,900	100.7%
	MEDIAN PRICE	\$609,500	\$775,000	27.2%
	AVERAGE PRICE	\$662,858	\$840,100	26.7%
	AVERAGE DOM	51	51	0.0%
Condos	# OF SALES	1	1	0.0%
	SALES VOLUME	\$660,000	\$647,000	-2.0%
	MEDIAN PRICE	\$660,000	\$647,000	-2.0%
	AVERAGE PRICE	\$660,000	\$647,000	-2.0%
	AVERAGE DOM	24	18	-25.0%
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

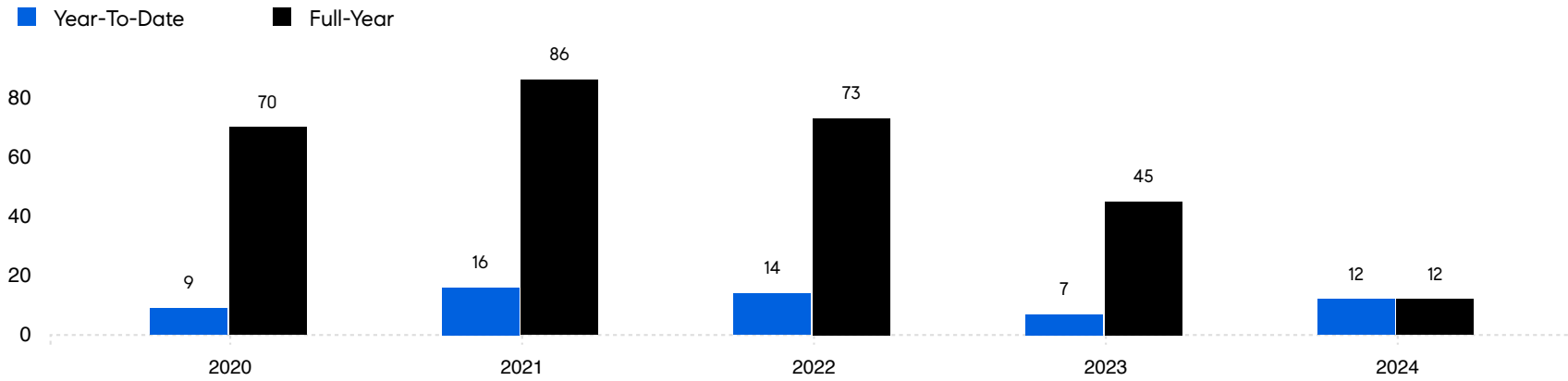


# Dobbs Ferry

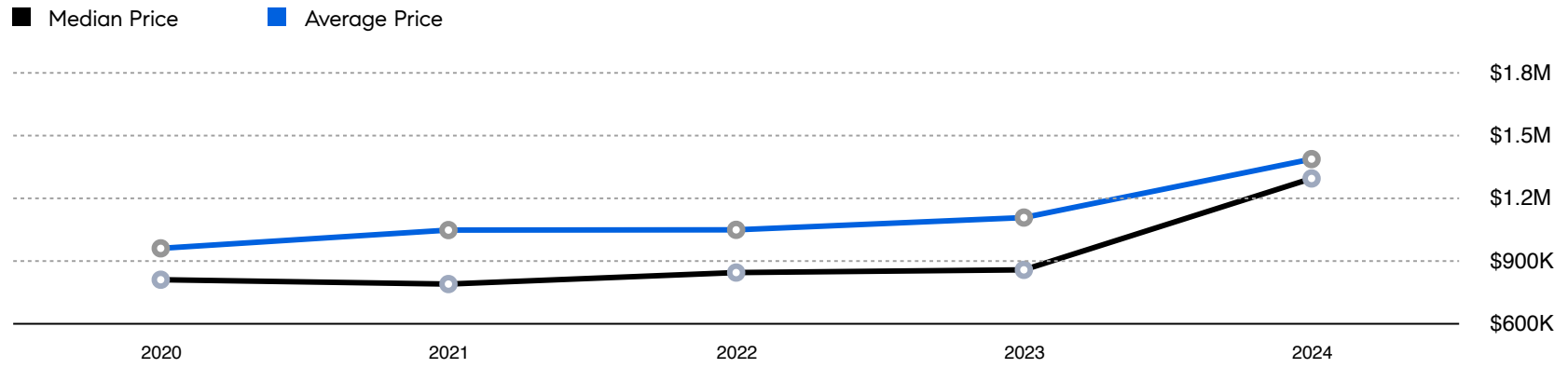
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	7	12	71.4%
	SALES VOLUME	\$6,890,000	\$16,651,252	141.7%
	MEDIAN PRICE	\$905,000	\$1,295,000	43.1%
	AVERAGE PRICE	\$984,286	\$1,387,604	41.0%
	AVERAGE DOM	49	47	-4.1%
Condos	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$3,505,000	\$475,000	-86.4%
	MEDIAN PRICE	\$970,000	\$475,000	-51.0%
	AVERAGE PRICE	\$1,168,333	\$475,000	-59.3%
	AVERAGE DOM	50	26	-48.0%
Co-ops	# OF SALES	0	3	0.0%
	SALES VOLUME	-	\$1,020,000	-
	MEDIAN PRICE	-	\$325,000	-
	AVERAGE PRICE	-	\$340,000	-
	AVERAGE DOM	-	42	-

# Dobbs Ferry

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

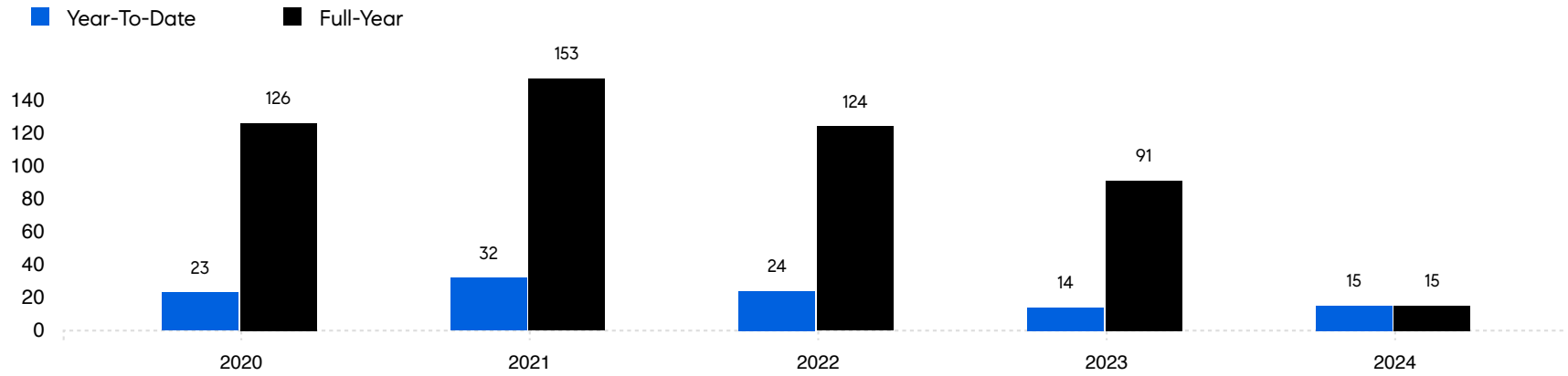


# Eastchester

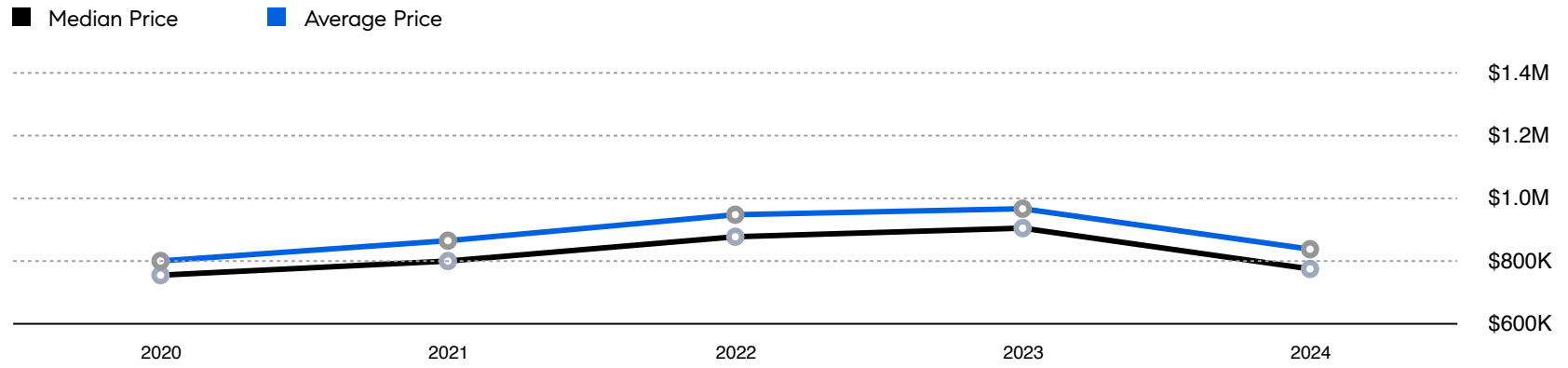
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	14	15	7.1%
	SALES VOLUME	\$12,574,499	\$12,568,250	0.0%
	MEDIAN PRICE	\$877,500	\$775,000	-11.7%
	AVERAGE PRICE	\$898,179	\$837,883	-6.7%
	AVERAGE DOM	44	48	9.1%
Condos	# OF SALES	0	3	0.0%
	SALES VOLUME	-	\$1,686,000	-
	MEDIAN PRICE	-	\$624,000	-
	AVERAGE PRICE	-	\$562,000	-
	AVERAGE DOM	-	21	-
Co-ops	# OF SALES	32	18	-43.7%
	SALES VOLUME	\$8,005,901	\$3,668,100	-54.2%
	MEDIAN PRICE	\$218,500	\$190,000	-13.0%
	AVERAGE PRICE	\$250,184	\$203,783	-18.5%
	AVERAGE DOM	88	66	-25.0%

# Eastchester

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



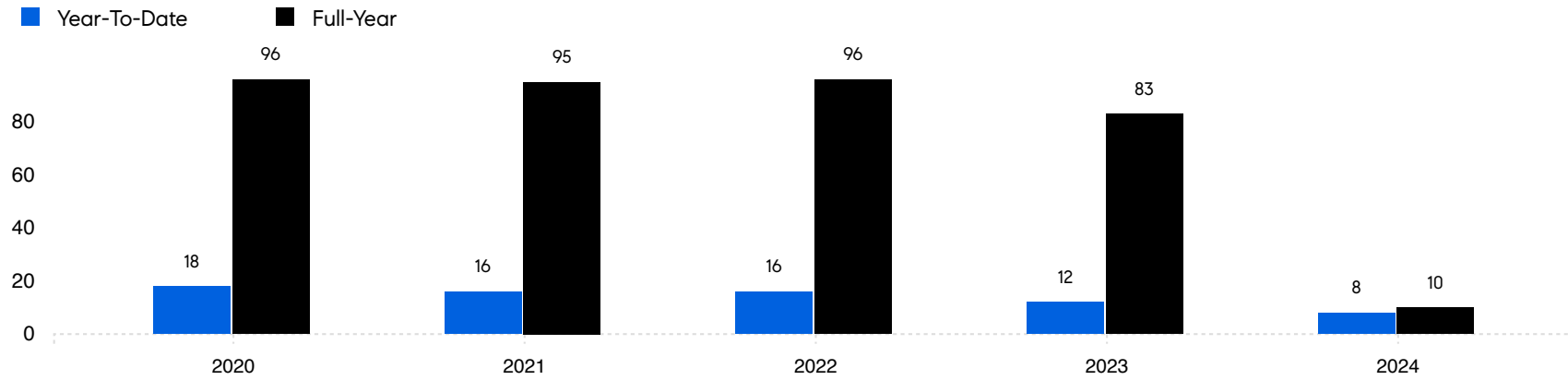
# Edgemont

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	12	8	-33.3%
	SALES VOLUME	\$16,103,480	\$12,928,999	-19.7%
	MEDIAN PRICE	\$1,301,250	\$1,650,000	26.8%
	AVERAGE PRICE	\$1,341,957	\$1,616,125	20.4%
	AVERAGE DOM	59	66	11.9%
Condos	# OF SALES	3	0	0.0%
	SALES VOLUME	\$1,455,000	-	-
	MEDIAN PRICE	\$470,000	-	-
	AVERAGE PRICE	\$485,000	-	-
	AVERAGE DOM	39	-	-
Co-ops	# OF SALES	10	1	-90.0%
	SALES VOLUME	\$2,662,500	\$142,500	-94.6%
	MEDIAN PRICE	\$270,750	\$142,500	-47.4%
	AVERAGE PRICE	\$266,250	\$142,500	-46.5%
	AVERAGE DOM	69	106	53.6%

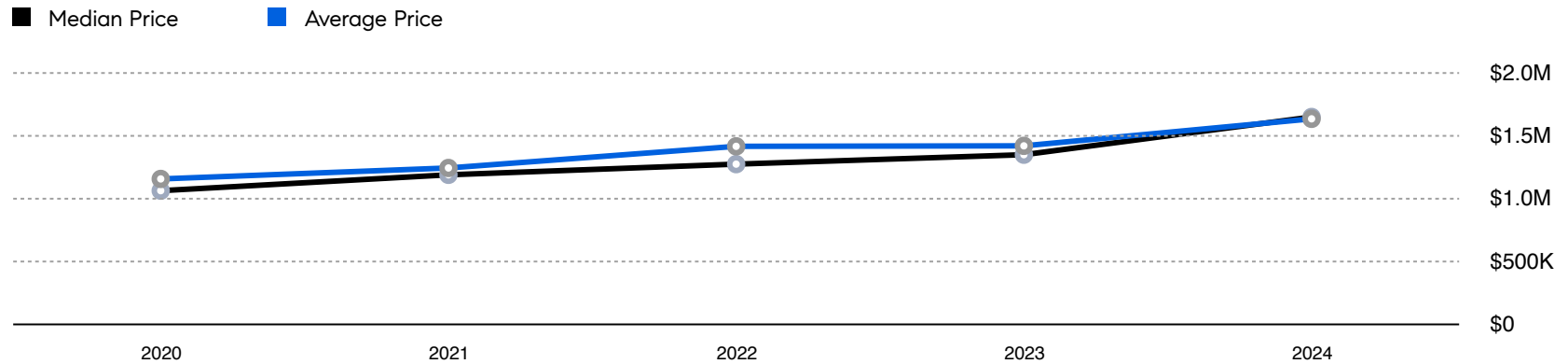


# Edgemont

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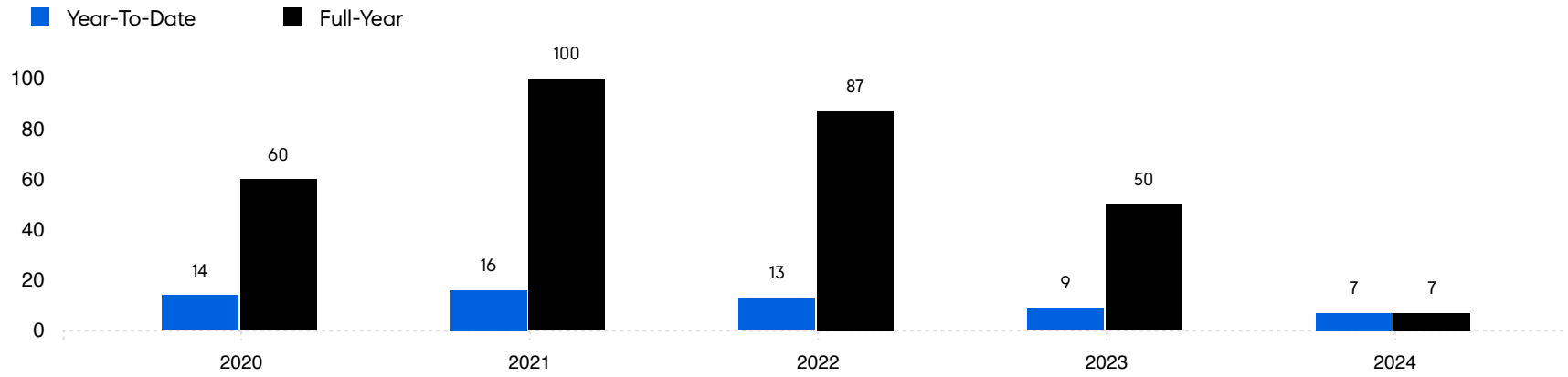


# Elmsford

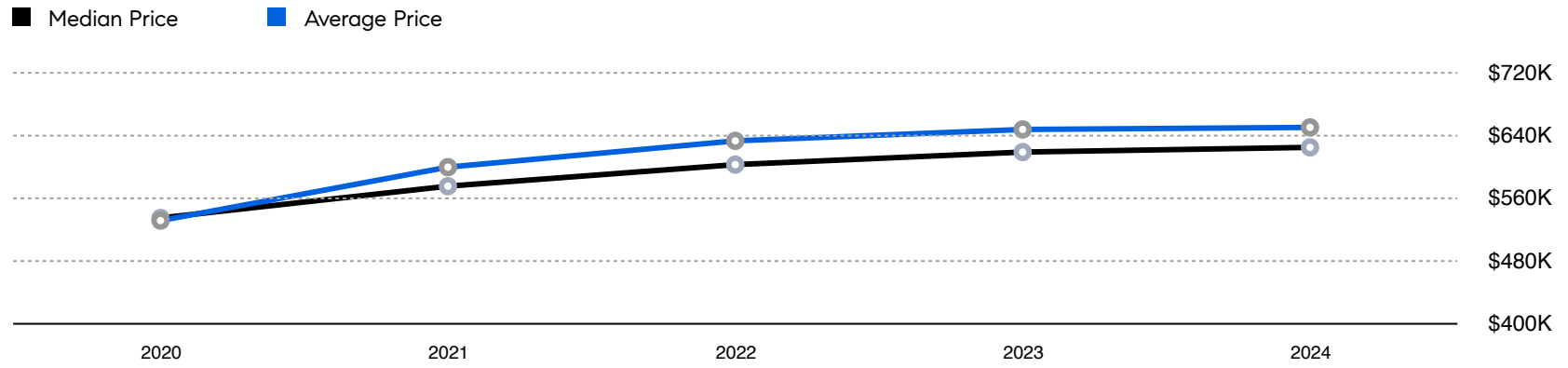
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$4,889,640	\$4,553,300	-6.9%
	MEDIAN PRICE	\$565,000	\$625,000	10.6%
	AVERAGE PRICE	\$543,293	\$650,471	19.7%
	AVERAGE DOM	78	15	-80.8%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$435,000	-
	MEDIAN PRICE	-	\$435,000	-
	AVERAGE PRICE	-	\$435,000	-
	AVERAGE DOM	-	30	-
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

