

2021 Year In Review

# Westchester Market Report

COMPASS



As we wrap up 2021, Westchester County showed another strong year of being one the top destinations North of New York City. Year over Year, the Westchester Single Family Home market is up twenty-two percent in total sales volume. Likewise, the average sales price increased ten percent over 2020. Condo and Co-ops also experienced a significant increase in demand showing a thirty three percent growth for Condos and a thirty six percent increase for Co-ops in units sold. This segment was strong first time buyers and down-sizers.

In terms of average sales price for

2021, Armonk and Irvington increased twenty seven percent, Katonah grew twenty two percent, and Bedford, Chappaqua, Larchmont and Mamaroneck saw a staggering sixteen to nineteen percent increase. The Westchester market is clearly bustling with increased energy and zeal.

Westchester County, with its excellent commuting access to New York City is still heavily sought after as a destination to call home, and in 2021 it recorded the highest median price ever at \$780,000.

Compass Westchester and Hudson

Valley celebrated 2021 with the opening of additional offices with new locations in Bronxville, Pelham, Beacon and Kingston. We also celebrated our 4 Year Anniversary of calling Westchester Home. In 2021 year over year our sales volume grew one hundred and six percent. Our region sold over \$2.8 billion in sales volume, and we achieved our goal to be the #2 Real Estate Brokerage in Westchester County based on sales volume. Happy New Year. We are excited to see what 2022 has in store for us in this amazing county.

SENIOR MANAGING DIRECTOR

**Ari LeFauve**

SALES MANAGER

**Julie Leonard**

SENIOR MANAGING DIRECTOR,  
WESTCHESTER & CONNECTICUT

**Jason Wilson**

# Compass Westchester & Hudson Valley

## Armonk

387 Main St  
Armonk, NY

## Chappaqua

480 N. Bedford Rd  
Chappaqua, NY

## Hastings-On-Hudson

36 Main St  
Hastings-On-Hudson, NY

## Pelham

207 Wolfs Ln  
Pelham, NY 10803

## Rye Brook

138A South Ridge St  
Rye Brook, NY

## Yorktown Heights

1857 Commerce St  
Yorktown Heights

## Bronxville

7 Pondfield Rd, Suite 203  
Bronxville, NY

## Dobbs Ferry

2 Ashford Ave  
Dobbs Ferry, NY

## Larchmont

140 Larchmont Ave  
Larchmont, NY

## Rye

80 Theodore Fremd Ave  
Rye, NY

## Scarsdale

1082 Wilmot Rd  
Scarsdale, NY

## Beacon

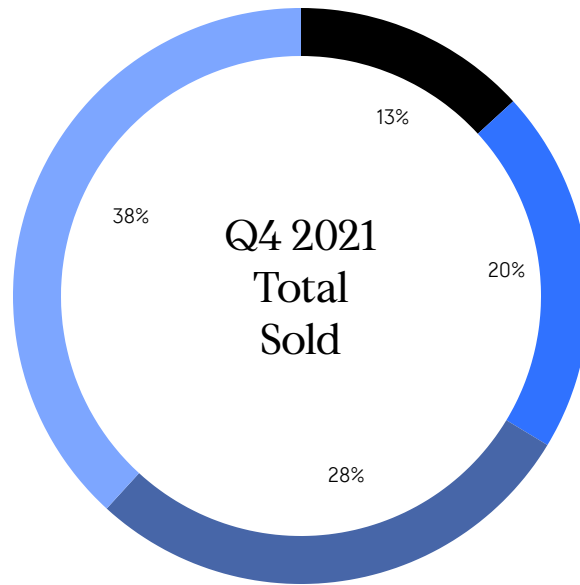
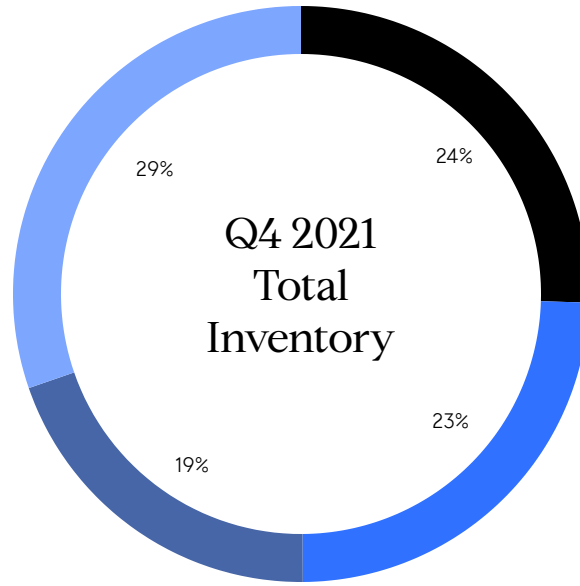
490 Main St  
Beacon, NY

## Millbrook

3295 Franklin Ave #0  
Millbrook, NY

## Kingston

926 Route 28  
Kingston, NY





# Westchester Market Report

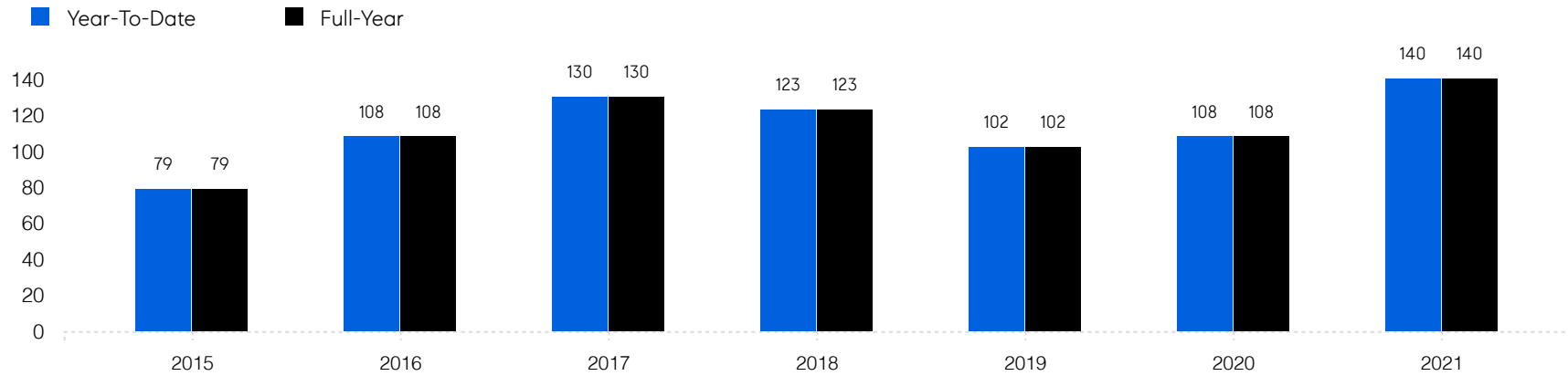
		YTD 2020	YTD 2021	% Change
All Westchester	# OF SALES	6,666	7,437	11.6%
Single Family	SOLD VOLUME	\$6,314,498,329	\$7,752,539,538	22.8%
	MEDIAN PRICE	\$735,000	\$780,000	6.1%
	AVERAGE PRICE	\$947,269	\$1,042,428	10.0%
	AVERAGE DOM	73	49	-32.9%
All Westchester	# OF SALES	1,250	1,670	33.6%
Condo	SOLD VOLUME	\$602,801,902	\$920,894,600	52.8%
	MEDIAN PRICE	\$403,500	\$425,000	5.3%
	AVERAGE PRICE	\$482,242	\$551,434	14.3%
	AVERAGE DOM	66	58	-12.1%
All Westchester	# OF SALES	1,564	2,142	37.0%
Co-op	SOLD VOLUME	\$343,805,231	\$477,178,199	38.8%
	MEDIAN PRICE	\$183,000	\$193,000	5.5%
	AVERAGE PRICE	\$219,824	\$222,772	1.3%
	AVERAGE DOM	66	72	9.1%
All Westchester	# OF SALES	3,987	3,833	-3.9%
Residential Rental	SOLD VOLUME	\$16,229,025	\$14,377,106	-11.4%
	MEDIAN PRICE	\$2,800	\$2,700	-3.6%
	AVERAGE PRICE	\$4,070	\$3,751	-7.8%
	AVERAGE DOM	47	41	-12.8%

# Ardasley

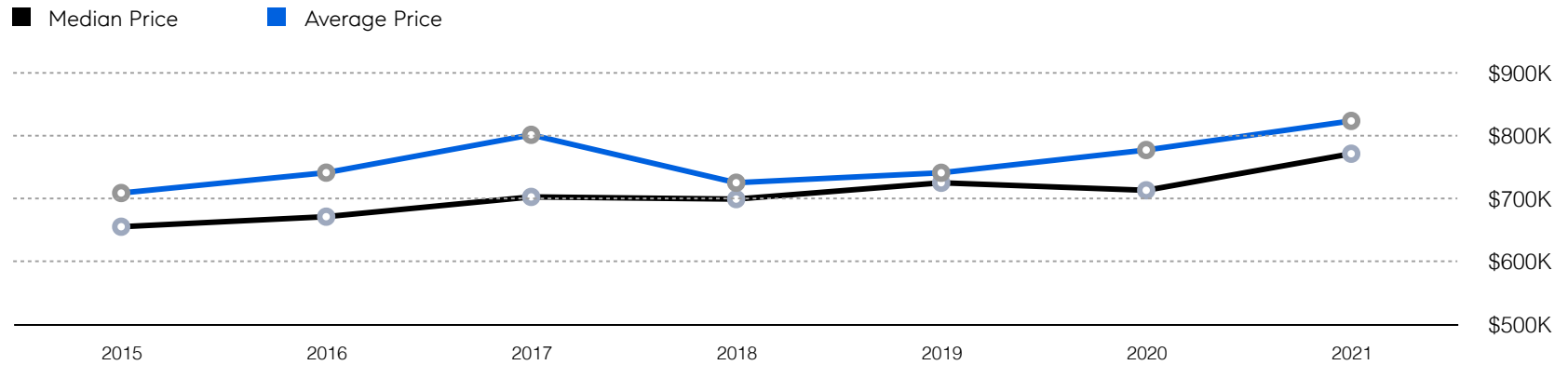
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	108	140	29.6%
	SALES VOLUME	\$83,936,515	\$115,293,107	37.4%
	MEDIAN PRICE	\$713,000	\$771,288	8.2%
	AVERAGE PRICE	\$777,190	\$823,522	6.0%
	AVERAGE DOM	62	46	-25.8%
Condos	# OF SALES	20	25	25.0%
	SALES VOLUME	\$15,109,000	\$21,538,000	42.6%
	MEDIAN PRICE	\$750,000	\$868,500	15.8%
	AVERAGE PRICE	\$755,450	\$861,520	14.0%
	AVERAGE DOM	90	39	-56.7%
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



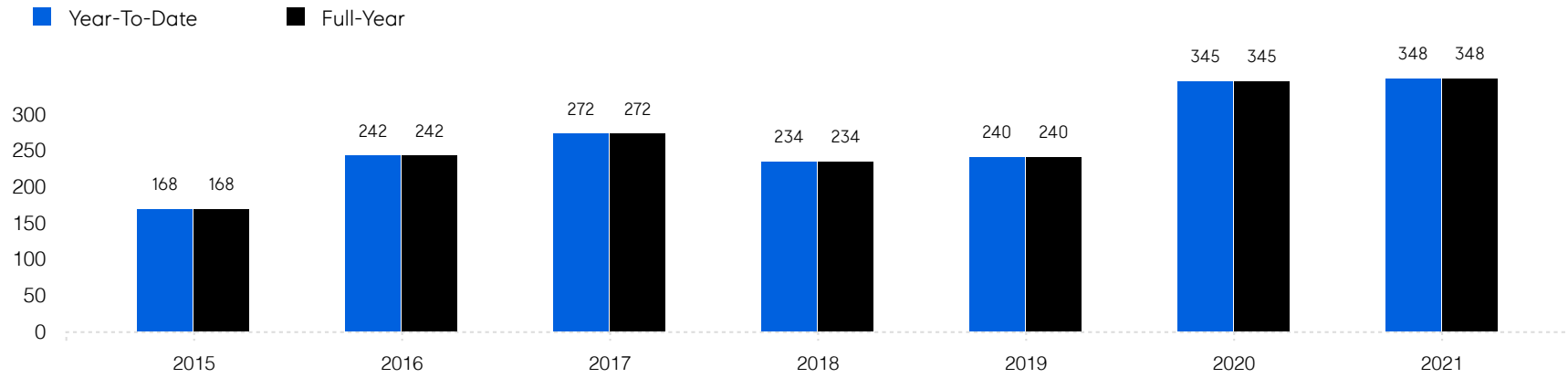
# Bedford

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	345	348	0.9%
	SALES VOLUME	\$379,405,721	\$452,146,445	19.2%
	MEDIAN PRICE	\$860,000	\$930,000	8.1%
	AVERAGE PRICE	\$1,099,727	\$1,299,271	18.1%
	AVERAGE DOM	99	60	-39.4%
Condos	# OF SALES	47	47	0.0%
	SALES VOLUME	\$16,461,884	\$17,728,900	7.7%
	MEDIAN PRICE	\$322,500	\$333,500	3.4%
	AVERAGE PRICE	\$350,253	\$377,211	7.7%
	AVERAGE DOM	53	54	1.9%
Co-ops	# OF SALES	36	49	36.1%
	SALES VOLUME	\$6,057,400	\$8,648,650	42.8%
	MEDIAN PRICE	\$172,000	\$170,000	-1.2%
	AVERAGE PRICE	\$168,261	\$176,503	4.9%
	AVERAGE DOM	78	70	-10.3%

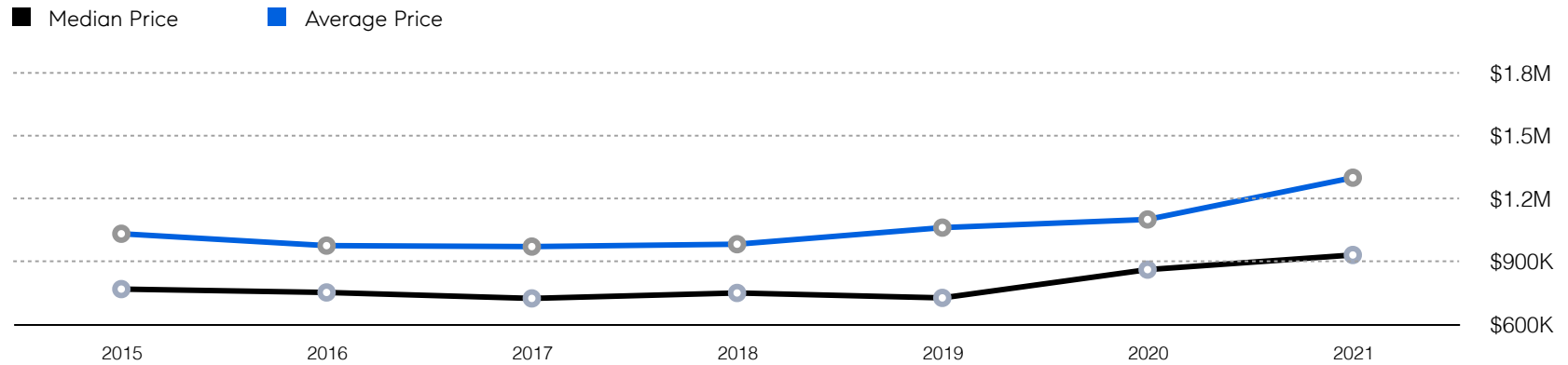


# Bedford

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

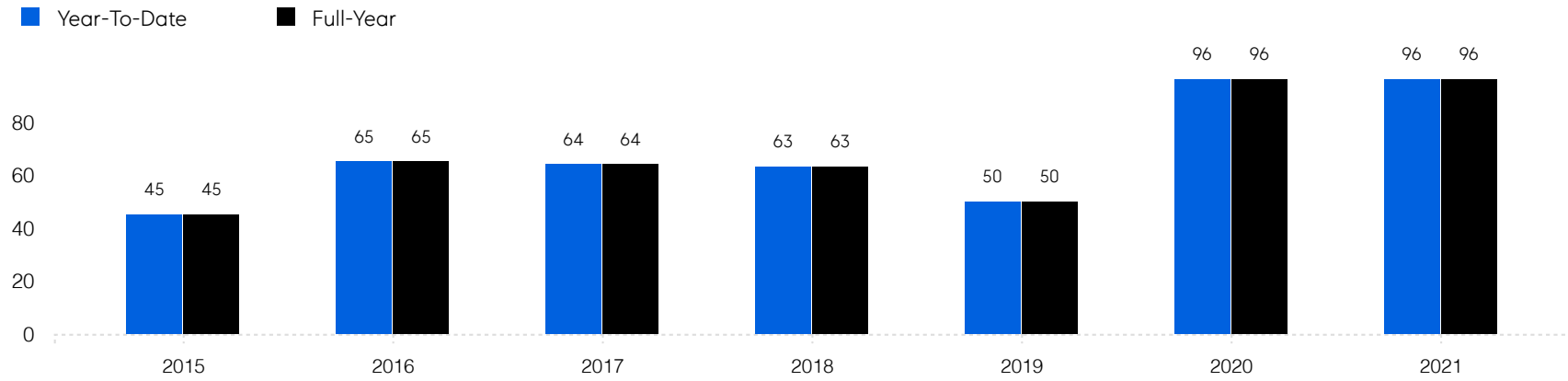


# Bedford P.O.

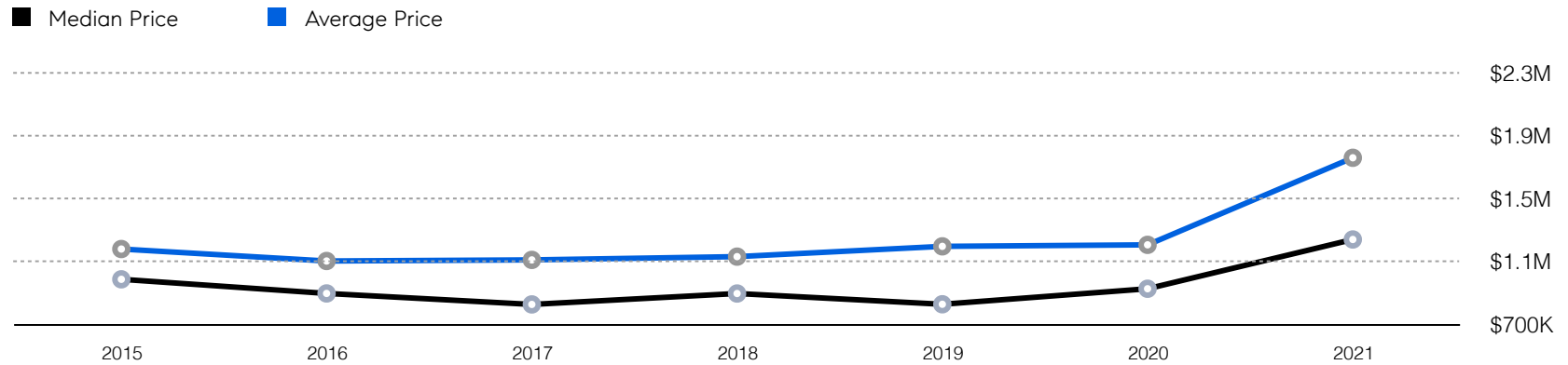
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	96	96	0.0%
	SALES VOLUME	\$115,636,725	\$168,885,499	46.0%
	MEDIAN PRICE	\$924,863	\$1,238,750	33.9%
	AVERAGE PRICE	\$1,204,549	\$1,759,224	46.0%
	AVERAGE DOM	92	83	-9.8%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

# Bedford P.O.

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



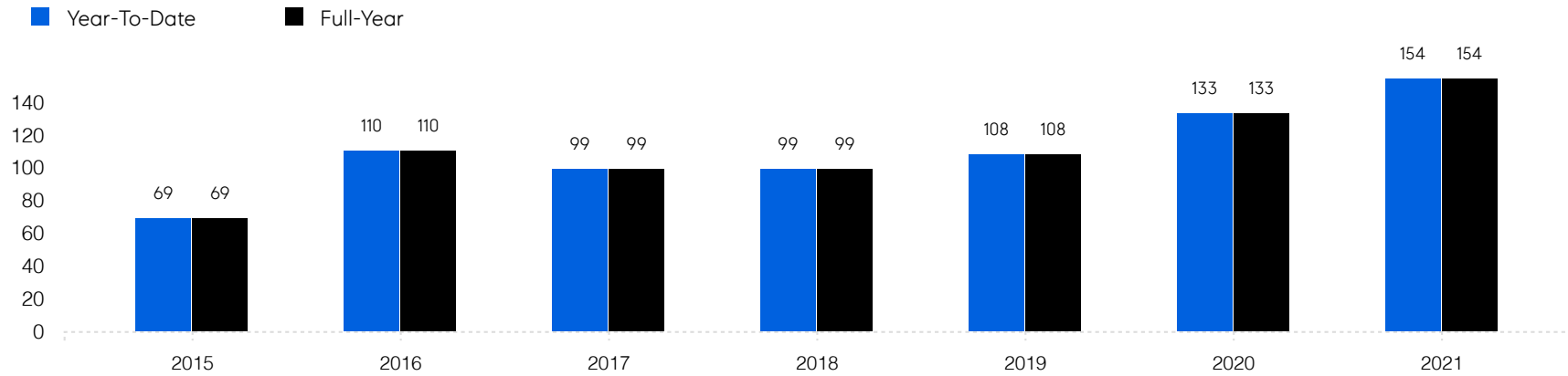
# Blind Brook

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	133	154	15.8%
	SALES VOLUME	\$142,713,408	\$164,497,112	15.3%
	MEDIAN PRICE	\$999,000	\$1,026,500	2.8%
	AVERAGE PRICE	\$1,073,033	\$1,068,163	-0.5%
	AVERAGE DOM	74	63	-14.9%
Condos	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,335,000	\$1,324,000	-0.8%
	MEDIAN PRICE	\$667,500	\$662,000	-0.8%
	AVERAGE PRICE	\$667,500	\$662,000	-0.8%
	AVERAGE DOM	128	44	-65.6%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

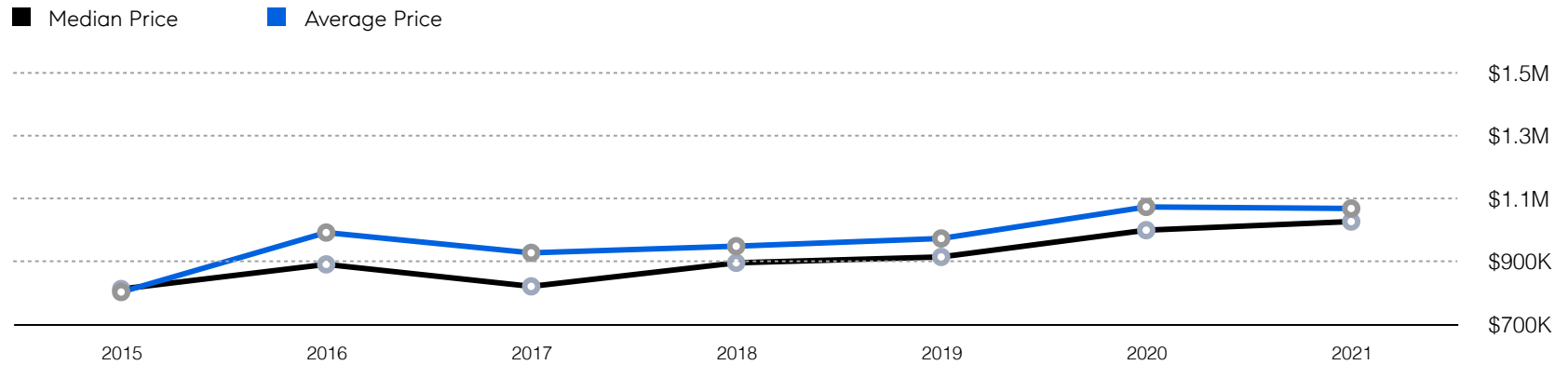


# Blind Brook

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

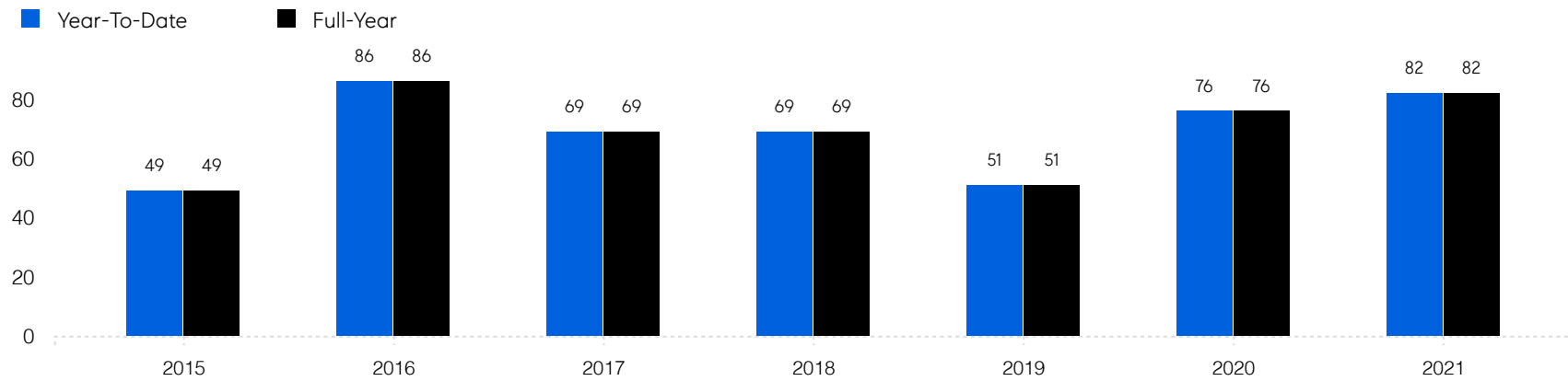


# Briarcliff Manor

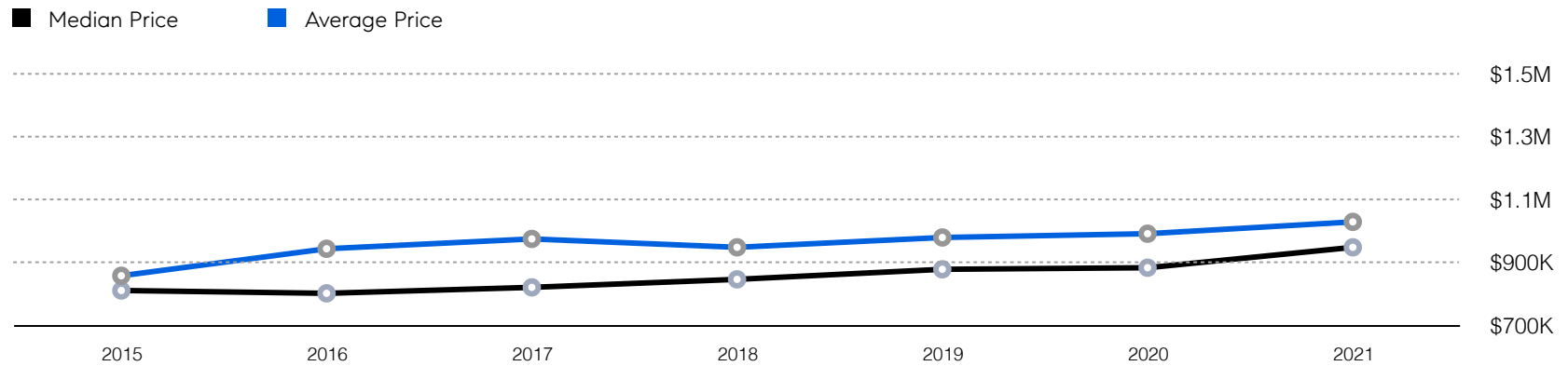
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	76	82	7.9%
	SALES VOLUME	\$75,302,911	\$84,340,165	12.0%
	MEDIAN PRICE	\$882,500	\$947,500	7.4%
	AVERAGE PRICE	\$990,828	\$1,028,539	3.8%
	AVERAGE DOM	80	36	-55.0%
Condos	# OF SALES	3	10	233.3%
	SALES VOLUME	\$1,669,000	\$7,632,500	357.3%
	MEDIAN PRICE	\$520,000	\$708,750	36.3%
	AVERAGE PRICE	\$556,333	\$763,250	37.2%
	AVERAGE DOM	82	86	4.9%
Co-ops	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$1,405,000	\$815,000	-42.0%
	MEDIAN PRICE	\$195,000	\$197,500	1.3%
	AVERAGE PRICE	\$200,714	\$203,750	1.5%
	AVERAGE DOM	61	62	1.6%

