

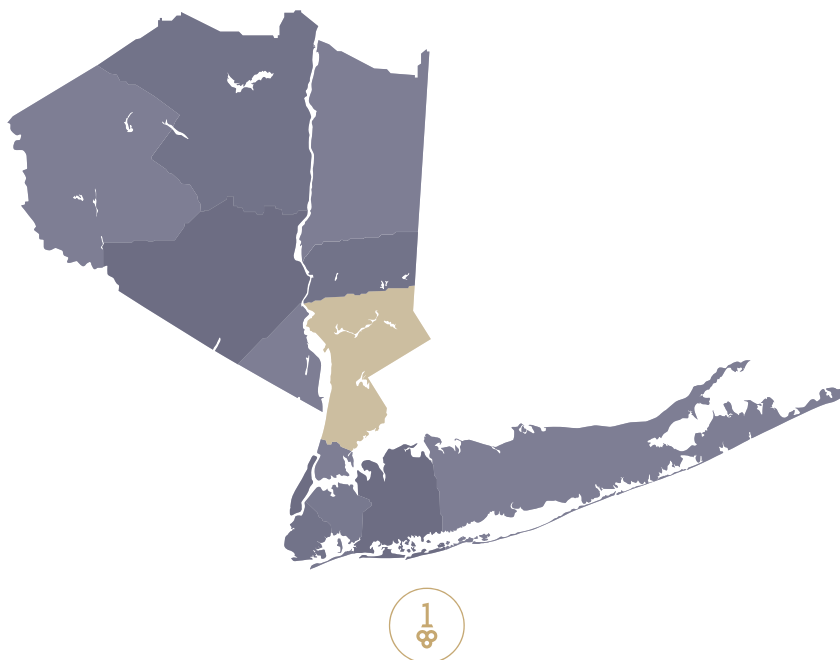
One¹Key[®] Westchester County MLS Market Update

The One Source Real Estate Marketplace

July 2023

Westchester County reported a residential closed median sales price of \$761,000 in July 2023, an increase of 4.90% as compared to \$725,515 reported in July 2022. There were 844 closed sales and 728 pending sales transactions in July 2023, following 908 closed and 861 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$633,000 in July 2023, representing an increase of 2.10% as compared to the reported \$620,000 in July 2022. Across the regional coverage area, there were 4,288 closed residential transactions and 4,642 pending transactions, following the reported 4,899 closed and 5,313 pending transactions 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:

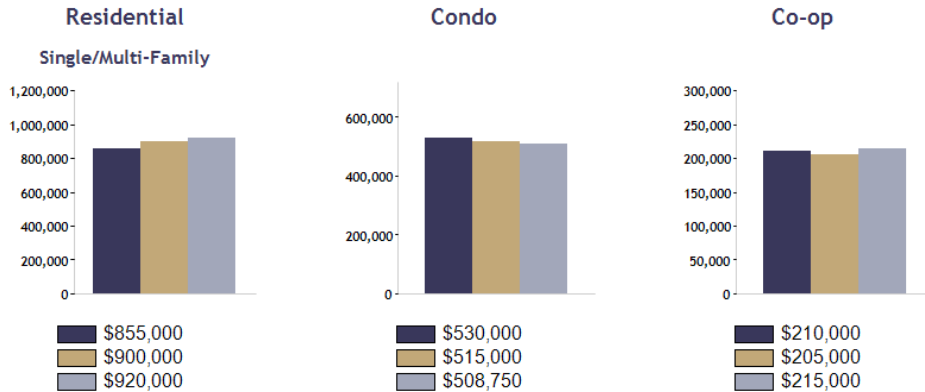
Location: Westchester (County)

