

Appendix 42

Methodology III-A-3 Multi-Family Unit Value and Land Value per Unit by Quartile

Sales Data Report, July 1, 2011 - June 30, 2012

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

CONDOMINIUMS

Municipality		Average Unit Value	Order of Magnitude Land Value Per Unit*
QUARTILE 1:			
Scarsdale	T/V	\$ 1,281,868	\$ 384,560.40
Bronxville	V	\$ 788,333	\$ 236,499.90
Hastings-on-Hudson	V	\$ 756,500	\$ 226,950.00
Tarrytown	V	\$ 649,136	\$ 194,740.80
Croton-on-Hudson	V	\$ 638,750	\$ 191,625.00
Larchmont	V	\$ 630,000	\$ 189,000.00
Rye	C	\$ 599,983	\$ 179,994.90
New Castle	T	\$ 552,850	\$ 165,855.00
QUARTILE 2:			
Pelham^	V	\$ 543,000	\$ 135,750.00
Irvington	V	\$ 536,667	\$ 134,166.75
Dobbs Ferry	V	\$ 533,667	\$ 133,416.75
Mamaroneck	T	\$ 465,429	\$ 116,357.25
Briarcliff Manor	V	\$ 463,049	\$ 115,762.25
Harrison	T/V	\$ 408,000	\$ 102,000.00
Mount Pleasant	T	\$ 382,571	\$ 95,642.75
Tuckahoe	V	\$ 379,896	\$ 94,974.00
QUARTILE 3:			
Ossining	T	\$ 356,086	\$ 71,217.20
Somers	T	\$ 351,833	\$ 70,366.60
Cortlandt	T	\$ 345,393	\$ 69,078.60
Pelham Manor	V	\$ 336,876	\$ 67,375.20
Ardley	V	\$ 321,333	\$ 64,266.60
Lewisboro	T	\$ 293,955	\$ 58,791.00
North Castle	T	\$ 275,000	\$ 55,000.00
Pleasantville	V	\$ 275,000	\$ 55,000.00
QUARTILE 4:			
Bedford	T	\$ 274,750	\$ 41,212.50
Eastchester	T	\$ 260,250	\$ 39,037.50
Rye Brook	V	\$ 233,125	\$ 34,968.75
Yorktown	T	\$ 215,270	\$ 32,290.50
Buchanan**	V	\$ -	\$ -
North Salem**	T	\$ -	\$ -
Pound Ridge**	T	\$ -	\$ -

COOPERATIVES

Municipality		Average Unit Value	Order of Magnitude Land Value Per Unit*
QUARTILE 1:			
Bronxville	V	\$ 519,014	\$ 155,704.20
Scarsdale	T/V	\$ 407,500	\$ 122,250.00
Rye	C	\$ 327,616	\$ 98,284.80
Dobbs Ferry	V	\$ 258,625	\$ 77,587.50
Mamaroneck	T	\$ 241,265	\$ 72,379.50
Hastings-on-Hudson	V	\$ 240,145	\$ 72,043.50
Irvington	V	\$ 227,629	\$ 68,288.70
Eastchester	T	\$ 223,894	\$ 67,168.20
QUARTILE 2:			
Tuckahoe	V	\$ 198,107	\$ 49,526.75
Larchmont	V	\$ 195,231	\$ 48,807.75
Pelham Manor	V	\$ 181,071	\$ 45,267.75
Ossining	T	\$ 175,631	\$ 43,907.75
Pelham^	V	\$ 168,500	\$ 42,125.00
Tarrytown	V	\$ 163,620	\$ 40,905.00
Harrison	T/V	\$ 157,680	\$ 39,420.00
Briarcliff Manor	V	\$ 151,779	\$ 37,944.75
QUARTILE 3:			
Pleasantville	V	\$ 132,000	\$ 26,400.00
Yorktown	T	\$ 130,000	\$ 26,000.00
Cortlandt	T	\$ 109,300	\$ 21,860.00
Lewisboro	T	\$ 100,667	\$ 20,133.40
Croton-on-Hudson	V	\$ 81,450	\$ 16,290.00
Ardley**	V	\$ -	\$ -
Bedford**	T	\$ -	\$ -
Buchanan**	V	\$ -	\$ -
QUARTILE 4:			
Mount Pleasant**	T	\$ -	\$ -
New Castle**	T	\$ -	\$ -
North Castle**	T	\$ -	\$ -
North Salem**	T	\$ -	\$ -
Pound Ridge**	T	\$ -	\$ -
Rye Brook**	V	\$ -	\$ -
Somers**	T	\$ -	\$ -

* Order of Magnitude Land Value Per Unit was calculated by multiplying Average Unit Value, as reported by HGAR for the period of July 1, 2011 through June 30, 2012, by 30%, 25%, 20%, and 15% respectively for the displayed quartiles.

^ Sales reported are for the period of July 1, 2010 through June 30, 2011. No sales were reported by HGAR for the period of July 1, 2011 through June 30, 2012.

** No sales were reported by HGAR for the period of July 1, 2010 through June 30, 2012.