# Briarcliff Manor

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



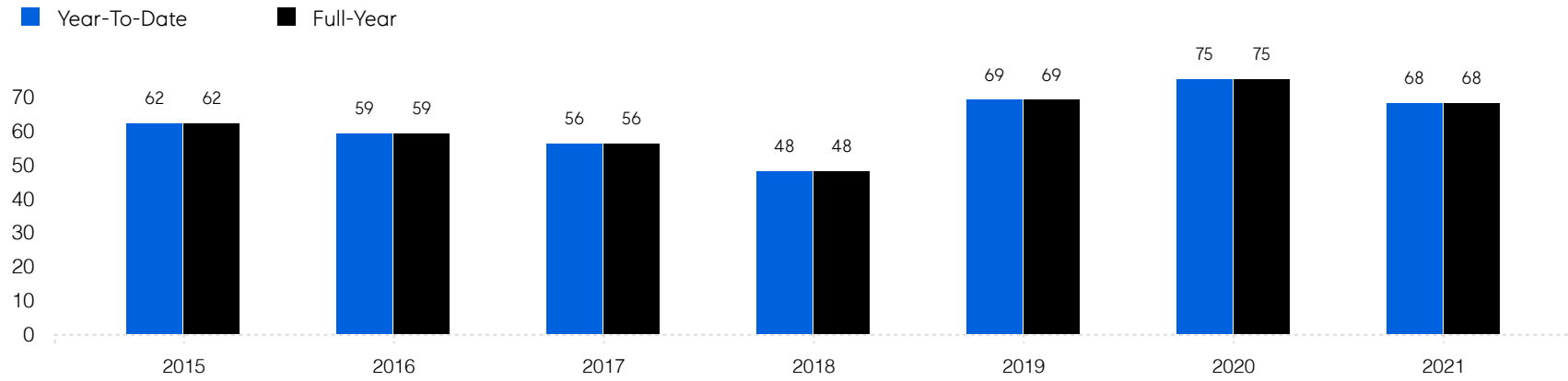
# Bronxville

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	75	68	-9.3%
	SALES VOLUME	\$164,388,750	\$163,127,668	-0.8%
	MEDIAN PRICE	\$2,150,000	\$2,250,000	4.7%
	AVERAGE PRICE	\$2,191,850	\$2,398,936	9.4%
	AVERAGE DOM	94	53	-43.6%
Condos	# OF SALES	8	10	25.0%
	SALES VOLUME	\$11,500,000	\$12,279,000	6.8%
	MEDIAN PRICE	\$1,582,500	\$1,195,000	-24.5%
	AVERAGE PRICE	\$1,437,500	\$1,227,900	-14.6%
	AVERAGE DOM	34	49	44.1%
Co-ops	# OF SALES	27	36	33.3%
	SALES VOLUME	\$20,319,000	\$24,851,200	22.3%
	MEDIAN PRICE	\$700,000	\$625,000	-10.7%
	AVERAGE PRICE	\$752,556	\$690,311	-8.3%
	AVERAGE DOM	93	89	-4.3%

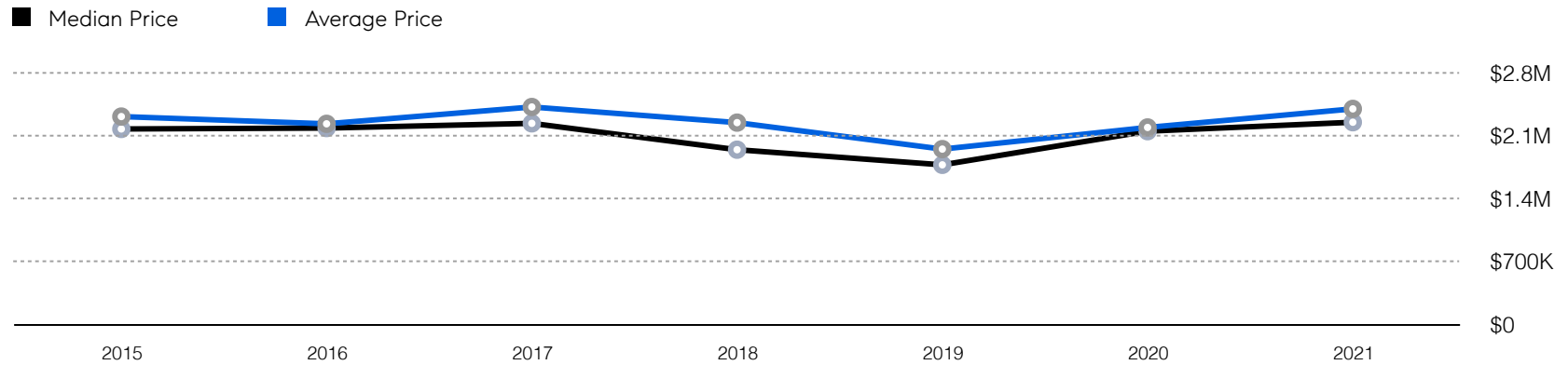


# Bronxville

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

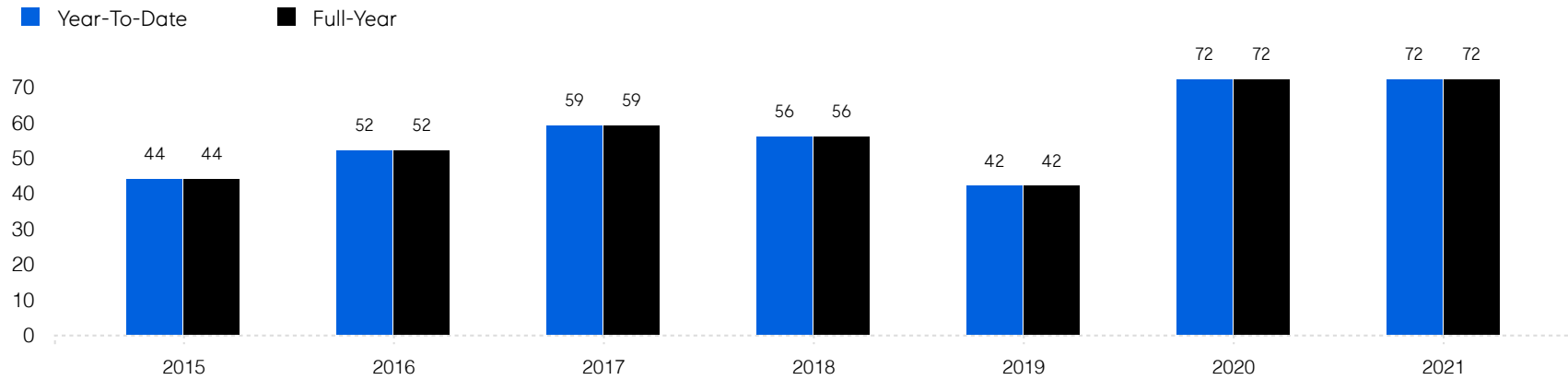


# Bronxville P.O.

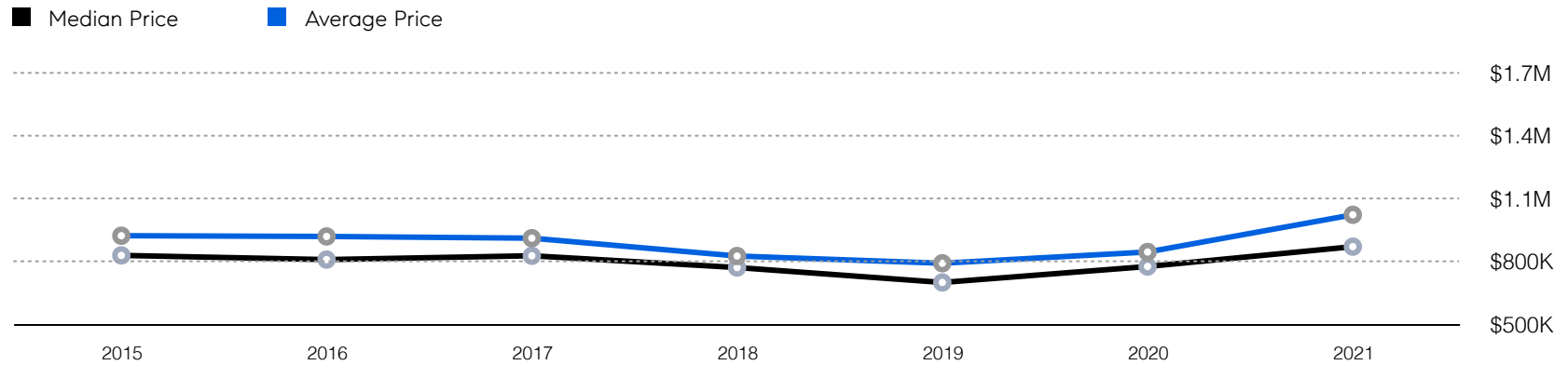
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	72	72	0.0%
	SALES VOLUME	\$60,789,749	\$73,585,509	21.0%
	MEDIAN PRICE	\$775,000	\$869,750	12.2%
	AVERAGE PRICE	\$844,302	\$1,022,021	21.0%
	AVERAGE DOM	81	47	-42.0%
Condos	# OF SALES	15	19	26.7%
	SALES VOLUME	\$5,122,900	\$7,400,500	44.5%
	MEDIAN PRICE	\$345,000	\$395,000	14.5%
	AVERAGE PRICE	\$341,527	\$389,500	14.0%
	AVERAGE DOM	48	46	-4.2%
Co-ops	# OF SALES	150	194	29.3%
	SALES VOLUME	\$37,250,849	\$43,911,745	17.9%
	MEDIAN PRICE	\$200,000	\$200,000	-
	AVERAGE PRICE	\$248,339	\$226,349	-8.9%
	AVERAGE DOM	64	73	14.1%

# Bronxville P.O.

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



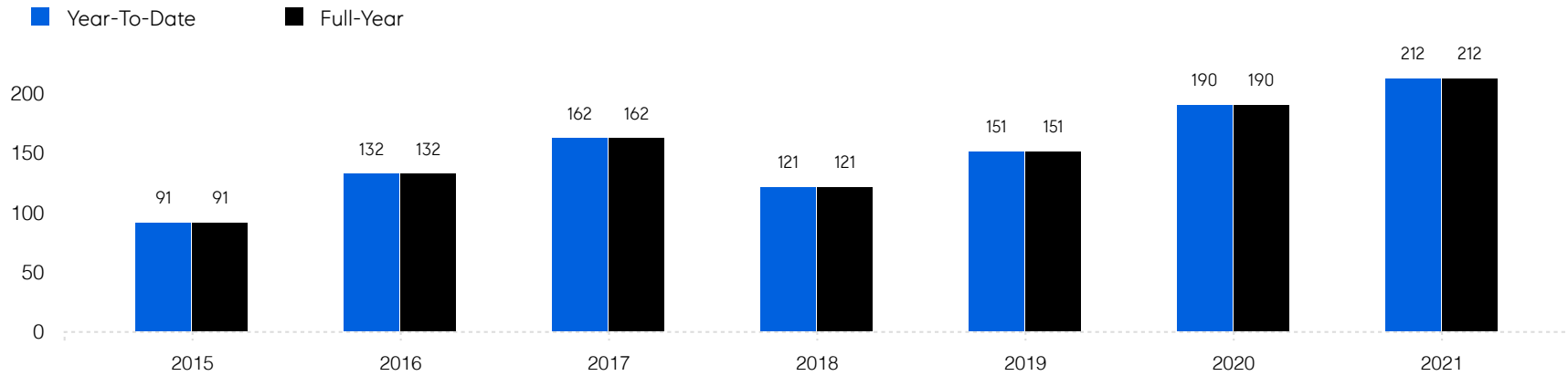
# Byram Hills

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	190	212	11.6%
	SALES VOLUME	\$236,016,785	\$334,919,199	41.9%
	MEDIAN PRICE	\$1,065,000	\$1,303,750	22.4%
	AVERAGE PRICE	\$1,242,194	\$1,579,808	27.2%
	AVERAGE DOM	96	59	-38.5%
Condos	# OF SALES	1	2	100.0%
	SALES VOLUME	\$719,000	\$1,290,000	79.4%
	MEDIAN PRICE	\$719,000	\$645,000	-10.3%
	AVERAGE PRICE	\$719,000	\$645,000	-10.3%
	AVERAGE DOM	42	101	140.5%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

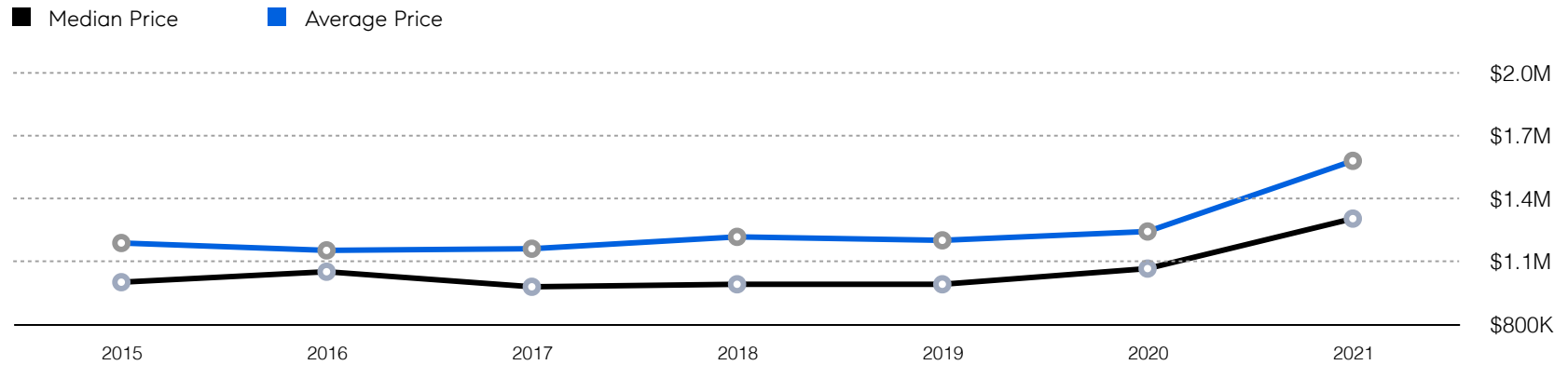


# Byram Hills

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

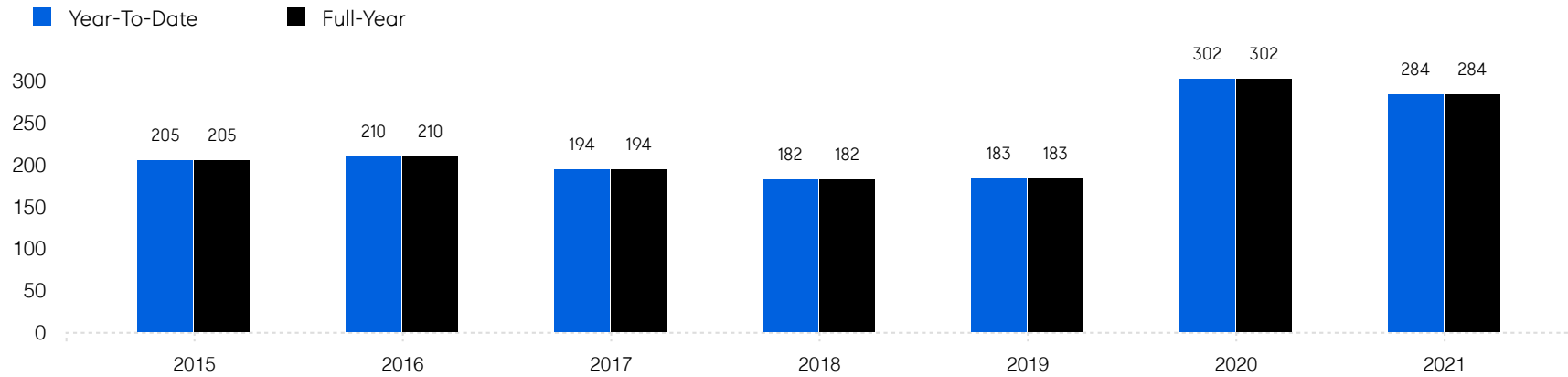


# Chappaqua

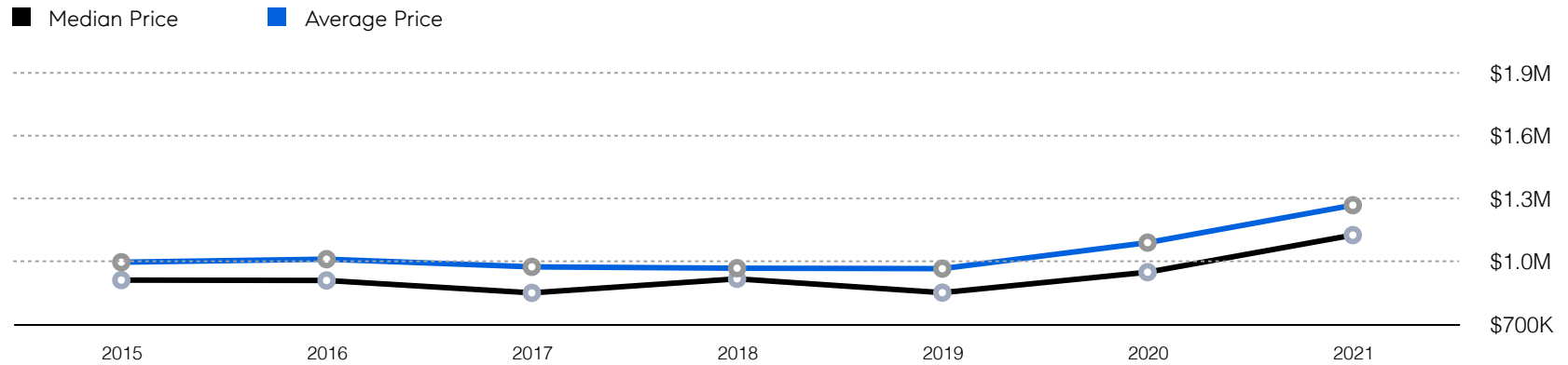
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	302	284	-6.0%
	SALES VOLUME	\$328,877,415	\$360,073,083	9.5%
	MEDIAN PRICE	\$947,750	\$1,125,000	18.7%
	AVERAGE PRICE	\$1,088,998	\$1,267,863	16.4%
	AVERAGE DOM	73	41	-43.8%
Condos	# OF SALES	23	36	56.5%
	SALES VOLUME	\$13,062,750	\$20,465,610	56.7%
	MEDIAN PRICE	\$515,500	\$512,500	-0.6%
	AVERAGE PRICE	\$567,946	\$568,489	0.1%
	AVERAGE DOM	66	57	-13.6%
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

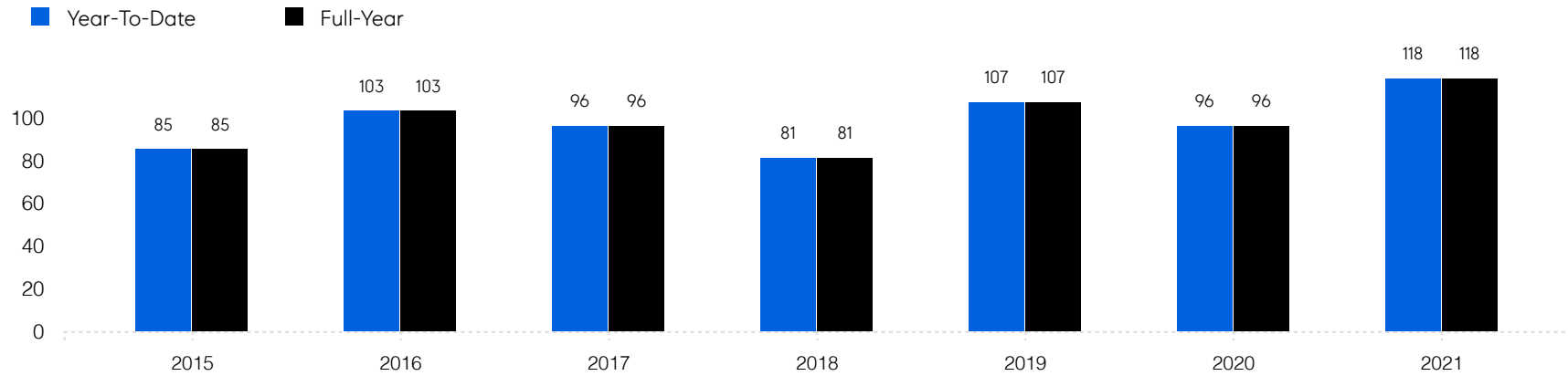


# Croton-Harmon

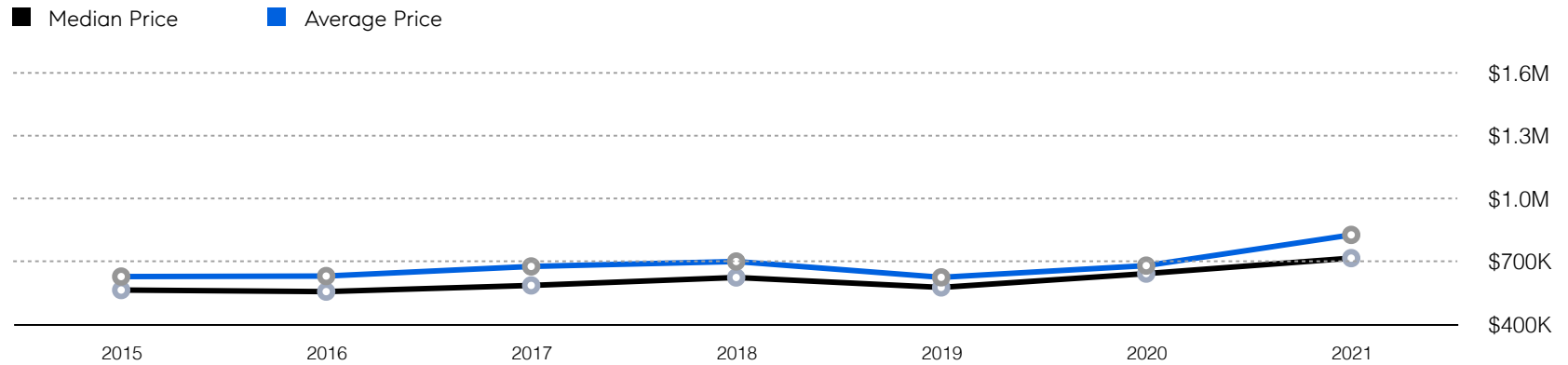
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	96	118	22.9%
	SALES VOLUME	\$65,196,312	\$97,466,337	49.5%
	MEDIAN PRICE	\$641,000	\$715,000	11.5%
	AVERAGE PRICE	\$679,128	\$825,986	21.6%
	AVERAGE DOM	62	53	-14.5%
Condos	# OF SALES	8	22	175.0%
	SALES VOLUME	\$4,321,500	\$9,275,050	114.6%
	MEDIAN PRICE	\$587,500	\$448,750	-23.6%
	AVERAGE PRICE	\$540,188	\$421,593	-22.0%
	AVERAGE DOM	145	106	-26.9%
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

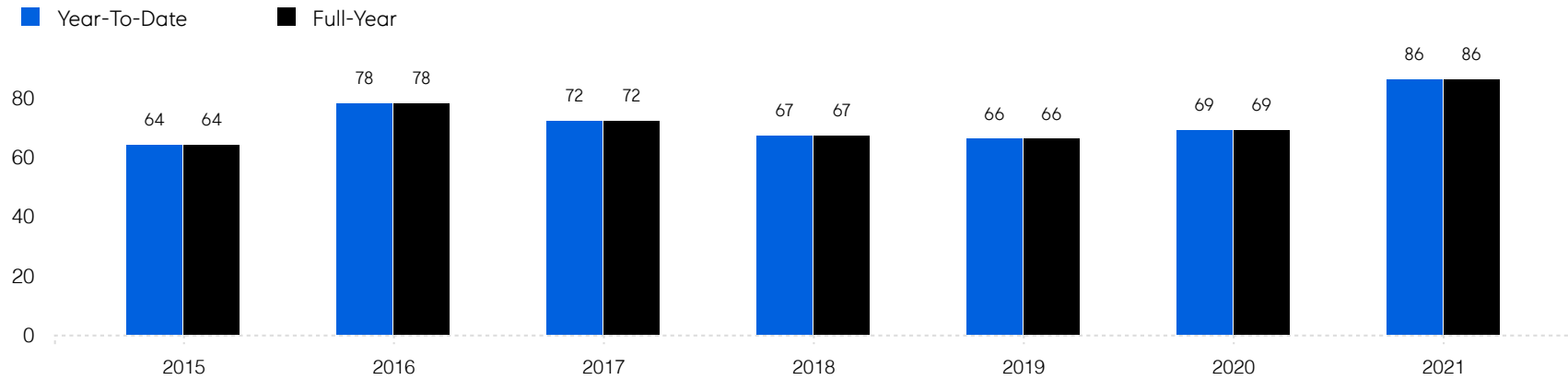


# Dobbs Ferry

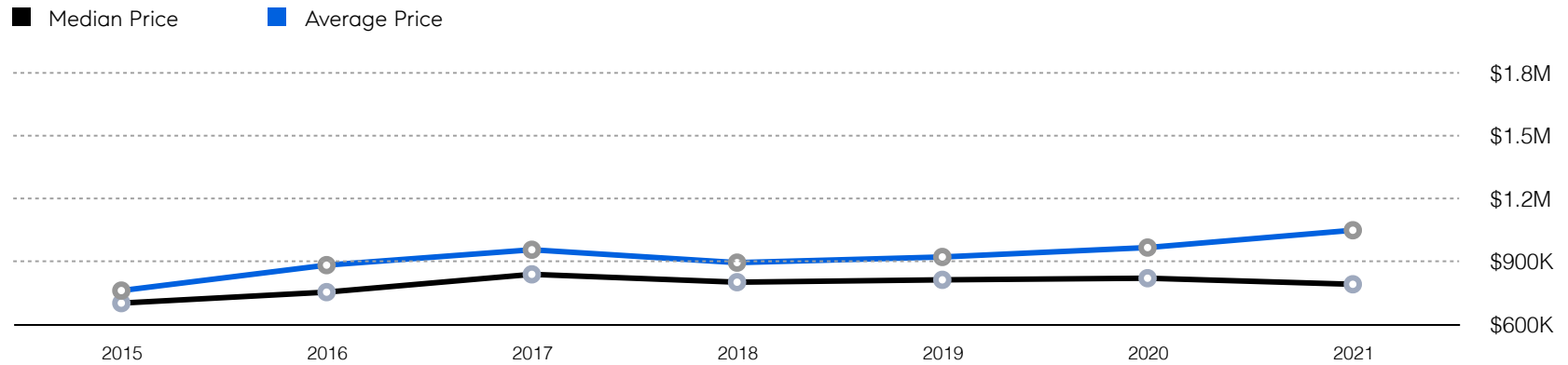
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	69	86	24.6%
	SALES VOLUME	\$66,617,842	\$90,143,448	35.3%
	MEDIAN PRICE	\$819,000	\$790,000	-3.5%
	AVERAGE PRICE	\$965,476	\$1,048,180	8.6%
	AVERAGE DOM	64	48	-25.0%
Condos	# OF SALES	16	19	18.8%
	SALES VOLUME	\$12,108,500	\$19,276,000	59.2%
	MEDIAN PRICE	\$768,250	\$900,000	17.1%
	AVERAGE PRICE	\$756,781	\$1,014,526	34.1%
	AVERAGE DOM	51	74	45.1%
Co-ops	# OF SALES	6	16	166.7%
	SALES VOLUME	\$1,870,800	\$4,599,499	145.9%
	MEDIAN PRICE	\$315,000	\$283,500	-10.0%
	AVERAGE PRICE	\$311,800	\$287,469	-7.8%
	AVERAGE DOM	62	66	6.5%