Date Range

Jul 2021	Jul 2022	Jul 2023
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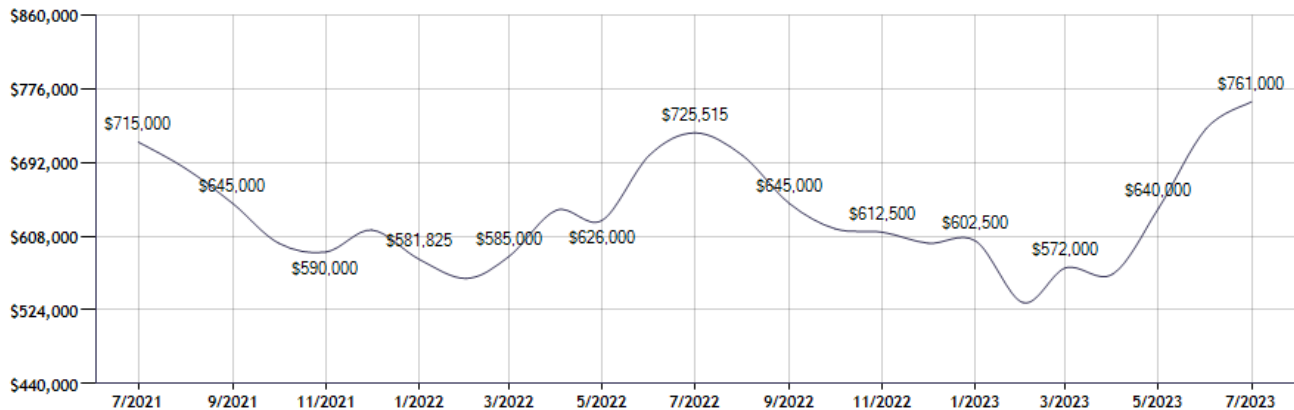
Current Available Inventory - 1,554
Current Median List Price - \$709,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	\$761,000	\$725,515	4.9
Jun-2023	\$730,000	\$700,000	4.3
May-2023	\$640,000	\$626,000	2.2
Apr-2023	\$565,000	\$637,500	-11.4
Mar-2023	\$572,000	\$585,000	-2.2
Feb-2023	\$532,500	\$560,000	-4.9
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

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:

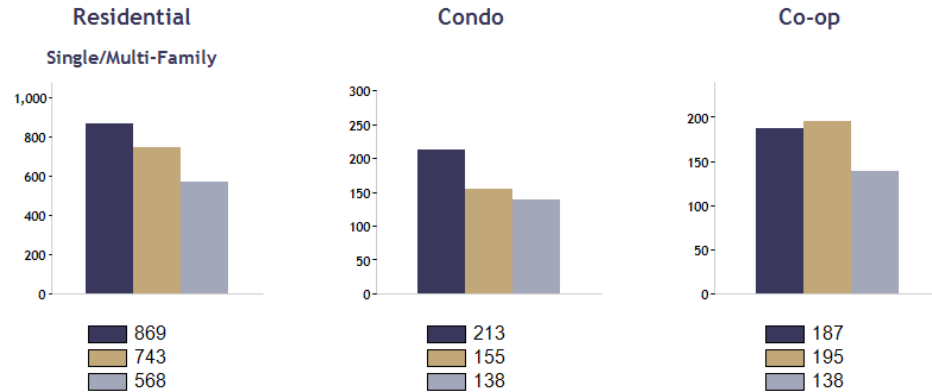
Location: Westchester (County)

Date Range

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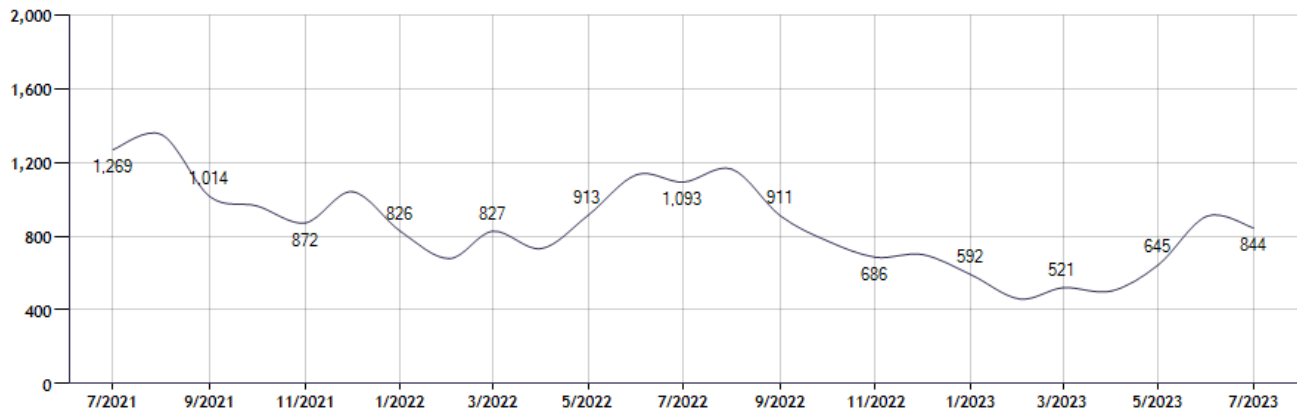
Current Available Inventory - 1,554
Current Median List Price - \$709,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	844	1,093	-22.8
Jun-2023	908	1,133	-19.9
May-2023	645	913	-29.4
Apr-2023	503	733	-31.4
Mar-2023	521	827	-37.0
Feb-2023	460	679	-32.3
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