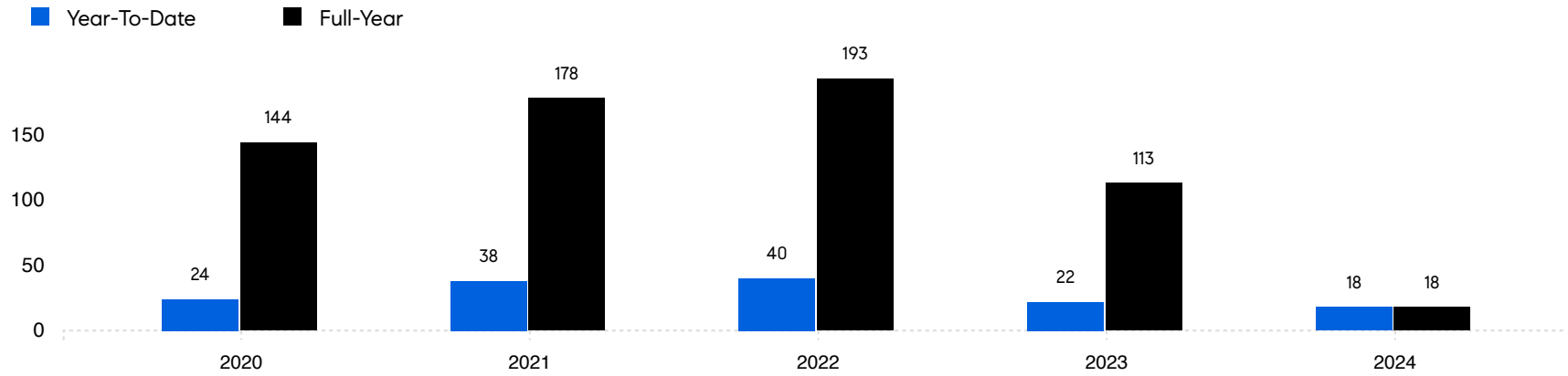


# Greenburgh

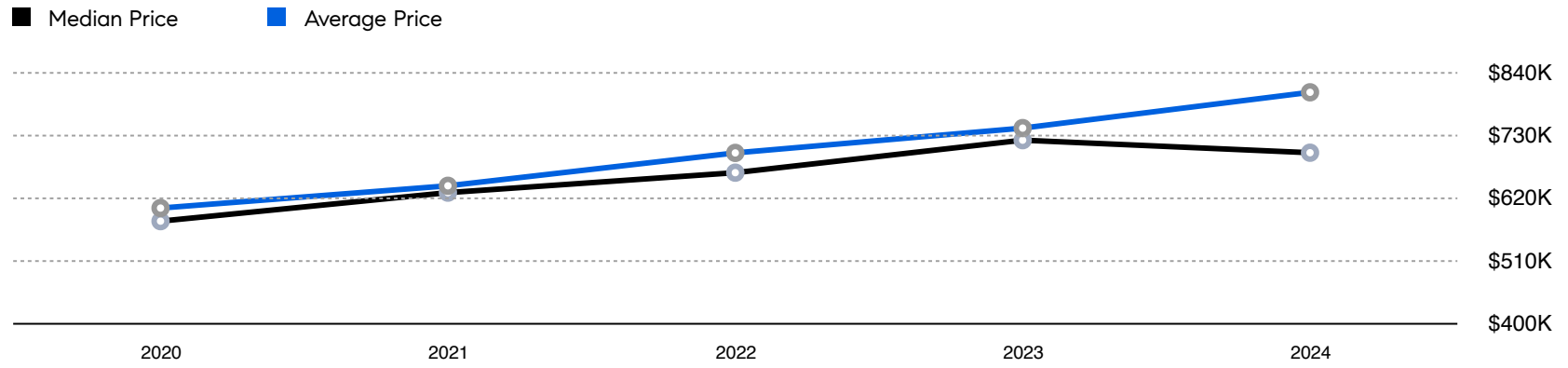
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	22	18	-18.2%
	SALES VOLUME	\$15,459,783	\$14,507,000	-6.2%
	MEDIAN PRICE	\$691,825	\$700,000	1.2%
	AVERAGE PRICE	\$702,717	\$805,944	14.7%
	AVERAGE DOM	45	39	-13.3%
Condos	# OF SALES	12	15	25.0%
	SALES VOLUME	\$5,923,666	\$6,867,100	15.9%
	MEDIAN PRICE	\$452,250	\$458,500	1.4%
	AVERAGE PRICE	\$493,639	\$457,807	-7.3%
	AVERAGE DOM	31	36	16.1%
Co-ops	# OF SALES	26	19	-26.9%
	SALES VOLUME	\$5,465,500	\$4,225,500	-22.7%
	MEDIAN PRICE	\$197,500	\$219,000	10.9%
	AVERAGE PRICE	\$210,212	\$222,395	5.8%
	AVERAGE DOM	77	36	-53.2%

# Greenburgh

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

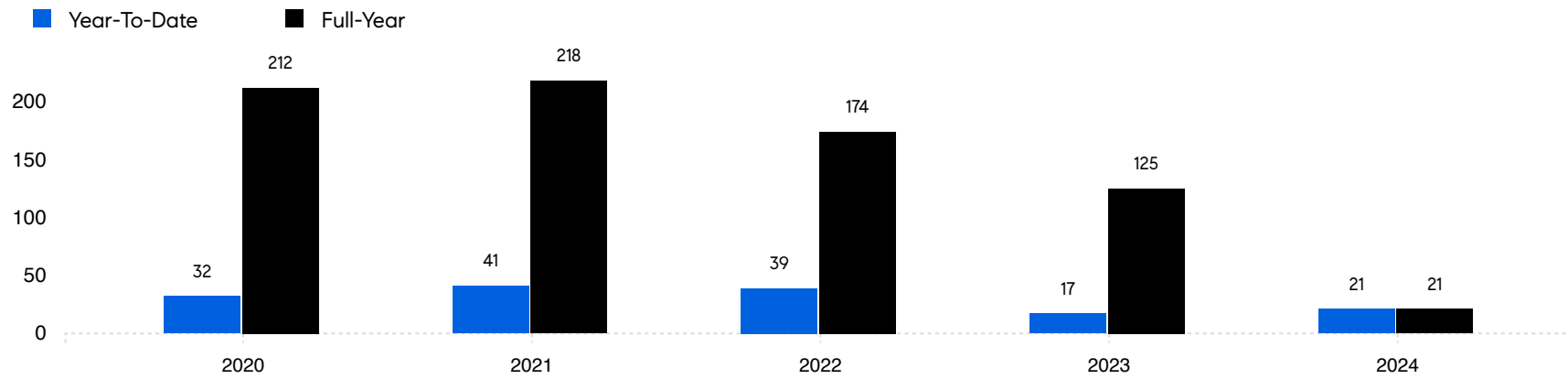


# Harrison

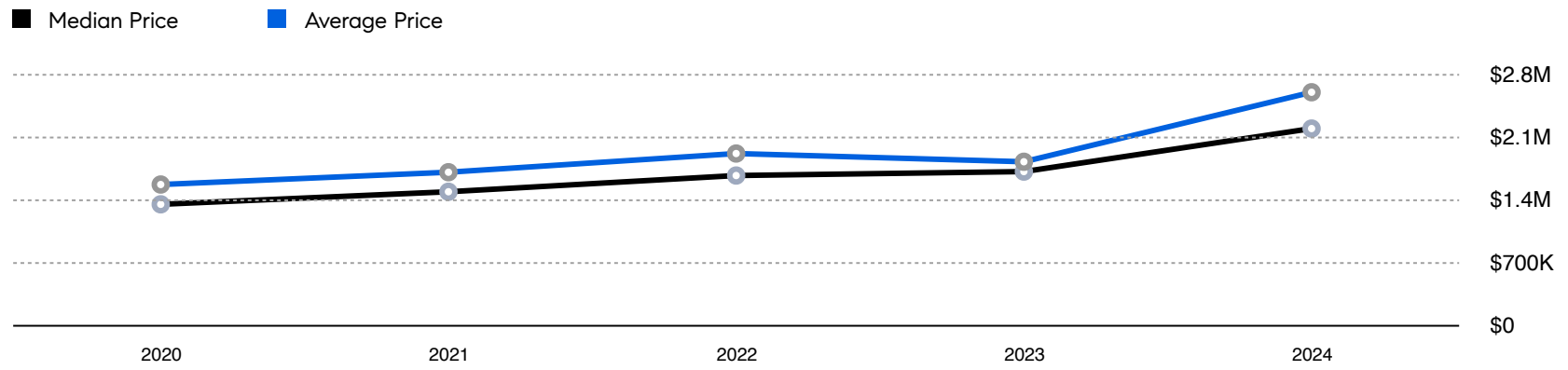
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	17	21	23.5%
	SALES VOLUME	\$29,594,750	\$54,707,812	84.9%
	MEDIAN PRICE	\$1,850,000	\$2,200,000	18.9%
	AVERAGE PRICE	\$1,740,868	\$2,605,134	49.6%
	AVERAGE DOM	78	92	17.9%
Condos	# OF SALES	1	0	0.0%
	SALES VOLUME	\$840,000	-	-
	MEDIAN PRICE	\$840,000	-	-
	AVERAGE PRICE	\$840,000	-	-
	AVERAGE DOM	9	-	-
Co-ops	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$999,400	\$635,000	-36.5%
	MEDIAN PRICE	\$222,000	\$215,000	-3.2%
	AVERAGE PRICE	\$199,880	\$211,667	5.9%
	AVERAGE DOM	66	31	-53.0%

# Harrison

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



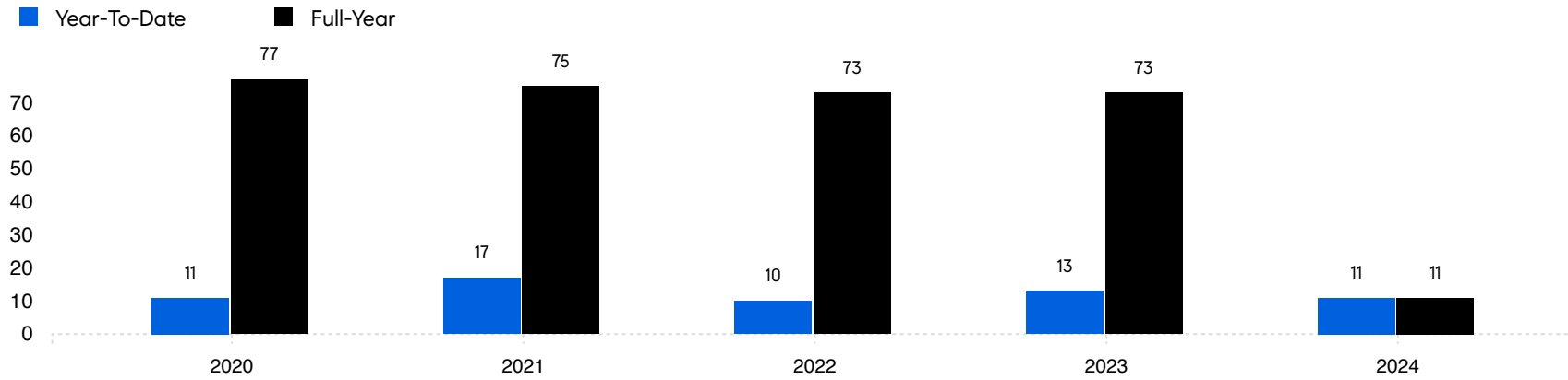
# Hastings

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	13	11	-15.4%
	SALES VOLUME	\$13,195,000	\$14,148,800	7.2%
	MEDIAN PRICE	\$1,080,000	\$1,288,800	19.3%
	AVERAGE PRICE	\$1,015,000	\$1,286,255	26.7%
	AVERAGE DOM	23	31	34.8%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$825,000	-
	MEDIAN PRICE	-	\$825,000	-
	AVERAGE PRICE	-	\$825,000	-
	AVERAGE DOM	-	3	-
Co-ops	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$1,658,000	\$1,154,500	-30.4%
	MEDIAN PRICE	\$293,500	\$249,750	-14.9%
	AVERAGE PRICE	\$276,333	\$288,625	4.4%
	AVERAGE DOM	87	49	-43.7%

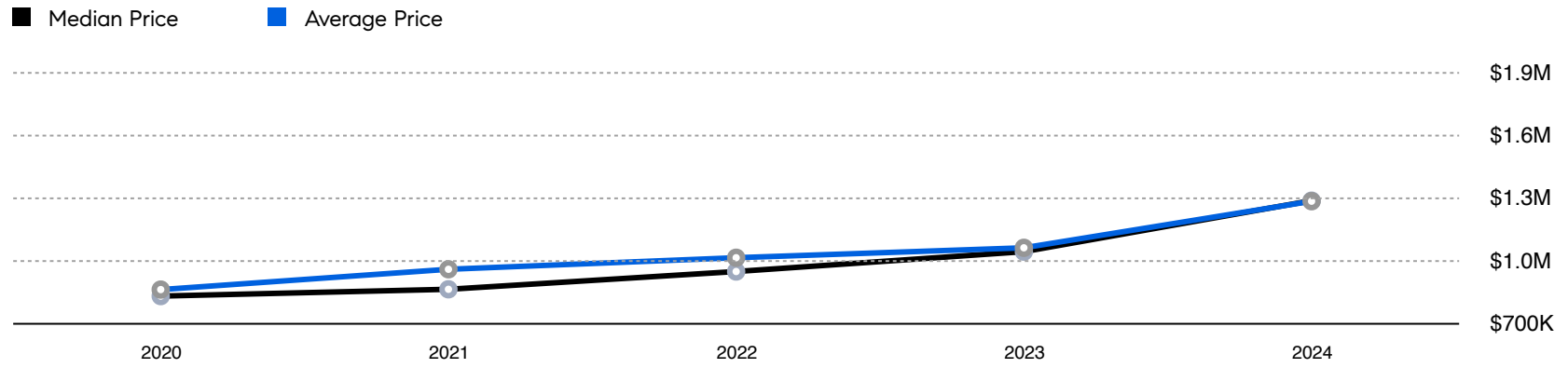


# Hastings

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

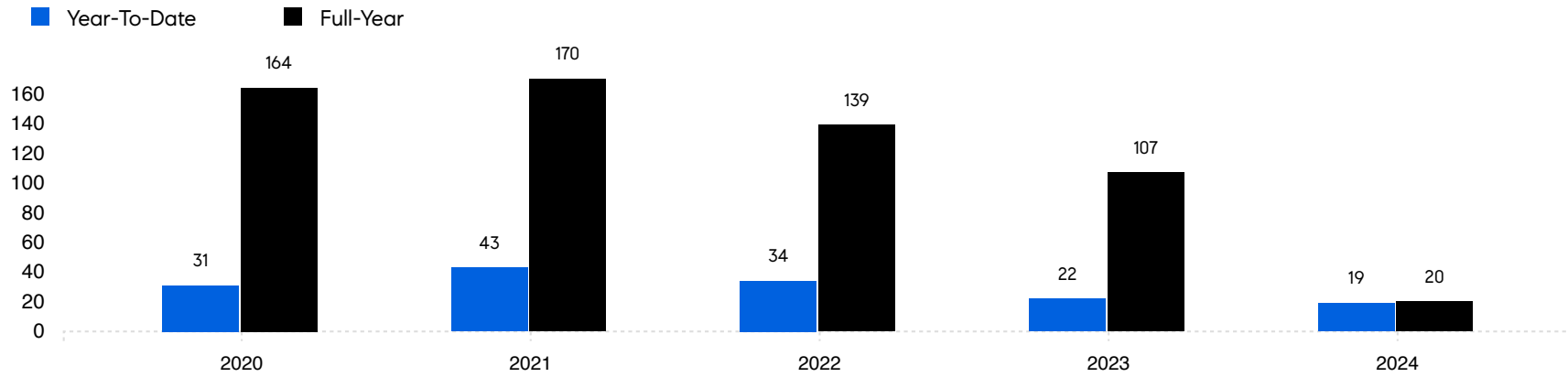


# Hendrick Hudson

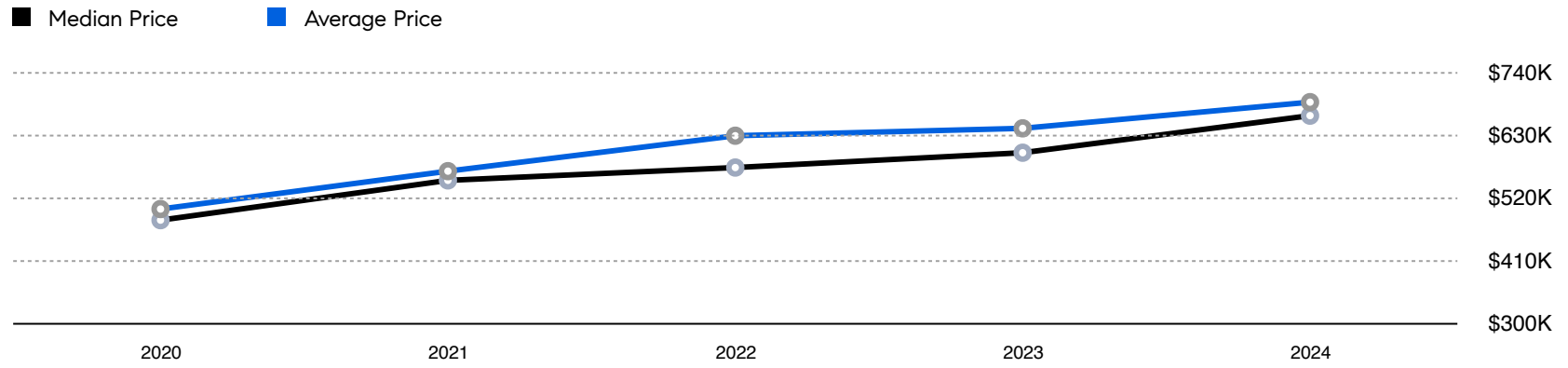
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	22	19	-13.6%
	SALES VOLUME	\$12,981,000	\$13,433,499	3.5%
	MEDIAN PRICE	\$540,000	\$670,000	24.1%
	AVERAGE PRICE	\$590,045	\$707,026	19.8%
	AVERAGE DOM	55	68	23.6%
Condos	# OF SALES	2	3	50.0%
	SALES VOLUME	\$500,000	\$1,077,500	115.5%
	MEDIAN PRICE	\$250,000	\$410,000	64.0%
	AVERAGE PRICE	\$250,000	\$359,167	43.7%
	AVERAGE DOM	16	25	56.3%
Co-ops	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$343,000	\$100,000	-70.8%
	MEDIAN PRICE	\$171,500	\$100,000	-41.7%
	AVERAGE PRICE	\$171,500	\$100,000	-41.7%
	AVERAGE DOM	30	44	46.7%

# Hendrick Hudson

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

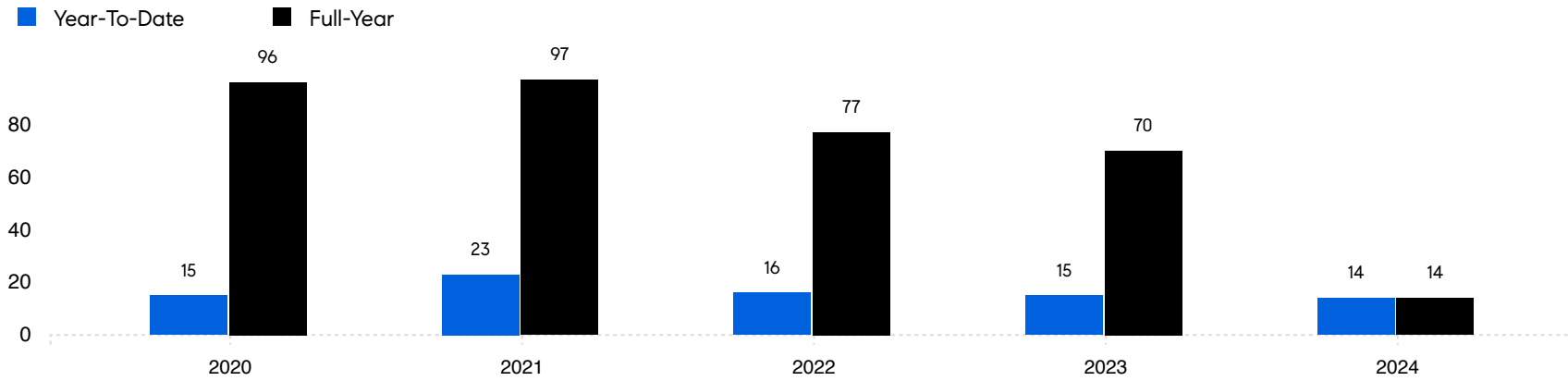


# Irvington

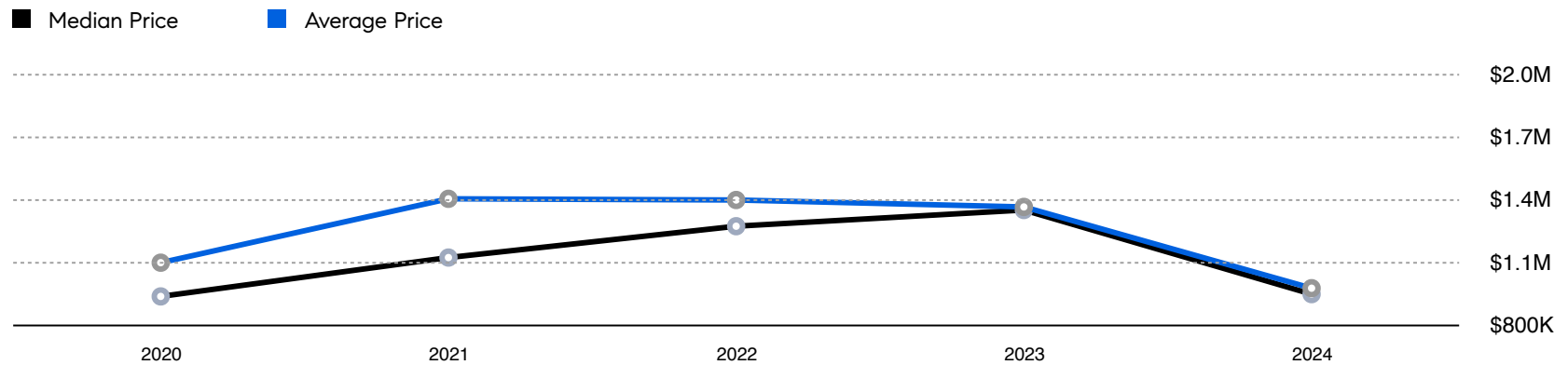
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	15	14	-6.7%
	SALES VOLUME	\$22,185,000	\$13,696,892	-38.3%
	MEDIAN PRICE	\$1,200,000	\$950,000	-20.8%
	AVERAGE PRICE	\$1,479,000	\$978,349	-33.9%
	AVERAGE DOM	90	56	-37.8%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$1,385,000	-
	MEDIAN PRICE	-	\$1,385,000	-
	AVERAGE PRICE	-	\$1,385,000	-
	AVERAGE DOM	-	39	-
Co-ops	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$1,950,000	\$582,500	-70.1%
	MEDIAN PRICE	\$340,000	\$190,000	-44.1%
	AVERAGE PRICE	\$390,000	\$194,167	-50.2%
	AVERAGE DOM	58	14	-75.9%