# Dobbs Ferry

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



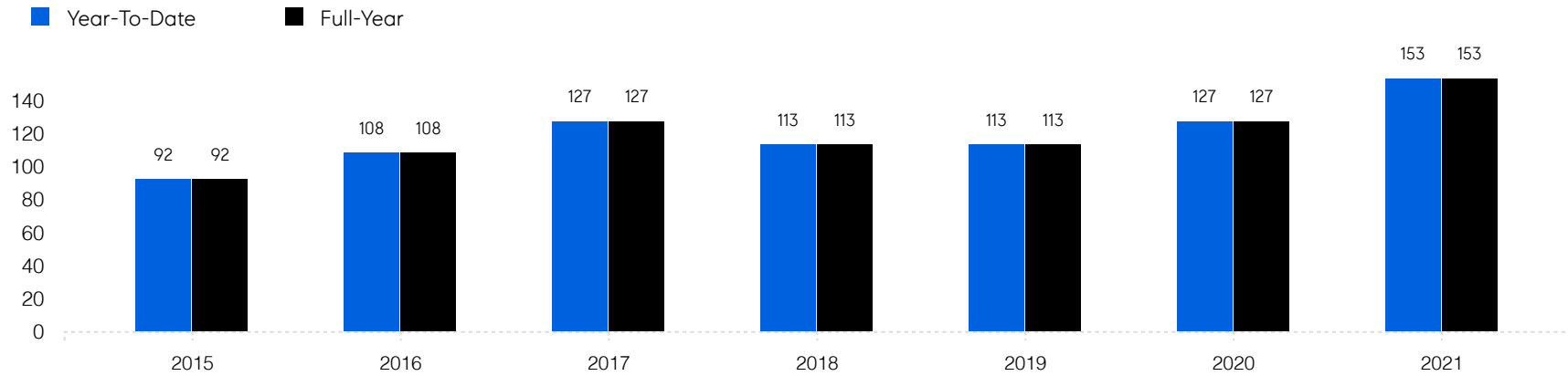
# Eastchester

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	127	153	20.5%
	SALES VOLUME	\$101,166,978	\$132,341,091	30.8%
	MEDIAN PRICE	\$755,000	\$800,000	6.0%
	AVERAGE PRICE	\$796,590	\$864,974	8.6%
	AVERAGE DOM	68	43	-36.8%
Condos	# OF SALES	10	12	20.0%
	SALES VOLUME	\$3,832,500	\$4,148,000	8.2%
	MEDIAN PRICE	\$367,250	\$307,500	-16.3%
	AVERAGE PRICE	\$383,250	\$345,667	-9.8%
	AVERAGE DOM	52	60	15.4%
Co-ops	# OF SALES	110	141	28.2%
	SALES VOLUME	\$32,432,801	\$40,143,000	23.8%
	MEDIAN PRICE	\$282,501	\$265,000	-6.2%
	AVERAGE PRICE	\$294,844	\$284,702	-3.4%
	AVERAGE DOM	63	72	14.3%

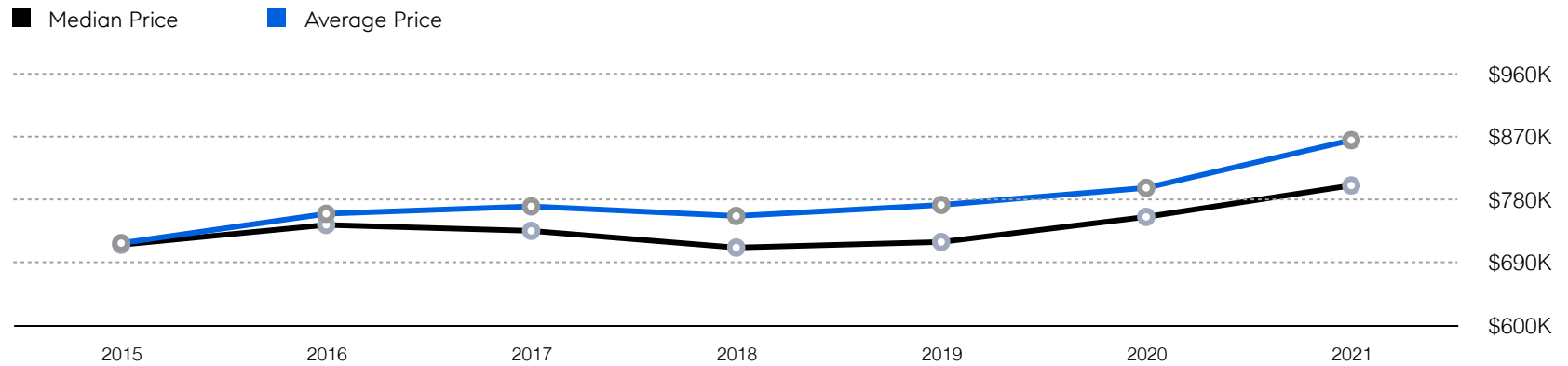


# Eastchester

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

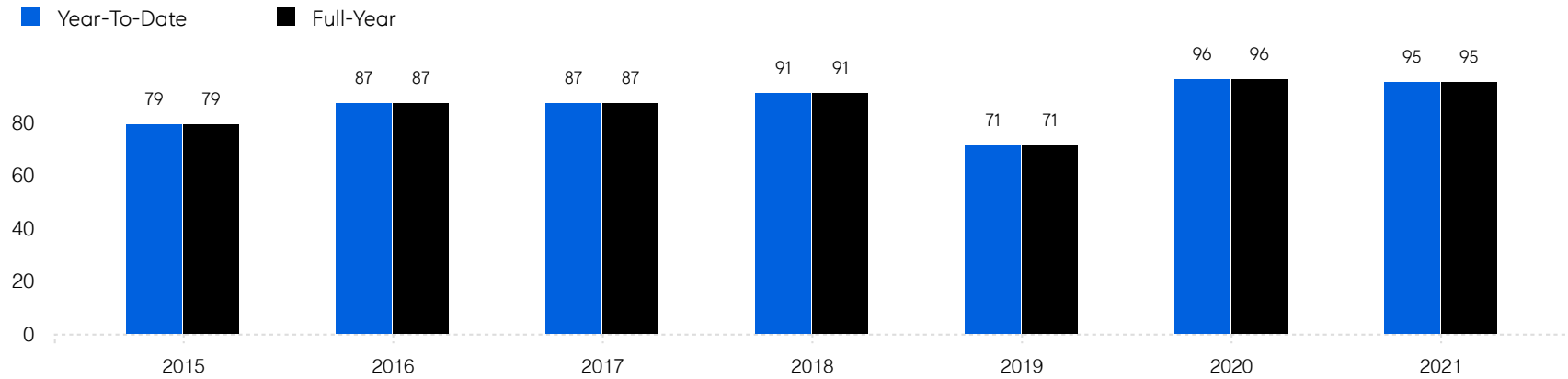


# Edgemont

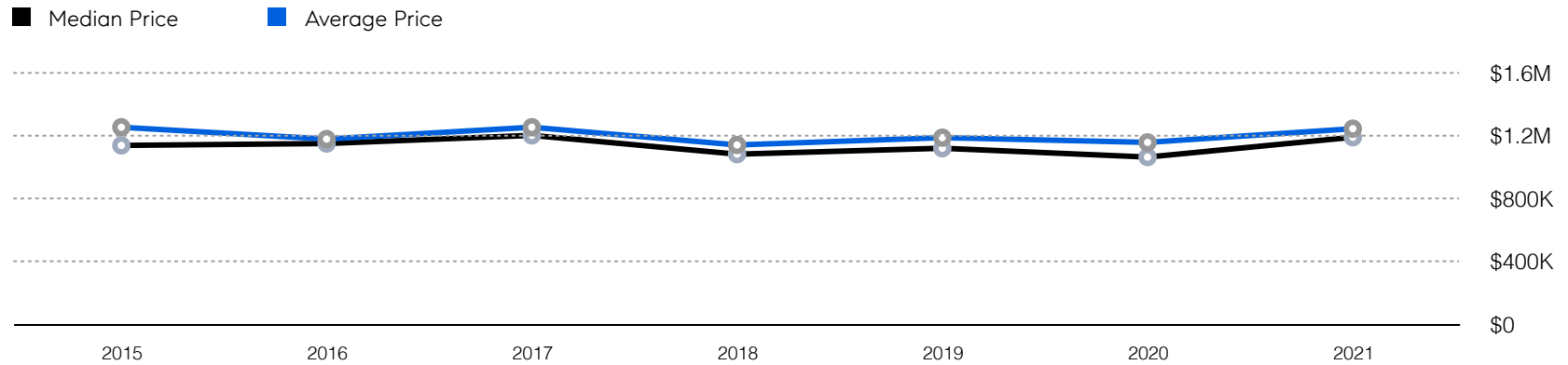
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	96	95	-1.0%
	SALES VOLUME	\$111,095,971	\$118,217,533	6.4%
	MEDIAN PRICE	\$1,063,750	\$1,190,000	11.9%
	AVERAGE PRICE	\$1,157,250	\$1,244,395	7.5%
	AVERAGE DOM	67	40	-40.3%
Condos	# OF SALES	4	14	250.0%
	SALES VOLUME	\$1,729,000	\$7,530,400	335.5%
	MEDIAN PRICE	\$437,500	\$535,250	22.3%
	AVERAGE PRICE	\$432,250	\$537,886	24.4%
	AVERAGE DOM	136	58	-57.4%
Co-ops	# OF SALES	14	28	100.0%
	SALES VOLUME	\$3,558,000	\$7,305,800	105.3%
	MEDIAN PRICE	\$227,000	\$245,000	7.9%
	AVERAGE PRICE	\$254,143	\$260,921	2.7%
	AVERAGE DOM	73	109	49.3%

# Edgemont

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

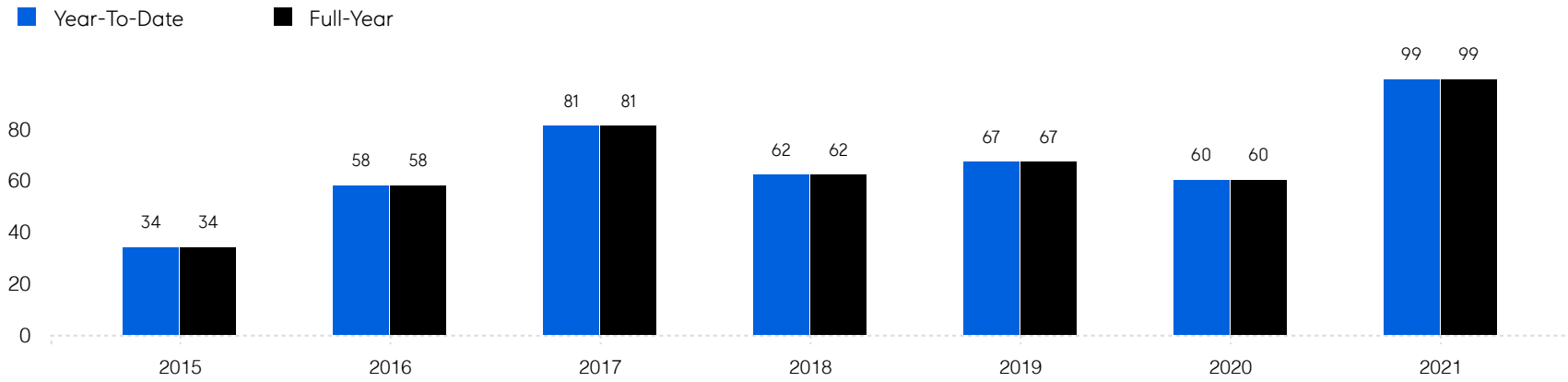


# Elmsford

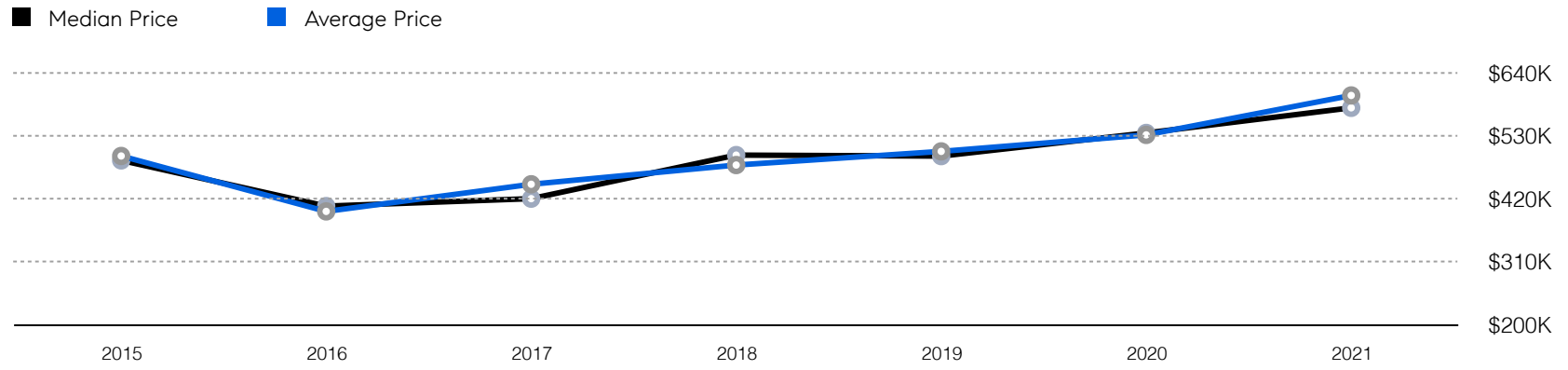
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	60	99	65.0%
	SALES VOLUME	\$31,897,100	\$59,463,669	86.4%
	MEDIAN PRICE	\$535,000	\$579,000	8.2%
	AVERAGE PRICE	\$531,618	\$600,643	13.0%
	AVERAGE DOM	74	53	-28.4%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$445,000	-
	MEDIAN PRICE	-	\$445,000	-
	AVERAGE PRICE	-	\$445,000	-
	AVERAGE DOM	-	35	-
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

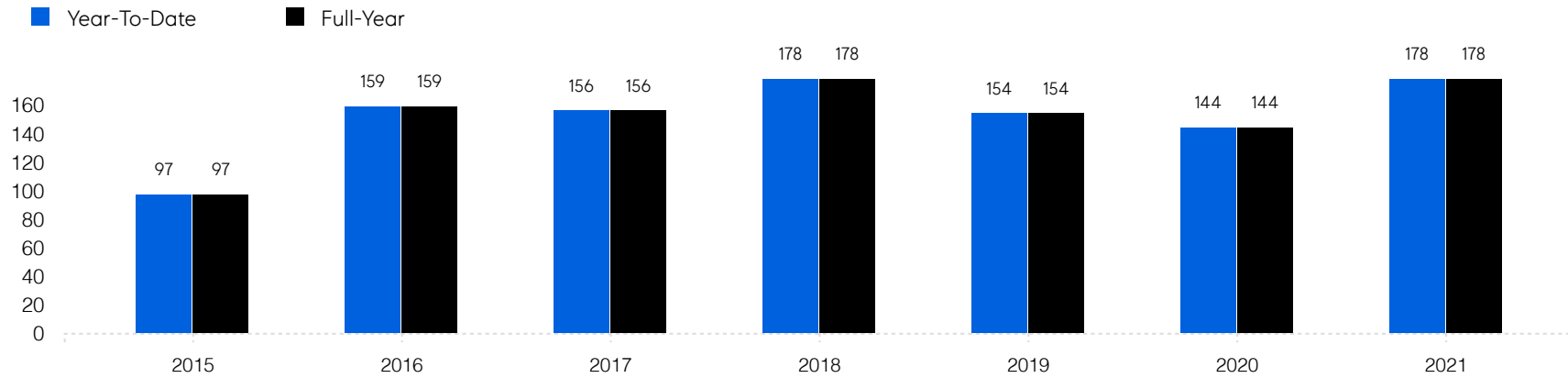


# Greenburgh

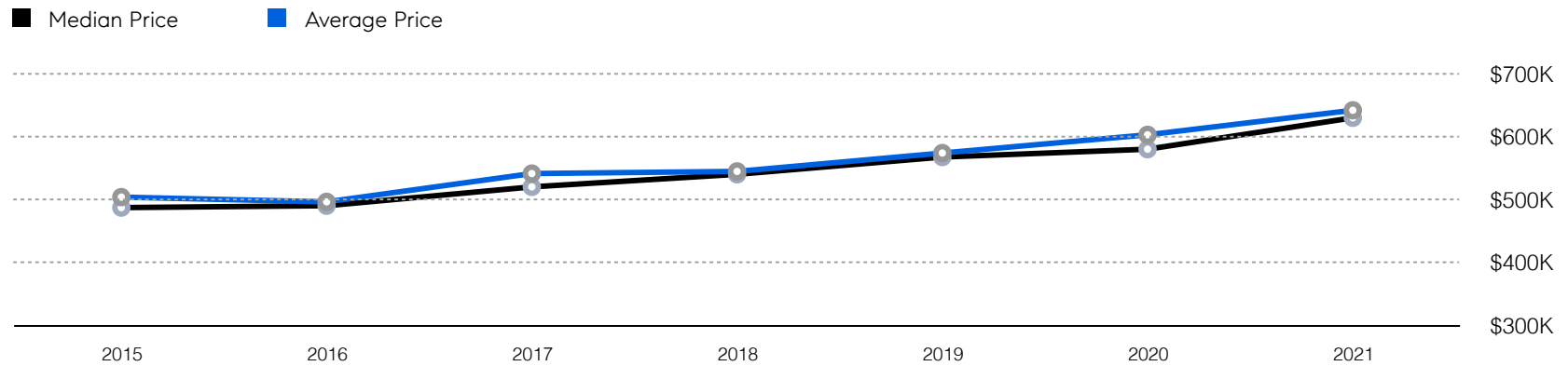
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	144	178	23.6%
	SALES VOLUME	\$86,822,280	\$114,272,479	31.6%
	MEDIAN PRICE	\$580,000	\$630,000	8.6%
	AVERAGE PRICE	\$602,933	\$641,980	6.5%
	AVERAGE DOM	55	51	-7.3%
Condos	# OF SALES	87	107	23.0%
	SALES VOLUME	\$39,192,167	\$49,230,054	25.6%
	MEDIAN PRICE	\$415,000	\$410,000	-1.2%
	AVERAGE PRICE	\$450,485	\$460,094	2.1%
	AVERAGE DOM	57	56	-1.8%
Co-ops	# OF SALES	96	160	66.7%
	SALES VOLUME	\$19,678,350	\$34,481,996	75.2%
	MEDIAN PRICE	\$188,750	\$202,750	7.4%
	AVERAGE PRICE	\$204,983	\$215,512	5.1%
	AVERAGE DOM	47	62	31.9%

# Greenburgh

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



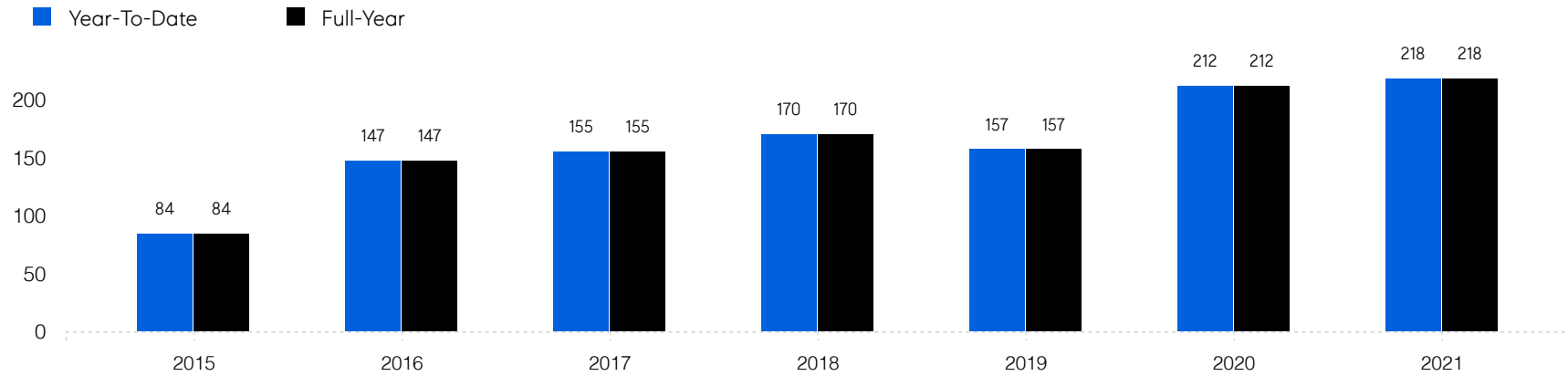
# Harrison

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	212	218	2.8%
	SALES VOLUME	\$334,048,608	\$373,415,491	11.8%
	MEDIAN PRICE	\$1,355,000	\$1,495,000	10.3%
	AVERAGE PRICE	\$1,575,701	\$1,712,915	8.7%
	AVERAGE DOM	87	73	-16.1%
Condos	# OF SALES	12	11	-8.3%
	SALES VOLUME	\$6,284,000	\$5,650,000	-10.1%
	MEDIAN PRICE	\$541,250	\$365,000	-32.6%
	AVERAGE PRICE	\$523,667	\$513,636	-1.9%
	AVERAGE DOM	56	53	-5.4%
Co-ops	# OF SALES	25	40	60.0%
	SALES VOLUME	\$5,039,000	\$8,126,250	61.3%
	MEDIAN PRICE	\$182,000	\$187,500	3.0%
	AVERAGE PRICE	\$201,560	\$203,156	0.8%
	AVERAGE DOM	55	59	7.3%

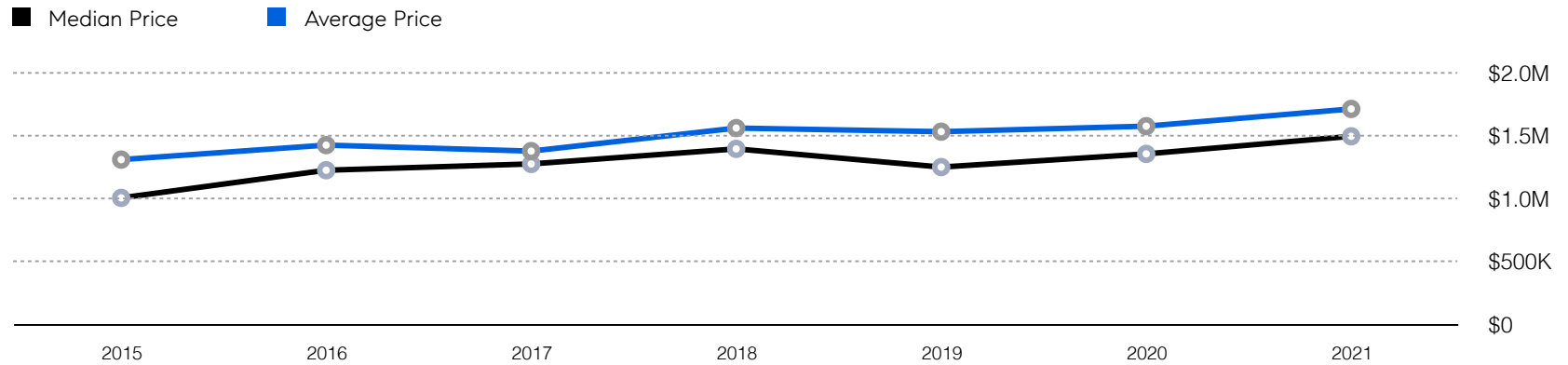


# Harrison

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

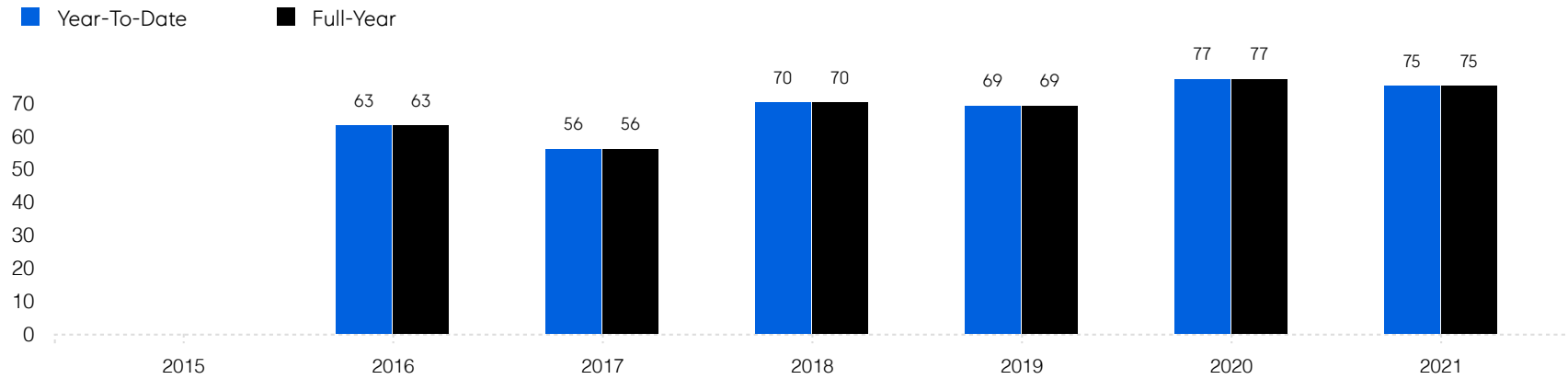


# Hastings

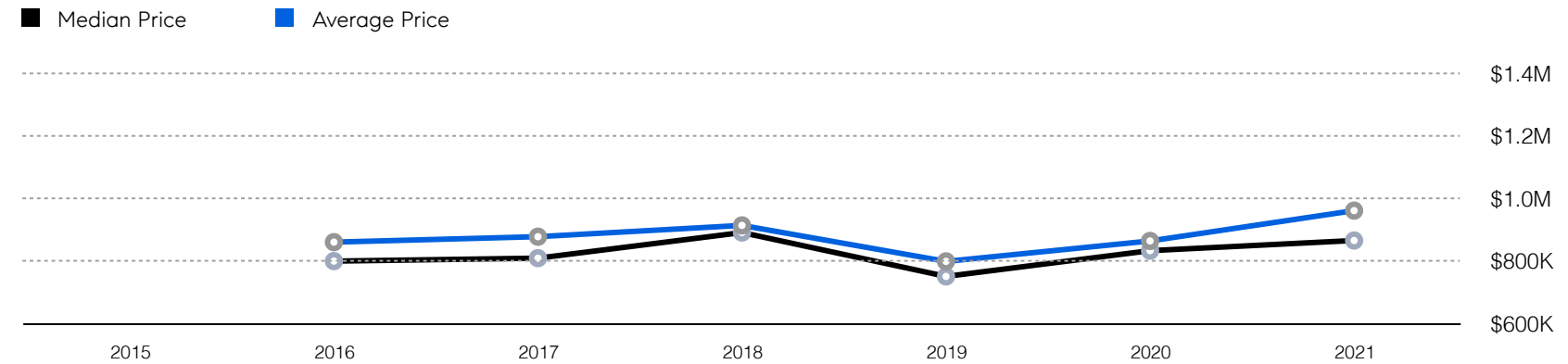
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	77	75	-2.6%
	SALES VOLUME	\$66,495,030	\$72,053,710	8.4%
	MEDIAN PRICE	\$832,500	\$865,000	3.9%
	AVERAGE PRICE	\$863,572	\$960,716	11.2%
	AVERAGE DOM	62	44	-29.0%
Condos	# OF SALES	13	26	100.0%
	SALES VOLUME	\$6,773,000	\$13,934,798	105.7%
	MEDIAN PRICE	\$403,000	\$467,500	16.0%
	AVERAGE PRICE	\$521,000	\$535,954	2.9%
	AVERAGE DOM	69	52	-24.6%
Co-ops	# OF SALES	13	25	92.3%
	SALES VOLUME	\$3,533,000	\$8,211,499	132.4%
	MEDIAN PRICE	\$235,000	\$289,000	23.0%
	AVERAGE PRICE	\$271,769	\$328,460	20.9%
	AVERAGE DOM	70	108	54.3%