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



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Pending Sales Counts for:

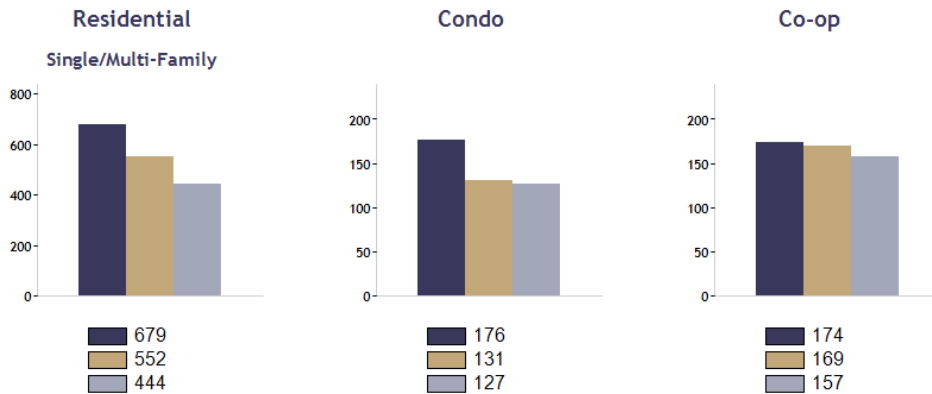
Location: Westchester (County)

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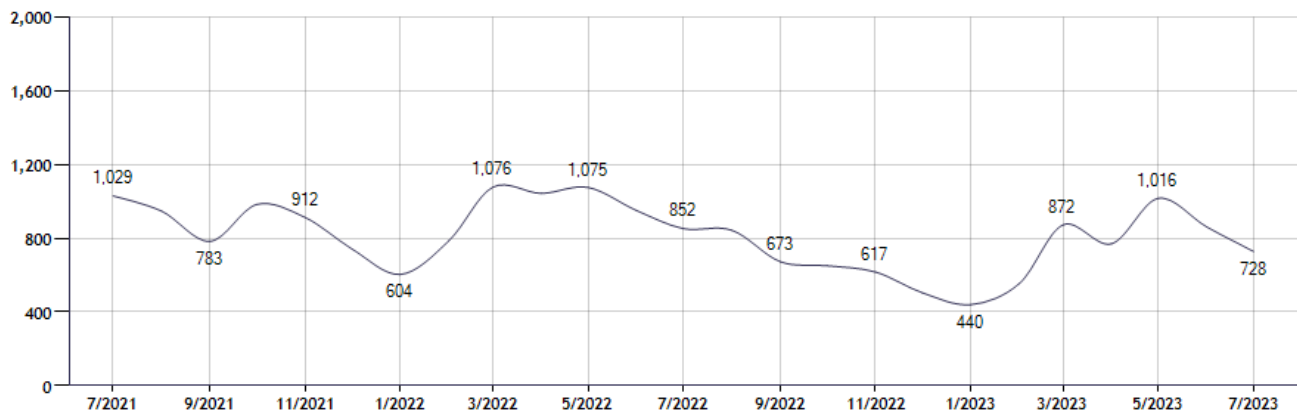
Current Available Inventory - 1,555
Current Median List Price - \$709,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	728	852	-14.6
Jun-2023	861	950	-9.4
May-2023	1,016	1,075	-5.5
Apr-2023	770	1,043	-26.2
Mar-2023	872	1,076	-19.0
Feb-2023	554	787	-29.6
Jan-2023	440	604	-27.2
Dec-2022	504	741	-32.0
Nov-2022	617	912	-32.3
Oct-2022	651	983	-33.8
Sep-2022	673	783	-14.0
Aug-2022	843	947	-11.0

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



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