

Appendix 41

Methodology III-A-2
 Prevailing Market Rate for Multi-Family Units
 in Eligible Municipalities 7/1/2011 to 6/30/2012

Municipality		Condominiums		Cooperatives	
		Units Sold	Average	Units Sold	Average
			Selling Price		Selling Price
Ardsey	V	3	\$ 321,333	0	\$ -
Bedford	T	6	\$ 274,750	0	\$ -
Briarcliff Manor	V	12	\$ 463,049	6	\$ 151,779
Bronxville	V	6	\$ 788,333	39	\$ 519,014
Buchanan	V	0	\$ -	0	\$ -
Cortlandt	T	14	\$ 345,393	5	\$ 109,300
Croton-on-Hudson	V	6	\$ 638,750	5	\$ 81,450
Dobbs Ferry	V	3	\$ 533,667	4	\$ 258,625
Eastchester	T	4	\$ 260,250	85	\$ 223,894
Harrison	T/V	5	\$ 408,000	15	\$ 157,680
Hastings-on-Hudson	V	5	\$ 756,500	10	\$ 240,145
Irvington	V	15	\$ 536,667	31	\$ 227,629
Larchmont	V	1	\$ 630,000	13	\$ 195,231
Lewisboro	T	11	\$ 293,955	3	\$ 100,667
Mamaroneck	T	7	\$ 465,429	42	\$ 241,265
Mount Pleasant	T	7	\$ 382,571	0	\$ -
New Castle	T	16	\$ 552,850	0	\$ -
North Castle	T	1	\$ 275,000	0	\$ -
North Salem	T	0	\$ -	0	\$ -
Ossining	T	49	\$ 356,086	28	\$ 175,631
Pelham	V	0	\$ -	0	\$ -
Pelham Manor	V	5	\$ 336,876	7	\$ 181,071
Pleasantville	V	7	\$ 275,000	1	\$ 132,000
Pound Ridge	T	0	\$ -	0	\$ -
Rye	C	6	\$ 599,983	24	\$ 327,616
Rye Brook	V	4	\$ 233,125	0	\$ -
Scarsdale	T/V	6	\$ 1,281,868	10	\$ 407,500
Somers	T	100	\$ 351,833	0	\$ -
Tarrytown	V	25	\$ 649,136	10	\$ 163,620
Tuckahoe	V	24	\$ 379,896	14	\$ 198,107
Yorktown	T	103	\$ 215,270	1	\$ 130,000

Data reported by Hudson Gateway Association of Realtors, Inc (HGAR)