

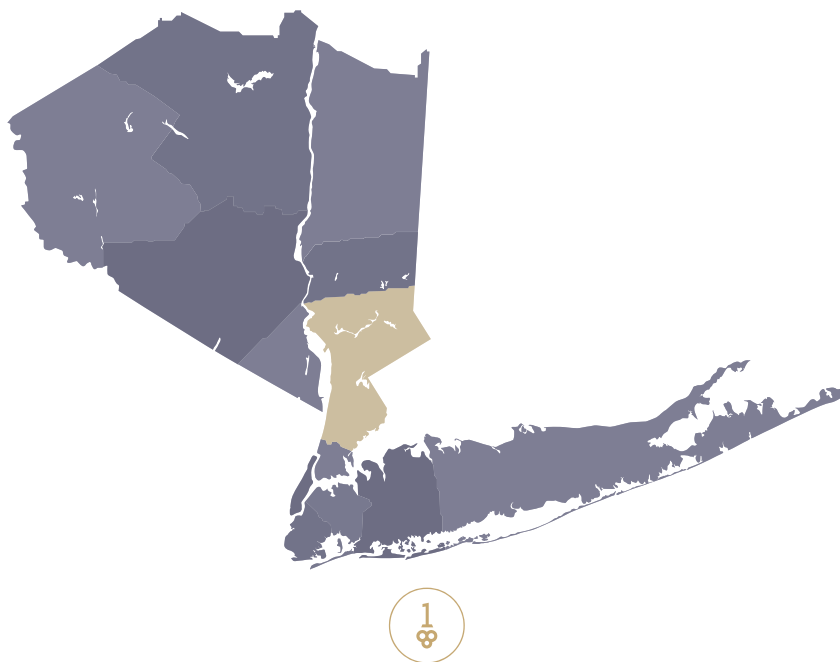
One Key[®] Westchester County MLS **Market Update**

The One Source Real Estate Marketplace

May 2023

Westchester County reported a residential closed median sales price of \$640,000 in May 2023, an increase of 2.20% as compared to \$626,000 reported in May 2022. There were 645 closed sales and 1,034 pending sales transactions in May 2023, following 502 closed and 799 pending transactions reported the month prior.

The **OneKey MLS Regional Area** reported a closed median sale price of \$590,000 in May 2023, representing a decrease of 2.50% as compared to the reported \$605,000 in May 2022. Across the regional coverage area, there were 3,998 closed residential transactions and 5,482 pending transactions, following the reported 3,221 closed and 4,664 pending the month prior.



Closed Median Home Price 2
Closed Transactions 3
Pending Transactions 4

*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Westchester is home to many New York suburbanites who enjoy cosmopolitan convenience and close proximity to NYC. Locals recommend exploring the Rockefeller Estate, Croton Park, and the many castles, mansions, and boutiques. Find picturesque hamlets, thriving city energy, a bounty of theaters and historical sites, and scenic wilderness bursting with life.

Sold Property Median Price for:

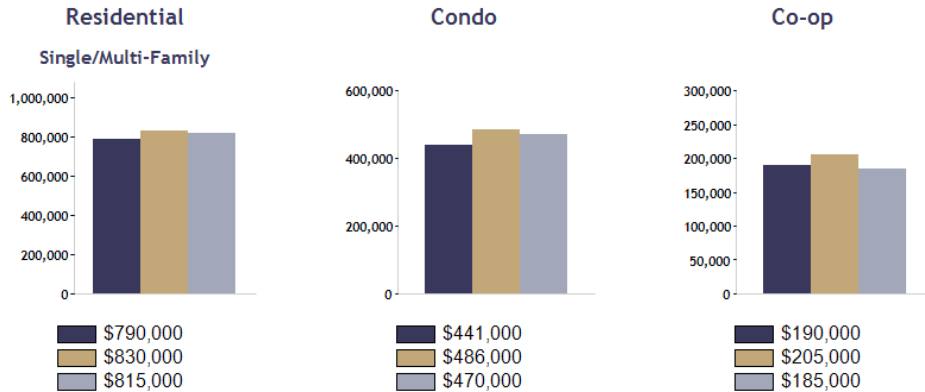
Location: Westchester (County)