# Irvington

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

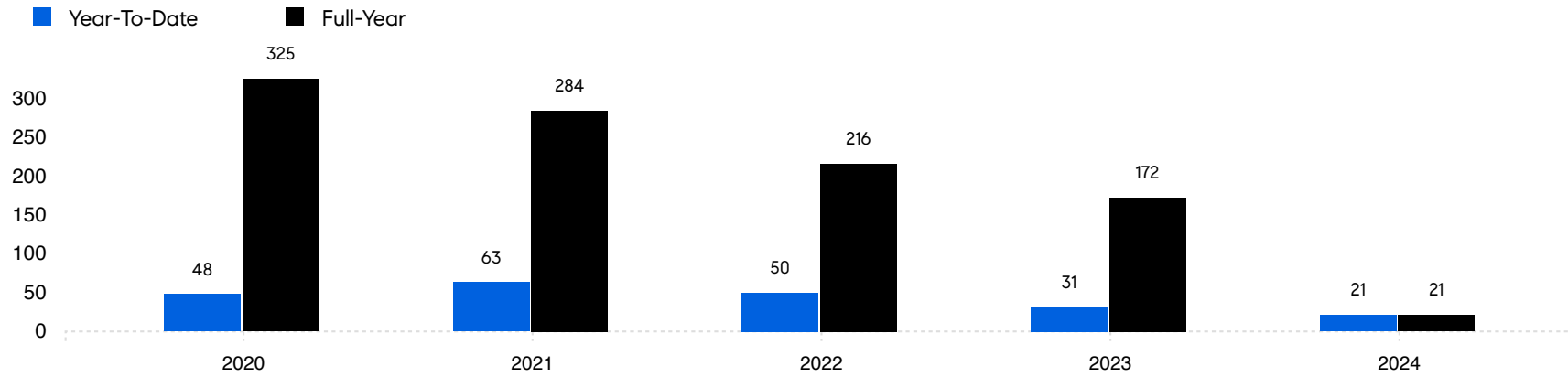


# Katonah-Lewisboro

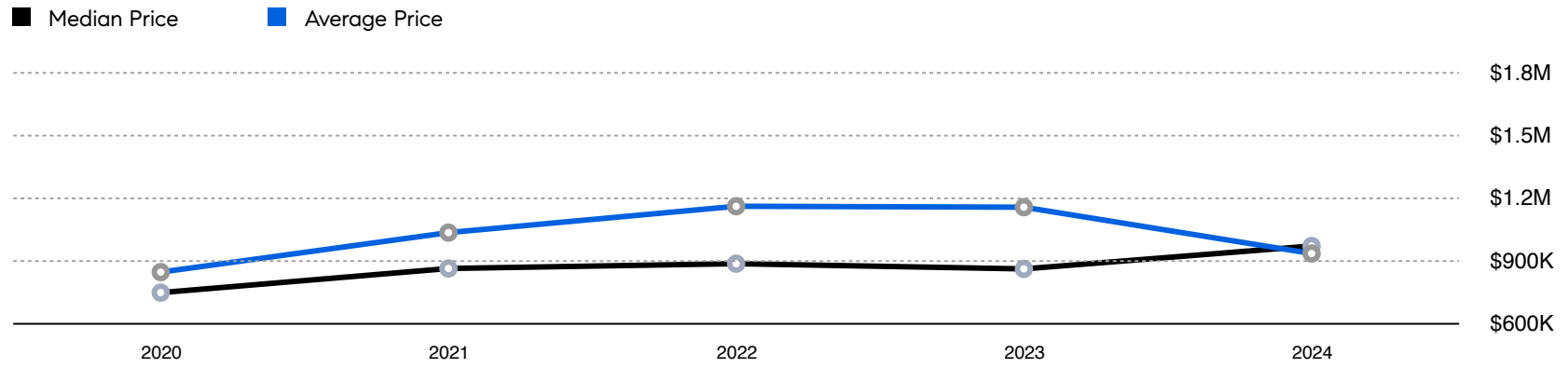
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	31	21	-32.3%
	SALES VOLUME	\$35,182,675	\$19,658,500	-44.1%
	MEDIAN PRICE	\$719,000	\$972,000	35.2%
	AVERAGE PRICE	\$1,134,925	\$936,119	-17.5%
	AVERAGE DOM	52	49	-5.8%
Condos	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$1,589,600	\$550,000	-65.4%
	MEDIAN PRICE	\$443,300	\$550,000	24.1%
	AVERAGE PRICE	\$397,400	\$550,000	38.4%
	AVERAGE DOM	45	33	-26.7%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

# Katonah-Lewisboro

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



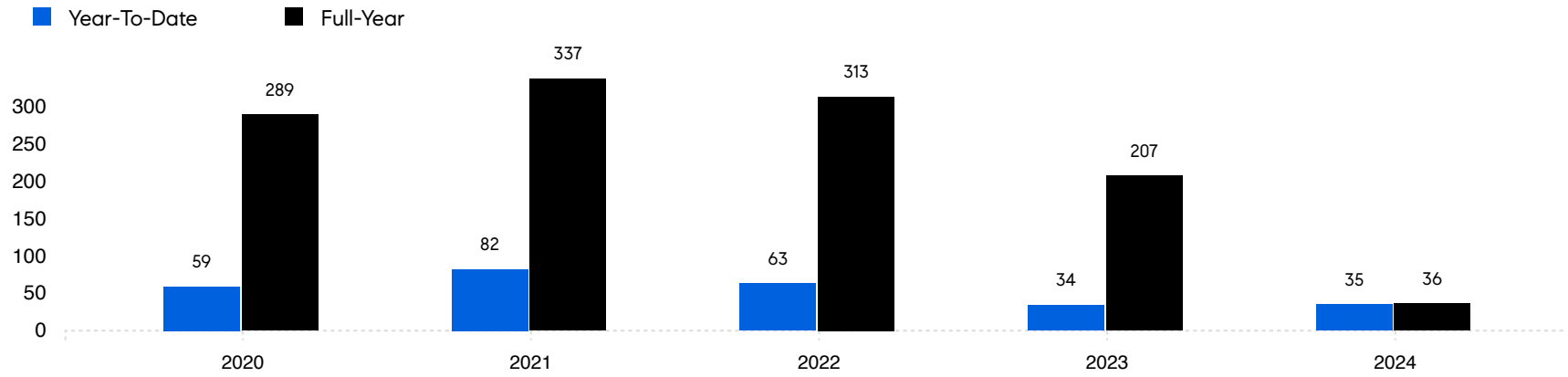
# Lakeland

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	34	35	2.9%
	SALES VOLUME	\$17,798,125	\$19,126,021	7.5%
	MEDIAN PRICE	\$500,000	\$538,300	7.7%
	AVERAGE PRICE	\$523,474	\$546,458	4.4%
	AVERAGE DOM	56	54	-3.6%
Condos	# OF SALES	20	9	-55.0%
	SALES VOLUME	\$7,141,222	\$3,390,000	-52.5%
	MEDIAN PRICE	\$356,500	\$390,000	9.4%
	AVERAGE PRICE	\$357,061	\$376,667	5.5%
	AVERAGE DOM	49	37	-24.5%
Co-ops	# OF SALES	2	3	50.0%
	SALES VOLUME	\$350,000	\$735,000	110.0%
	MEDIAN PRICE	\$175,000	\$250,000	42.9%
	AVERAGE PRICE	\$175,000	\$245,000	40.0%
	AVERAGE DOM	62	15	-75.8%

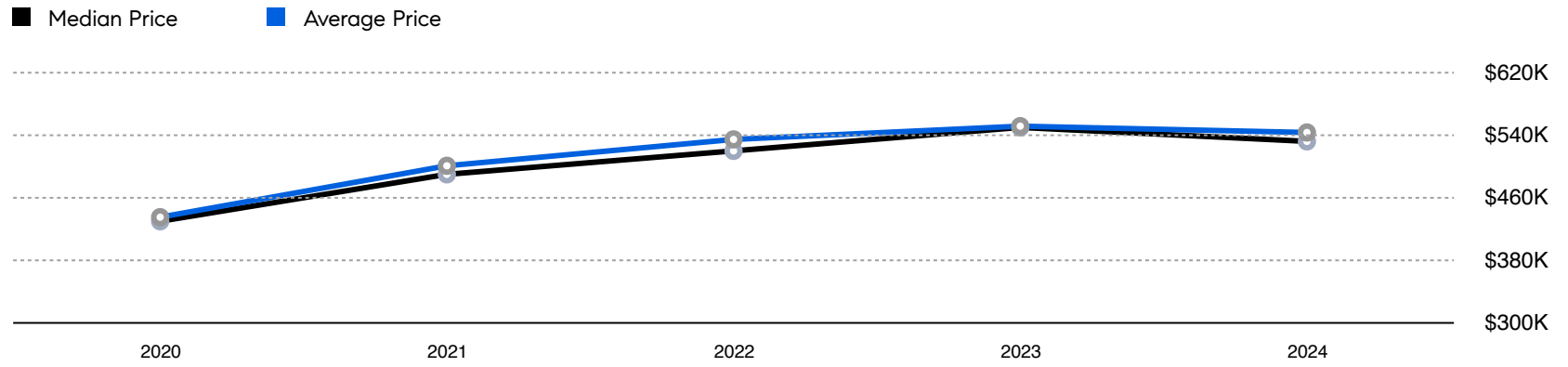


# Lakeland

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

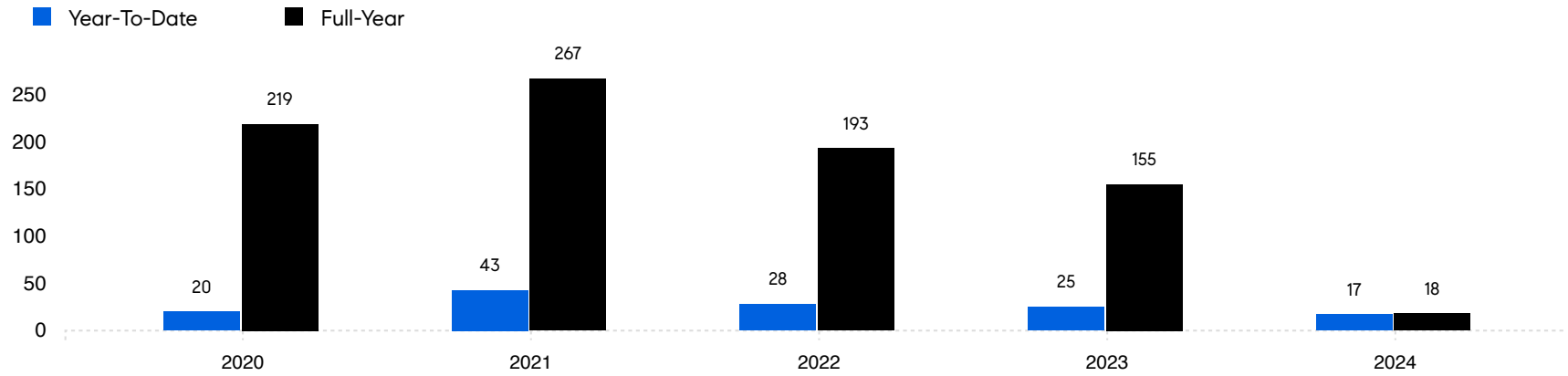


# Larchmont P.O.

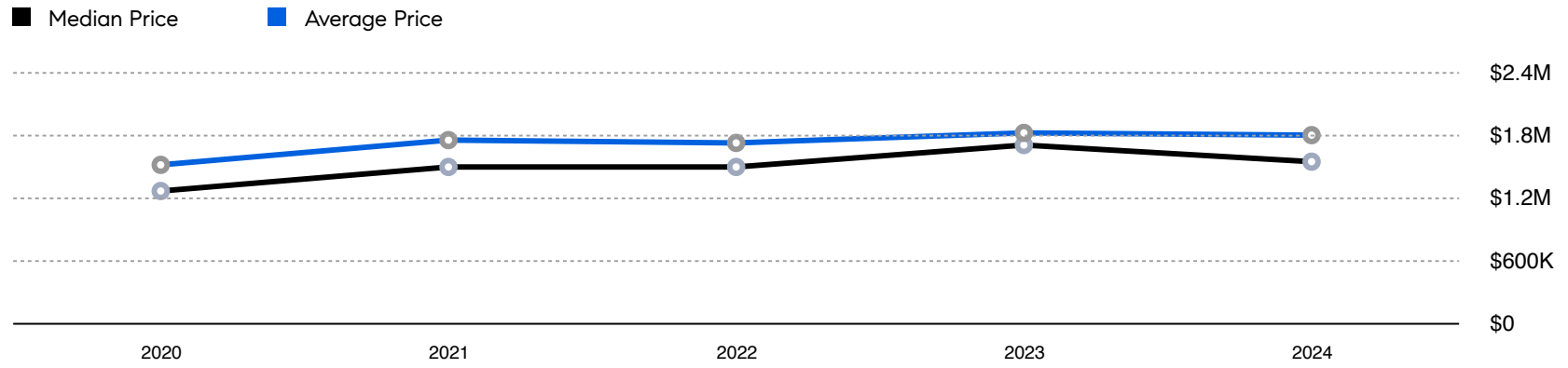
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	25	17	-32.0%
	SALES VOLUME	\$45,214,506	\$29,253,829	-35.3%
	MEDIAN PRICE	\$1,740,000	\$1,500,000	-13.8%
	AVERAGE PRICE	\$1,808,580	\$1,720,813	-4.9%
	AVERAGE DOM	38	22	-42.1%
Condos	# OF SALES	3	6	100.0%
	SALES VOLUME	\$2,416,000	\$3,629,500	50.2%
	MEDIAN PRICE	\$788,000	\$541,250	-31.3%
	AVERAGE PRICE	\$805,333	\$604,917	-24.9%
	AVERAGE DOM	80	65	-18.7%
Co-ops	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$1,936,500	\$645,000	-66.7%
	MEDIAN PRICE	\$267,500	\$200,000	-25.2%
	AVERAGE PRICE	\$322,750	\$215,000	-33.4%
	AVERAGE DOM	65	35	-46.2%

# Larchmont P.O.

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

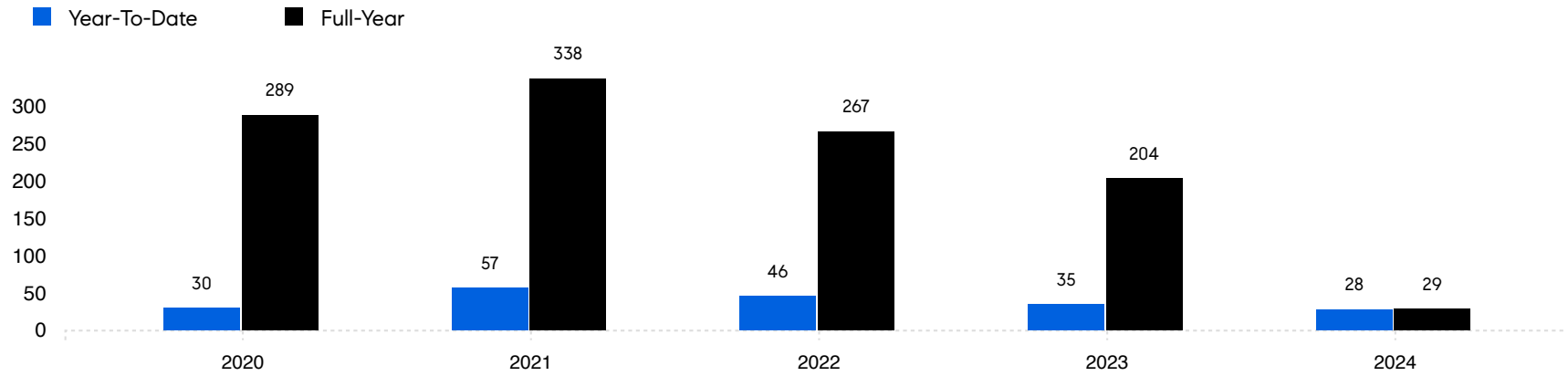


# Mamaroneck

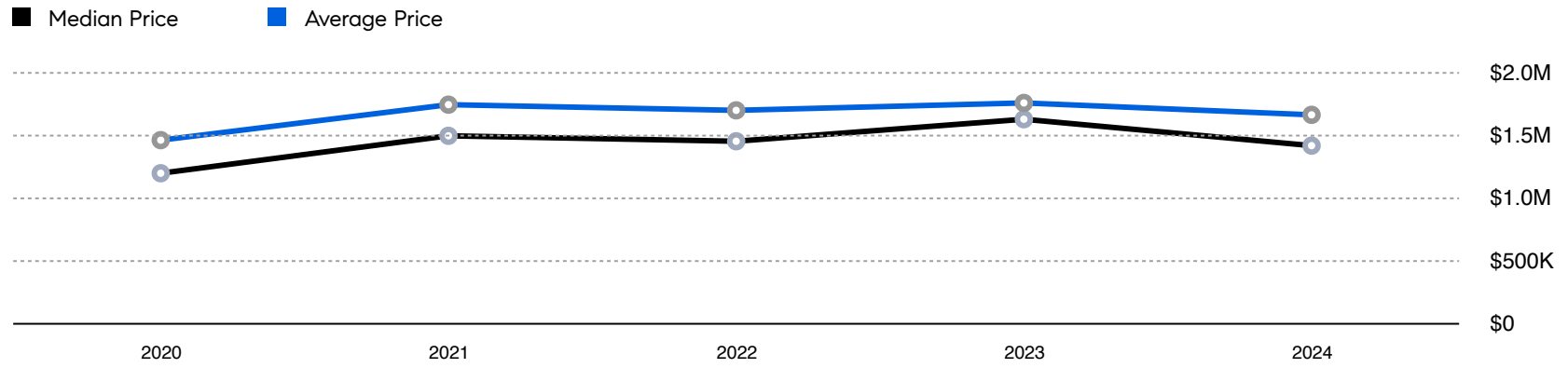
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	35	28	-20.0%
	SALES VOLUME	\$57,136,506	\$45,076,829	-21.1%
	MEDIAN PRICE	\$1,565,000	\$1,367,500	-12.6%
	AVERAGE PRICE	\$1,632,472	\$1,609,887	-1.4%
	AVERAGE DOM	49	37	-24.5%
Condos	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$5,163,000	\$4,239,500	-17.9%
	MEDIAN PRICE	\$515,000	\$610,000	18.4%
	AVERAGE PRICE	\$573,667	\$605,643	5.6%
	AVERAGE DOM	77	65	-15.6%
Co-ops	# OF SALES	10	5	-50.0%
	SALES VOLUME	\$2,848,500	\$1,121,000	-60.6%
	MEDIAN PRICE	\$247,500	\$200,000	-19.2%
	AVERAGE PRICE	\$284,850	\$224,200	-21.3%
	AVERAGE DOM	73	104	42.5%