# Hastings

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

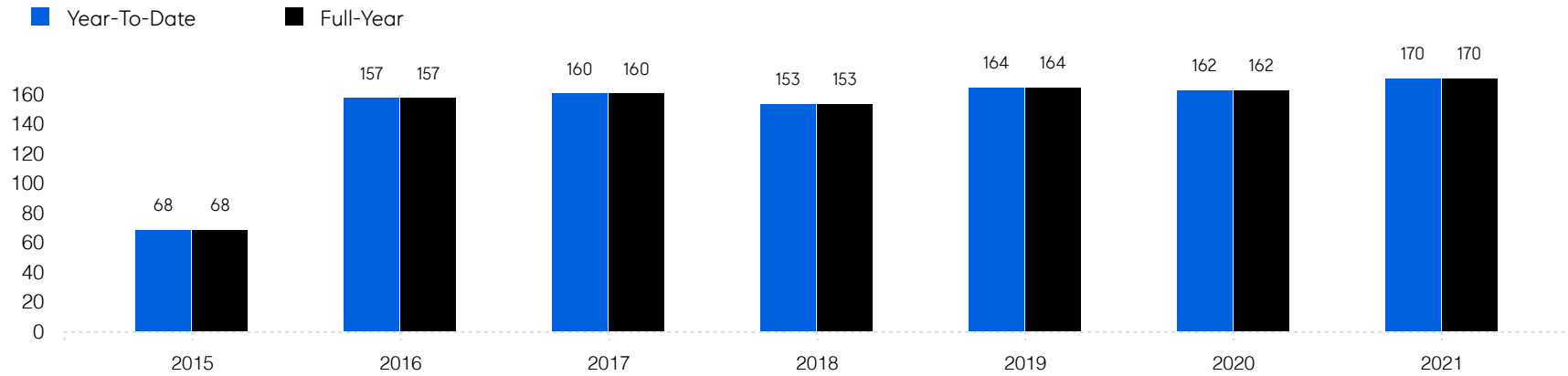


# Hendrick Hudson

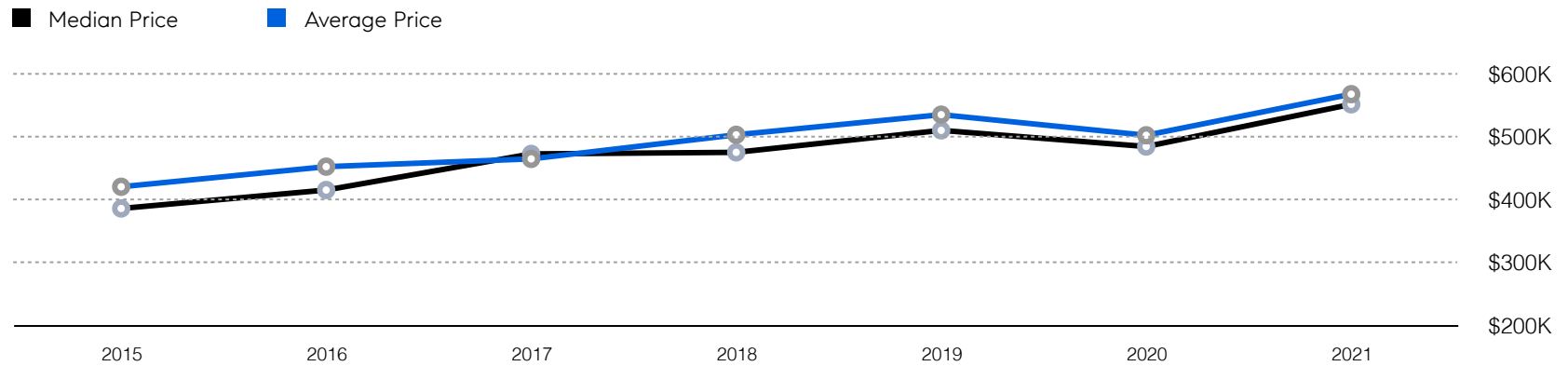
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	162	170	4.9%
	SALES VOLUME	\$81,354,666	\$96,501,319	18.6%
	MEDIAN PRICE	\$484,250	\$551,500	13.9%
	AVERAGE PRICE	\$502,189	\$567,655	13.0%
	AVERAGE DOM	73	62	-15.1%
Condos	# OF SALES	10	8	-20.0%
	SALES VOLUME	\$3,268,000	\$2,456,900	-24.8%
	MEDIAN PRICE	\$327,000	\$274,500	-16.1%
	AVERAGE PRICE	\$326,800	\$307,113	-6.0%
	AVERAGE DOM	79	43	-45.6%
Co-ops	# OF SALES	12	18	50.0%
	SALES VOLUME	\$1,581,900	\$2,377,000	50.3%
	MEDIAN PRICE	\$127,500	\$132,875	4.2%
	AVERAGE PRICE	\$131,825	\$132,056	0.2%
	AVERAGE DOM	59	45	-23.7%

# Hendrick Hudson

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

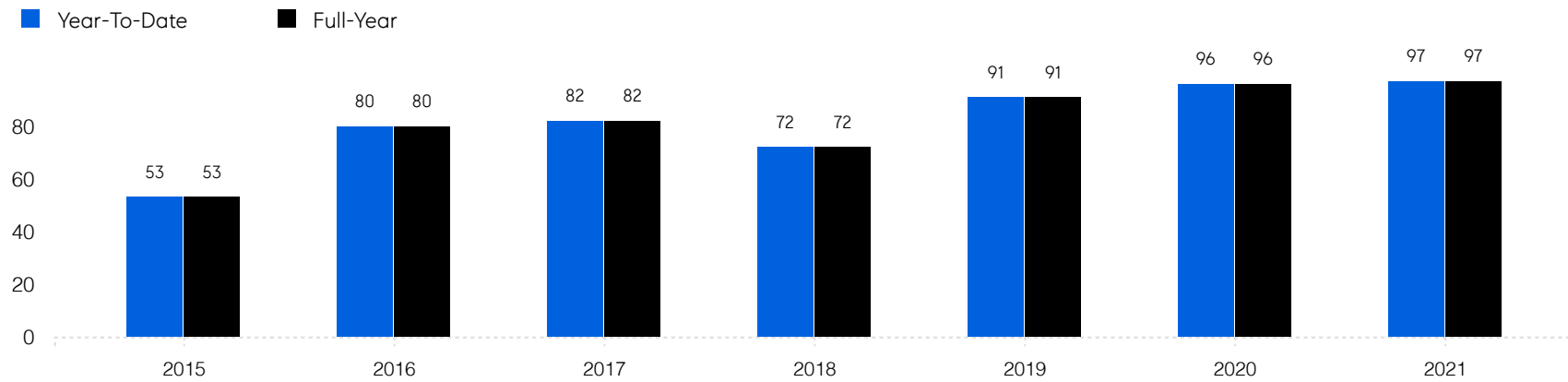


# Irvington

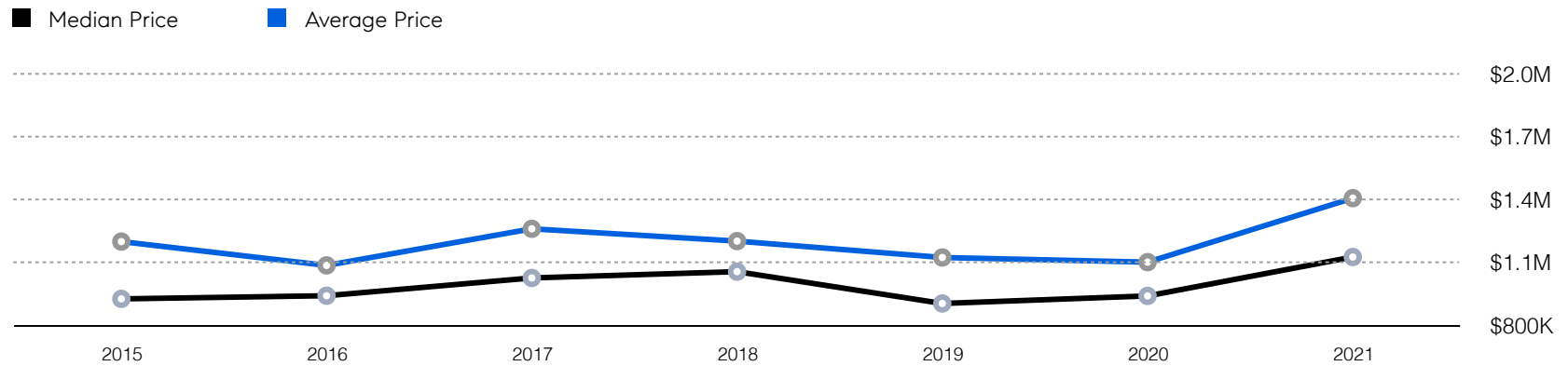
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	96	97	1.0%
	SALES VOLUME	\$105,641,217	\$136,395,750	29.1%
	MEDIAN PRICE	\$939,000	\$1,125,000	19.8%
	AVERAGE PRICE	\$1,100,429	\$1,406,142	27.8%
	AVERAGE DOM	105	76	-27.6%
Condos	# OF SALES	13	17	30.8%
	SALES VOLUME	\$8,900,075	\$12,023,000	35.1%
	MEDIAN PRICE	\$665,000	\$682,000	2.6%
	AVERAGE PRICE	\$684,621	\$707,235	3.3%
	AVERAGE DOM	86	50	-41.9%
Co-ops	# OF SALES	36	31	-13.9%
	SALES VOLUME	\$10,777,575	\$9,675,500	-10.2%
	MEDIAN PRICE	\$254,488	\$258,000	1.4%
	AVERAGE PRICE	\$299,377	\$312,113	4.3%
	AVERAGE DOM	68	98	44.1%

# Irvington

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



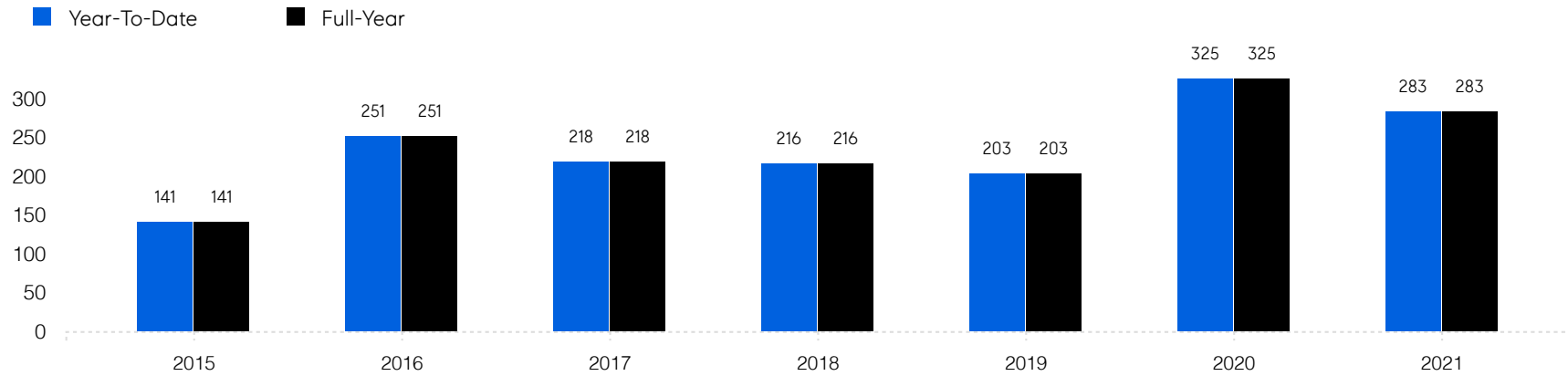
# Katonah-Lewisboro

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	325	283	-12.9%
	SALES VOLUME	\$275,311,960	\$293,271,554	6.5%
	MEDIAN PRICE	\$749,000	\$862,000	15.1%
	AVERAGE PRICE	\$847,114	\$1,036,295	22.3%
	AVERAGE DOM	95	54	-43.2%
Condos	# OF SALES	26	37	42.3%
	SALES VOLUME	\$10,673,175	\$16,465,736	54.3%
	MEDIAN PRICE	\$395,000	\$405,000	2.5%
	AVERAGE PRICE	\$410,507	\$445,020	8.4%
	AVERAGE DOM	85	47	-44.7%
Co-ops	# OF SALES	2	0	0.0%
	SALES VOLUME	\$234,000	-	-
	MEDIAN PRICE	\$117,000	-	-
	AVERAGE PRICE	\$117,000	-	-
	AVERAGE DOM	104	-	-

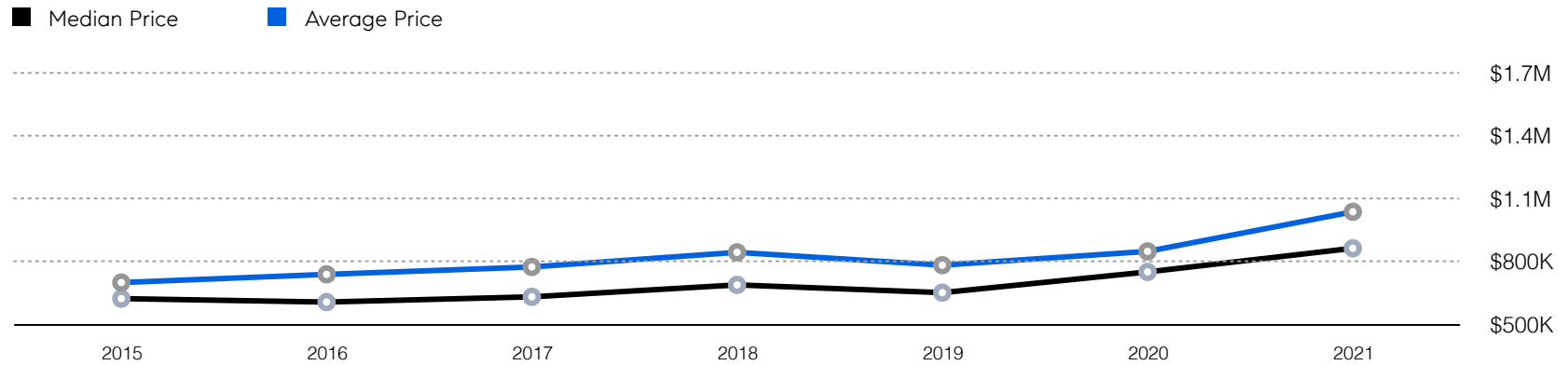


# Katonah-Lewisboro

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

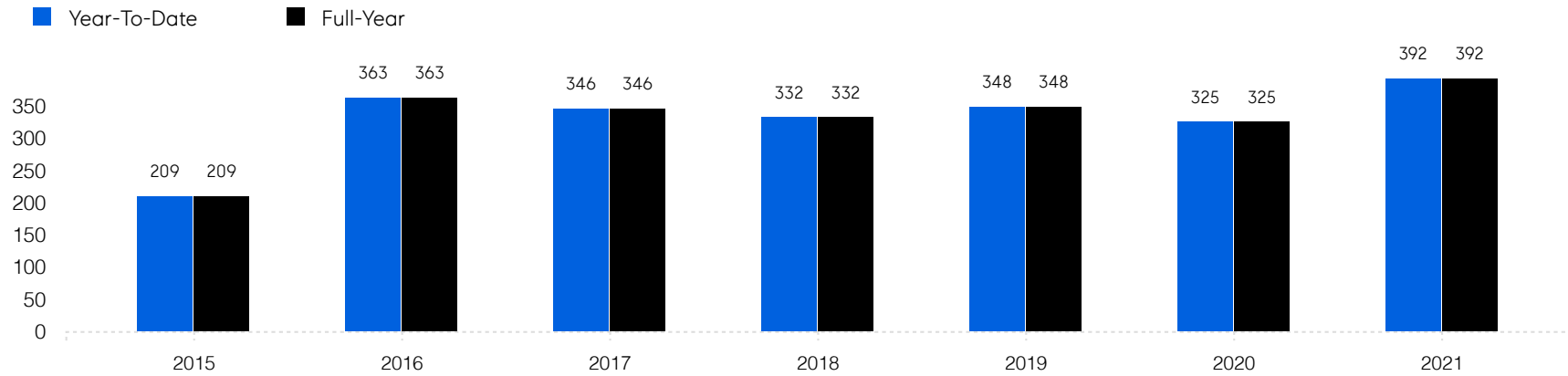


# Lakeland

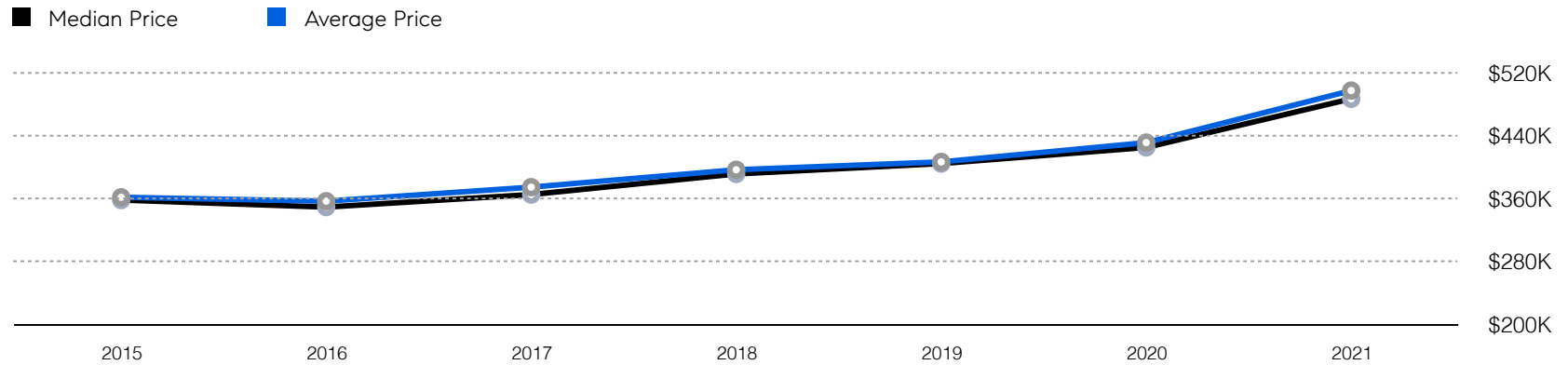
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	325	392	20.6%
	SALES VOLUME	\$140,134,452	\$195,012,680	39.2%
	MEDIAN PRICE	\$425,000	\$487,000	14.6%
	AVERAGE PRICE	\$431,183	\$497,481	15.4%
	AVERAGE DOM	56	43	-23.2%
Condos	# OF SALES	84	128	52.4%
	SALES VOLUME	\$28,115,250	\$43,784,804	55.7%
	MEDIAN PRICE	\$320,000	\$339,450	6.1%
	AVERAGE PRICE	\$334,705	\$342,069	2.2%
	AVERAGE DOM	70	48	-31.4%
Co-ops	# OF SALES	15	13	-13.3%
	SALES VOLUME	\$1,701,500	\$1,688,200	-0.8%
	MEDIAN PRICE	\$100,000	\$170,000	70.0%
	AVERAGE PRICE	\$113,433	\$129,862	14.5%
	AVERAGE DOM	48	47	-2.1%

# Lakeland

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

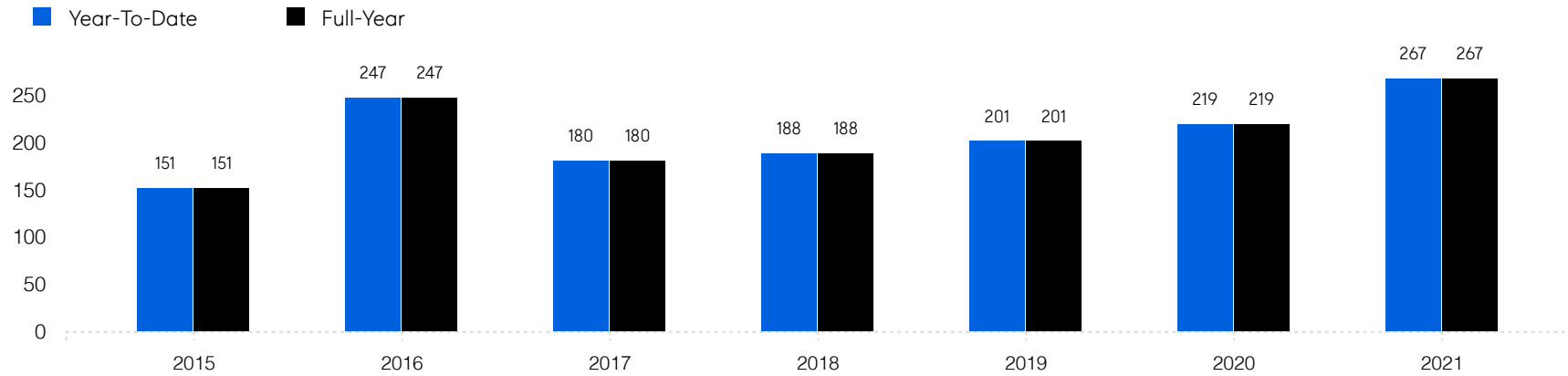


# Larchmont P.O.

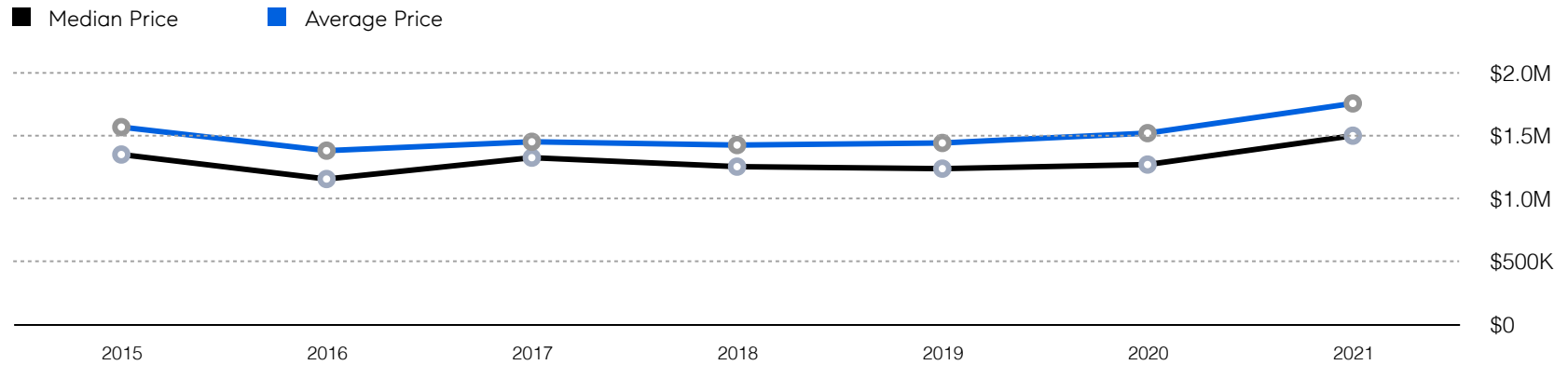
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	219	267	21.9%
	SALES VOLUME	\$332,941,912	\$469,135,424	40.9%
	MEDIAN PRICE	\$1,270,000	\$1,500,000	18.1%
	AVERAGE PRICE	\$1,520,283	\$1,757,062	15.6%
	AVERAGE DOM	49	35	-28.6%
Condos	# OF SALES	23	29	26.1%
	SALES VOLUME	\$17,049,500	\$21,201,250	24.4%
	MEDIAN PRICE	\$765,000	\$720,000	-5.9%
	AVERAGE PRICE	\$741,283	\$731,078	-1.4%
	AVERAGE DOM	71	79	11.3%
Co-ops	# OF SALES	37	55	48.6%
	SALES VOLUME	\$11,906,750	\$16,150,857	35.6%
	MEDIAN PRICE	\$262,500	\$250,000	-4.8%
	AVERAGE PRICE	\$321,804	\$293,652	-8.7%
	AVERAGE DOM	74	68	-8.1%

