

# WILLIAM RAVEIS

— REAL ESTATE • MORTGAGE • INSURANCE —

The Largest Family-Owned Real Estate Company in the Northeast

## THE RAVEIS REPORT

January - March 2010 VS January - March 2011

## WESTCHESTER COUNTY

Single Family Homes

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2011	2010	2011	2010		2010	2011	
Armonk	\$2,020,618	\$1,246,771	\$1,156,875		-7.21%	13	16	23.08%
Bedford	\$2,158,862	\$1,748,011	\$1,323,056		-24.31%	22	29	31.82%
Briarcliff Manor	\$1,061,661	\$591,487	\$714,540		20.80%	19	15	-21.05%
Bronxville	\$1,406,638	\$1,351,361	\$1,012,786		-25.05%	18	14	-22.22%
Chappaqua	\$1,788,123	\$1,000,450	\$1,065,807		6.53%	13	13	0.00%
Cortlandt	\$493,953	\$436,529	\$441,370		1.11%	48	48	0.00%
Cross River	\$2,238,117		\$650,000				1	0.00%
Croton-on-Hudson	\$827,082	\$620,000	\$572,328		-7.69%	12	16	33.33%
Dobbs Ferry	\$903,587	\$574,940	\$702,908		22.26%	10	9	-10.00%
Eastchester	\$1,110,892	\$973,919	\$818,900		-15.92%	37	25	-32.43%
Elmsford	\$474,719	\$493,880	\$307,500		-37.74%	5	2	-60.00%
Greenburgh	\$885,972	\$684,327	\$677,104		-1.06%	81	82	1.23%
Harrison	\$2,104,081	\$1,462,581	\$1,239,522		-15.25%	24	23	-4.17%
Katonah	\$1,302,628	\$758,182	\$1,020,806		34.64%	11	18	63.64%
Larchmont	\$1,689,746	\$1,177,500	\$1,030,842		-12.46%	31	20	-35.48%
Lewisboro	\$1,138,875	\$779,720	\$703,500		-9.78%	20	17	-15.00%
Mamaroneck	\$1,627,619	\$1,245,507	\$987,695		-20.70%	43	35	-18.60%
Mount Kisco	\$710,514	\$595,167	\$516,960		-13.14%	3	10	233.33%
Mount Pleasant	\$741,042	\$714,958	\$593,155		-17.04%	36	40	11.11%
New Rochelle	\$807,609	\$648,413	\$731,486		12.81%	53	45	-15.09%
North Salem	\$1,738,871	\$738,813	\$1,962,278		165.60%	8	9	12.50%
Ossining	\$688,481	\$485,774	\$478,083		-1.58%	45	33	-26.67%
Peekskill	\$279,017	\$259,969	\$265,033		1.95%	16	15	-6.25%
Pelham	\$955,890	\$867,896	\$793,940		-8.52%	11	10	-9.09%
Port Chester	\$566,292	\$505,256	\$339,778		-32.75%	9	9	0.00%
Pound Ridge	\$1,332,074	\$1,036,333	\$1,069,286		3.18%	9	7	-22.22%
Purdys	\$409,200		\$426,500				2	0.00%
Rye	\$2,156,783	\$1,587,920	\$1,738,304		9.47%	25	28	12.00%
Rye Brook	\$911,616	\$662,673	\$844,644		27.46%	11	12	9.09%
Scarsdale	\$2,026,527	\$1,419,736	\$1,243,747		-12.40%	24	28	16.67%
Sleepy Hollow	\$868,079	\$934,500	\$765,000		-18.14%	5	2	-60.00%
Somers	\$761,553	\$645,686	\$595,750		-7.73%	14	12	-14.29%
Tarrytown	\$757,274	\$617,847	\$607,178		-1.73%	8	5	-37.50%
Tuckahoe	\$619,588	\$548,429	\$563,000		2.66%	7	4	-42.86%
Valhalla	\$615,348	\$523,429	\$490,111		-6.37%	7	9	28.57%
West Harrison	\$1,165,910	\$842,796	\$1,163,800		38.09%	6	5	-16.67%
White Plains	\$738,927	\$636,619	\$560,688		-11.93%	37	32	-13.51%
Yonkers	\$580,996	\$466,096	\$456,523		-2.05%	56	71	26.79%
Yorktown	\$561,986	\$390,660	\$378,358		-3.15%	26	34	30.77%
Yorktown Heights	\$526,910	\$380,967	\$433,641		13.83%	18	29	61.11%
<b>COUNTYWIDE</b>	<b>\$1,045,037</b>	<b>\$786,097</b>	<b>\$761,499</b>		<b>-3.13%</b>	<b>725</b>	<b>719</b>	<b>-0.83%</b>
<b>AVERAGE</b>						<b>TOTAL UNITS</b>	<b>TOTAL UNITS</b>	

\* Active at the time MLS report was run - Source: EAMLS Countywide averages based on all towns in county.