# Mamaroneck

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

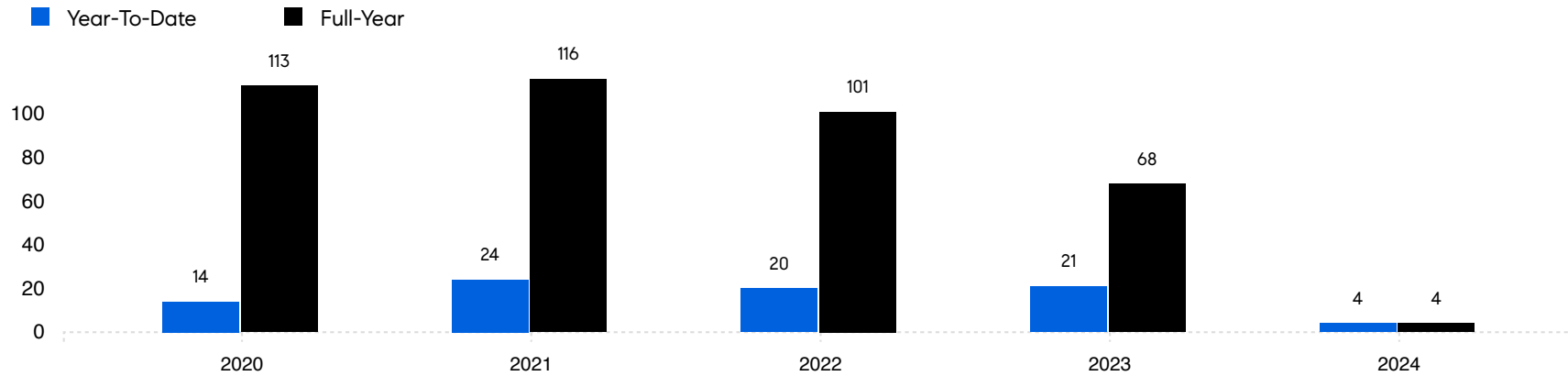


# Mount Pleasant

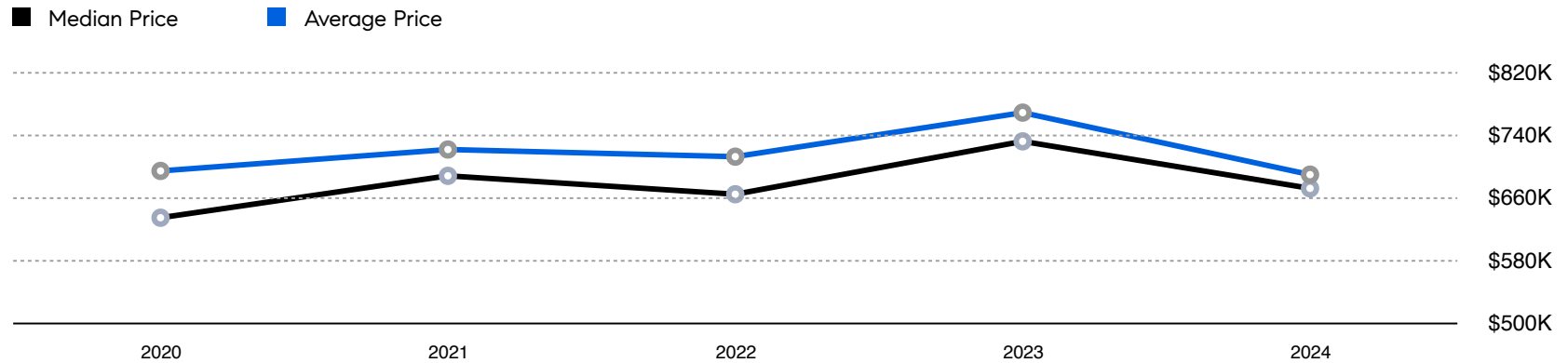
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	21	4	-81.0%
	SALES VOLUME	\$16,198,500	\$2,760,000	-83.0%
	MEDIAN PRICE	\$745,000	\$672,500	-9.7%
	AVERAGE PRICE	\$771,357	\$690,000	-10.5%
	AVERAGE DOM	94	31	-67.0%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

# Mount Pleasant

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



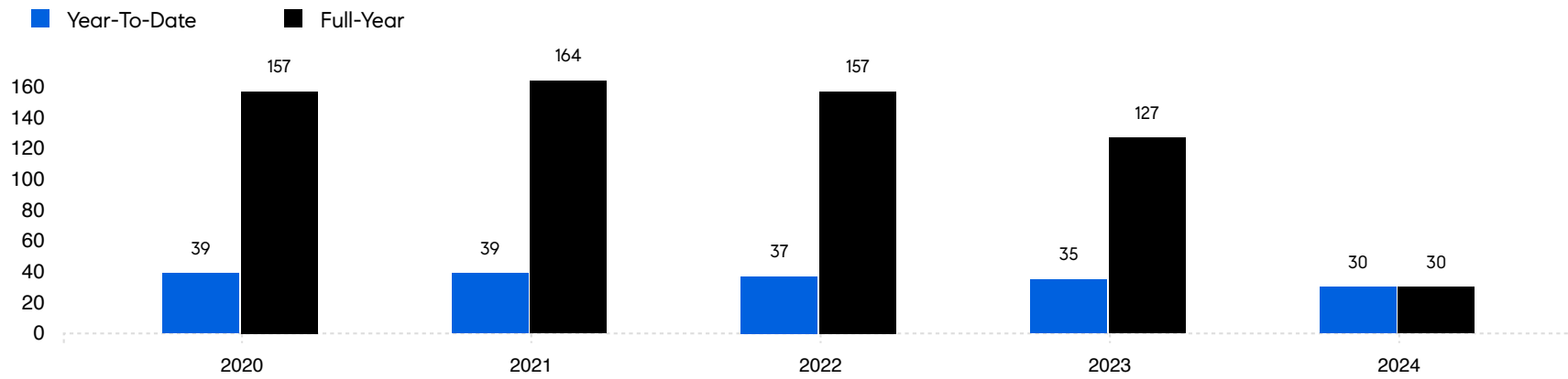
# Mount Vernon

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	35	30	-14.3%
	SALES VOLUME	\$22,162,100	\$19,482,233	-12.1%
	MEDIAN PRICE	\$600,000	\$565,750	-5.7%
	AVERAGE PRICE	\$633,203	\$649,408	2.6%
	AVERAGE DOM	76	72	-5.3%
Condos	# OF SALES	1	2	100.0%
	SALES VOLUME	\$320,000	\$1,085,000	239.1%
	MEDIAN PRICE	\$320,000	\$542,500	69.5%
	AVERAGE PRICE	\$320,000	\$542,500	69.5%
	AVERAGE DOM	106	108	1.9%
Co-ops	# OF SALES	27	29	7.4%
	SALES VOLUME	\$4,733,500	\$4,919,400	3.9%
	MEDIAN PRICE	\$140,000	\$155,000	10.7%
	AVERAGE PRICE	\$175,315	\$169,634	-3.2%
	AVERAGE DOM	93	88	-5.4%

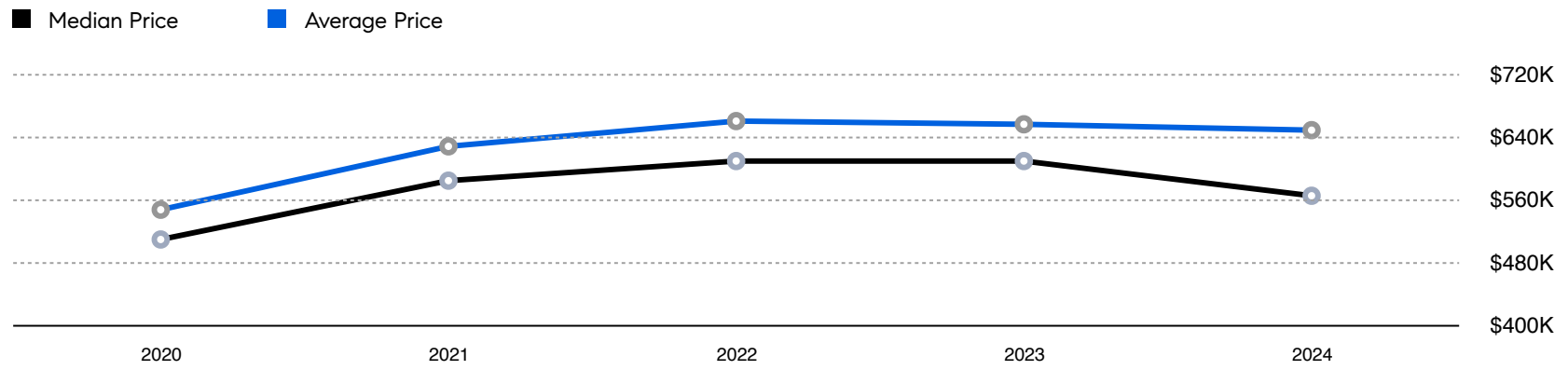


# Mount Vernon

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

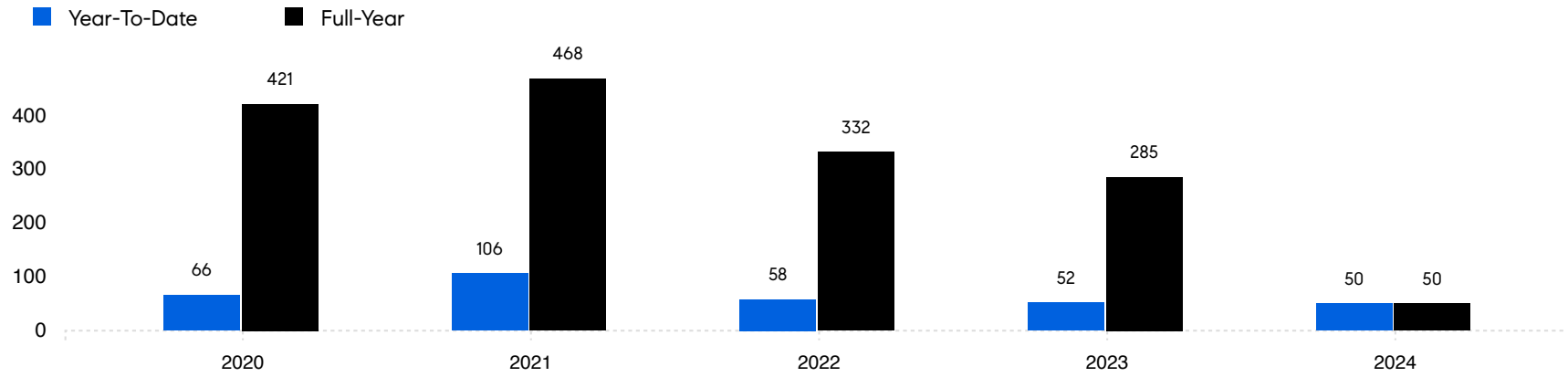


# New Rochelle

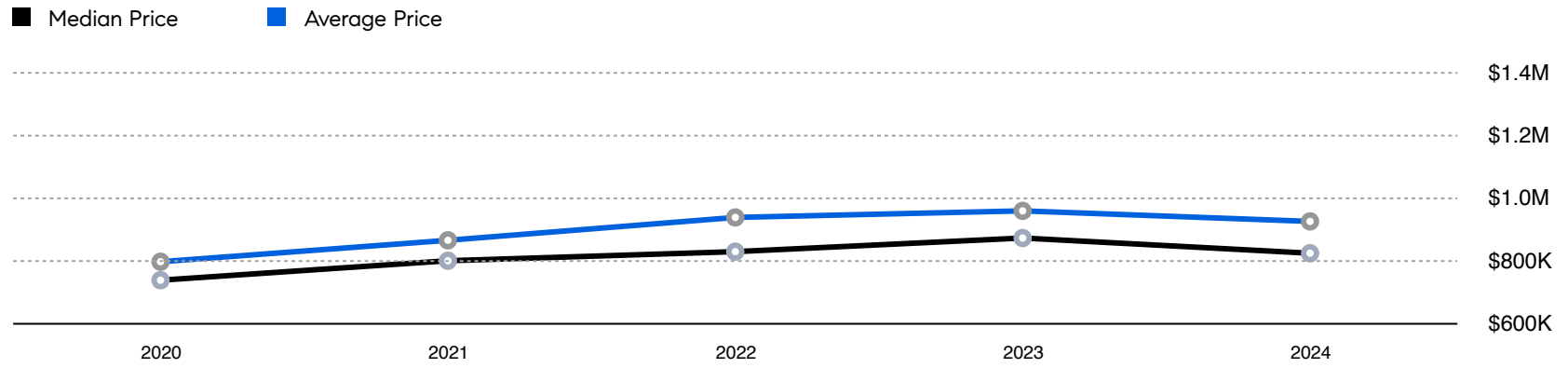
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	52	50	-3.8%
	SALES VOLUME	\$46,337,321	\$46,322,054	0.0%
	MEDIAN PRICE	\$755,000	\$825,000	9.3%
	AVERAGE PRICE	\$891,102	\$926,441	4.0%
	AVERAGE DOM	62	41	-33.9%
Condos	# OF SALES	13	13	0.0%
	SALES VOLUME	\$5,971,250	\$8,002,887	34.0%
	MEDIAN PRICE	\$442,000	\$520,000	17.6%
	AVERAGE PRICE	\$459,327	\$615,607	34.0%
	AVERAGE DOM	99	56	-43.4%
Co-ops	# OF SALES	29	38	31.0%
	SALES VOLUME	\$5,195,899	\$7,891,250	51.9%
	MEDIAN PRICE	\$175,000	\$195,000	11.4%
	AVERAGE PRICE	\$179,169	\$207,664	15.9%
	AVERAGE DOM	84	78	-7.1%

# New Rochelle

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

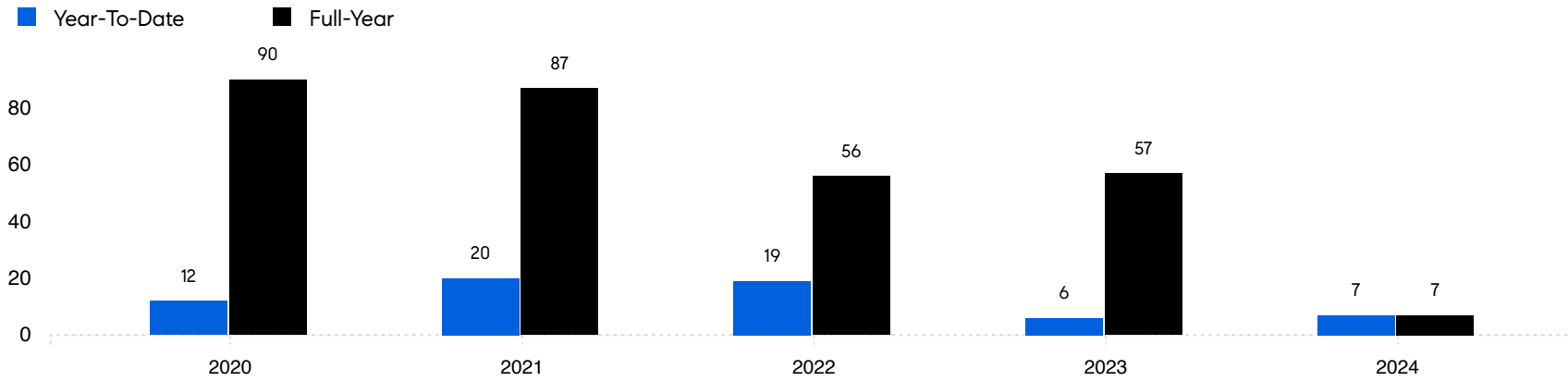


# North Salem

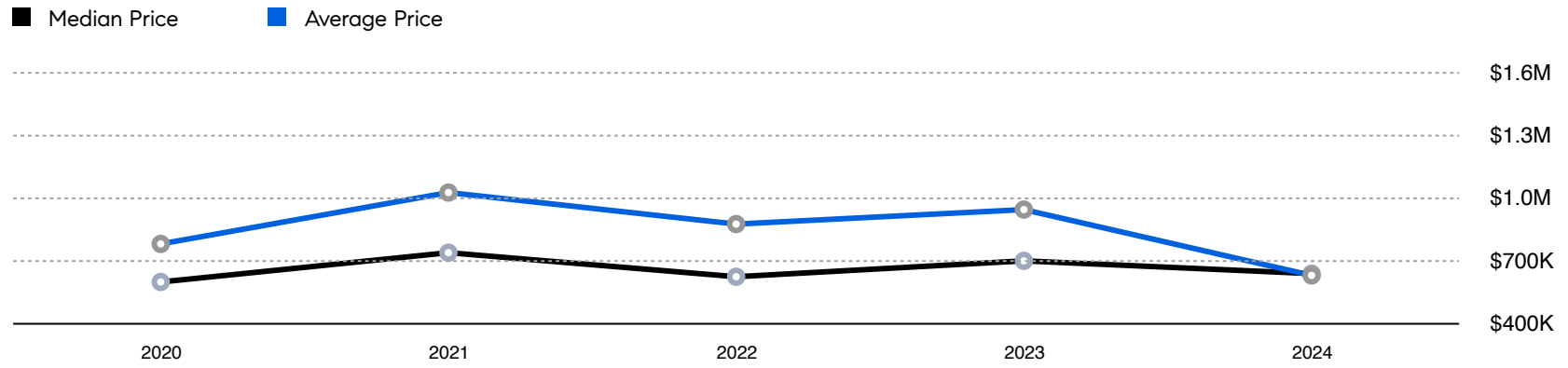
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	6	7	16.7%
	SALES VOLUME	\$4,687,500	\$4,420,000	-5.7%
	MEDIAN PRICE	\$616,250	\$640,000	3.9%
	AVERAGE PRICE	\$781,250	\$631,429	-19.2%
	AVERAGE DOM	40	69	72.5%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	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

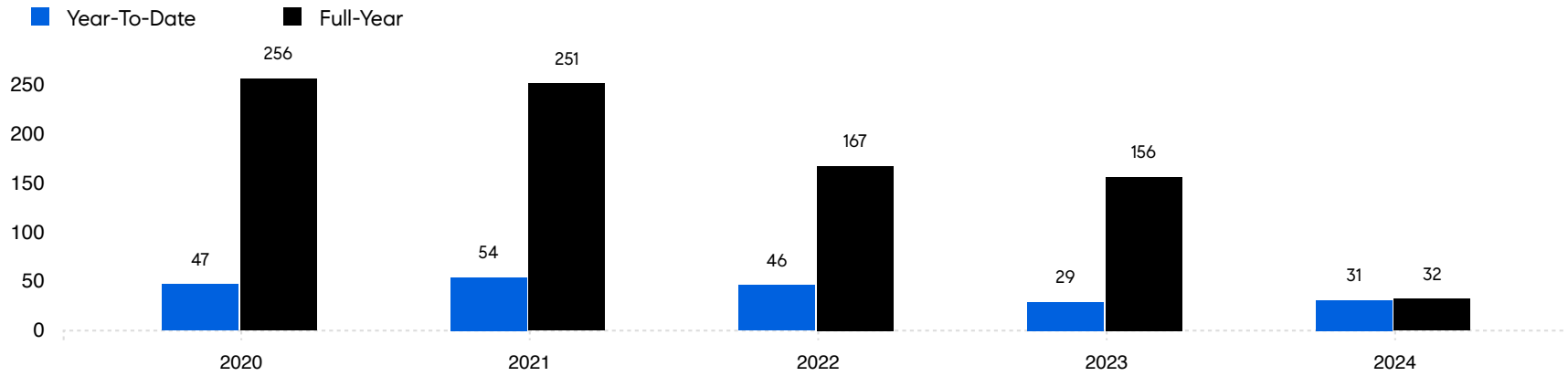


# Ossining

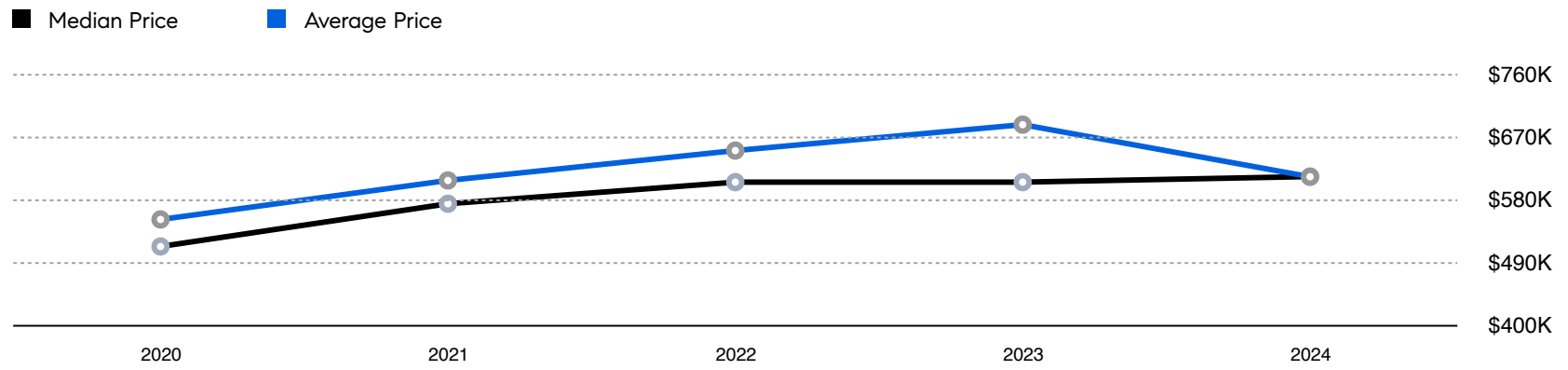
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	29	31	6.9%
	SALES VOLUME	\$19,354,507	\$18,788,424	-2.9%
	MEDIAN PRICE	\$695,000	\$610,000	-12.2%
	AVERAGE PRICE	\$667,397	\$606,078	-9.2%
	AVERAGE DOM	48	43	-10.4%
Condos	# OF SALES	10	12	20.0%
	SALES VOLUME	\$4,494,000	\$6,342,900	41.1%
	MEDIAN PRICE	\$452,500	\$567,000	25.3%
	AVERAGE PRICE	\$449,400	\$528,575	17.6%
	AVERAGE DOM	47	40	-14.9%
Co-ops	# OF SALES	11	13	18.2%
	SALES VOLUME	\$2,987,900	\$2,524,900	-15.5%
	MEDIAN PRICE	\$218,000	\$150,000	-31.2%
	AVERAGE PRICE	\$271,627	\$194,223	-28.5%
	AVERAGE DOM	59	43	-27.1%