# Larchmont P.O.

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

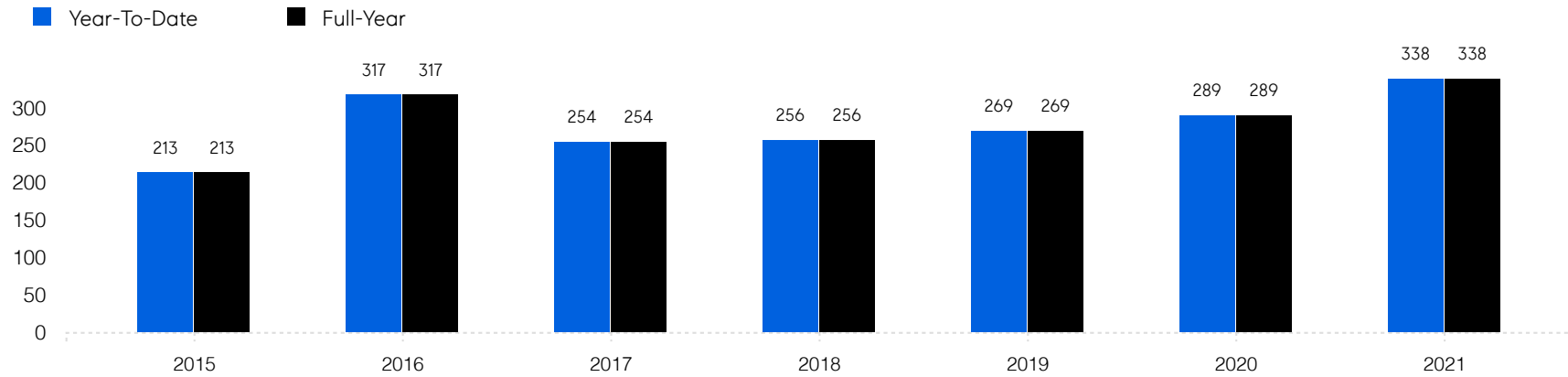


# Mamaroneck

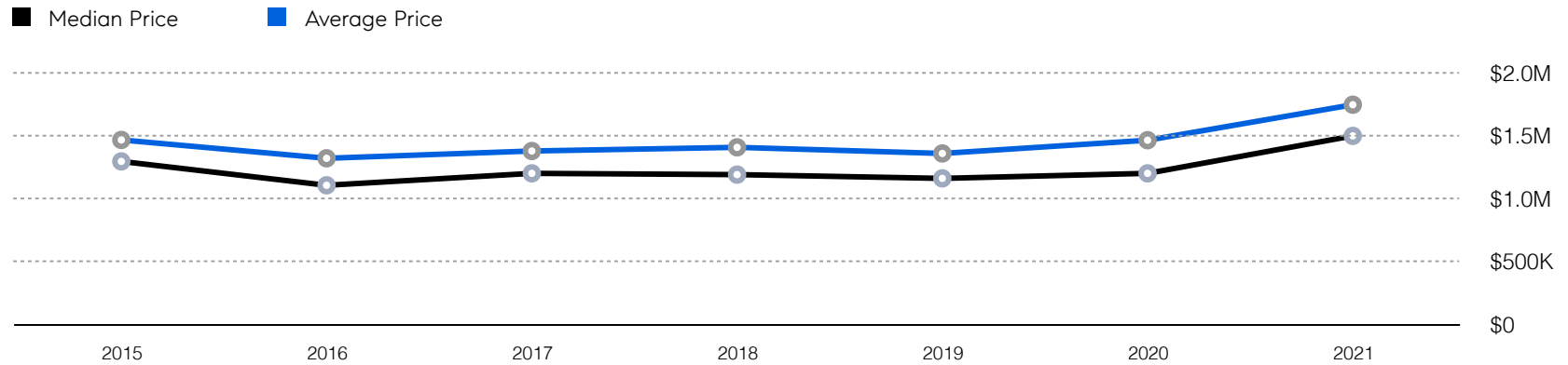
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	289	338	17.0%
	SALES VOLUME	\$423,060,349	\$590,349,025	39.5%
	MEDIAN PRICE	\$1,200,000	\$1,498,425	24.9%
	AVERAGE PRICE	\$1,463,877	\$1,746,595	19.3%
	AVERAGE DOM	48	34	-29.2%
Condos	# OF SALES	47	64	36.2%
	SALES VOLUME	\$28,954,000	\$43,300,298	49.5%
	MEDIAN PRICE	\$600,000	\$649,500	8.3%
	AVERAGE PRICE	\$616,043	\$676,567	9.8%
	AVERAGE DOM	67	72	7.5%
Co-ops	# OF SALES	80	96	20.0%
	SALES VOLUME	\$22,033,061	\$26,054,147	18.3%
	MEDIAN PRICE	\$241,000	\$230,000	-4.6%
	AVERAGE PRICE	\$275,413	\$271,397	-1.5%
	AVERAGE DOM	63	67	6.3%

# Mamaroneck

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



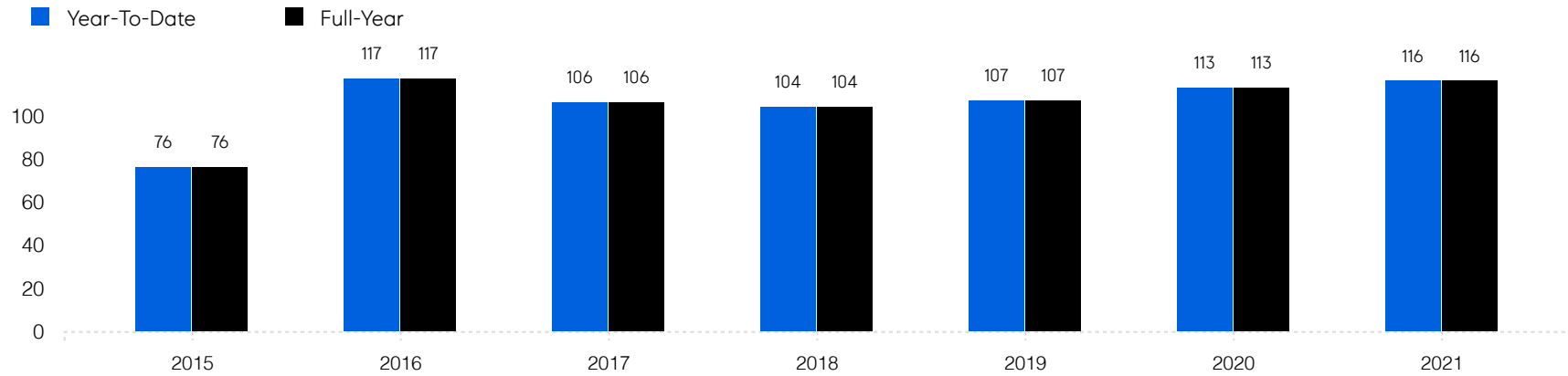
# Mount Pleasant

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	113	116	2.7%
	SALES VOLUME	\$78,506,978	\$83,761,845	6.7%
	MEDIAN PRICE	\$635,000	\$688,500	8.4%
	AVERAGE PRICE	\$694,752	\$722,085	3.9%
	AVERAGE DOM	74	52	-29.7%
Condos	# OF SALES	4	7	75.0%
	SALES VOLUME	\$1,577,000	\$3,295,500	109.0%
	MEDIAN PRICE	\$355,000	\$520,000	46.5%
	AVERAGE PRICE	\$394,250	\$470,786	19.4%
	AVERAGE DOM	58	48	-17.2%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

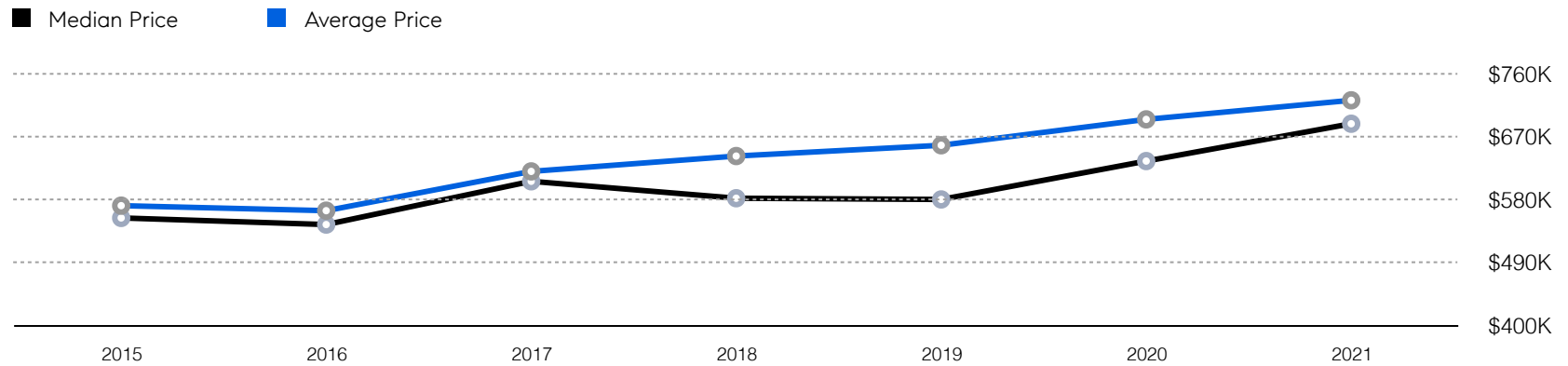


# Mount Pleasant

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

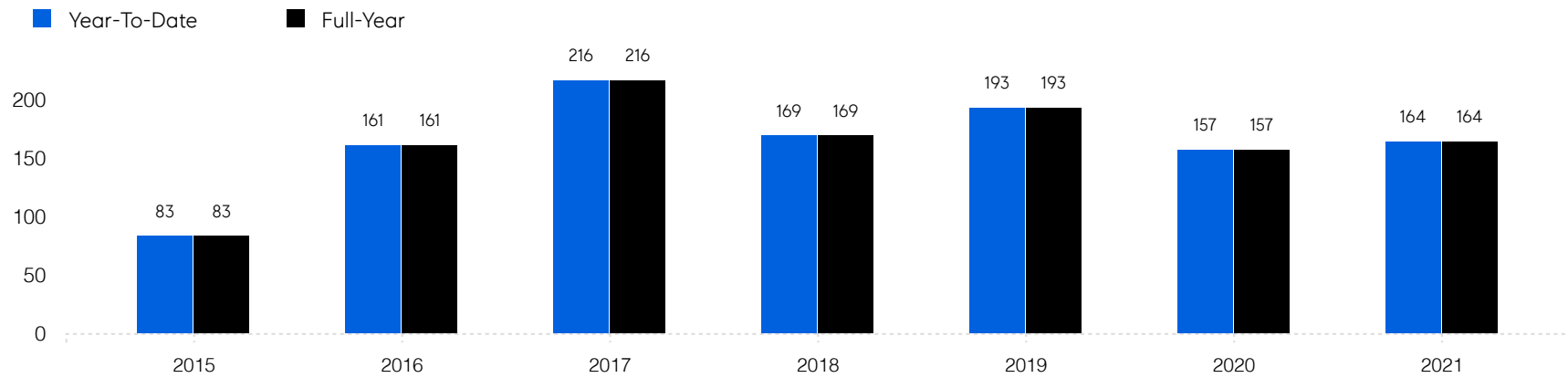


# Mount Vernon

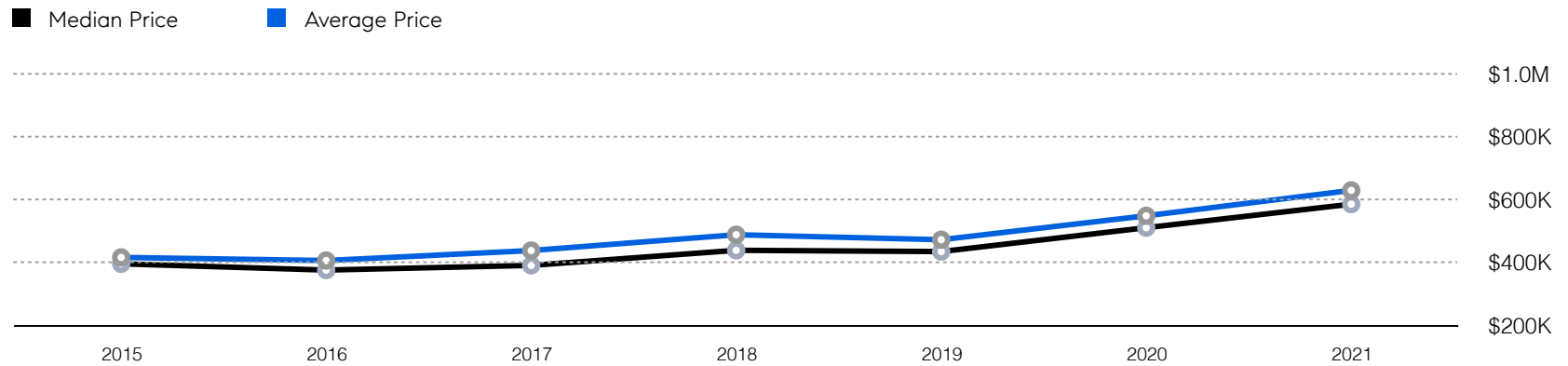
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	157	164	4.5%
	SALES VOLUME	\$86,027,882	\$103,125,285	19.9%
	MEDIAN PRICE	\$510,000	\$585,000	14.7%
	AVERAGE PRICE	\$547,948	\$628,813	14.8%
	AVERAGE DOM	71	57	-19.7%
Condos	# OF SALES	8	17	112.5%
	SALES VOLUME	\$2,731,000	\$5,570,000	104.0%
	MEDIAN PRICE	\$274,500	\$347,500	26.6%
	AVERAGE PRICE	\$341,375	\$327,647	-4.0%
	AVERAGE DOM	31	63	103.2%
Co-ops	# OF SALES	97	136	40.2%
	SALES VOLUME	\$15,055,274	\$21,860,850	45.2%
	MEDIAN PRICE	\$135,000	\$139,500	3.3%
	AVERAGE PRICE	\$155,209	\$160,742	3.6%
	AVERAGE DOM	64	77	20.3%

# Mount Vernon

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

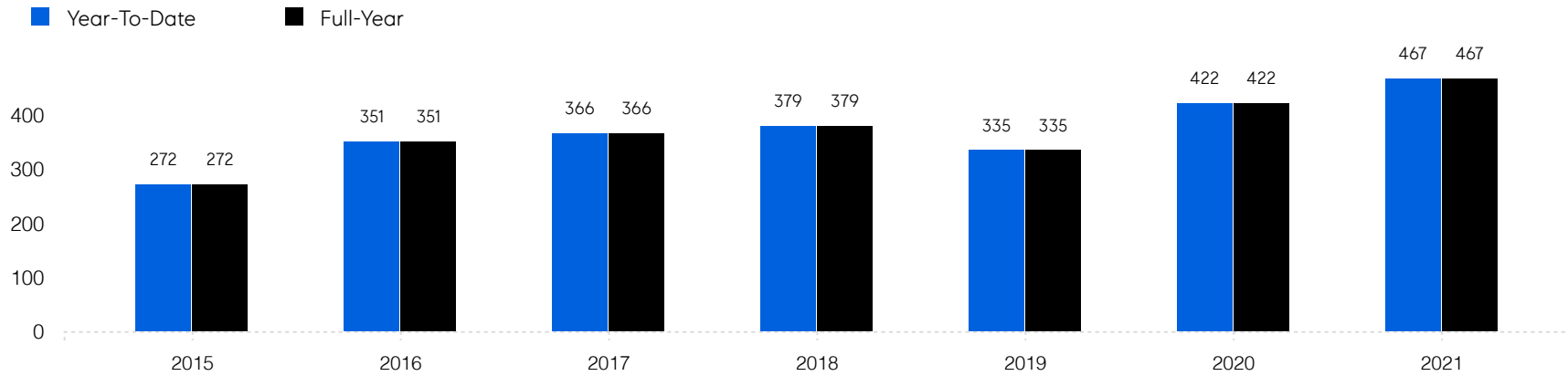


# New Rochelle

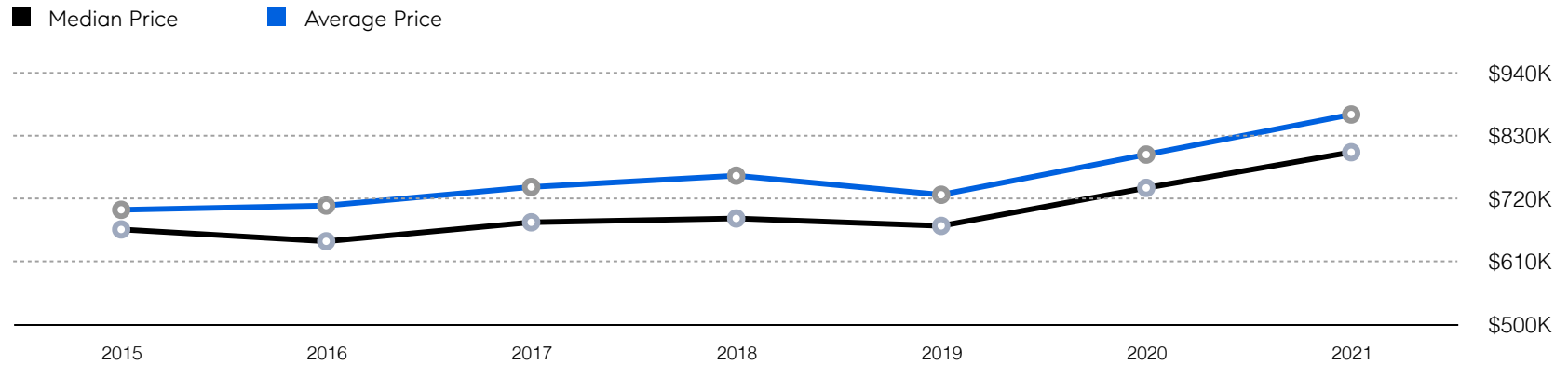
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	422	467	10.7%
	SALES VOLUME	\$336,290,040	\$404,928,559	20.4%
	MEDIAN PRICE	\$738,500	\$801,000	8.5%
	AVERAGE PRICE	\$796,896	\$867,085	8.8%
	AVERAGE DOM	70	43	-38.6%
Condos	# OF SALES	64	64	0.0%
	SALES VOLUME	\$38,698,400	\$40,048,000	3.5%
	MEDIAN PRICE	\$482,500	\$514,500	6.6%
	AVERAGE PRICE	\$604,663	\$625,750	3.5%
	AVERAGE DOM	90	78	-13.3%
Co-ops	# OF SALES	129	189	46.5%
	SALES VOLUME	\$23,980,050	\$39,105,800	63.1%
	MEDIAN PRICE	\$177,500	\$185,000	4.2%
	AVERAGE PRICE	\$185,892	\$206,909	11.3%
	AVERAGE DOM	93	77	-17.2%

# New Rochelle

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

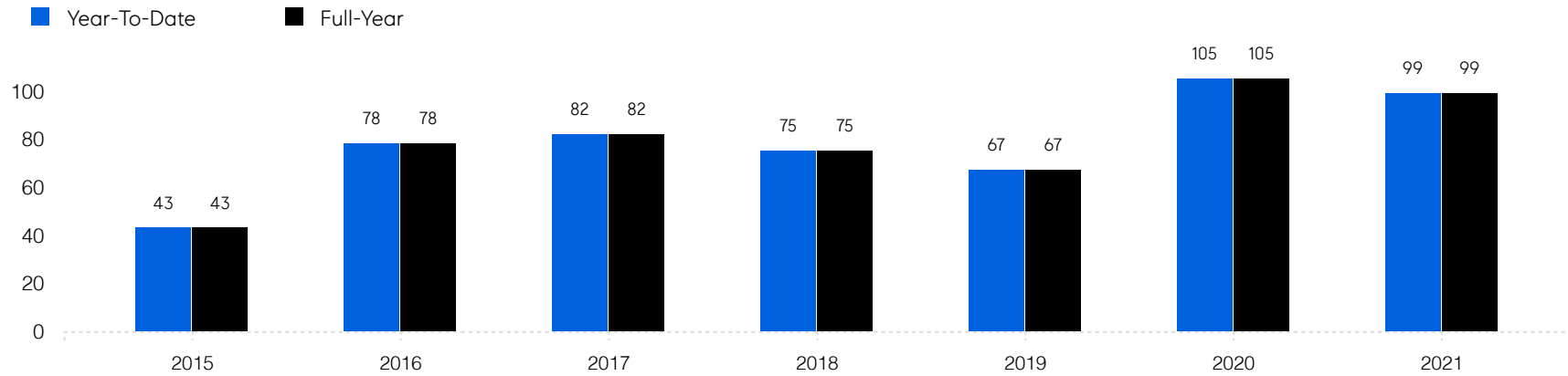


# North Salem

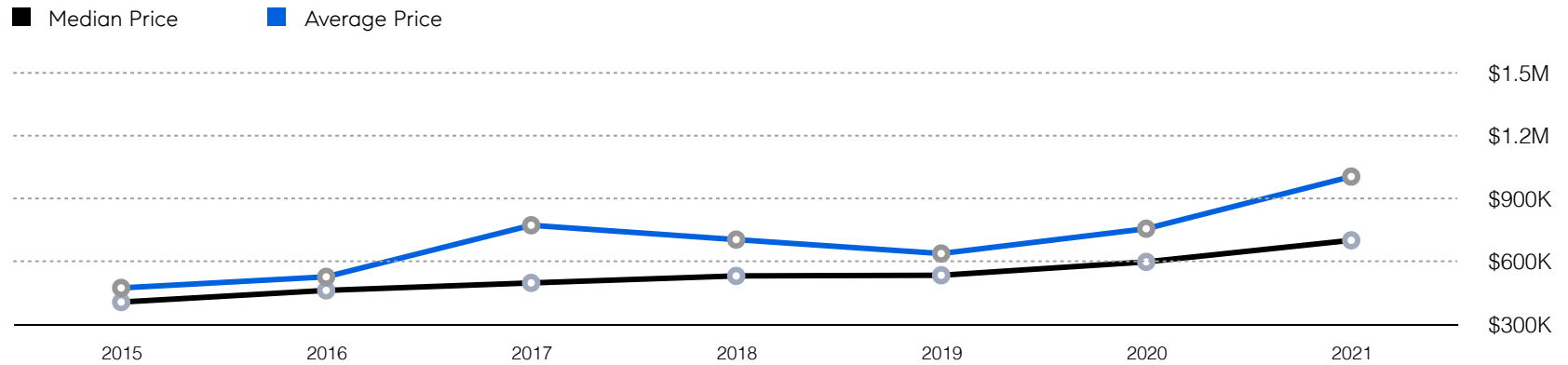
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	105	99	-5.7%
	SALES VOLUME	\$79,329,696	\$99,456,821	25.4%
	MEDIAN PRICE	\$597,000	\$700,100	17.3%
	AVERAGE PRICE	\$755,521	\$1,004,614	33.0%
	AVERAGE DOM	91	80	-12.1%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	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



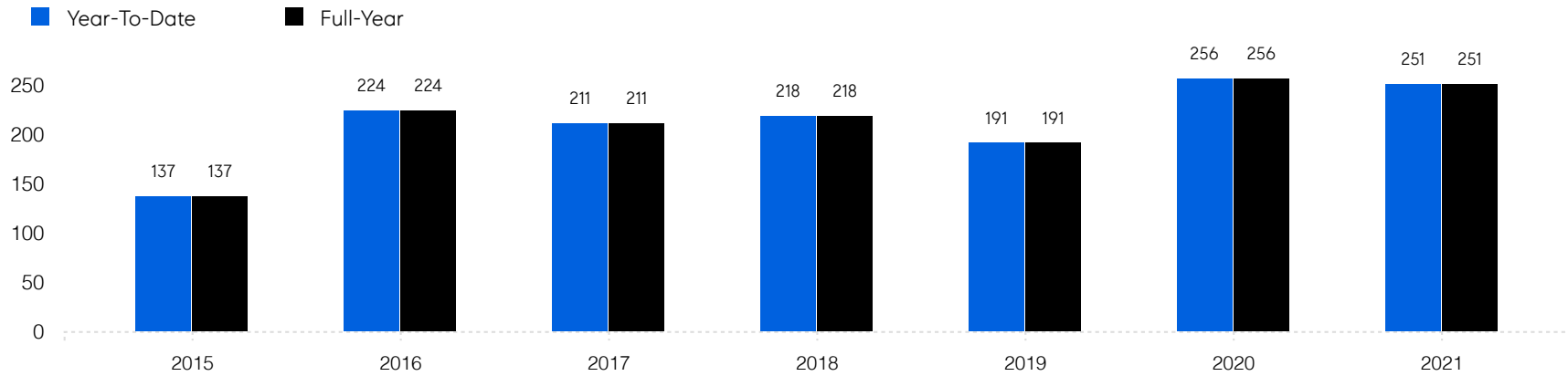
# Ossining

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	256	251	-2.0%
	SALES VOLUME	\$141,434,978	\$152,717,948	8.0%
	MEDIAN PRICE	\$513,750	\$575,000	11.9%
	AVERAGE PRICE	\$552,480	\$608,438	10.1%
	AVERAGE DOM	72	54	-25.0%
Condos	# OF SALES	89	93	4.5%
	SALES VOLUME	\$39,489,650	\$40,100,966	1.5%
	MEDIAN PRICE	\$399,000	\$415,000	4.0%
	AVERAGE PRICE	\$443,704	\$431,193	-2.8%
	AVERAGE DOM	71	52	-26.8%
Co-ops	# OF SALES	40	58	45.0%
	SALES VOLUME	\$6,977,200	\$10,143,322	45.4%
	MEDIAN PRICE	\$134,000	\$137,950	2.9%
	AVERAGE PRICE	\$174,430	\$174,885	0.3%
	AVERAGE DOM	92	70	-23.9%