Date Range

May 2021	May 2022	May 2023
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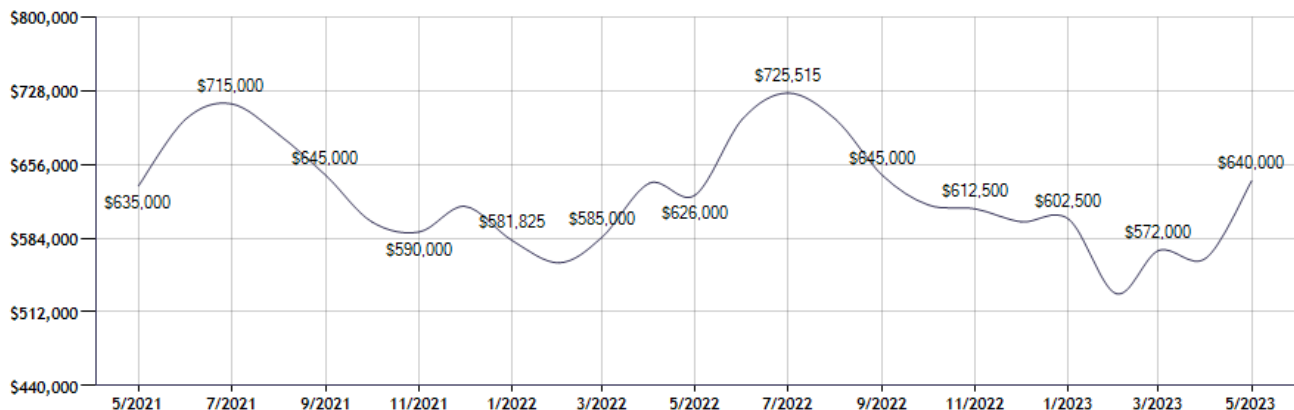
Current Available Inventory - 1,702
Current Median List Price - \$699,112

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	\$640,000	\$626,000	2.2
Apr-2023	\$564,500	\$637,500	-11.5
Mar-2023	\$572,000	\$585,000	-2.2
Feb-2023	\$530,000	\$560,000	-5.4
Jan-2023	\$602,500	\$581,825	3.6
Dec-2022	\$600,000	\$615,000	-2.4
Nov-2022	\$612,500	\$590,000	3.8
Oct-2022	\$616,350	\$600,000	2.7
Sep-2022	\$645,000	\$645,000	0.0
Aug-2022	\$700,000	\$685,000	2.2
Jul-2022	\$725,515	\$715,000	1.5
Jun-2022	\$700,000	\$700,000	0.0

Sold Property Median Price for: Location: Westchester (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Sold Property Counts for:

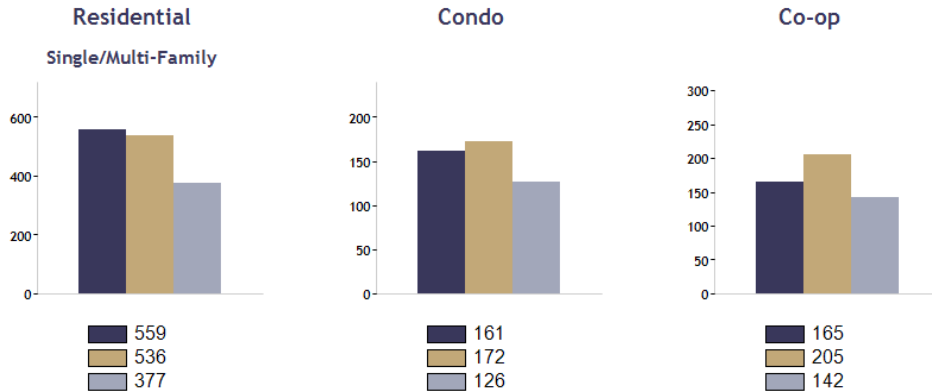
Location: Westchester (County)

Date Range

May 2021	May 2022	May 2023
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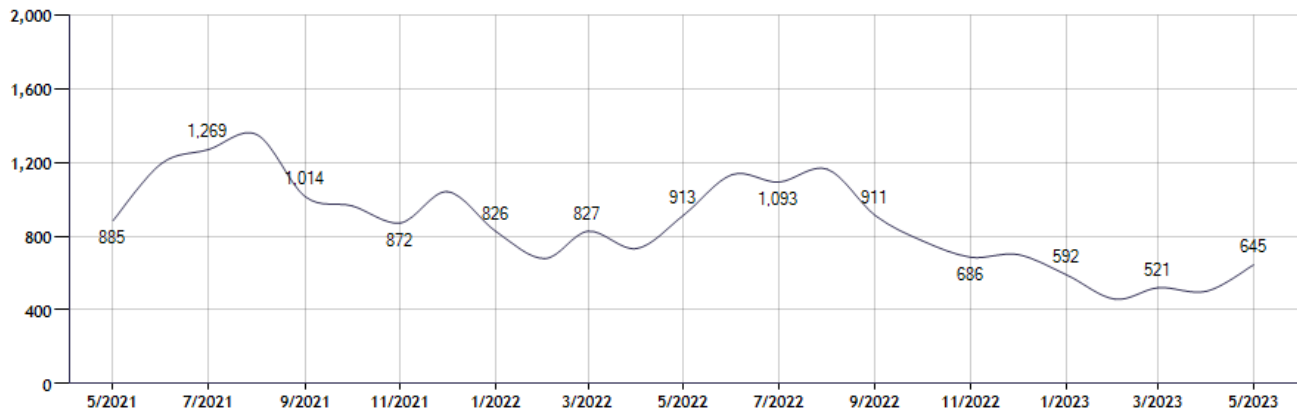
Current Available Inventory - 1,702
Current Median List Price - \$699,112