# Ossining

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



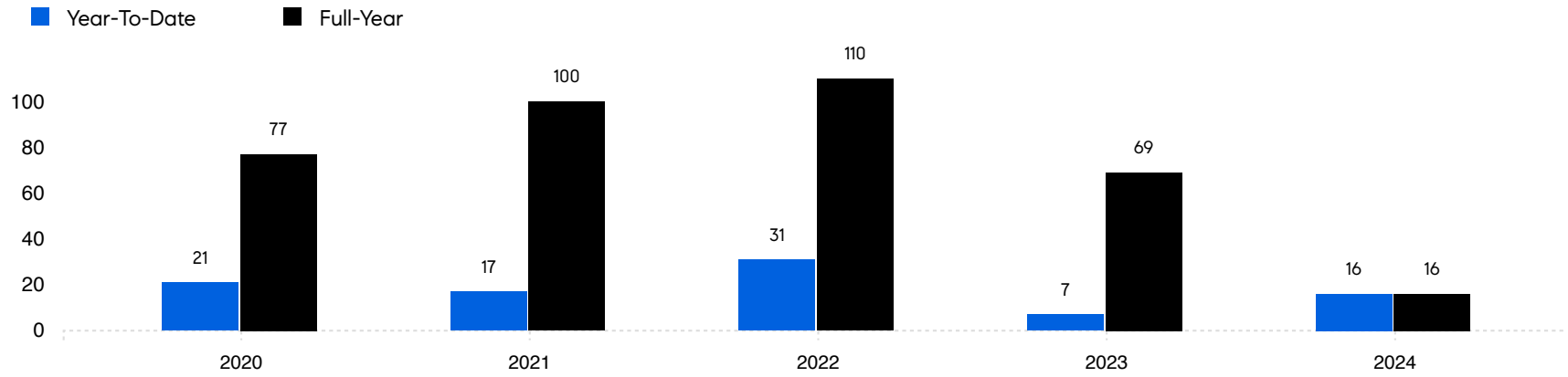
# Peekskill

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	7	16	128.6%
	SALES VOLUME	\$3,385,000	\$7,412,235	119.0%
	MEDIAN PRICE	\$480,000	\$466,000	-2.9%
	AVERAGE PRICE	\$483,571	\$463,265	-4.2%
	AVERAGE DOM	58	40	-31.0%
Condos	# OF SALES	20	10	-50.0%
	SALES VOLUME	\$7,473,900	\$3,387,200	-54.7%
	MEDIAN PRICE	\$375,000	\$370,000	-1.3%
	AVERAGE PRICE	\$373,695	\$338,720	-9.4%
	AVERAGE DOM	91	30	-67.0%
Co-ops	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$1,048,900	\$915,000	-12.8%
	MEDIAN PRICE	\$124,900	\$130,000	4.1%
	AVERAGE PRICE	\$116,544	\$130,714	12.2%
	AVERAGE DOM	81	27	-66.7%

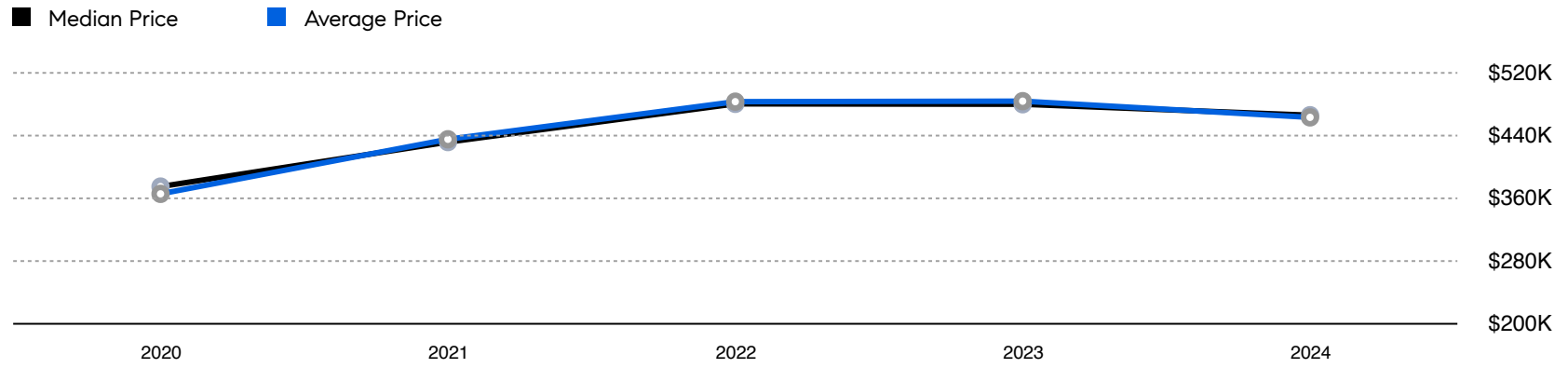


# Peekskill

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

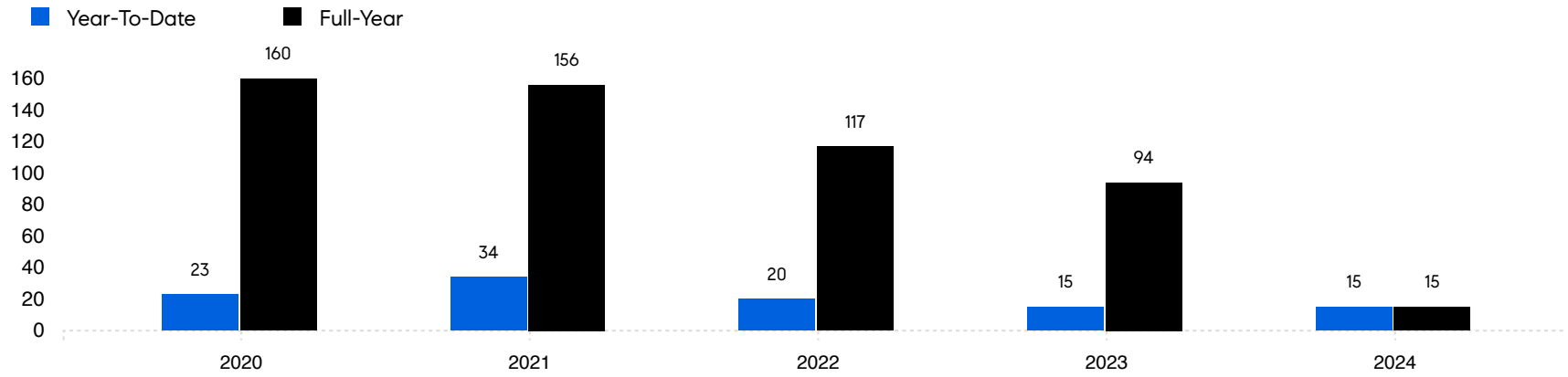


# Pelham

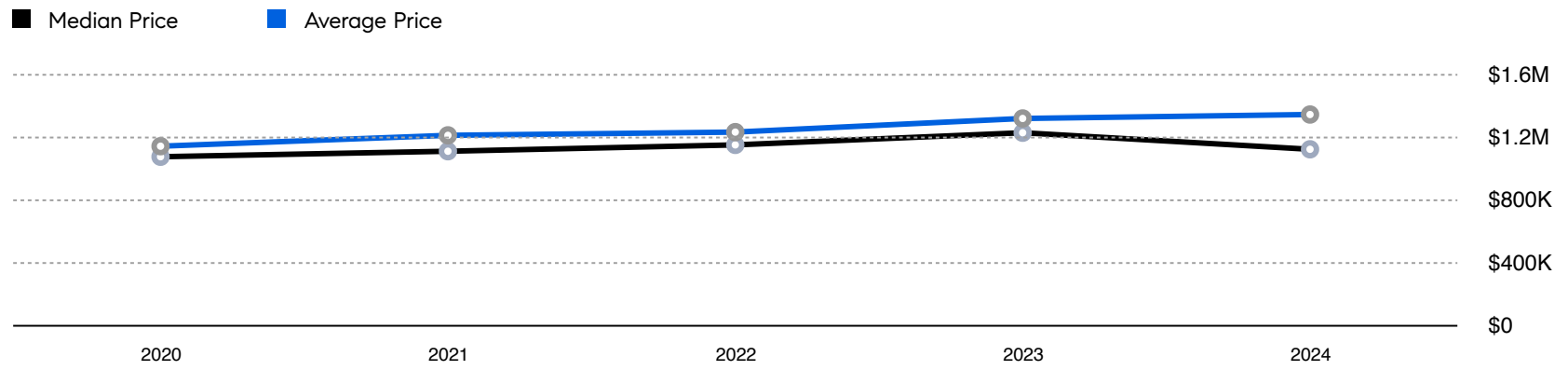
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	15	15	0.0%
	SALES VOLUME	\$18,478,499	\$20,198,600	9.3%
	MEDIAN PRICE	\$1,211,000	\$1,125,000	-7.1%
	AVERAGE PRICE	\$1,231,900	\$1,346,573	9.3%
	AVERAGE DOM	54	46	-14.8%
Condos	# OF SALES	1	3	200.0%
	SALES VOLUME	\$625,000	\$1,916,000	206.6%
	MEDIAN PRICE	\$625,000	\$718,000	14.9%
	AVERAGE PRICE	\$625,000	\$638,667	2.2%
	AVERAGE DOM	43	68	58.1%
Co-ops	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$765,000	\$592,750	-22.5%
	MEDIAN PRICE	\$190,000	\$220,000	15.8%
	AVERAGE PRICE	\$191,250	\$197,583	3.3%
	AVERAGE DOM	120	57	-52.5%

# Pelham

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

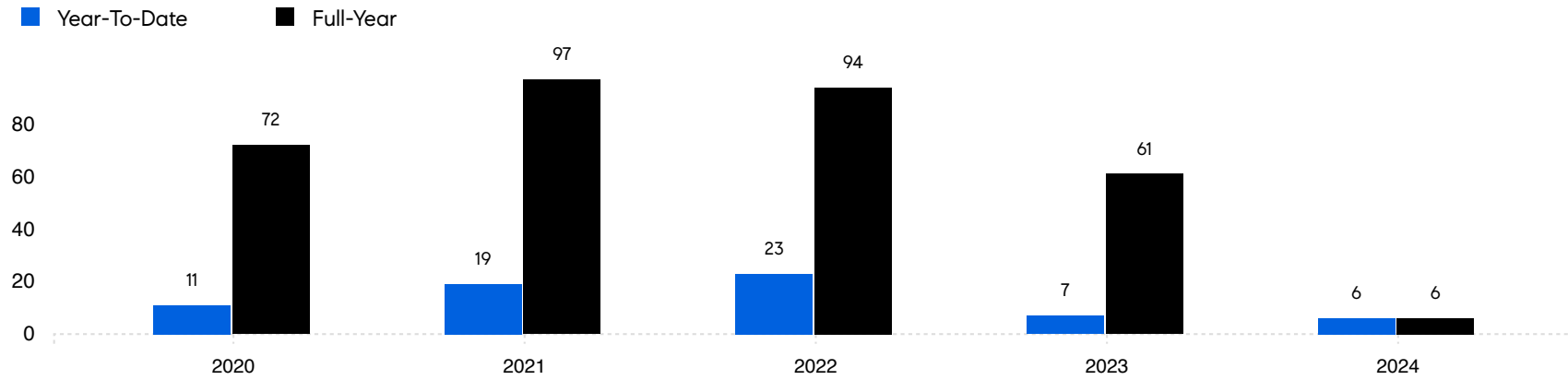


# Pleasantville

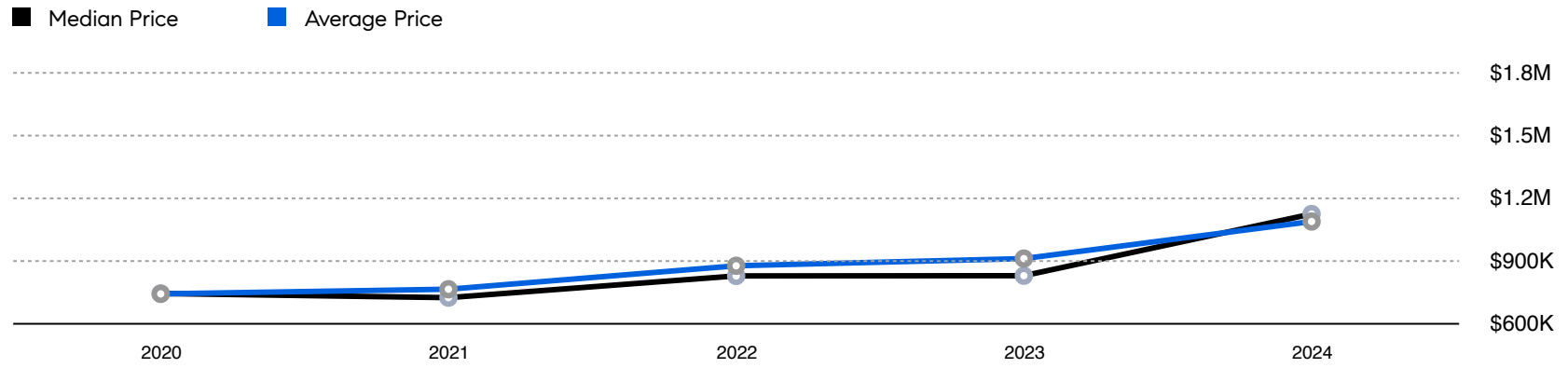
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$4,863,000	\$6,535,000	34.4%
	MEDIAN PRICE	\$649,000	\$1,125,000	73.3%
	AVERAGE PRICE	\$694,714	\$1,089,167	56.8%
	AVERAGE DOM	70	35	-50.0%
Condos	# OF SALES	1	1	0.0%
	SALES VOLUME	\$440,000	\$597,000	35.7%
	MEDIAN PRICE	\$440,000	\$597,000	35.7%
	AVERAGE PRICE	\$440,000	\$597,000	35.7%
	AVERAGE DOM	176	19	-89.2%
Co-ops	# OF SALES	1	2	100.0%
	SALES VOLUME	\$220,000	\$448,000	103.6%
	MEDIAN PRICE	\$220,000	\$224,000	1.8%
	AVERAGE PRICE	\$220,000	\$224,000	1.8%
	AVERAGE DOM	18	11	-38.9%

# Pleasantville

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

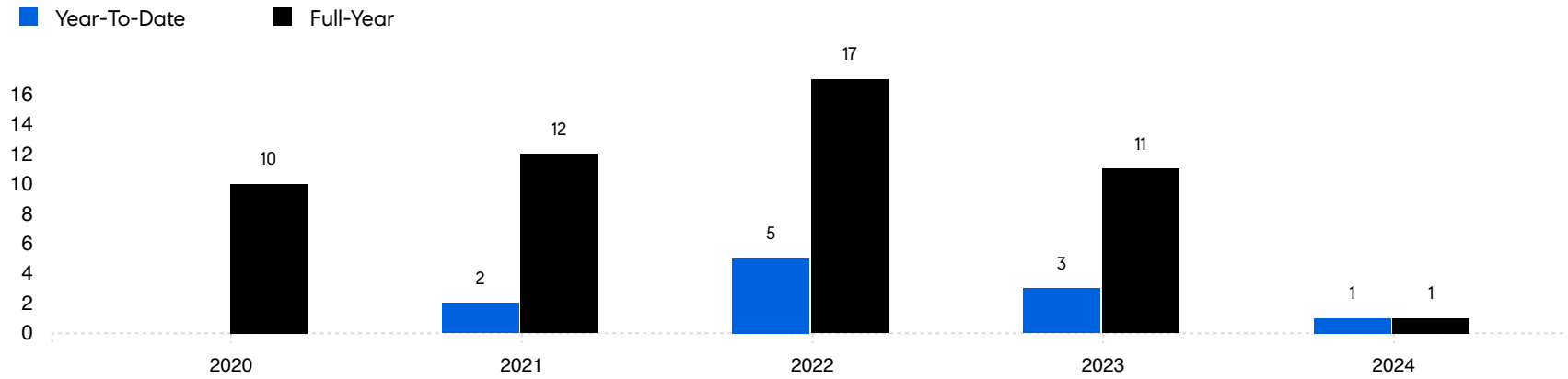


# Pocantico Hills

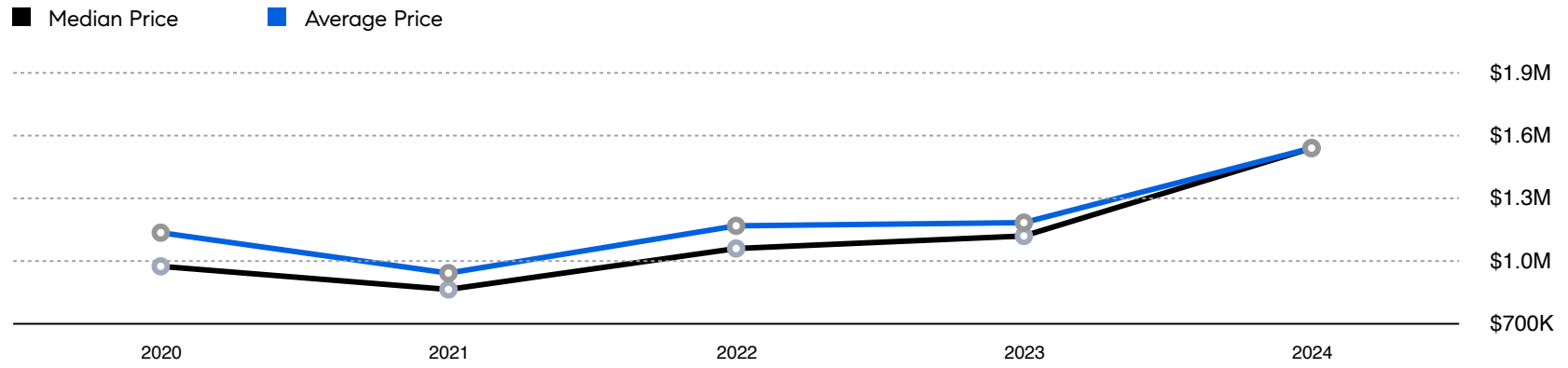
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$1,967,400	\$1,540,360	-21.7%
	MEDIAN PRICE	\$685,000	\$1,540,360	124.9%
	AVERAGE PRICE	\$655,800	\$1,540,360	134.9%
	AVERAGE DOM	66	137	107.6%
Condos	# OF SALES	1	1	0.0%
	SALES VOLUME	\$380,000	\$415,000	9.2%
	MEDIAN PRICE	\$380,000	\$415,000	9.2%
	AVERAGE PRICE	\$380,000	\$415,000	9.2%
	AVERAGE DOM	68	76	11.8%
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



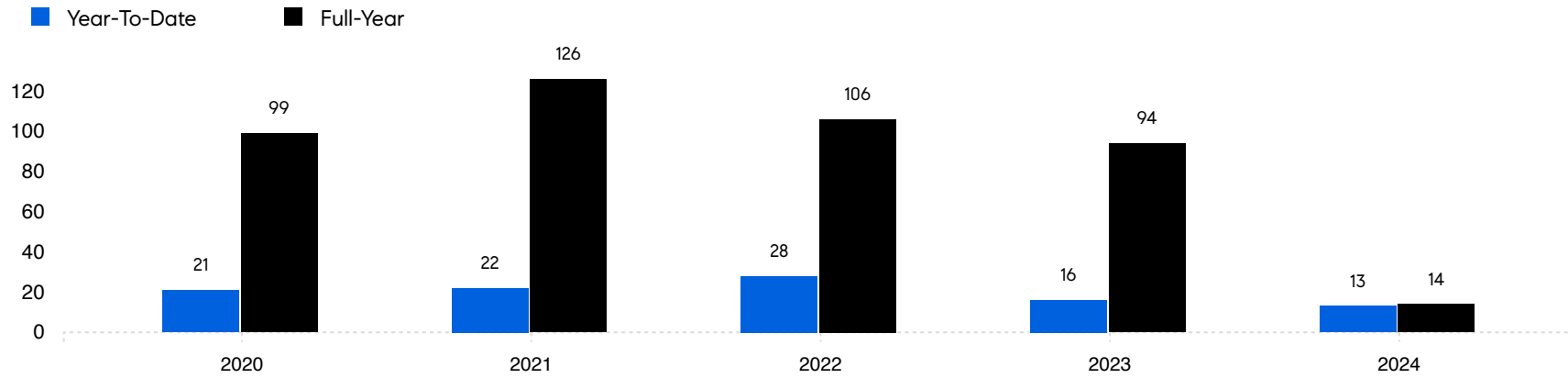
# Port Chester

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	16	13	-18.7%
	SALES VOLUME	\$11,314,000	\$9,769,500	-13.7%
	MEDIAN PRICE	\$620,000	\$735,000	18.5%
	AVERAGE PRICE	\$707,125	\$751,500	6.3%
	AVERAGE DOM	69	39	-43.5%
Condos	# OF SALES	2	6	200.0%
	SALES VOLUME	\$736,000	\$1,963,000	166.7%
	MEDIAN PRICE	\$368,000	\$332,750	-9.6%
	AVERAGE PRICE	\$368,000	\$327,167	-11.1%
	AVERAGE DOM	42	30	-28.6%
Co-ops	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$918,000	\$939,500	2.3%
	MEDIAN PRICE	\$110,000	\$138,750	26.1%
	AVERAGE PRICE	\$131,143	\$156,583	19.4%
	AVERAGE DOM	70	109	55.7%