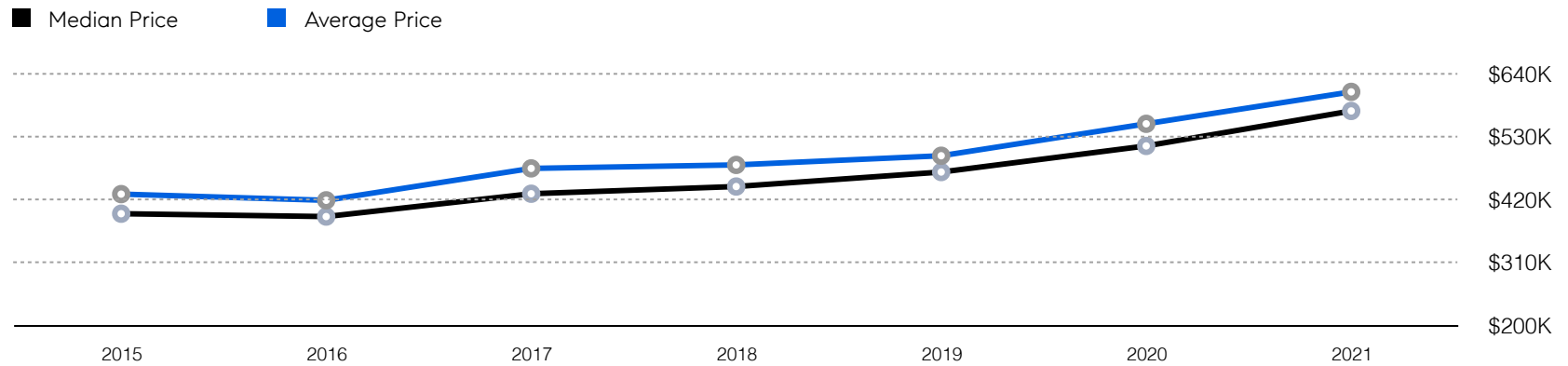


# Ossining

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

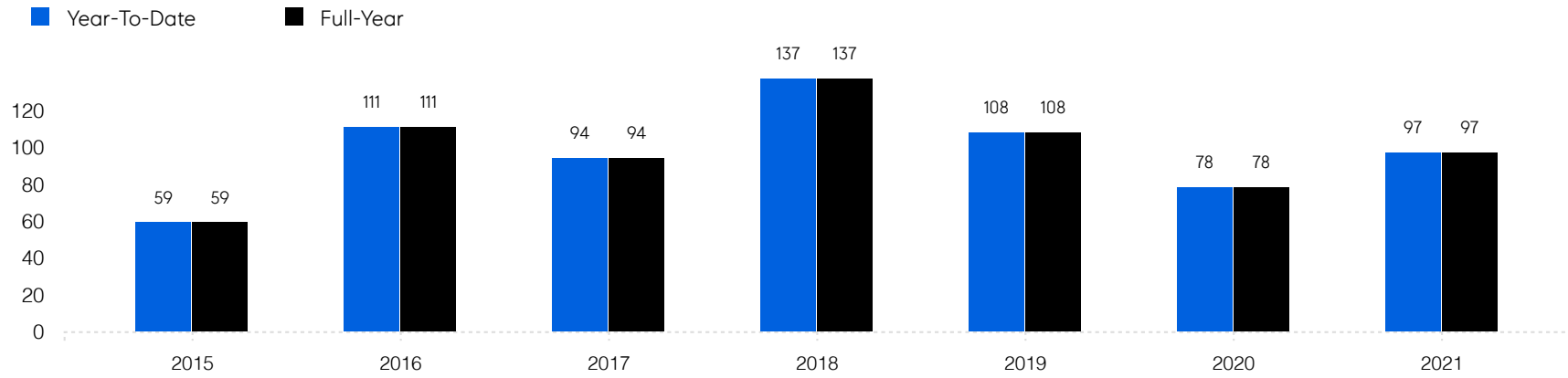


# Peekskill

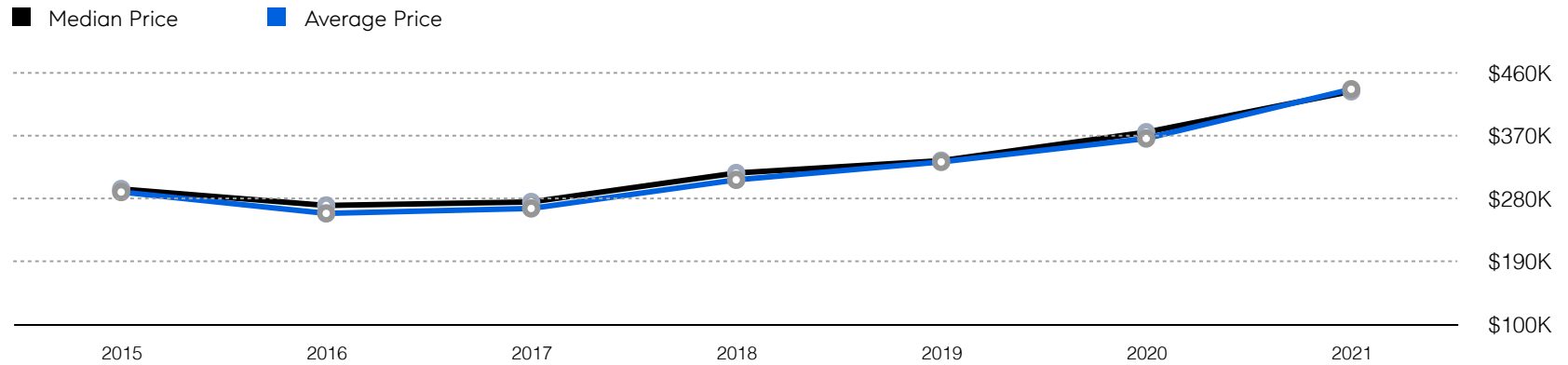
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	78	97	24.4%
	SALES VOLUME	\$28,544,359	\$42,348,821	48.4%
	MEDIAN PRICE	\$375,000	\$433,500	15.6%
	AVERAGE PRICE	\$365,953	\$436,586	19.3%
	AVERAGE DOM	57	35	-38.6%
Condos	# OF SALES	92	116	26.1%
	SALES VOLUME	\$29,359,110	\$37,984,014	29.4%
	MEDIAN PRICE	\$318,125	\$320,500	0.7%
	AVERAGE PRICE	\$319,121	\$327,448	2.6%
	AVERAGE DOM	47	49	4.3%
Co-ops	# OF SALES	35	44	25.7%
	SALES VOLUME	\$3,687,650	\$4,980,650	35.1%
	MEDIAN PRICE	\$105,000	\$116,750	11.2%
	AVERAGE PRICE	\$105,361	\$113,197	7.4%
	AVERAGE DOM	58	55	-5.2%

# Peekskill

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

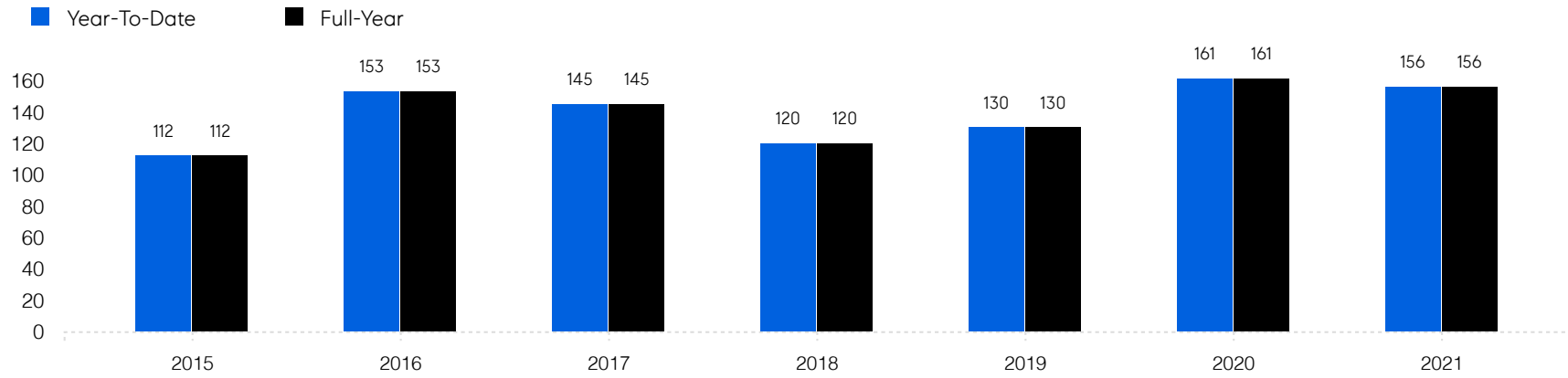


# Pelham

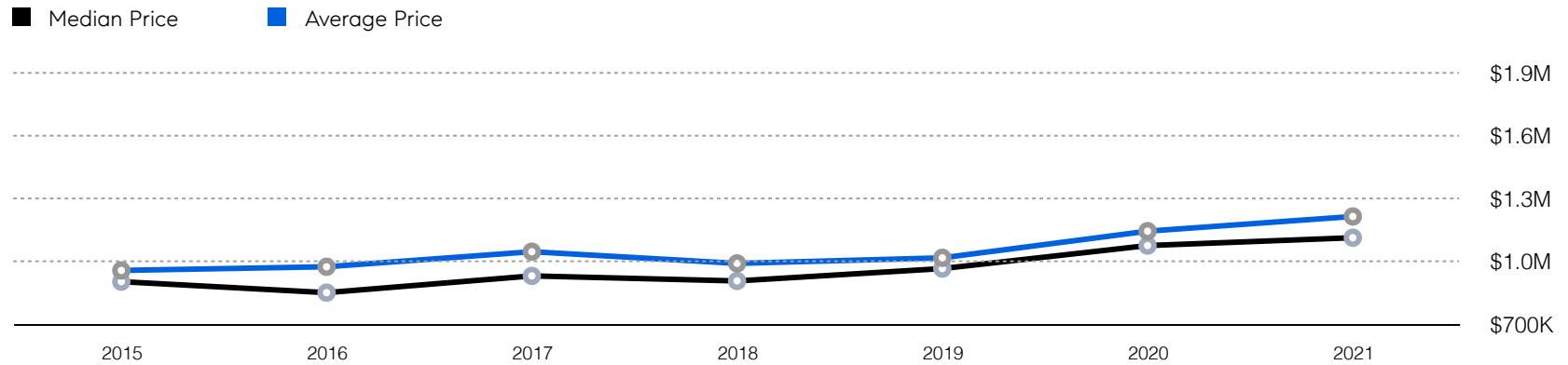
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	161	156	-3.1%
	SALES VOLUME	\$184,150,420	\$189,376,278	2.8%
	MEDIAN PRICE	\$1,075,000	\$1,112,500	3.5%
	AVERAGE PRICE	\$1,143,791	\$1,213,951	6.1%
	AVERAGE DOM	73	50	-31.5%
Condos	# OF SALES	11	12	9.1%
	SALES VOLUME	\$6,655,050	\$6,588,500	-1.0%
	MEDIAN PRICE	\$619,000	\$550,000	-11.1%
	AVERAGE PRICE	\$605,005	\$549,042	-9.3%
	AVERAGE DOM	100	56	-44.0%
Co-ops	# OF SALES	15	28	86.7%
	SALES VOLUME	\$3,825,009	\$5,511,277	44.1%
	MEDIAN PRICE	\$140,009	\$163,000	16.4%
	AVERAGE PRICE	\$255,001	\$196,831	-22.8%
	AVERAGE DOM	156	107	-31.4%

# Pelham

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

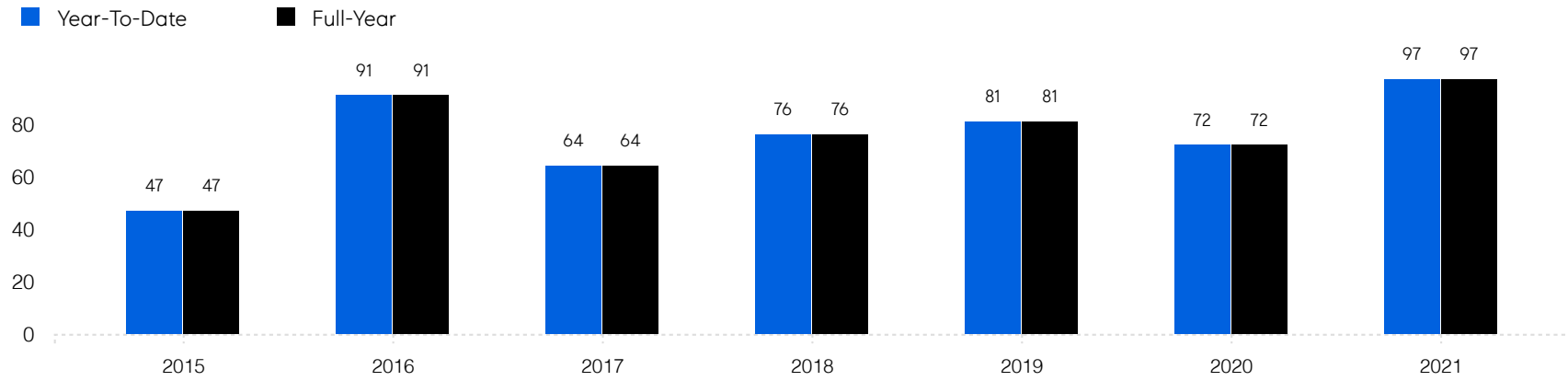


# Pleasantville

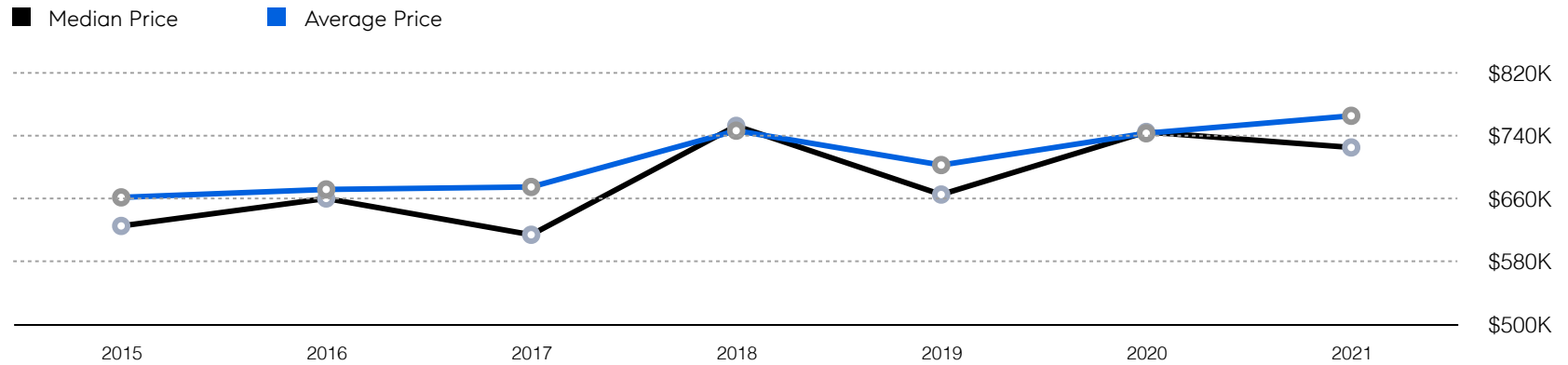
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	72	97	34.7%
	SALES VOLUME	\$53,501,977	\$74,237,694	38.8%
	MEDIAN PRICE	\$744,750	\$725,000	-2.7%
	AVERAGE PRICE	\$743,083	\$765,337	3.0%
	AVERAGE DOM	65	43	-33.8%
Condos	# OF SALES	14	27	92.9%
	SALES VOLUME	\$5,003,900	\$10,753,100	114.9%
	MEDIAN PRICE	\$337,500	\$400,000	18.5%
	AVERAGE PRICE	\$357,421	\$398,263	11.4%
	AVERAGE DOM	55	51	-7.3%
Co-ops	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$1,276,500	\$1,208,000	-5.4%
	MEDIAN PRICE	\$180,000	\$203,500	13.1%
	AVERAGE PRICE	\$182,357	\$201,333	10.4%
	AVERAGE DOM	57	99	73.7%

# Pleasantville

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



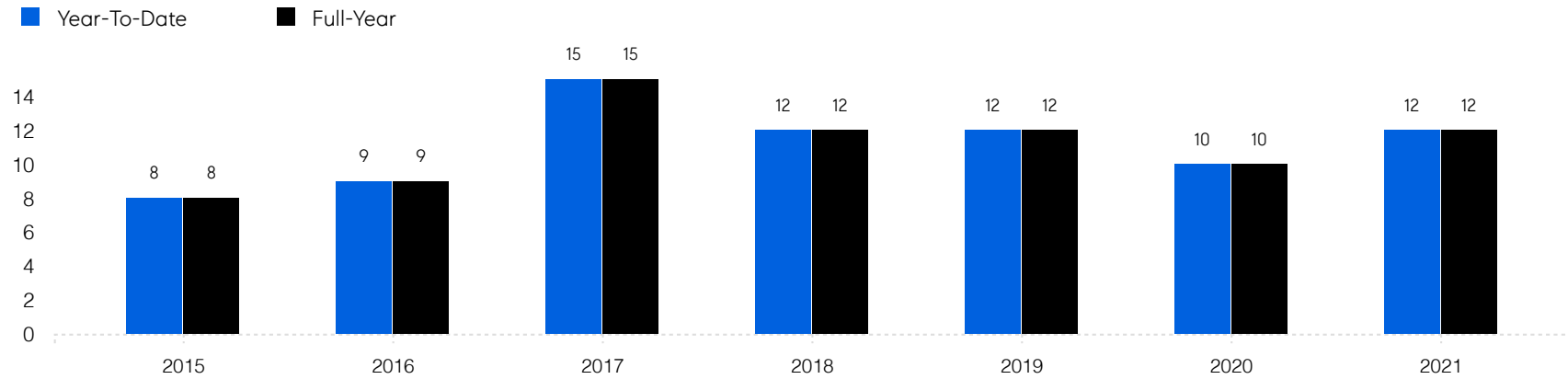
# Pocantico Hills

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	10	12	20.0%
	SALES VOLUME	\$11,357,499	\$11,308,887	-0.4%
	MEDIAN PRICE	\$974,750	\$864,250	-11.3%
	AVERAGE PRICE	\$1,135,750	\$942,407	-17.0%
	AVERAGE DOM	128	40	-68.7%
Condos	# OF SALES	11	8	-27.3%
	SALES VOLUME	\$3,511,000	\$3,005,125	-14.4%
	MEDIAN PRICE	\$315,000	\$378,000	20.0%
	AVERAGE PRICE	\$319,182	\$375,641	17.7%
	AVERAGE DOM	53	44	-17.0%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

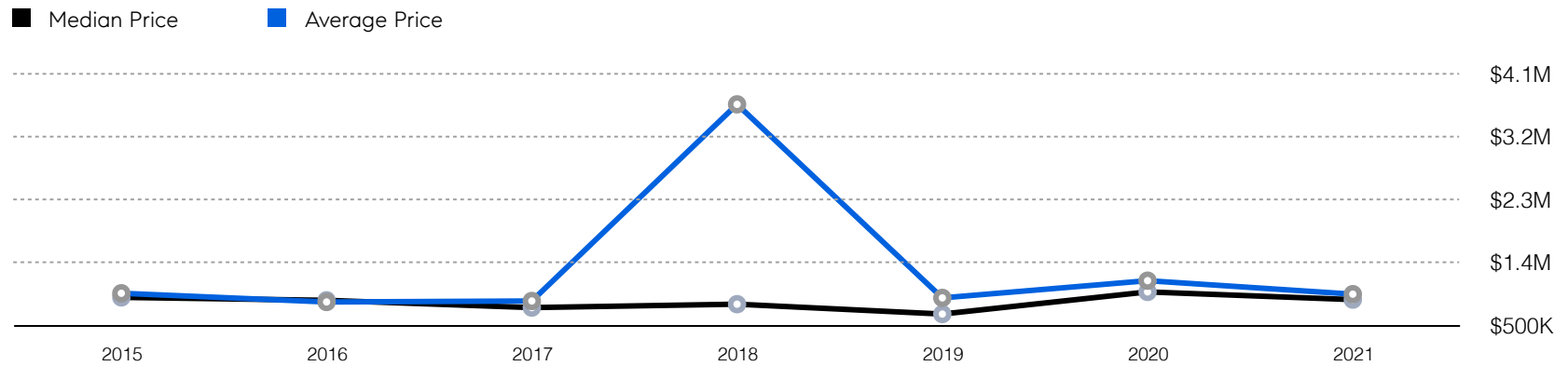


# Pocantico Hills

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

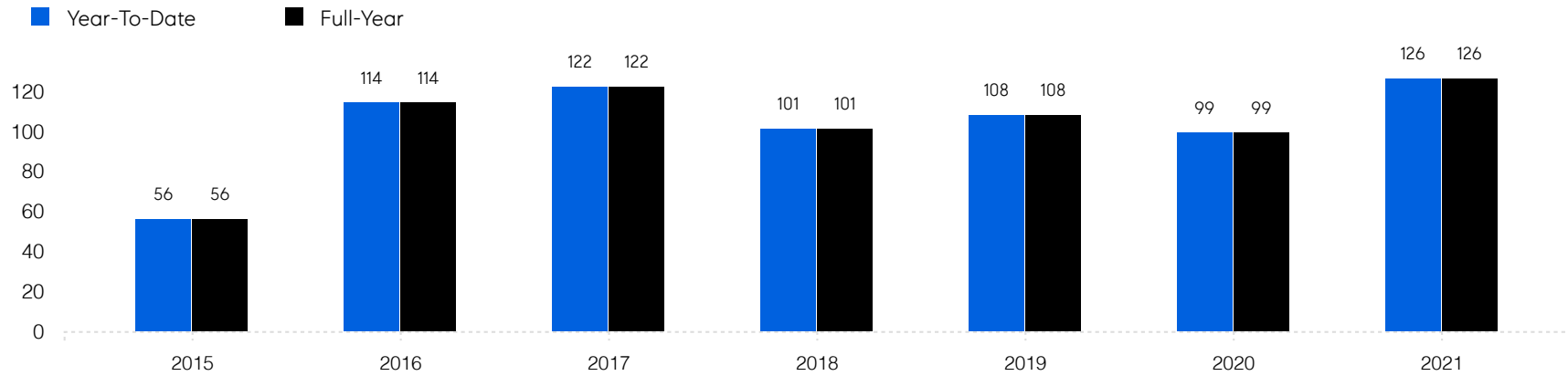


# Port Chester

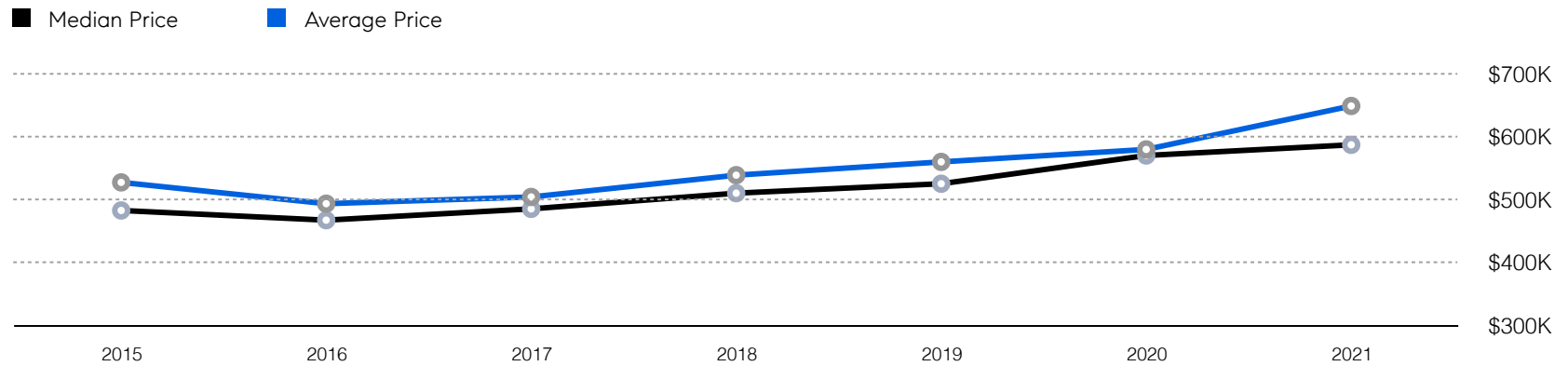
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	99	126	27.3%
	SALES VOLUME	\$57,384,763	\$81,754,203	42.5%
	MEDIAN PRICE	\$570,000	\$587,000	3.0%
	AVERAGE PRICE	\$579,644	\$648,843	11.9%
	AVERAGE DOM	56	55	-1.8%
Condos	# OF SALES	26	37	42.3%
	SALES VOLUME	\$8,919,770	\$13,150,250	47.4%
	MEDIAN PRICE	\$337,500	\$379,000	12.3%
	AVERAGE PRICE	\$343,068	\$355,412	3.6%
	AVERAGE DOM	37	84	127.0%
Co-ops	# OF SALES	33	34	3.0%
	SALES VOLUME	\$5,042,439	\$5,316,800	5.4%
	MEDIAN PRICE	\$147,000	\$150,000	2.0%
	AVERAGE PRICE	\$152,801	\$156,376	2.3%
	AVERAGE DOM	63	78	23.8%

# Port Chester

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

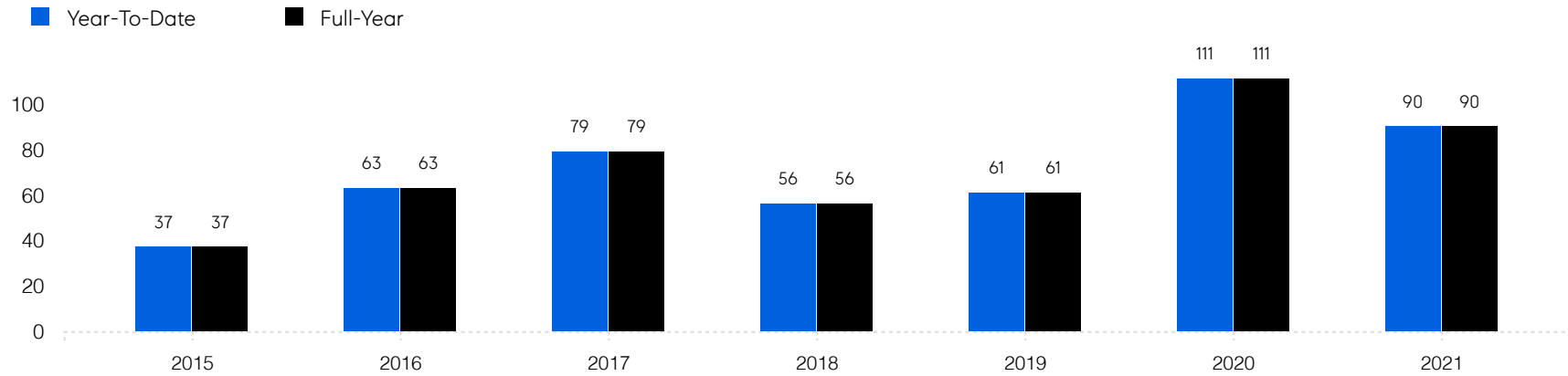


# Pound Ridge P.O.

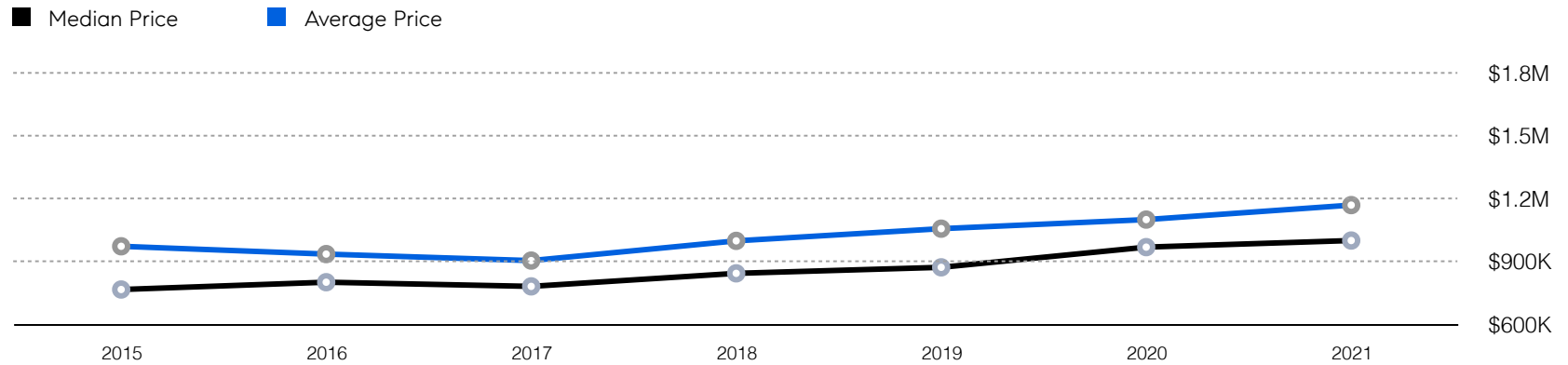
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	111	90	-18.9%
	SALES VOLUME	\$121,999,356	\$105,150,599	-13.8%
	MEDIAN PRICE	\$967,500	\$999,000	3.3%
	AVERAGE PRICE	\$1,099,093	\$1,168,340	6.3%
	AVERAGE DOM	128	40	-68.7%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE 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