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## WESTCHESTER COUNTY

Condominiums

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2011	2010	2010	2011		2010	2011	
Armonk								0.00%
Bedford	\$349,136	\$314,000	\$336,667		7.22%	1	3	200.00%
Briarcliff Manor	\$559,204	\$511,250	\$388,000		-24.11%	2	2	0.00%
Bronxville	\$401,348	\$312,438	\$246,600		-21.07%	8	5	-37.50%
Chappaqua	\$496,290	\$479,000	\$405,500		-15.34%	1	1	0.00%
Cortlandt	\$390,131	\$324,583	\$485,833		49.68%	6	6	0.00%
Cross River	\$393,500	\$385,000	\$387,750		0.71%	2	4	100.00%
Croton-on-Hudson	\$462,273	\$407,500	\$505,000		23.93%	1	3	200.00%
Dobbs Ferry	\$775,375	\$331,875	\$422,500		27.31%	4	2	-50.00%
Eastchester	\$456,923	\$379,958	\$380,600		0.17%	12	10	-16.67%
Elmsford	\$325,633							0.00%
Greenburgh	\$579,635	\$431,600	\$504,427		16.87%	20	22	10.00%
Harrison	\$414,250	\$550,000	\$216,000		-60.73%	1	1	0.00%
Katonah								0.00%
Larchmont	\$443,579	\$492,000				2		-100.00%
Lewisboro	\$307,591	\$291,000	\$298,500		2.58%	4	6	50.00%
Mamaroneck	\$464,592	\$562,658	\$411,875		-26.80%	12	8	-33.33%
Mount Kisco	\$360,251	\$364,000	\$380,000		4.40%	1	2	100.00%
Mount Pleasant	\$638,596	\$447,500	\$355,000		-20.67%	2	3	50.00%
New Rochelle	\$486,411	\$453,000	\$313,857		-30.72%	18	7	-61.11%
North Salem								0.00%
Ossining	\$420,905	\$472,091	\$299,527		-36.55%	11	21	90.91%
Peekskill	\$260,513	\$271,880	\$264,333		-2.78%	5	6	20.00%
Pelham	\$539,474							0.00%
Port Chester	\$330,180	\$345,000	\$229,667		-33.43%	3	3	0.00%
Pound Ridge								0.00%
Purdys								0.00%
Rye	\$505,264	\$320,000	\$586,167		83.18%	4	3	-25.00%
Rye Brook	\$284,250							0.00%
Scarsdale	\$1,428,186		\$1,500,000				1	0.00%
Sleepy Hollow	\$1,112,125							0.00%
Somers	\$388,169	\$345,378	\$368,949		6.82%	18	19	5.56%
Tarrytown	\$705,331	\$416,250	\$309,500		-25.65%	4	2	-50.00%
Tuckahoe	\$466,424	\$394,333	\$435,143		10.35%	9	7	-22.22%
Valhalla	\$449,900							0.00%
West Harrison	\$678,500	\$550,000				1		-100.00%
White Plains	\$601,207	\$404,780	\$442,620		9.35%	24	25	4.17%
Yonkers	\$320,033	\$332,000	\$263,636		-20.59%	14	11	-21.43%
Yorktown	\$251,861	\$274,861	\$244,581		-11.02%	18	18	0.00%
Yorktown Heights	\$212,237	\$261,042	\$196,839		-24.59%	12	9	-25.00%
<b>COUNTYWIDE</b>	<b>\$445,971</b>	<b>\$391,013</b>	<b>\$373,304</b>		<b>-4.53%</b>	<b>177</b>	<b>179</b>	<b>1.13%</b>
<b>AVERAGE</b>						<b>TOTAL UNITS</b>	<b>TOTAL UNITS</b>	

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