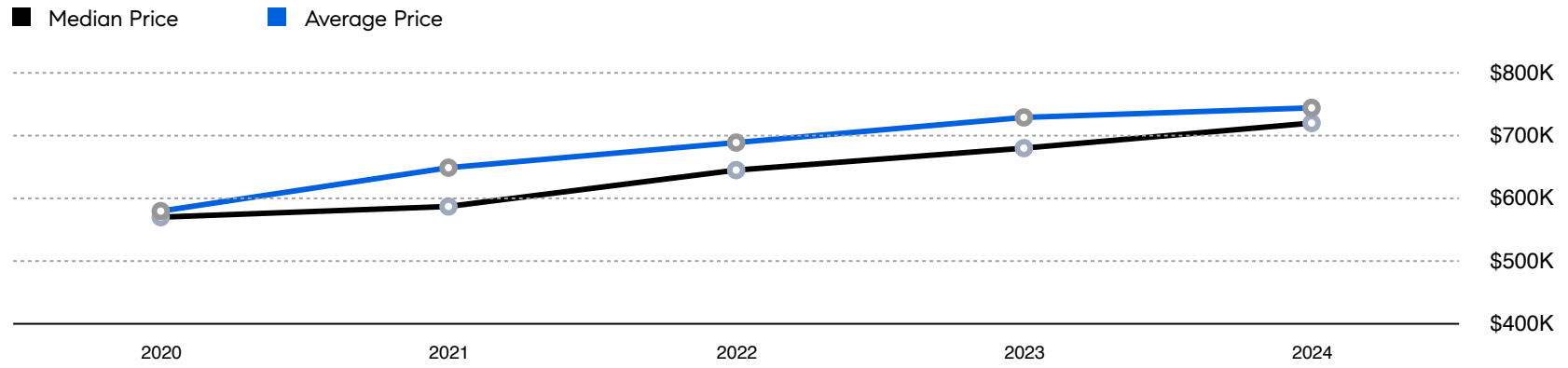


# Port Chester

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

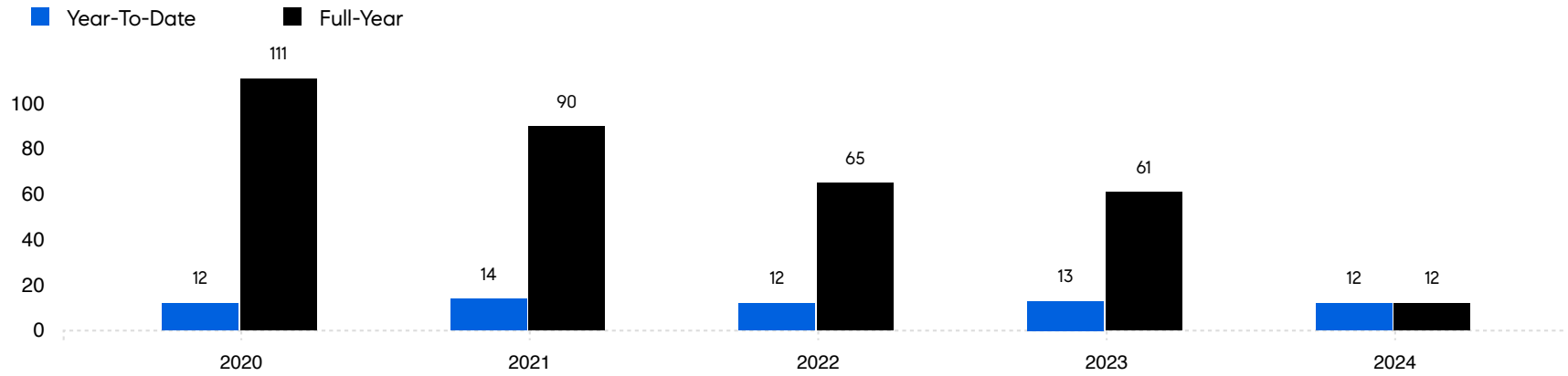


# Pound Ridge P.O.

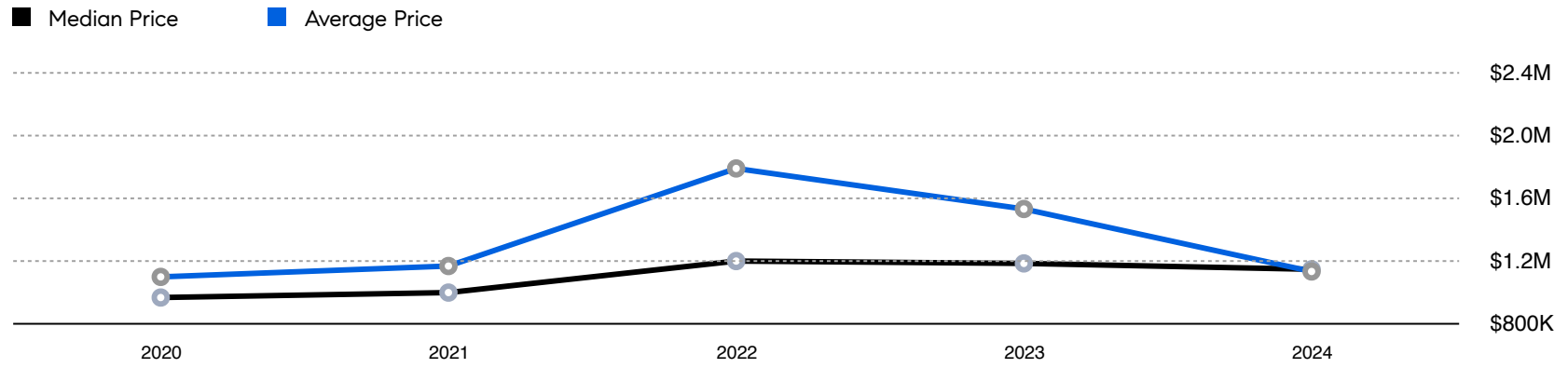
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	13	12	-7.7%
	SALES VOLUME	\$20,056,000	\$13,603,260	-32.2%
	MEDIAN PRICE	\$1,399,000	\$1,147,500	-18.0%
	AVERAGE PRICE	\$1,542,769	\$1,133,605	-26.5%
	AVERAGE DOM	45	41	-8.9%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE 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

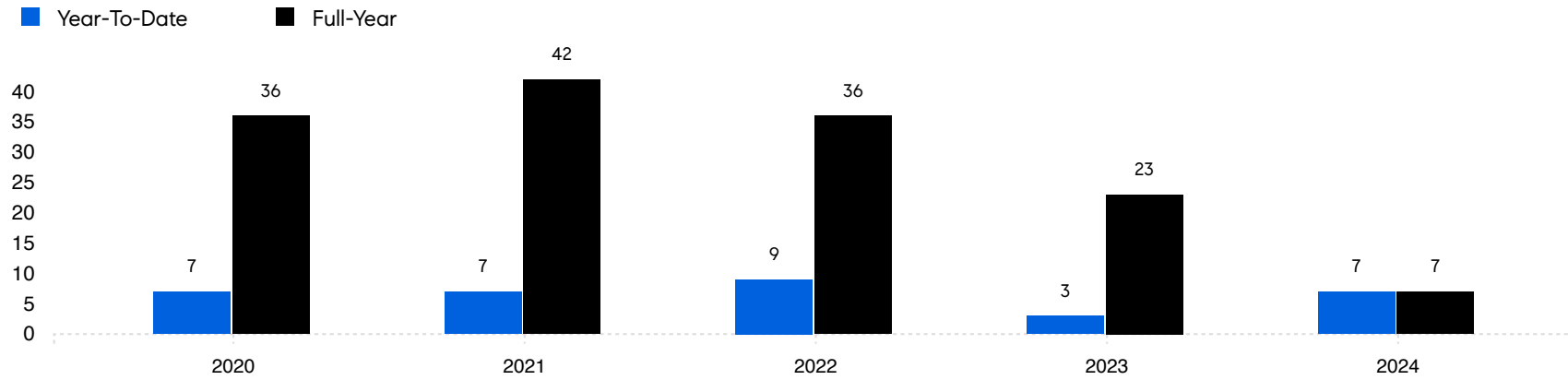


# Purchase P.O.

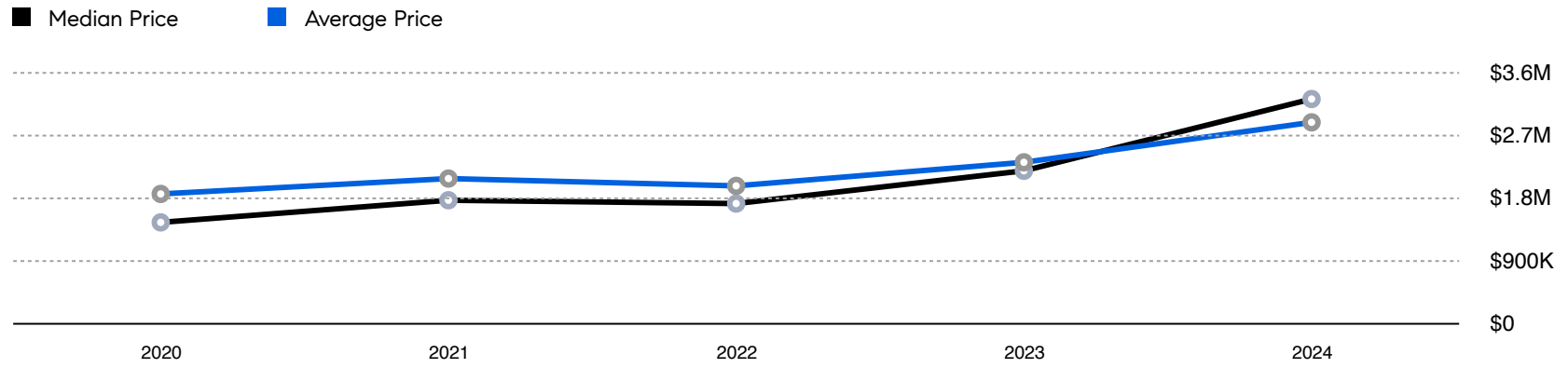
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	3	7	133.3%
	SALES VOLUME	\$5,589,750	\$20,234,000	262.0%
	MEDIAN PRICE	\$2,195,000	\$3,225,000	46.9%
	AVERAGE PRICE	\$1,863,250	\$2,890,571	55.1%
	AVERAGE DOM	97	168	73.2%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	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

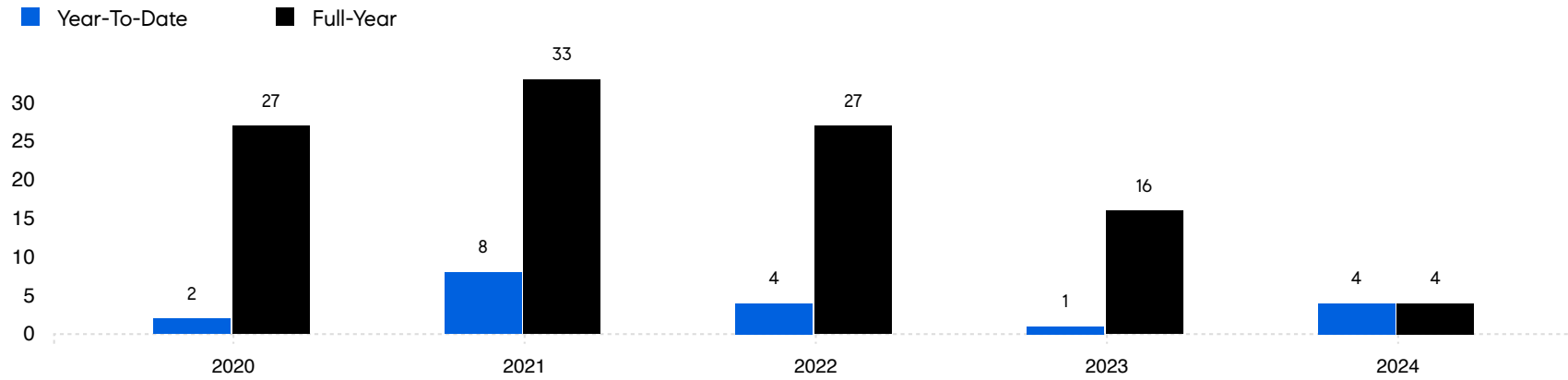


# Rye P.O.

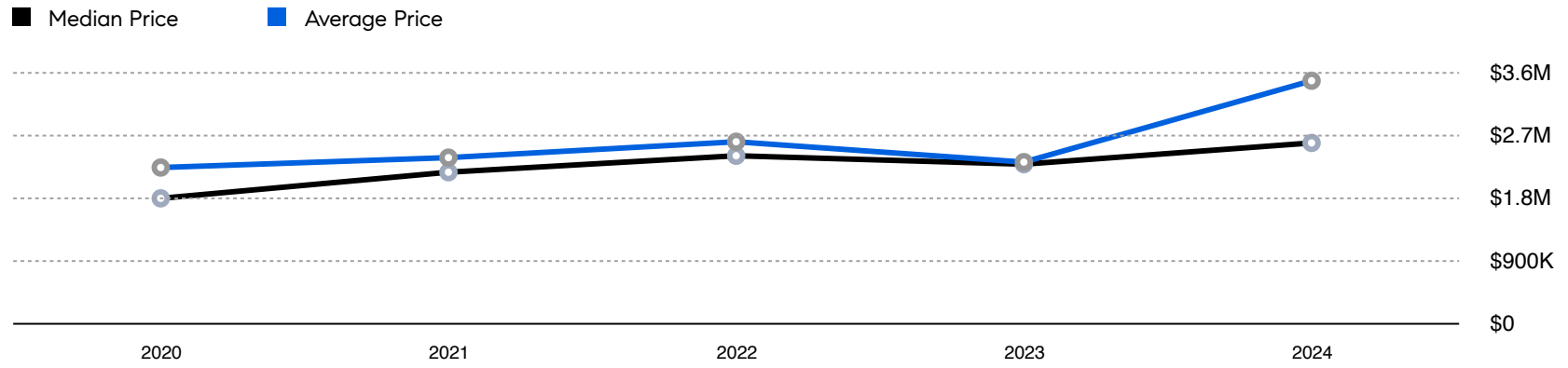
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	1	4	300.0%
	SALES VOLUME	\$2,000,000	\$13,950,000	597.5%
	MEDIAN PRICE	\$2,000,000	\$2,595,000	29.8%
	AVERAGE PRICE	\$2,000,000	\$3,487,500	74.4%
	AVERAGE DOM	186	58	-68.8%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE 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



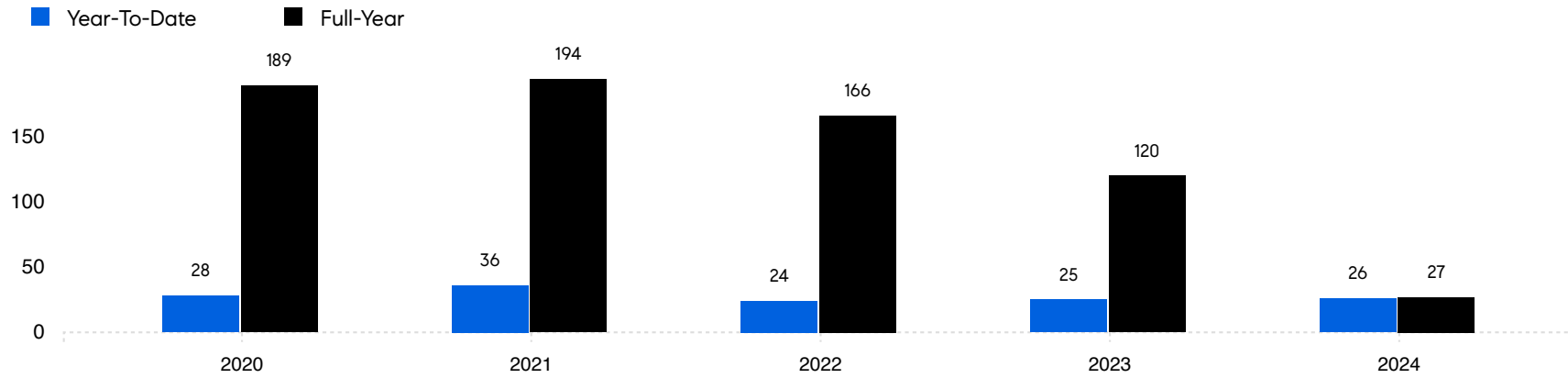
# Rye City

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	25	26	4.0%
	SALES VOLUME	\$77,784,999	\$63,482,500	-18.4%
	MEDIAN PRICE	\$2,600,000	\$2,000,000	-23.1%
	AVERAGE PRICE	\$3,111,400	\$2,441,635	-21.5%
	AVERAGE DOM	72	30	-58.3%
Condos	# OF SALES	3	3	0.0%
	SALES VOLUME	\$2,790,000	\$3,350,000	20.1%
	MEDIAN PRICE	\$576,000	\$900,000	56.3%
	AVERAGE PRICE	\$930,000	\$1,116,667	20.1%
	AVERAGE DOM	55	94	70.9%
Co-ops	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$2,949,000	\$1,826,500	-38.1%
	MEDIAN PRICE	\$455,000	\$360,000	-20.9%
	AVERAGE PRICE	\$491,500	\$365,300	-25.7%
	AVERAGE DOM	49	43	-12.2%