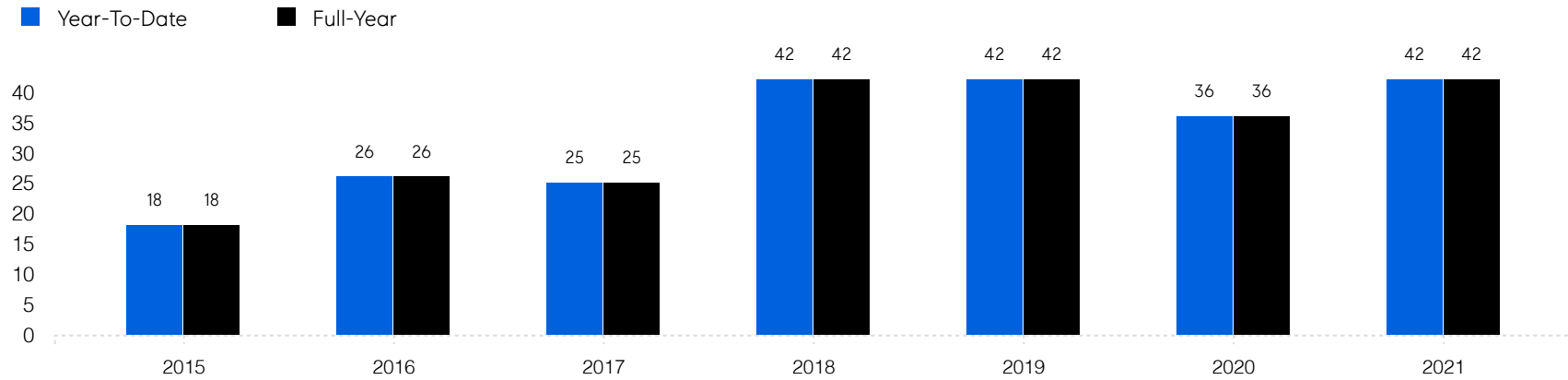


# Purchase P.O.

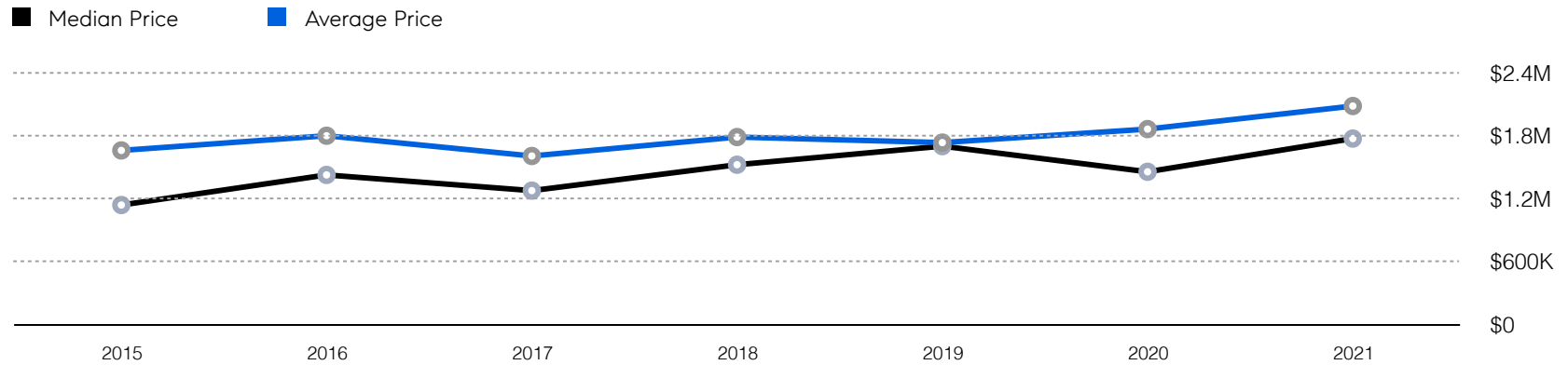
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	36	42	16.7%
	SALES VOLUME	\$67,071,750	\$87,510,849	30.5%
	MEDIAN PRICE	\$1,455,000	\$1,772,500	21.8%
	AVERAGE PRICE	\$1,863,104	\$2,083,592	11.8%
	AVERAGE DOM	123	110	-10.6%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

# Purchase P.O.

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



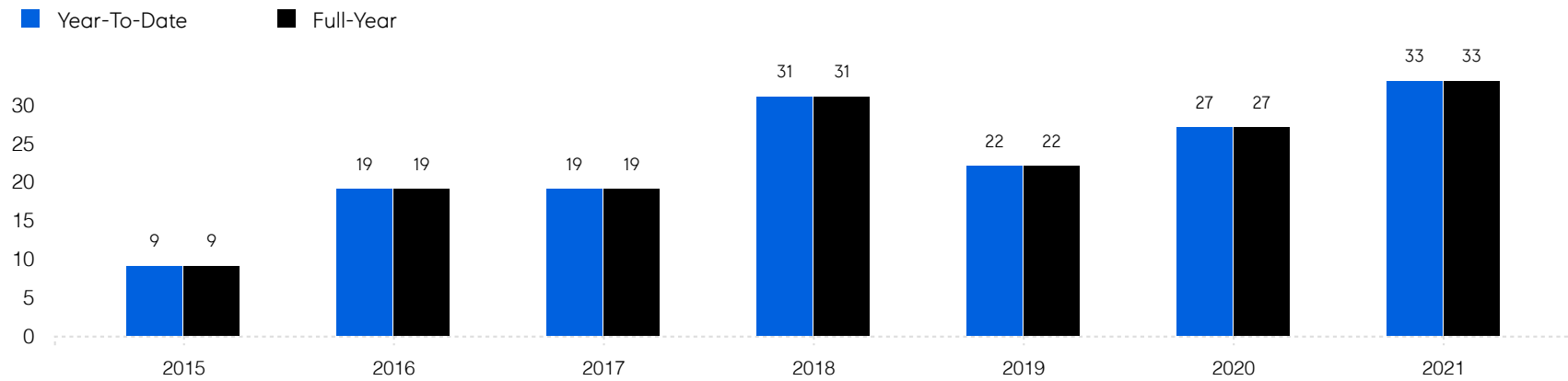
# Rye P.O.

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	27	33	22.2%
	SALES VOLUME	\$60,531,565	\$78,674,300	30.0%
	MEDIAN PRICE	\$1,800,000	\$2,175,000	20.8%
	AVERAGE PRICE	\$2,241,910	\$2,384,070	6.3%
	AVERAGE DOM	132	75	-43.2%
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	-	-	-

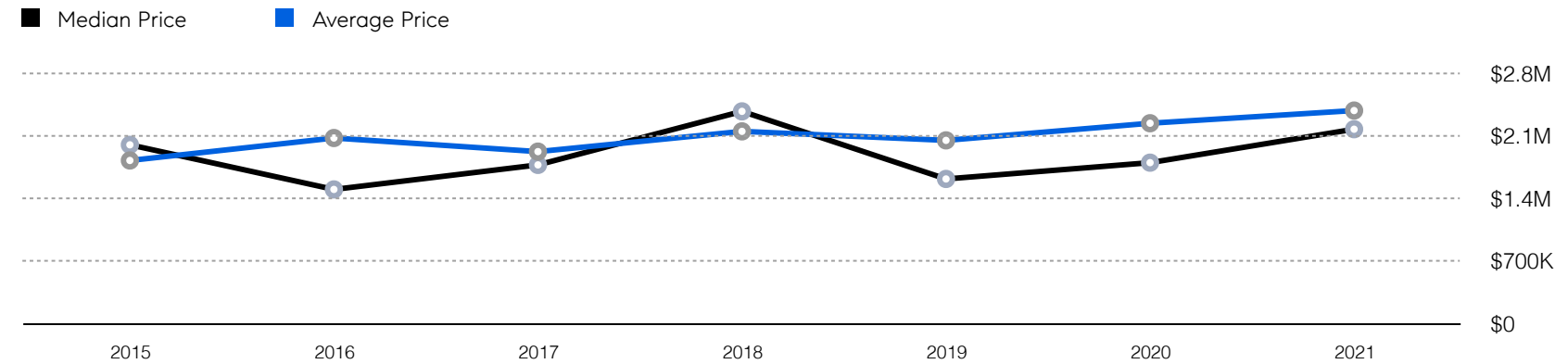


# Rye P.O.

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

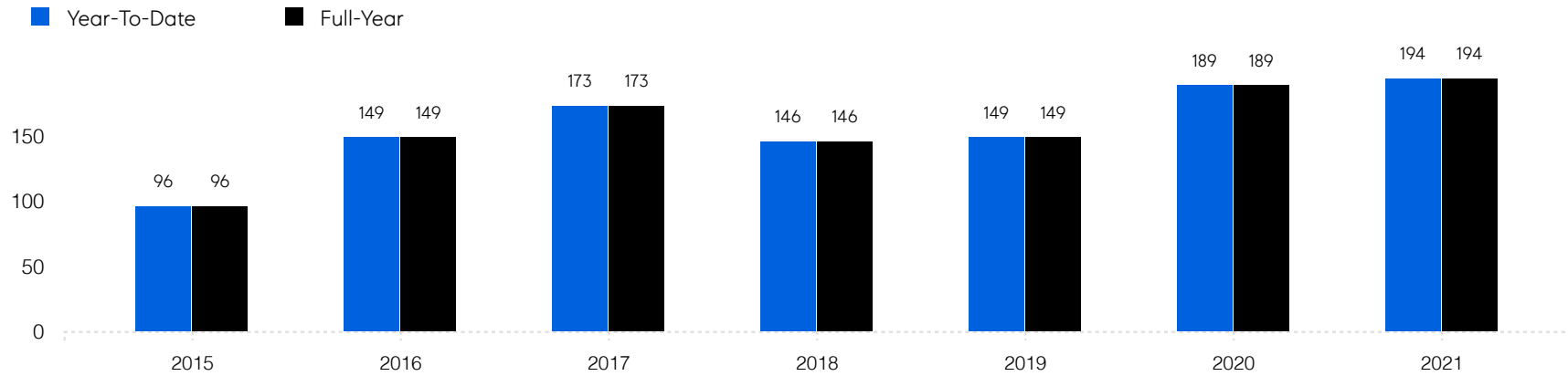


# Rye City

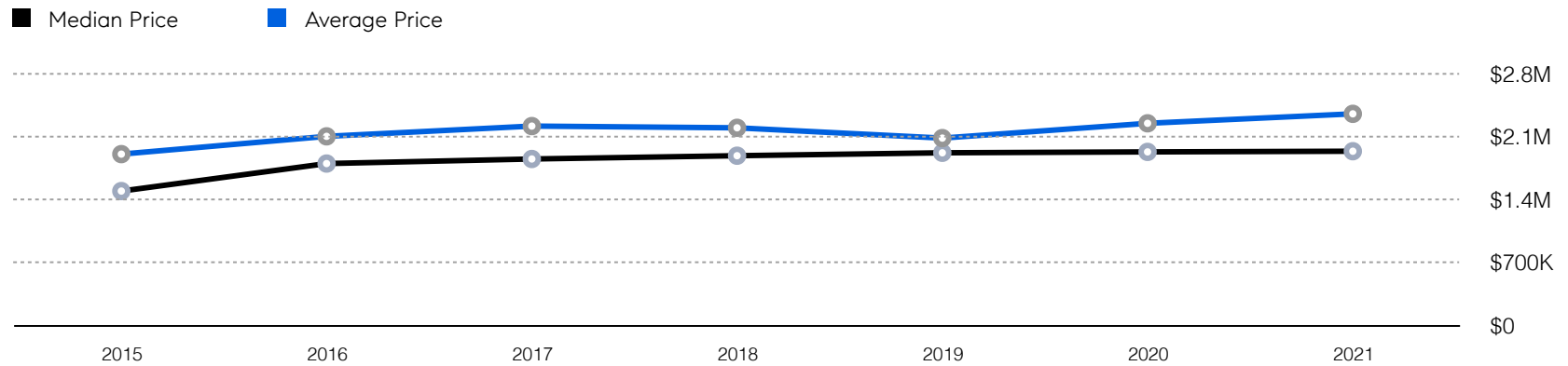
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	189	194	2.6%
	SALES VOLUME	\$424,984,110	\$456,720,544	7.5%
	MEDIAN PRICE	\$1,930,000	\$1,937,500	0.4%
	AVERAGE PRICE	\$2,248,593	\$2,354,230	4.7%
	AVERAGE DOM	74	47	-36.5%
Condos	# OF SALES	12	69	475.0%
	SALES VOLUME	\$9,364,250	\$127,108,573	1,257.4%
	MEDIAN PRICE	\$729,500	\$1,605,000	120.0%
	AVERAGE PRICE	\$780,354	\$1,842,153	136.1%
	AVERAGE DOM	62	117	88.7%
Co-ops	# OF SALES	26	28	7.7%
	SALES VOLUME	\$10,748,700	\$12,110,000	12.7%
	MEDIAN PRICE	\$341,000	\$390,000	14.4%
	AVERAGE PRICE	\$413,412	\$432,500	4.6%
	AVERAGE DOM	63	112	77.8%

# Rye City

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

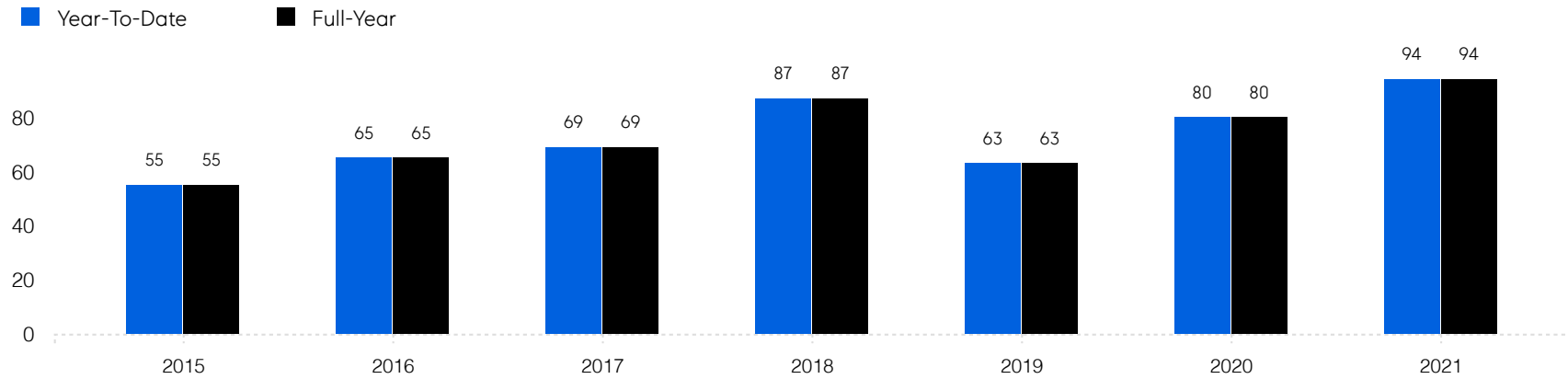


# Rye Neck

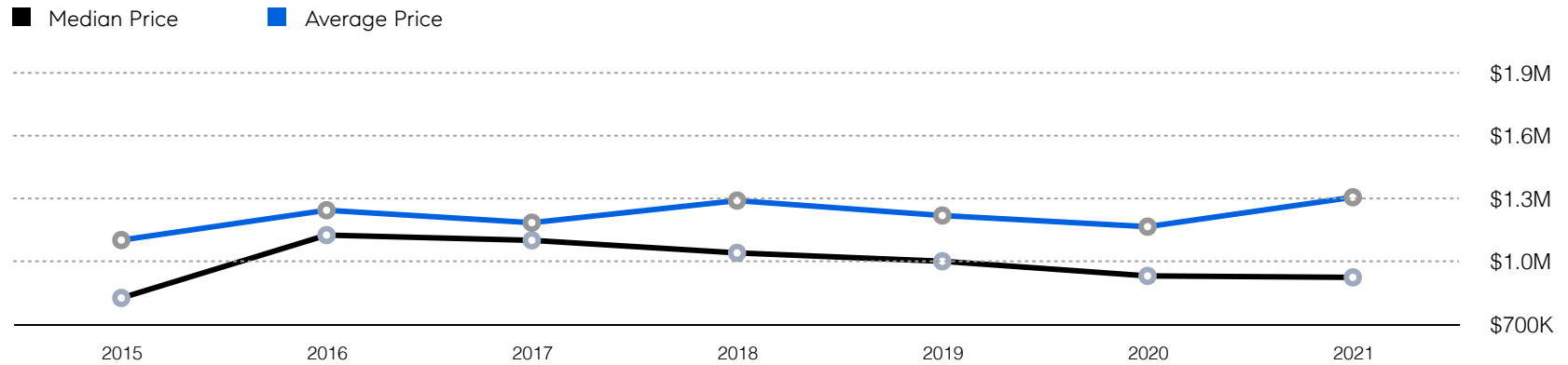
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	80	94	17.5%
	SALES VOLUME	\$93,222,592	\$122,735,090	31.7%
	MEDIAN PRICE	\$930,000	\$923,000	-0.8%
	AVERAGE PRICE	\$1,165,282	\$1,305,692	12.0%
	AVERAGE DOM	57	53	-7.0%
Condos	# OF SALES	5	14	180.0%
	SALES VOLUME	\$1,355,000	\$5,645,500	316.6%
	MEDIAN PRICE	\$237,000	\$389,500	64.3%
	AVERAGE PRICE	\$271,000	\$403,250	48.8%
	AVERAGE DOM	114	54	-52.6%
Co-ops	# OF SALES	11	15	36.4%
	SALES VOLUME	\$2,626,500	\$4,068,400	54.9%
	MEDIAN PRICE	\$195,000	\$250,000	28.2%
	AVERAGE PRICE	\$238,773	\$271,227	13.6%
	AVERAGE DOM	83	65	-21.7%

# Rye Neck

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

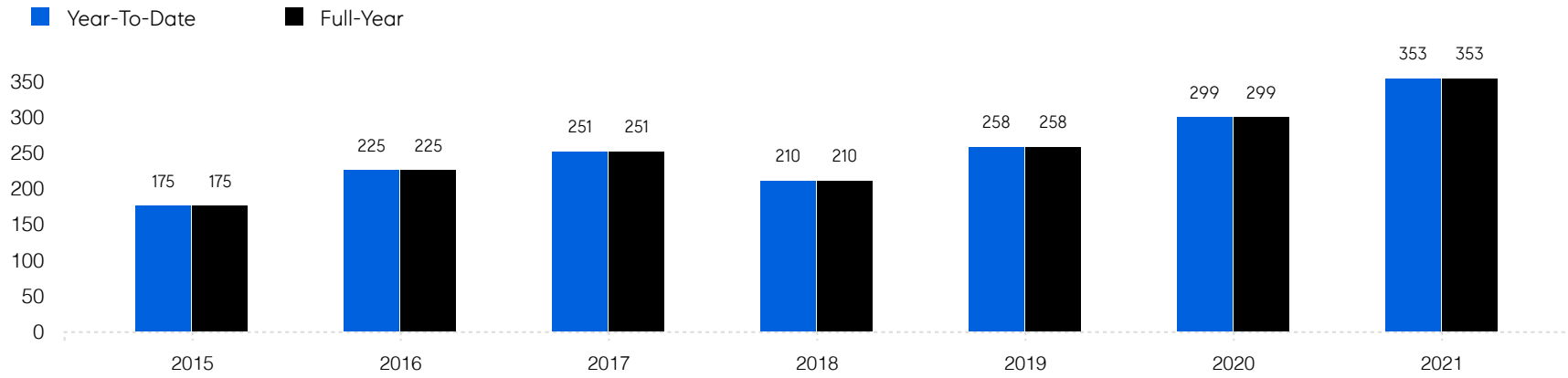


# Scarsdale

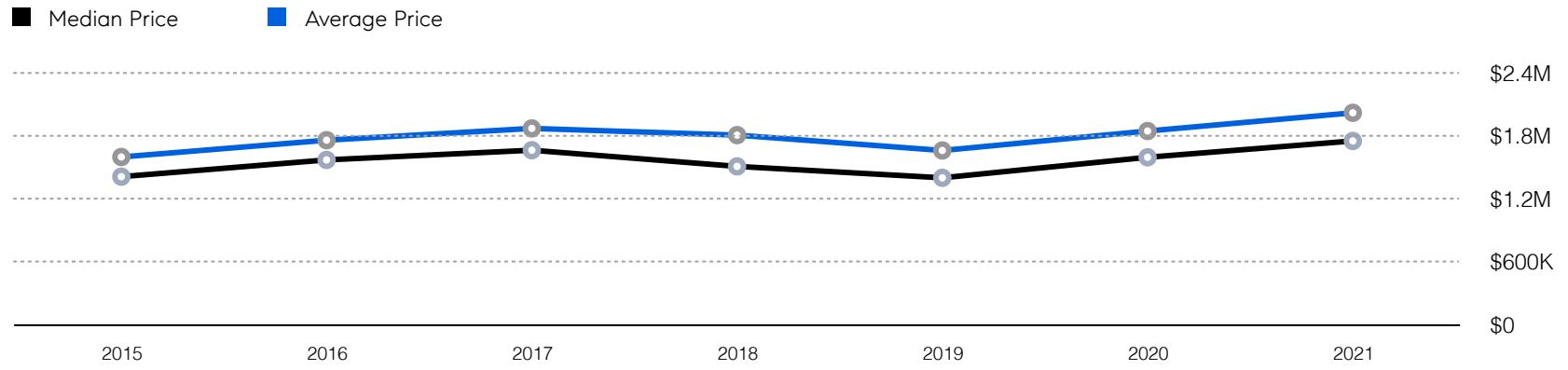
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	299	353	18.1%
	SALES VOLUME	\$551,873,513	\$712,949,530	29.2%
	MEDIAN PRICE	\$1,595,000	\$1,751,000	9.8%
	AVERAGE PRICE	\$1,845,731	\$2,019,687	9.4%
	AVERAGE DOM	89	49	-44.9%
Condos	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,715,000	\$7,250,000	322.7%
	MEDIAN PRICE	\$857,500	\$1,400,000	63.3%
	AVERAGE PRICE	\$857,500	\$1,450,000	69.1%
	AVERAGE DOM	73	42	-42.5%
Co-ops	# OF SALES	6	10	66.7%
	SALES VOLUME	\$3,305,000	\$5,229,500	58.2%
	MEDIAN PRICE	\$660,000	\$610,000	-7.6%
	AVERAGE PRICE	\$550,833	\$522,950	-5.1%
	AVERAGE DOM	35	72	105.7%

# Scarsdale

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



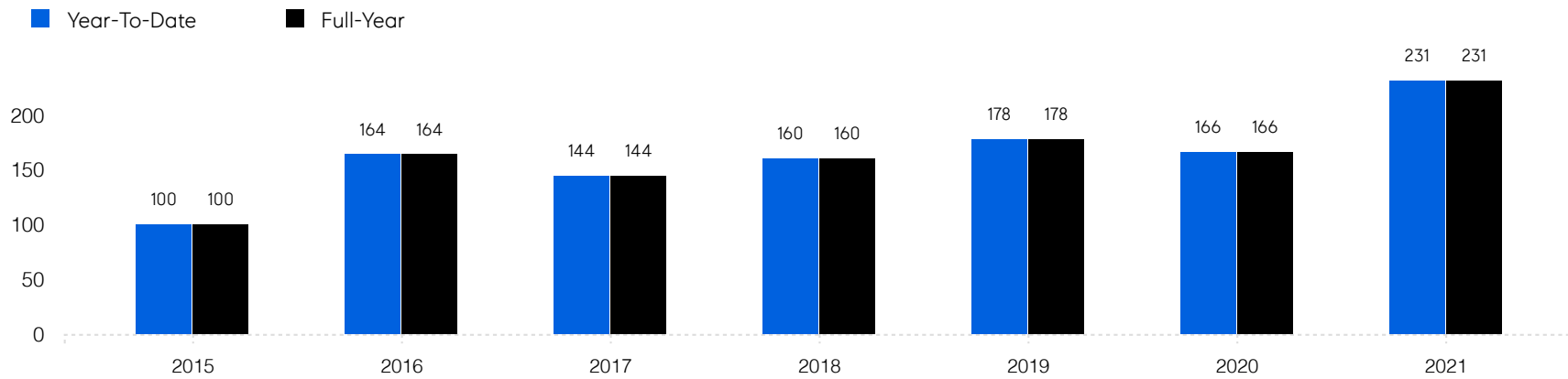
# Somers

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	166	231	39.2%
	SALES VOLUME	\$104,972,999	\$170,793,359	62.7%
	MEDIAN PRICE	\$597,250	\$679,000	13.7%
	AVERAGE PRICE	\$632,367	\$739,365	16.9%
	AVERAGE DOM	72	52	-27.8%
Condos	# OF SALES	148	141	-4.7%
	SALES VOLUME	\$66,305,001	\$67,635,497	2.0%
	MEDIAN PRICE	\$432,250	\$458,000	6.0%
	AVERAGE PRICE	\$448,007	\$479,684	7.1%
	AVERAGE DOM	71	26	-63.4%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

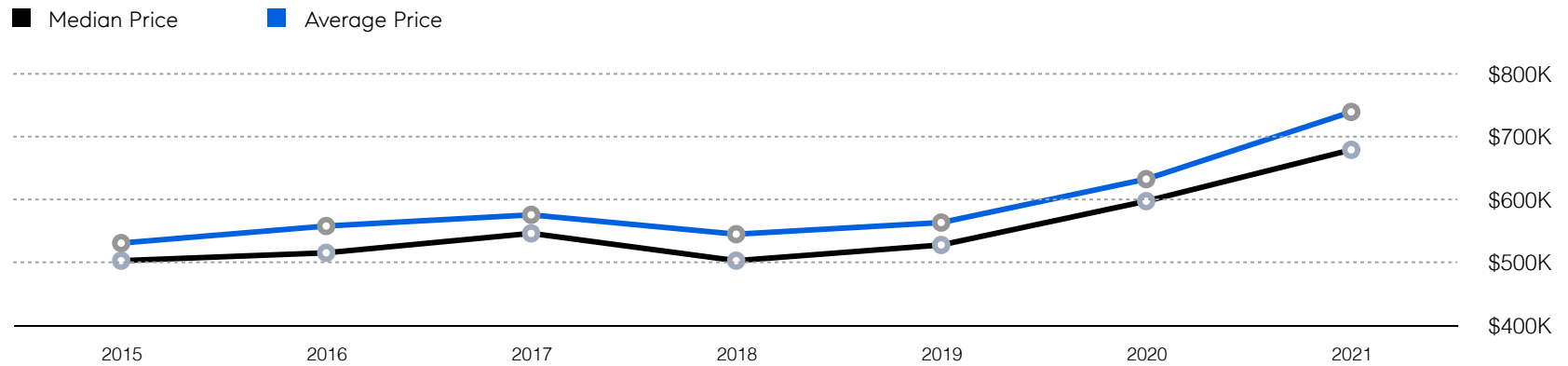


# Somers

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

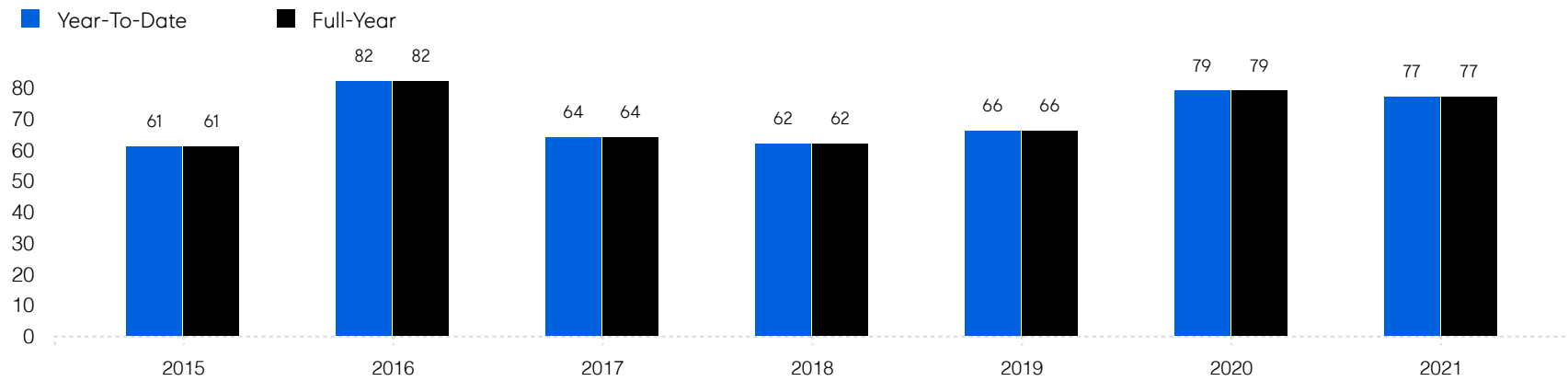


# Tarrytown

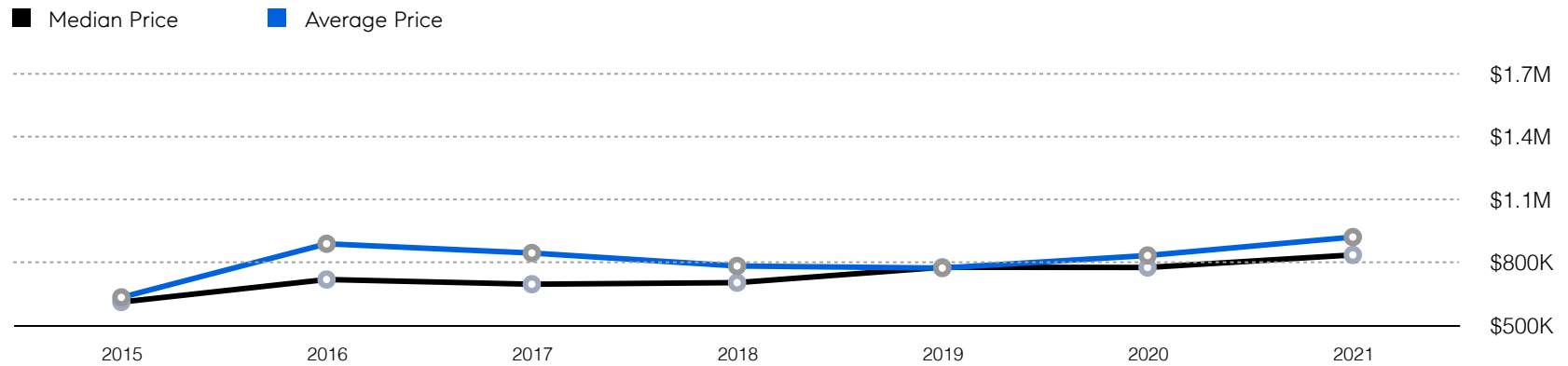
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	79	77	-2.5%
	SALES VOLUME	\$65,742,494	\$70,859,518	7.8%
	MEDIAN PRICE	\$775,000	\$835,000	7.7%
	AVERAGE PRICE	\$832,183	\$920,253	10.6%
	AVERAGE DOM	68	42	-38.2%
Condos	# OF SALES	78	102	30.8%
	SALES VOLUME	\$60,567,972	\$78,428,586	29.5%
	MEDIAN PRICE	\$662,000	\$582,500	-12.0%
	AVERAGE PRICE	\$776,512	\$768,908	-1.0%
	AVERAGE DOM	50	47	-6.0%
Co-ops	# OF SALES	24	27	12.5%
	SALES VOLUME	\$4,894,500	\$6,016,000	22.9%
	MEDIAN PRICE	\$187,500	\$210,000	12.0%
	AVERAGE PRICE	\$203,938	\$222,815	9.3%
	AVERAGE DOM	61	73	19.7%