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	645	913	-29.4
Apr-2023	502	733	-31.5
Mar-2023	521	827	-37.0
Feb-2023	459	679	-32.4
Jan-2023	592	826	-28.3
Dec-2022	701	1,041	-32.7
Nov-2022	686	872	-21.3
Oct-2022	775	964	-19.6
Sep-2022	911	1,014	-10.2
Aug-2022	1,163	1,350	-13.9
Jul-2022	1,093	1,269	-13.9
Jun-2022	1,133	1,194	-5.1

Sold Property Counts for: Location: Westchester (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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Pending Sales Counts for:

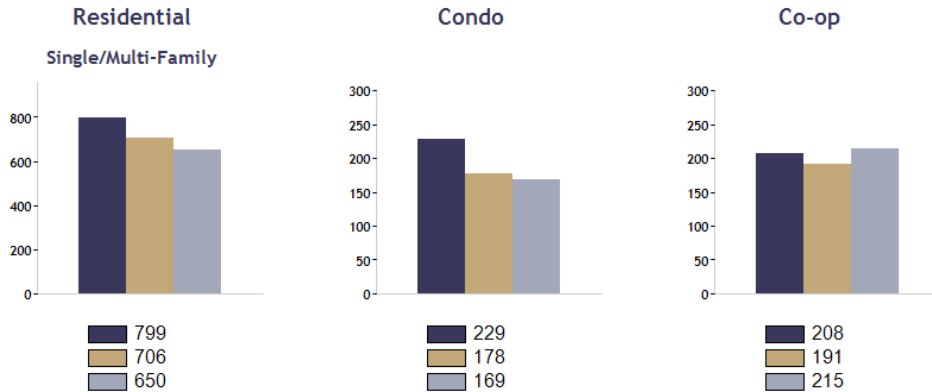
Location: Westchester (County)

Date Range

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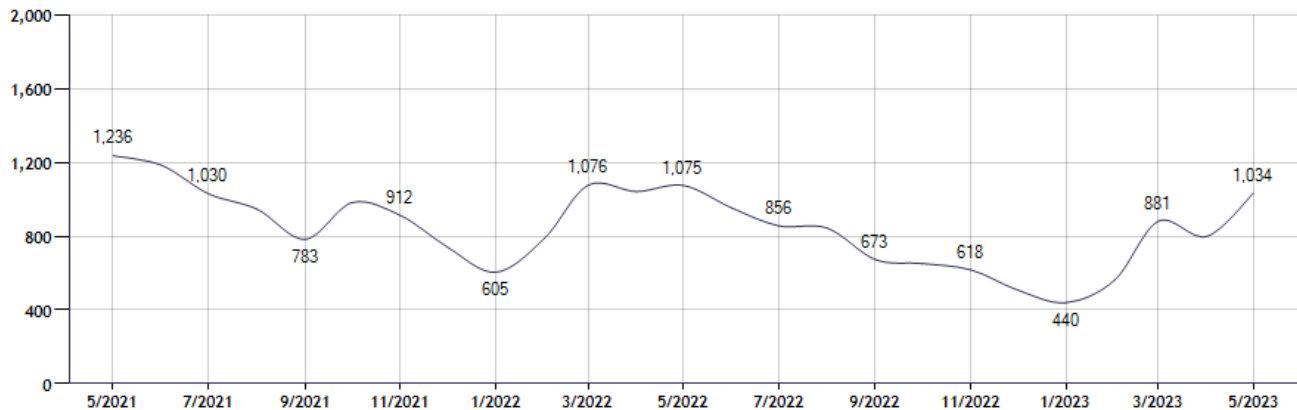
Current Available Inventory - 1,702
Current Median List Price - \$699,112

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2023	1,034	1,075	-3.8
Apr-2023	799	1,042	-23.3
Mar-2023	881	1,076	-18.1
Feb-2023	562	788	-28.7
Jan-2023	440	605	-27.3
Dec-2022	508	741	-31.4
Nov-2022	618	912	-32.2
Oct-2022	652	982	-33.6
Sep-2022	673	783	-14.0
Aug-2022	844	947	-10.9
Jul-2022	856	1,030	-16.9
Jun-2022	953	1,184	-19.5

Pending Sales Counts for: Location: Westchester (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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