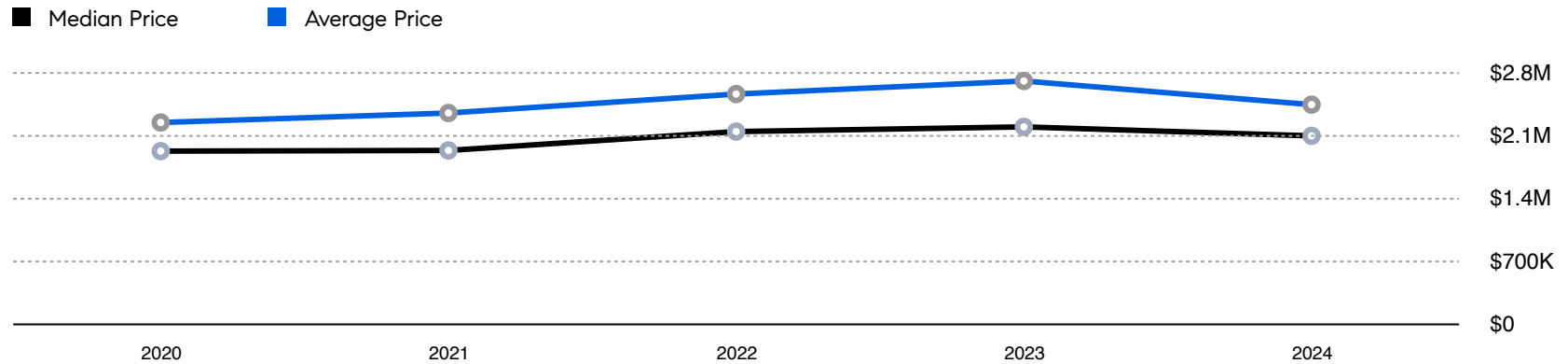


# Rye City

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

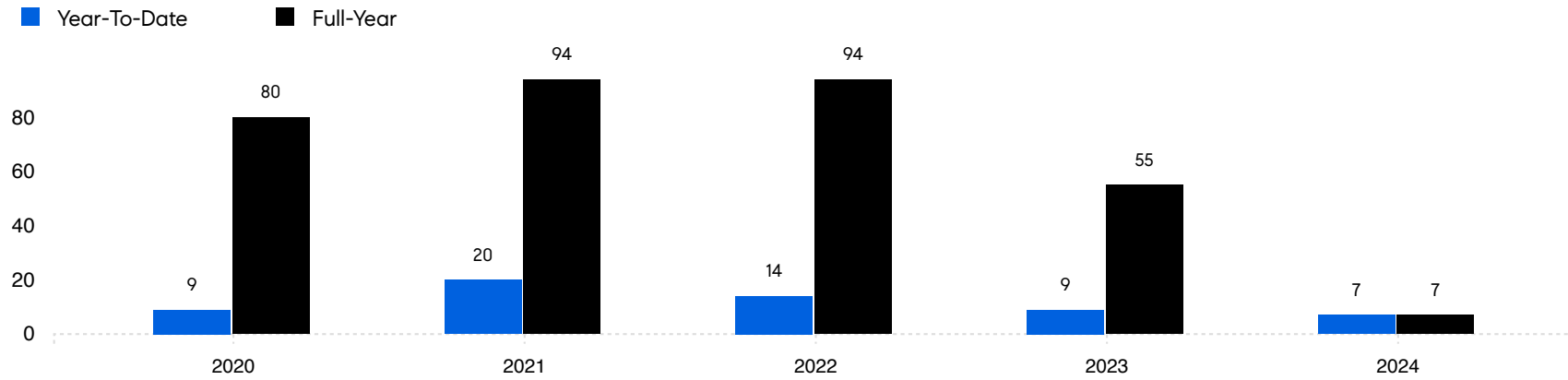


# Rye Neck

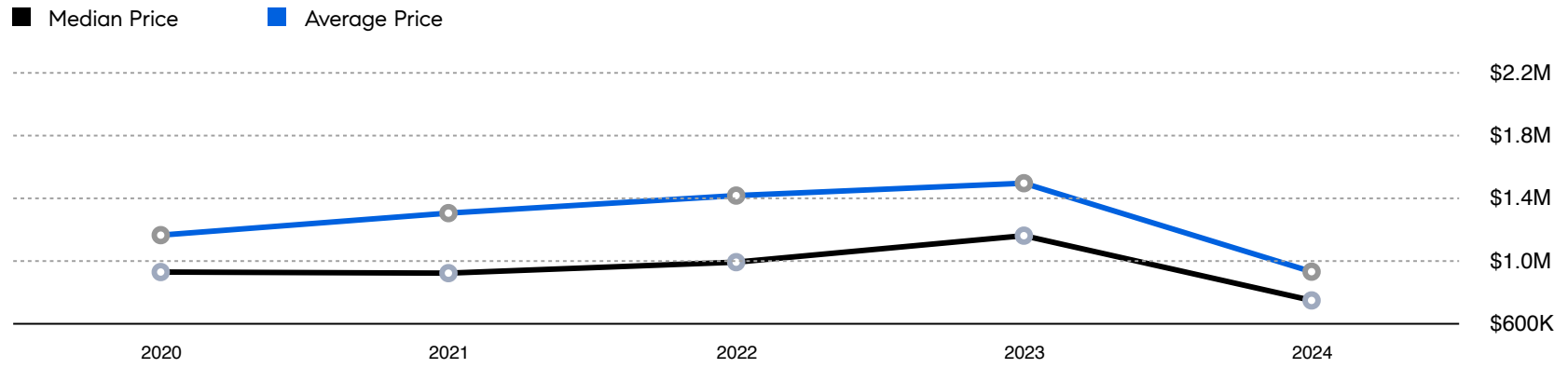
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$14,293,875	\$6,525,699	-54.3%
	MEDIAN PRICE	\$1,221,875	\$749,000	-38.7%
	AVERAGE PRICE	\$1,588,208	\$932,243	-41.3%
	AVERAGE DOM	67	26	-61.2%
Condos	# OF SALES	1	0	0.0%
	SALES VOLUME	\$240,000	-	-
	MEDIAN PRICE	\$240,000	-	-
	AVERAGE PRICE	\$240,000	-	-
	AVERAGE DOM	41	-	-
Co-ops	# OF SALES	2	2	0.0%
	SALES VOLUME	\$334,000	\$445,500	33.4%
	MEDIAN PRICE	\$167,000	\$222,750	33.4%
	AVERAGE PRICE	\$167,000	\$222,750	33.4%
	AVERAGE DOM	74	80	8.1%

# Rye Neck

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

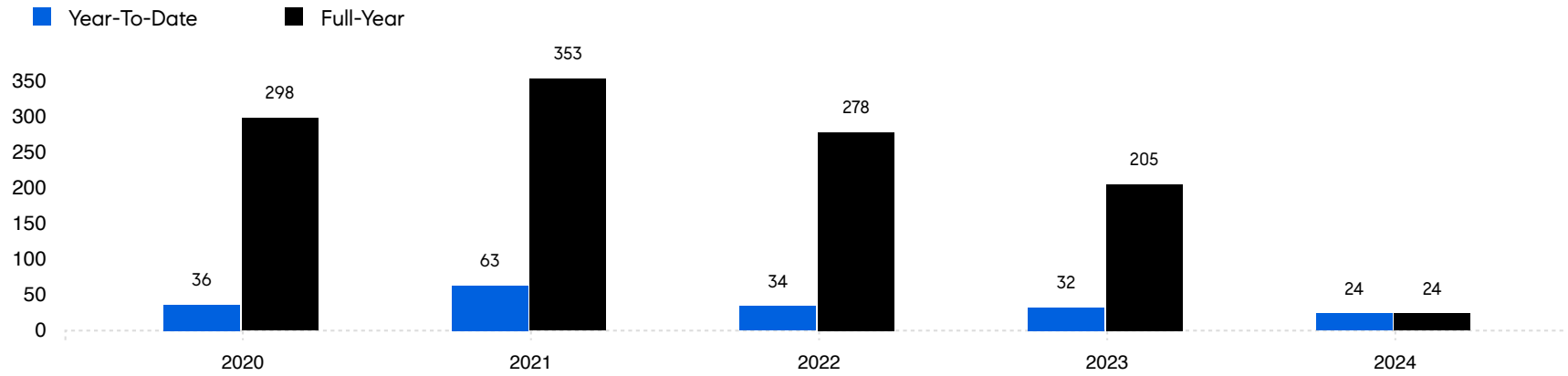


# Scarsdale

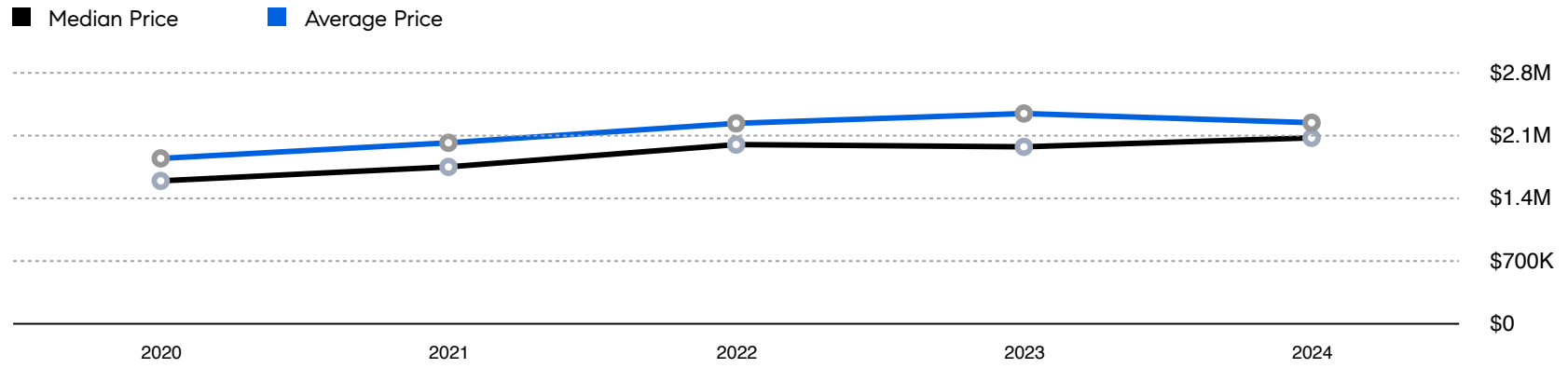
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	32	24	-25.0%
	SALES VOLUME	\$69,078,099	\$53,858,652	-22.0%
	MEDIAN PRICE	\$1,835,000	\$2,075,000	13.1%
	AVERAGE PRICE	\$2,158,691	\$2,244,111	4.0%
	AVERAGE DOM	107	34	-68.2%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$2,200,000	-
	MEDIAN PRICE	-	\$2,200,000	-
	AVERAGE PRICE	-	\$2,200,000	-
	AVERAGE DOM	-	45	-
Co-ops	# OF SALES	2	3	50.0%
	SALES VOLUME	\$1,219,000	\$2,190,000	79.7%
	MEDIAN PRICE	\$609,500	\$650,000	6.6%
	AVERAGE PRICE	\$609,500	\$730,000	19.8%
	AVERAGE DOM	49	17	-65.3%

# Scarsdale

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

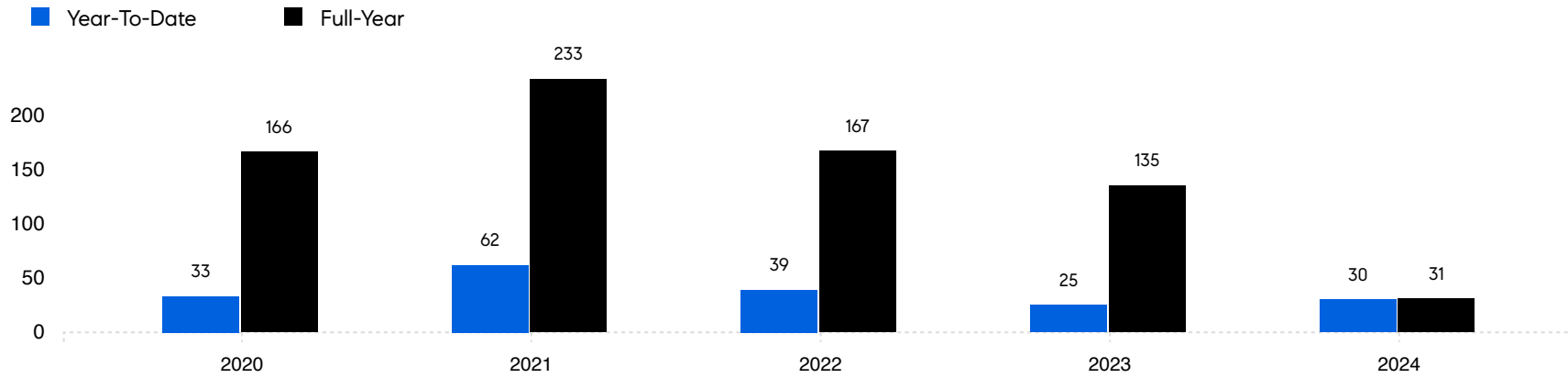


# Somers

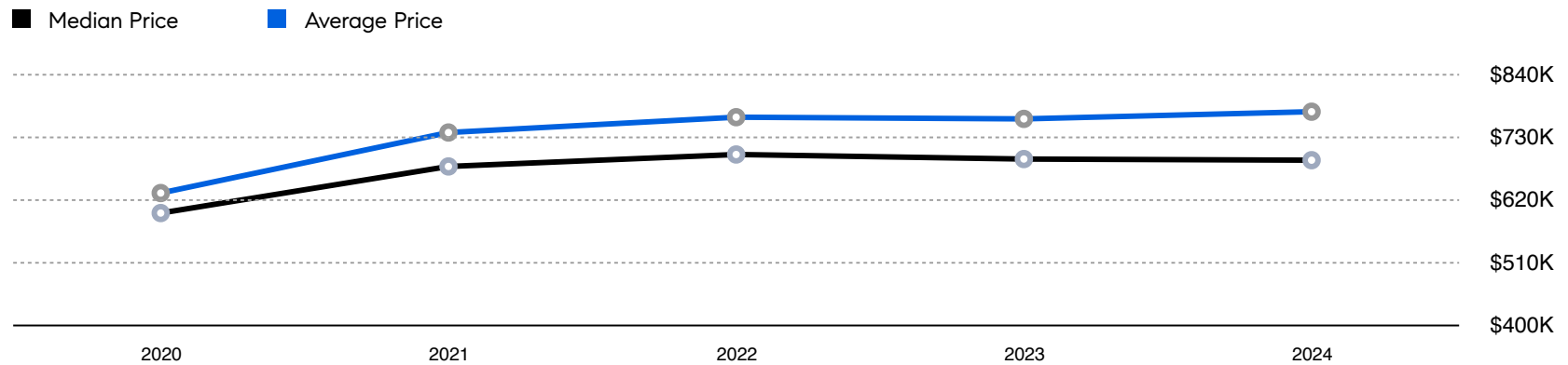
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	25	30	20.0%
	SALES VOLUME	\$18,532,404	\$23,027,998	24.3%
	MEDIAN PRICE	\$600,000	\$674,000	12.3%
	AVERAGE PRICE	\$741,296	\$767,600	3.5%
	AVERAGE DOM	63	49	-22.2%
Condos	# OF SALES	20	28	40.0%
	SALES VOLUME	\$11,233,200	\$15,855,400	41.1%
	MEDIAN PRICE	\$519,500	\$575,500	10.8%
	AVERAGE PRICE	\$561,660	\$566,264	0.8%
	AVERAGE DOM	113	47	-58.4%
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



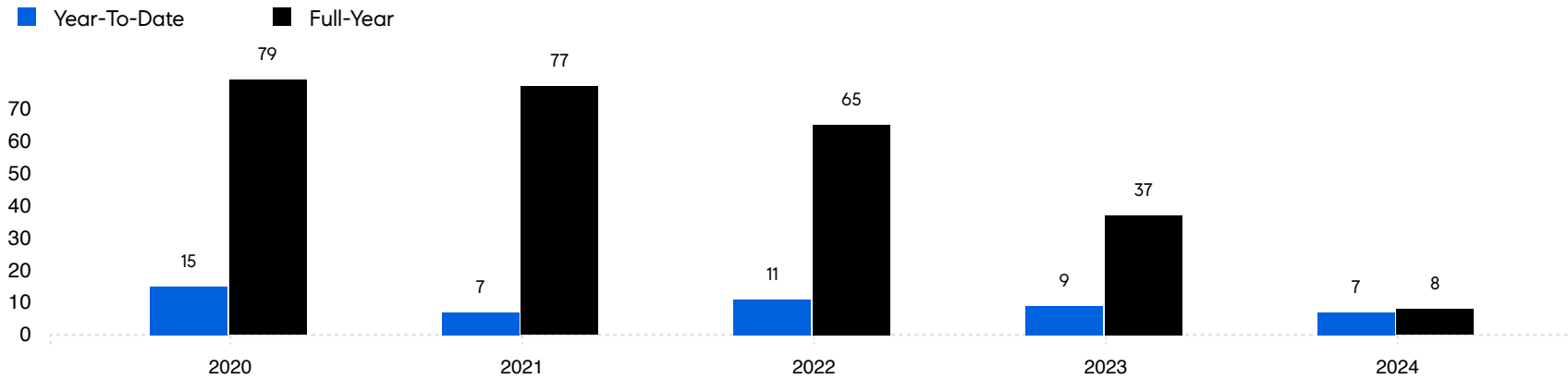
# Tarrytown

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	9	7	-22.2%
	SALES VOLUME	\$7,277,900	\$6,104,000	-16.1%
	MEDIAN PRICE	\$849,900	\$840,000	-1.2%
	AVERAGE PRICE	\$808,656	\$872,000	7.8%
	AVERAGE DOM	46	46	0.0%
Condos	# OF SALES	13	14	7.7%
	SALES VOLUME	\$10,086,500	\$11,111,500	10.2%
	MEDIAN PRICE	\$610,000	\$695,000	13.9%
	AVERAGE PRICE	\$775,885	\$793,679	2.3%
	AVERAGE DOM	70	35	-50.0%
Co-ops	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$1,372,000	\$1,110,000	-19.1%
	MEDIAN PRICE	\$188,000	\$214,000	13.8%
	AVERAGE PRICE	\$196,000	\$277,500	41.6%
	AVERAGE DOM	56	91	62.5%

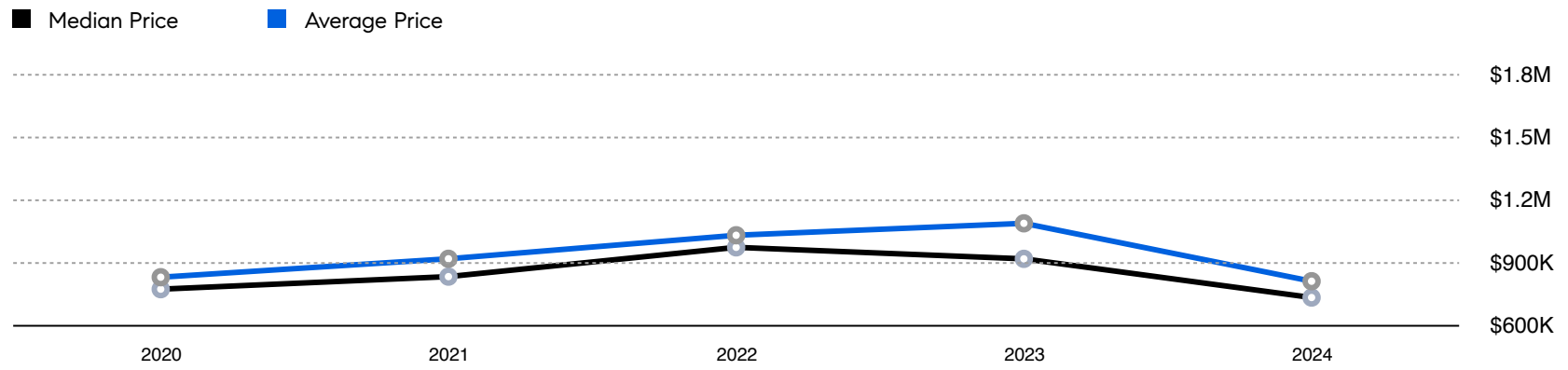


# Tarrytown

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

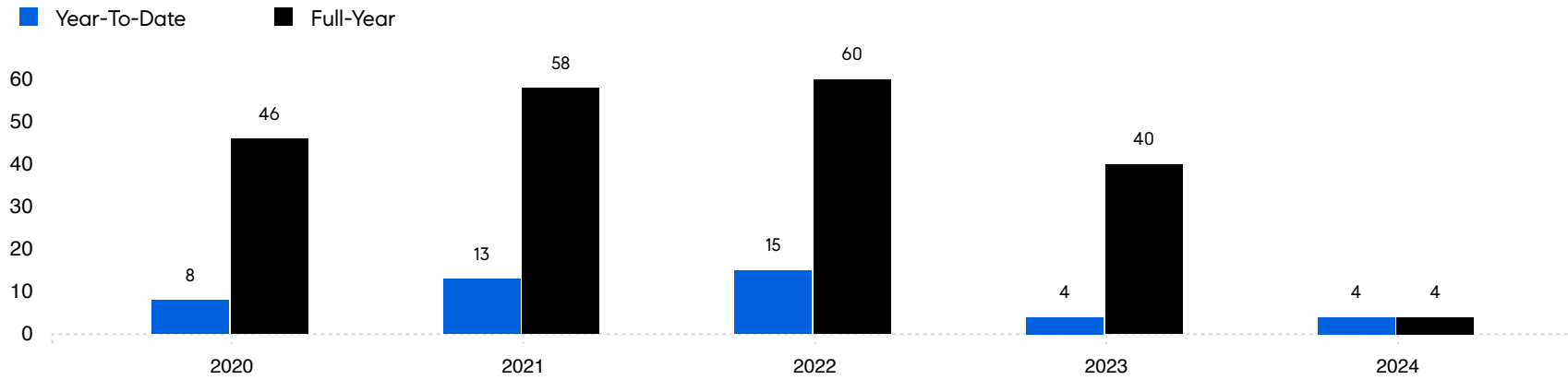


# Tuckahoe

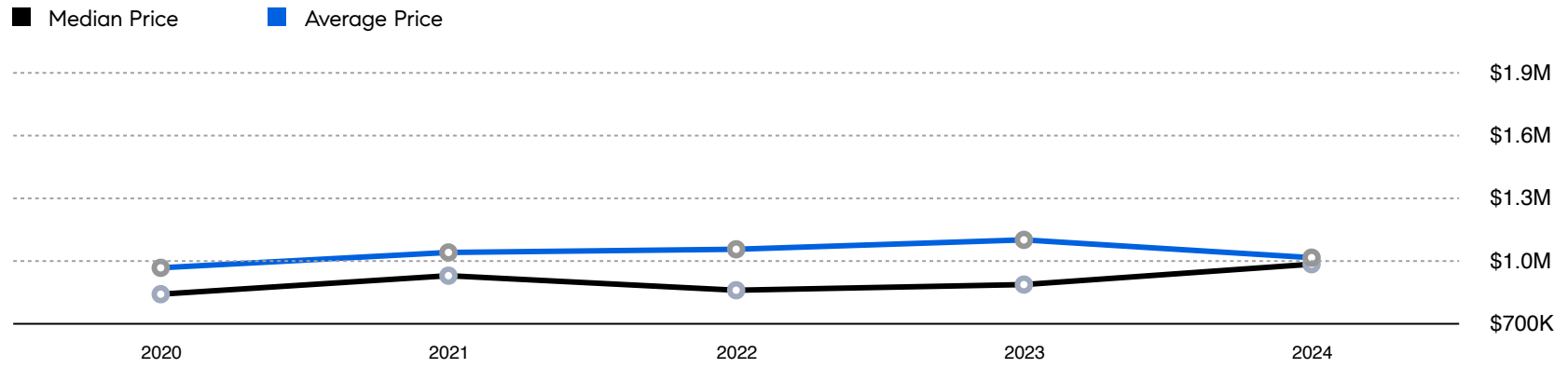
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	4	4	0.0%
	SALES VOLUME	\$5,356,000	\$4,065,000	-24.1%
	MEDIAN PRICE	\$832,000	\$985,000	18.4%
	AVERAGE PRICE	\$1,339,000	\$1,016,250	-24.1%
	AVERAGE DOM	31	35	12.9%
Condos	# OF SALES	3	3	0.0%
	SALES VOLUME	\$2,000,000	\$1,304,000	-34.8%
	MEDIAN PRICE	\$750,000	\$449,000	-40.1%
	AVERAGE PRICE	\$666,667	\$434,667	-34.8%
	AVERAGE DOM	48	49	2.1%
Co-ops	# OF SALES	4	2	-50.0%
	SALES VOLUME	\$637,000	\$540,000	-15.2%
	MEDIAN PRICE	\$173,500	\$270,000	55.6%
	AVERAGE PRICE	\$159,250	\$270,000	69.5%
	AVERAGE DOM	57	25	-56.1%