# Tarrytown

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

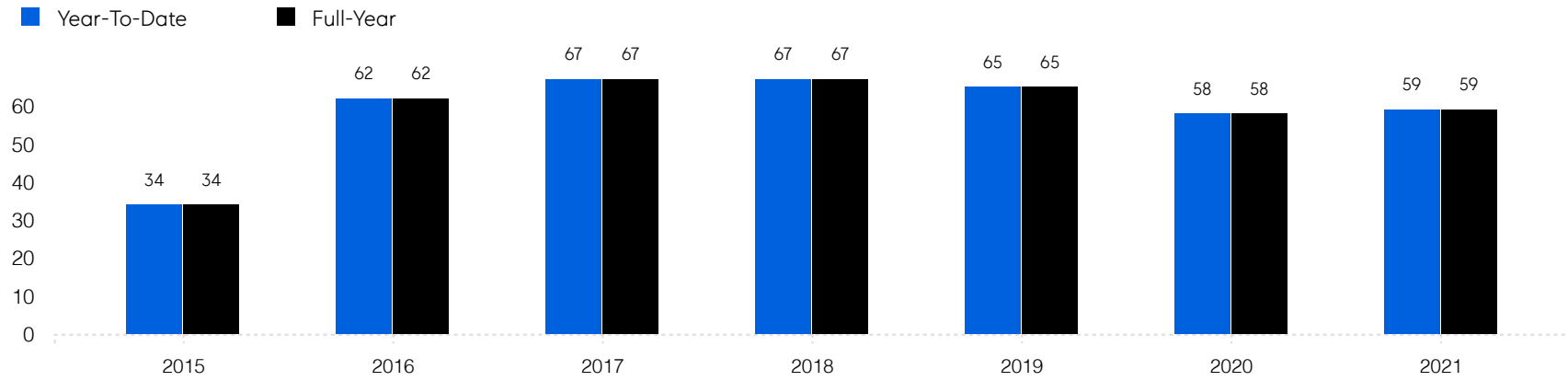


# Tuckahoe

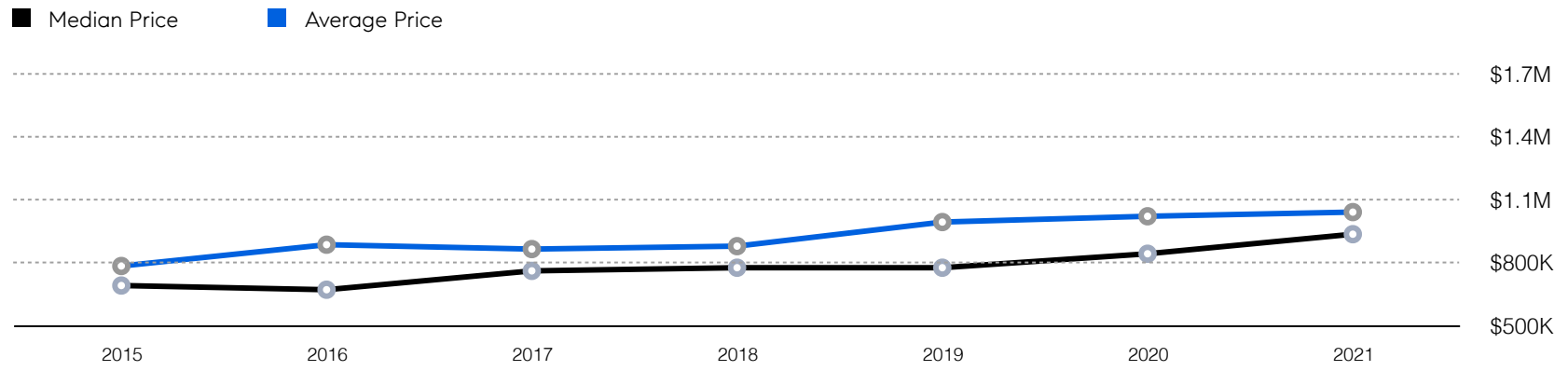
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	58	59	1.7%
	SALES VOLUME	\$59,192,978	\$61,387,856	3.7%
	MEDIAN PRICE	\$841,614	\$935,000	11.1%
	AVERAGE PRICE	\$1,020,569	\$1,040,472	2.0%
	AVERAGE DOM	103	47	-54.4%
Condos	# OF SALES	25	24	-4.0%
	SALES VOLUME	\$13,305,790	\$12,045,400	-9.5%
	MEDIAN PRICE	\$512,500	\$455,500	-11.1%
	AVERAGE PRICE	\$532,232	\$501,892	-5.7%
	AVERAGE DOM	90	24	-73.3%
Co-ops	# OF SALES	16	16	0.0%
	SALES VOLUME	\$3,490,249	\$3,107,000	-11.0%
	MEDIAN PRICE	\$221,750	\$184,000	-17.0%
	AVERAGE PRICE	\$218,141	\$194,188	-11.0%
	AVERAGE DOM	70	69	-1.4%

# Tuckahoe

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

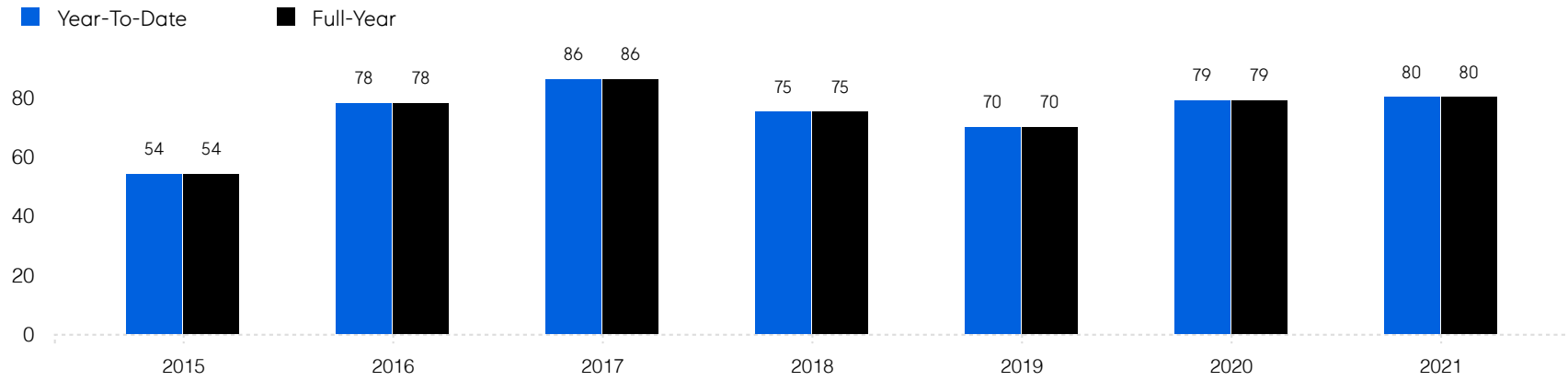


# Valhalla

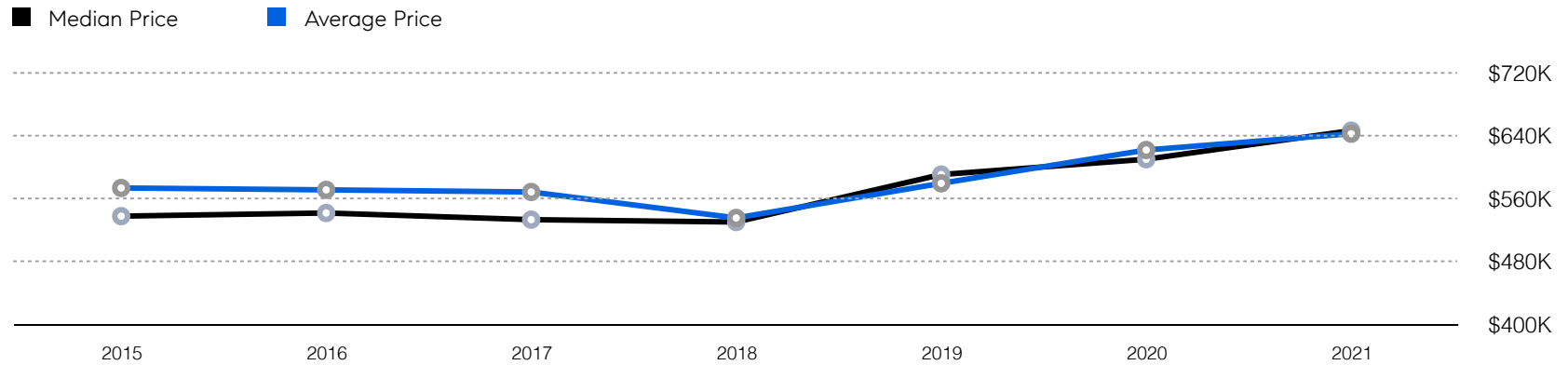
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	79	80	1.3%
	SALES VOLUME	\$49,119,799	\$51,401,960	4.6%
	MEDIAN PRICE	\$610,000	\$646,450	6.0%
	AVERAGE PRICE	\$621,770	\$642,525	3.3%
	AVERAGE DOM	60	42	-30.0%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	10	21	110.0%
	SALES VOLUME	\$1,848,500	\$4,067,000	120.0%
	MEDIAN PRICE	\$202,500	\$207,000	2.2%
	AVERAGE PRICE	\$184,850	\$193,667	4.8%
	AVERAGE DOM	49	50	2.0%

# Valhalla

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



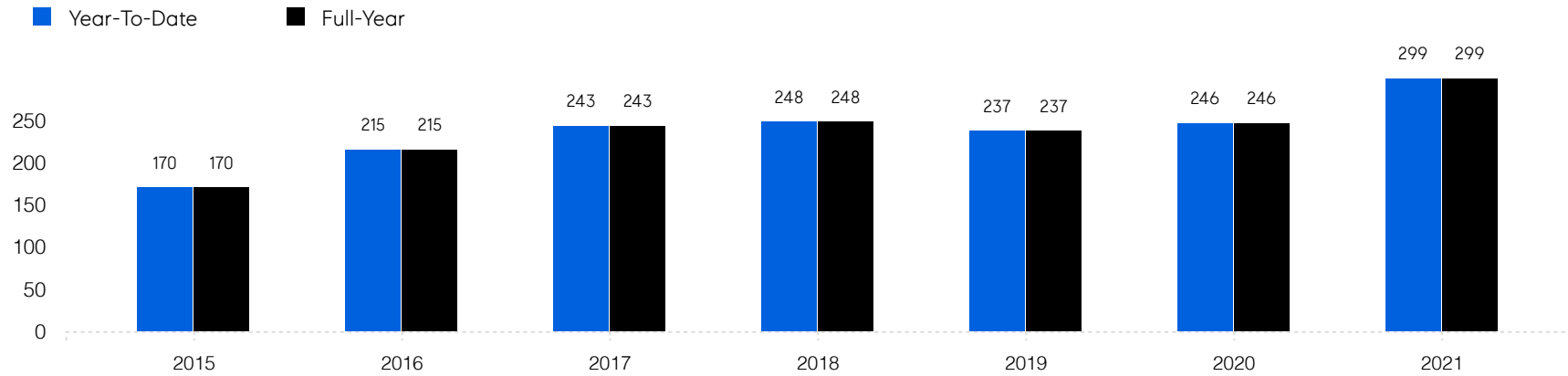
# White Plains

		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	246	299	21.5%
	SALES VOLUME	\$188,901,031	\$242,110,037	28.2%
	MEDIAN PRICE	\$700,000	\$728,000	4.0%
	AVERAGE PRICE	\$767,890	\$809,733	5.4%
	AVERAGE DOM	62	38	-38.7%
Condos	# OF SALES	140	193	37.9%
	SALES VOLUME	\$68,563,851	\$97,010,082	41.5%
	MEDIAN PRICE	\$395,000	\$412,500	4.4%
	AVERAGE PRICE	\$489,742	\$502,643	2.6%
	AVERAGE DOM	70	76	8.6%
Co-ops	# OF SALES	158	234	48.1%
	SALES VOLUME	\$32,286,724	\$51,279,270	58.8%
	MEDIAN PRICE	\$180,000	\$214,000	18.9%
	AVERAGE PRICE	\$204,346	\$219,142	7.2%
	AVERAGE DOM	65	75	15.4%

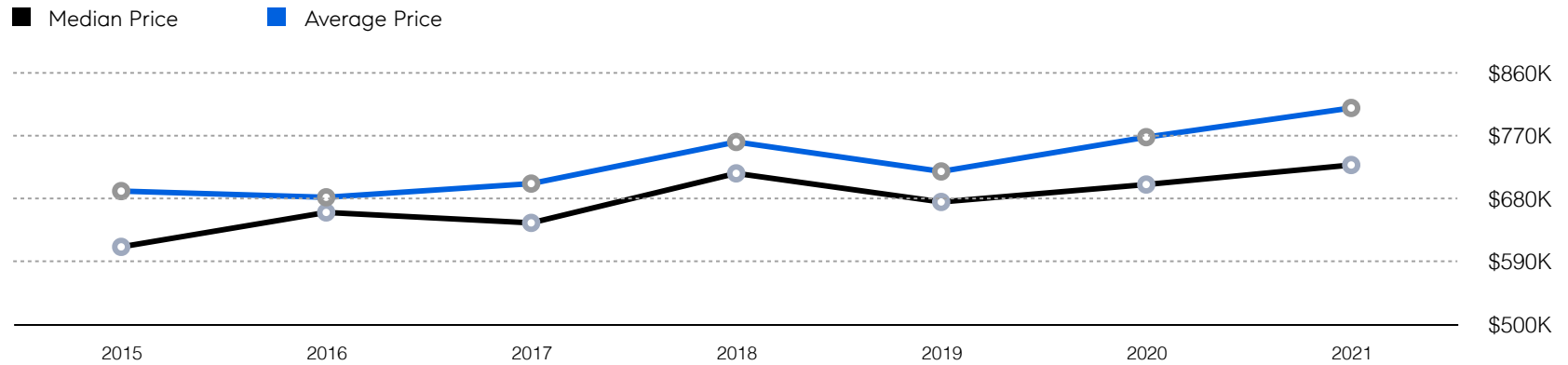


# White Plains

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

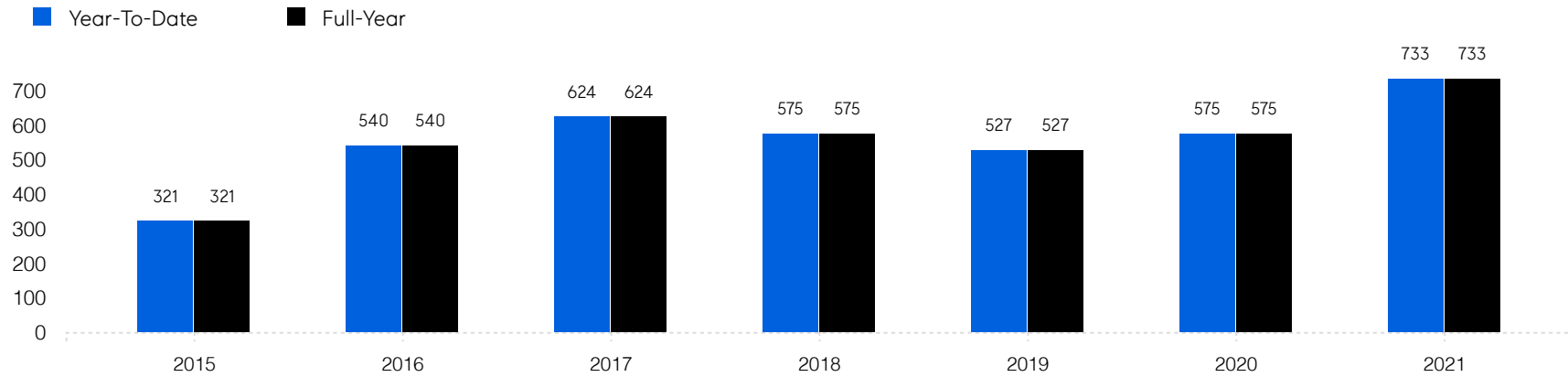


# Yonkers

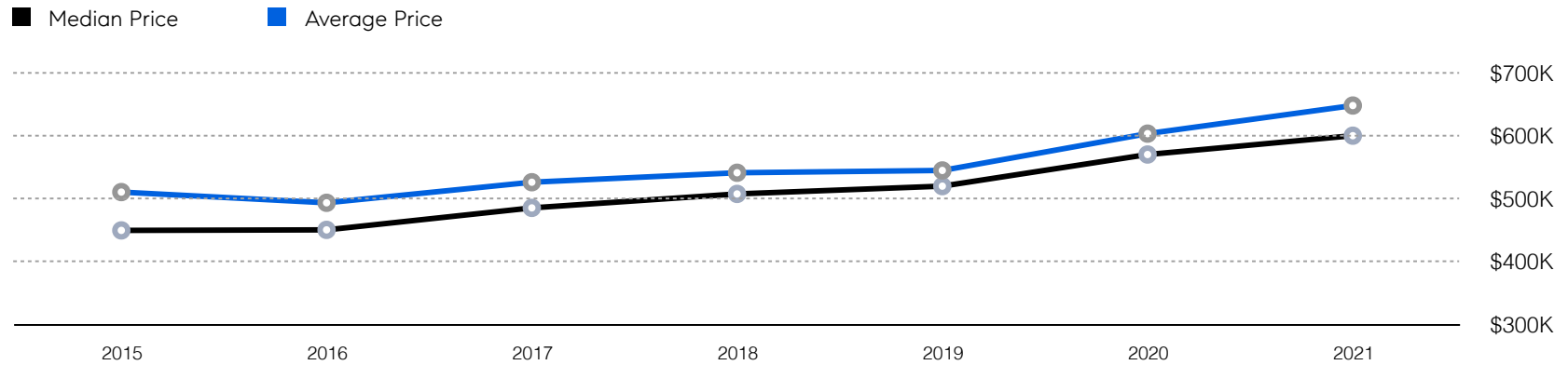
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	575	733	27.5%
	SALES VOLUME	\$346,887,385	\$475,002,055	36.9%
	MEDIAN PRICE	\$570,000	\$600,000	5.3%
	AVERAGE PRICE	\$603,282	\$648,025	7.4%
	AVERAGE DOM	63	47	-25.4%
Condos	# OF SALES	78	133	70.5%
	SALES VOLUME	\$29,518,557	\$51,383,370	74.1%
	MEDIAN PRICE	\$352,498	\$360,000	2.1%
	AVERAGE PRICE	\$378,443	\$386,341	2.1%
	AVERAGE DOM	59	54	-8.5%
Co-ops	# OF SALES	480	637	32.7%
	SALES VOLUME	\$94,978,048	\$125,785,589	32.4%
	MEDIAN PRICE	\$172,500	\$182,500	5.8%
	AVERAGE PRICE	\$197,871	\$197,466	-0.2%
	AVERAGE DOM	61	67	9.8%

# Yonkers

## Historic Single-Family Sales



## Historic Single-Family Sales Prices

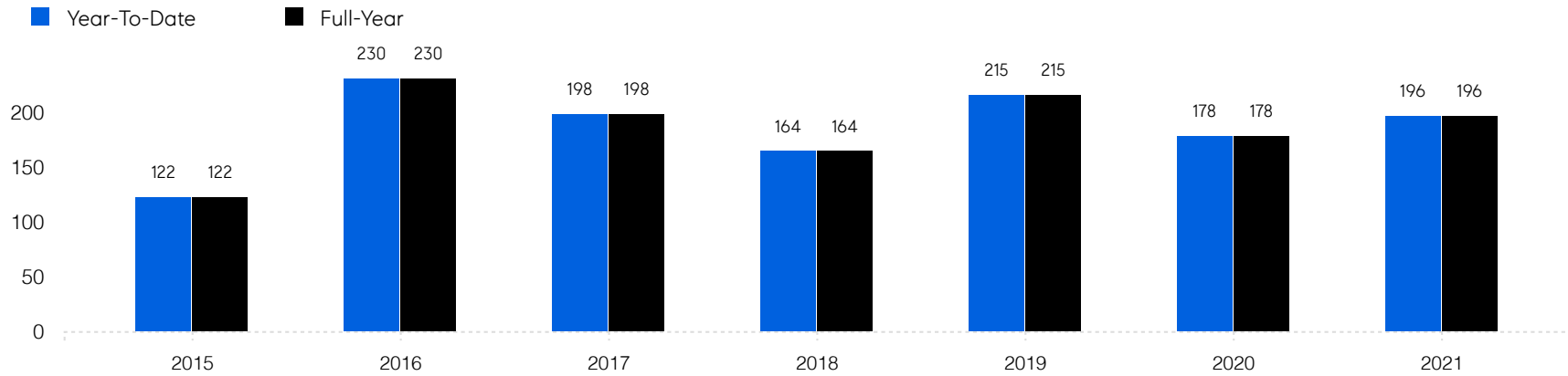


# Yorktown

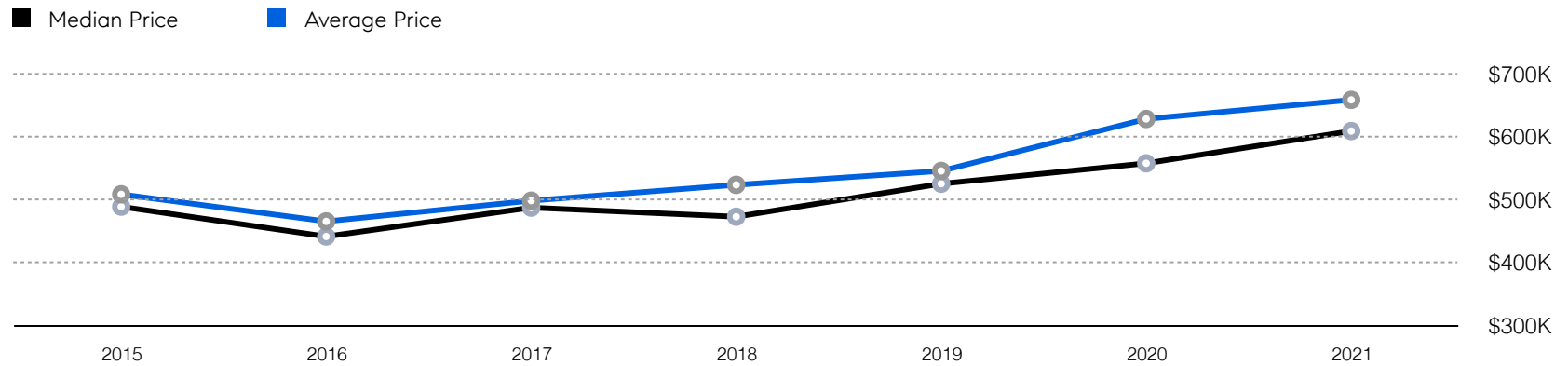
		YTD 2020	YTD 2021	% Change
Single-Family	# OF SALES	178	196	10.1%
	SALES VOLUME	\$111,807,712	\$129,083,095	15.5%
	MEDIAN PRICE	\$557,500	\$608,875	9.2%
	AVERAGE PRICE	\$628,133	\$658,587	4.8%
	AVERAGE DOM	66	44	-33.3%
Condos	# OF SALES	10	10	0.0%
	SALES VOLUME	\$3,493,200	\$3,904,087	11.8%
	MEDIAN PRICE	\$312,250	\$340,750	9.1%
	AVERAGE PRICE	\$349,320	\$390,409	11.8%
	AVERAGE DOM	51	20	-60.8%
Co-ops	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$411,000	-
	MEDIAN PRICE	-	\$205,500	-
	AVERAGE PRICE	-	\$205,500	-
	AVERAGE DOM	-	126	-

# Yorktown

## Historic Single-Family Sales



## Historic Single-Family Sales Prices



# COMPASS

Source: OneKey MLS: Single Family, School District, Sold 01/01/2020 to 12/31/2021  
Source: OneKey MLS: Co-Op, School District, Sold 01/01/2020 to 12/31/2021  
Source: OneKey MLS: Condo, School District, Sold 01/01/2020 to 12/31/2021  
\*Bronxville P.O. in Yonkers School District, Sold 01/01/2020 to 12/31/2021  
\*Bedford P.O. in Bedford School District, Sold 01/01/2020 to 12/31/2021  
\*Larchmont P.O. in Mamaroneck School District, Sold 01/01/2020 to 12/31/2021  
\*Pound Ridge in Bedford School District, Sold 01/01/2020 to 12/31/2021  
\*Purchase P.O. in Harrison School District, Sold 01/01/2020 to 12/31/2021  
\*Rye P.O. in Harrison School District, Sold 01/01/2020 to 12/31/2021

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