# Tuckahoe

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

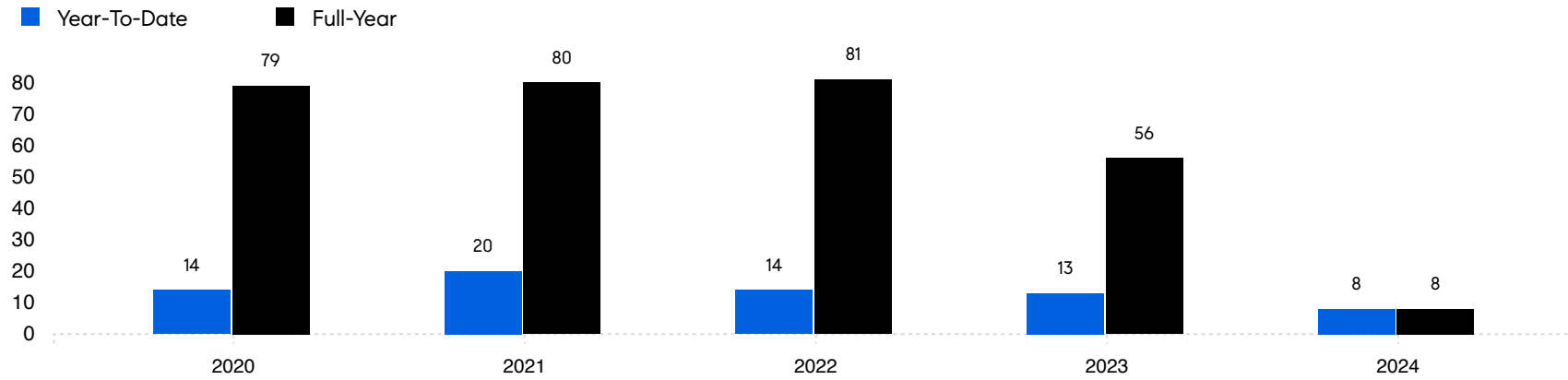


# Valhalla

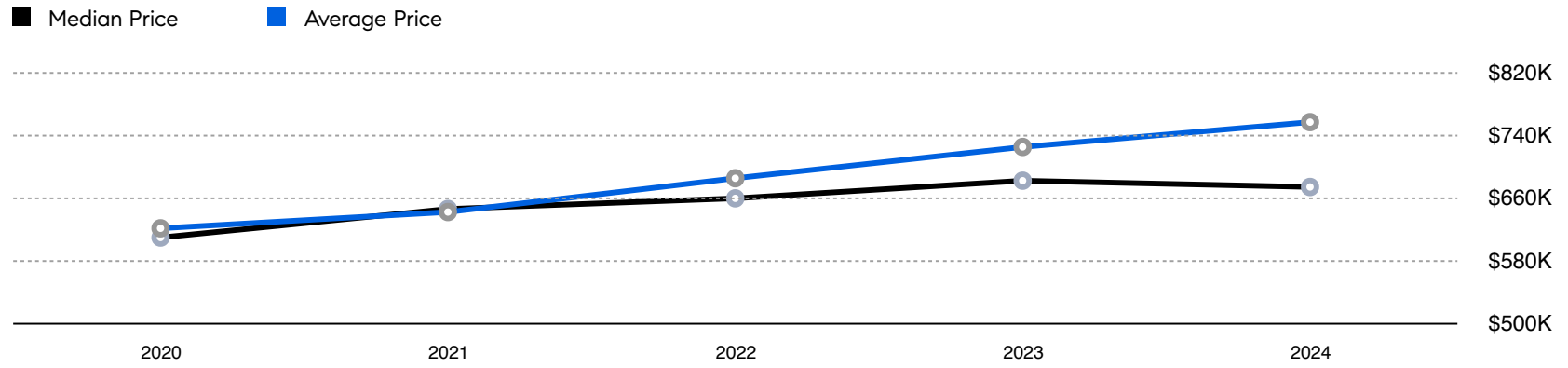
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	13	8	-38.5%
	SALES VOLUME	\$7,799,000	\$6,057,400	-22.3%
	MEDIAN PRICE	\$640,000	\$674,500	5.4%
	AVERAGE PRICE	\$599,923	\$757,175	26.2%
	AVERAGE DOM	52	33	-36.5%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	7	3	-57.1%
	SALES VOLUME	\$1,270,000	\$544,500	-57.1%
	MEDIAN PRICE	\$168,000	\$174,500	3.9%
	AVERAGE PRICE	\$181,429	\$181,500	0.0%
	AVERAGE DOM	40	34	-15.0%

# Valhalla

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

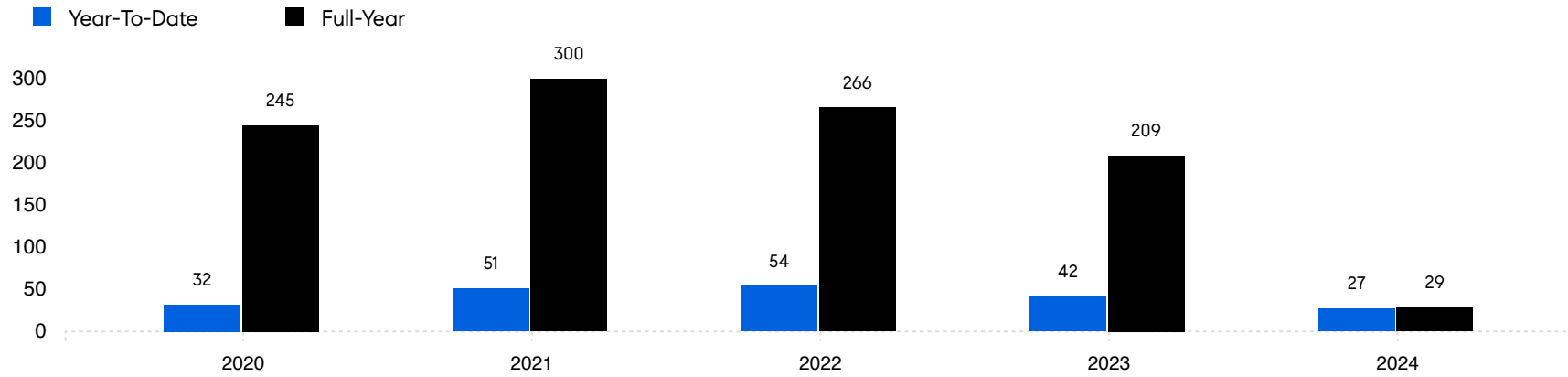


# White Plains

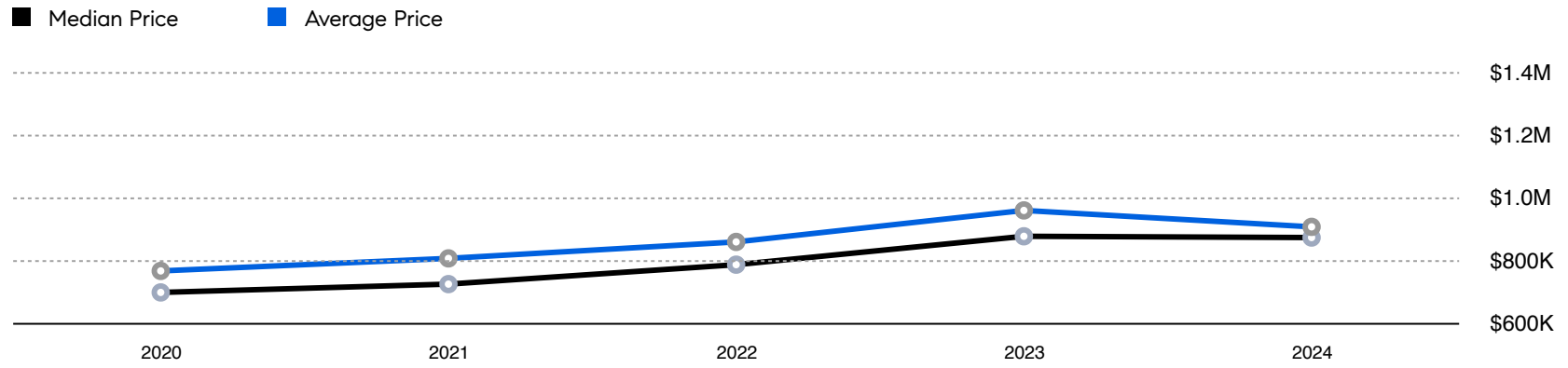
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	42	27	-35.7%
	SALES VOLUME	\$38,703,000	\$24,818,429	-35.9%
	MEDIAN PRICE	\$845,000	\$875,000	3.6%
	AVERAGE PRICE	\$921,500	\$919,201	-0.2%
	AVERAGE DOM	46	40	-13.0%
Condos	# OF SALES	26	25	-3.8%
	SALES VOLUME	\$12,448,399	\$15,994,000	28.5%
	MEDIAN PRICE	\$382,500	\$475,000	24.2%
	AVERAGE PRICE	\$478,785	\$639,760	33.6%
	AVERAGE DOM	72	55	-23.6%
Co-ops	# OF SALES	48	31	-35.4%
	SALES VOLUME	\$10,863,350	\$6,970,800	-35.8%
	MEDIAN PRICE	\$190,000	\$219,900	15.7%
	AVERAGE PRICE	\$226,320	\$224,865	-0.6%
	AVERAGE DOM	72	58	-19.4%

# White Plains

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



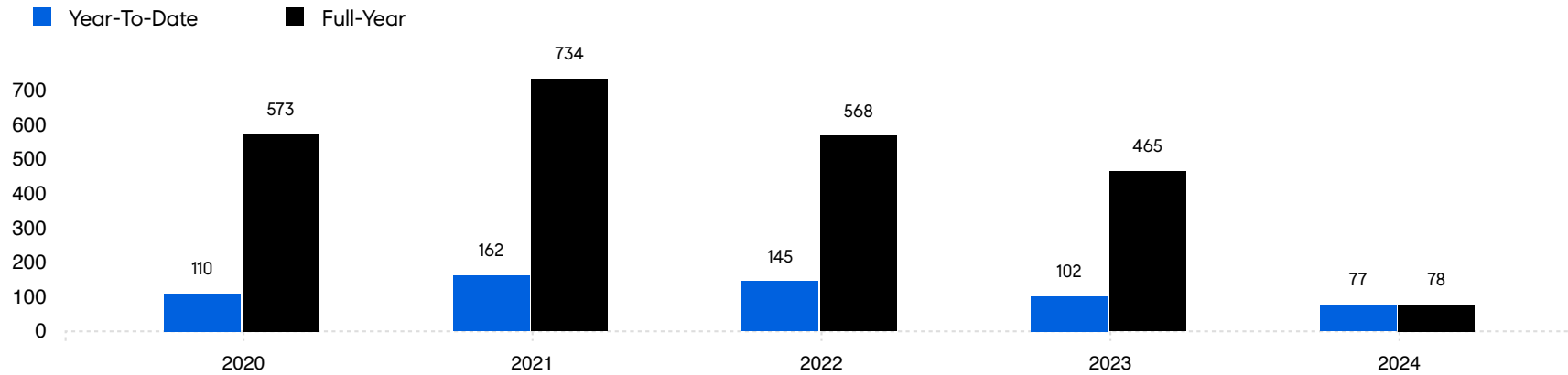
# Yonkers

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	102	77	-24.5%
	SALES VOLUME	\$66,005,272	\$62,330,900	-5.6%
	MEDIAN PRICE	\$606,000	\$750,000	23.8%
	AVERAGE PRICE	\$647,111	\$809,492	25.1%
	AVERAGE DOM	57	46	-19.3%
Condos	# OF SALES	21	24	14.3%
	SALES VOLUME	\$7,382,000	\$9,612,500	30.2%
	MEDIAN PRICE	\$355,000	\$395,000	11.3%
	AVERAGE PRICE	\$351,524	\$400,521	13.9%
	AVERAGE DOM	59	68	15.3%
Co-ops	# OF SALES	129	101	-21.7%
	SALES VOLUME	\$25,619,769	\$20,152,299	-21.3%
	MEDIAN PRICE	\$170,000	\$175,000	2.9%
	AVERAGE PRICE	\$198,603	\$199,528	0.5%
	AVERAGE DOM	88	69	-21.6%

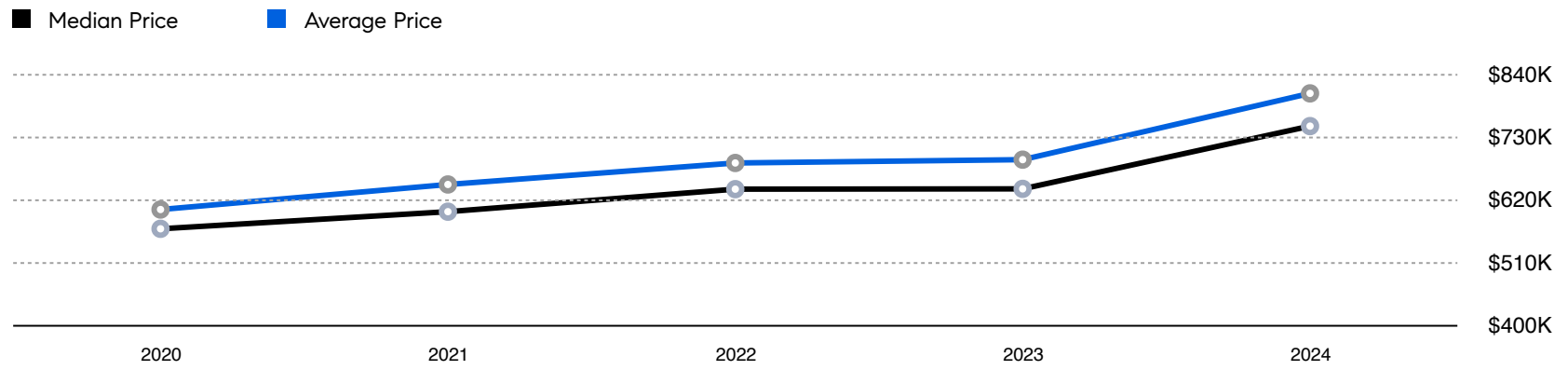


# Yonkers

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

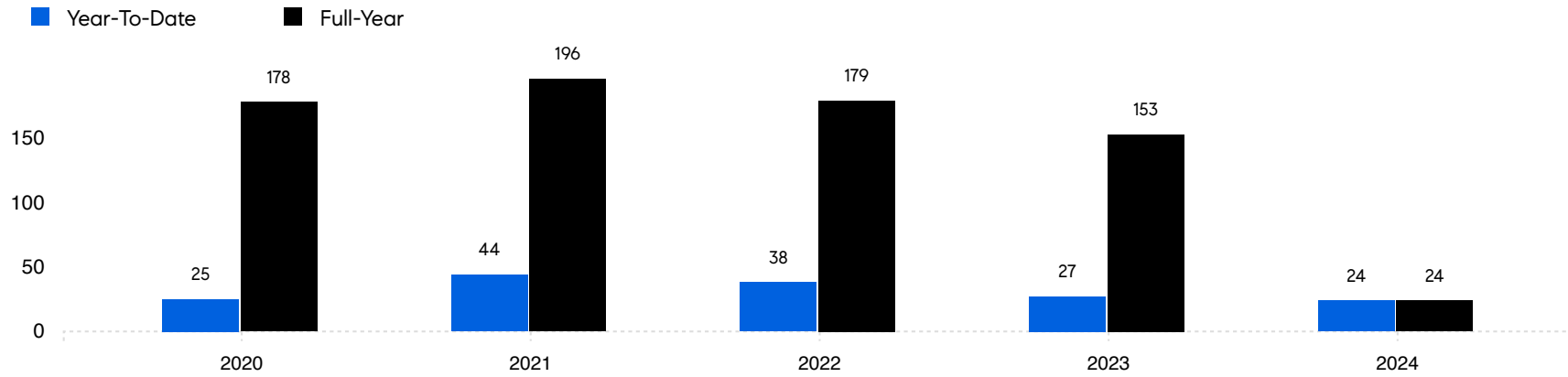


# Yorktown

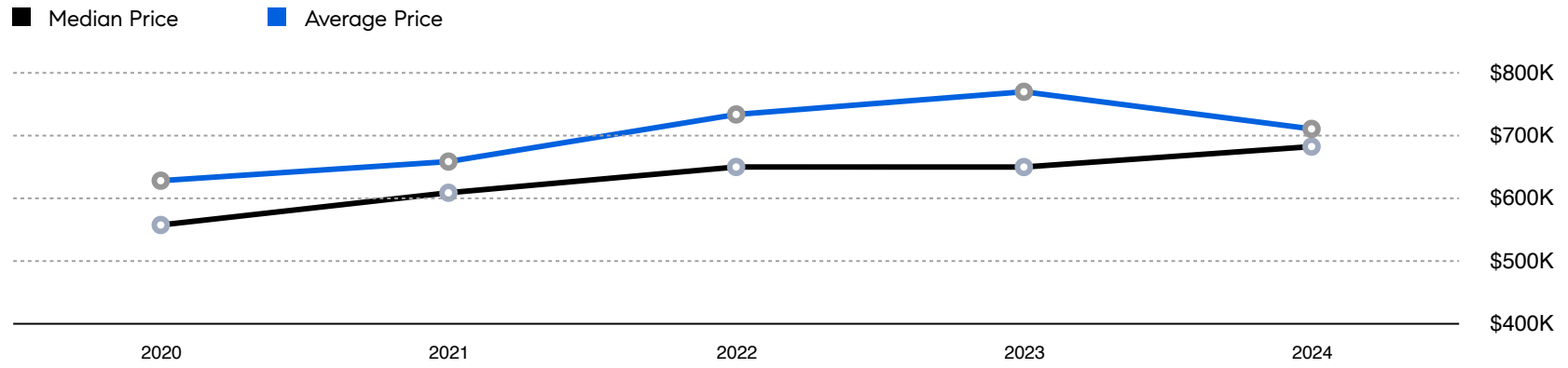
		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	27	24	-11.1%
	SALES VOLUME	\$15,224,900	\$17,056,399	12.0%
	MEDIAN PRICE	\$540,000	\$682,500	26.4%
	AVERAGE PRICE	\$563,885	\$710,683	26.0%
	AVERAGE DOM	50	47	-6.0%
Condos	# OF SALES	2	3	50.0%
	SALES VOLUME	\$995,500	\$1,445,000	45.2%
	MEDIAN PRICE	\$497,750	\$335,000	-32.7%
	AVERAGE PRICE	\$497,750	\$481,667	-3.2%
	AVERAGE DOM	56	26	-53.6%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

# Yorktown

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



# COMPASS

Source: OneKey MLS: Single Family, School District, Sold 01/01/2023 to 03/31/2024  
Source: OneKey MLS: Co-Op, School District, Sold 01/01/2023 to 03/31/2024  
Source: OneKey MLS: Condo, School District, Sold 01/01/2023 to 03/31/2024  
\*Bronxville P.O. in Yonkers School District, Sold 01/01/2023 to 03/31/2024  
\*Bedford P.O. in Bedford School District, Sold 01/01/2023 to 03/31/2024  
\*Larchmont P.O. in Mamaroneck School District, Sold 01/01/2023 to 03/31/2024  
\*Pound Ridge in Bedford School District, Sold 01/01/2023 to 03/31/2024  
\*Purchase P.O. in Harrison School District, Sold 01/01/2023 to 03/31/2024  
\*Rye P.O. in Harrison School District, Sold 01/01/2023 to 03/31/2024

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