

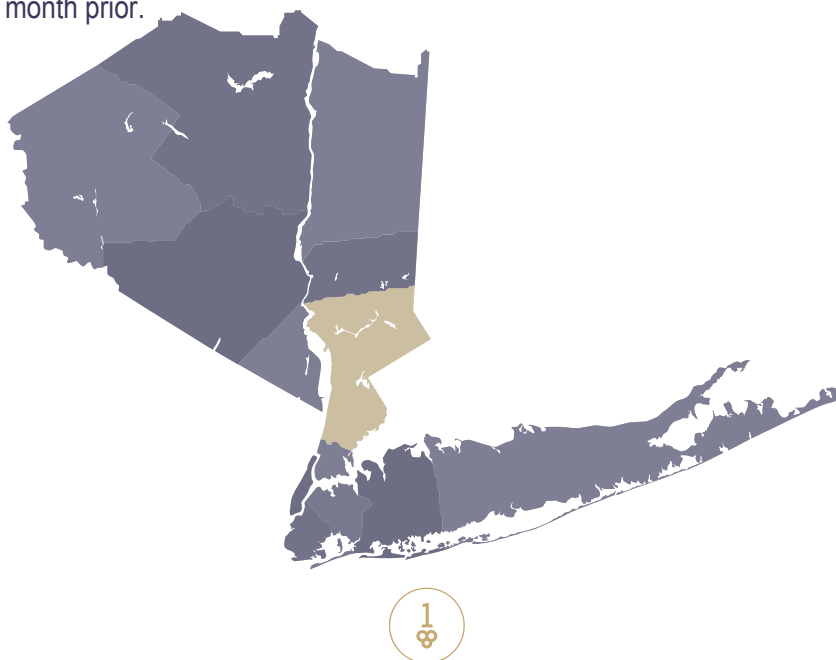
One Key[®] Westchester County MLS The One Source Real Estate Marketplace

Market Update

August 2023

Westchester County reported a residential closed median sales price of \$735,000 in August 2023, an increase of 5.00% as compared to \$700,000 reported in August 2022. There were 943 closed sales and 719 pending sales transactions in August 2023, following 847 closed and 720 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$635,000 in August 2023, representing an increase of 2.40% as compared to the reported \$620,000 in August 2022. Across the regional coverage area, there were 5,243 closed residential transactions and 4,848 pending transactions, following the reported 4,383 closed and 4,566 pending transactions reported 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:

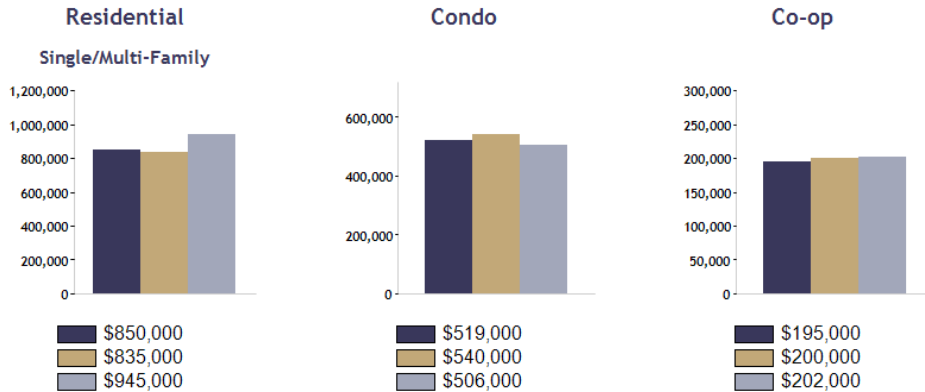
Location: Westchester (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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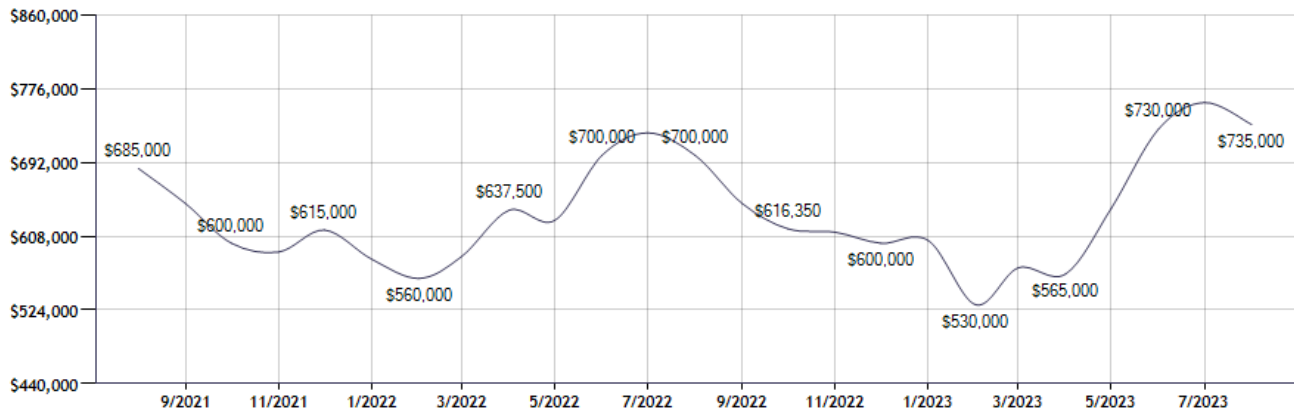
Current Available Inventory - 1,506
Current Median List Price - \$710,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$735,000	\$700,000	5.0
Jul-2023	\$760,000	\$725,515	4.8
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	\$530,000	\$560,000	-5.4
Jan-2023	\$603,000	\$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

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:

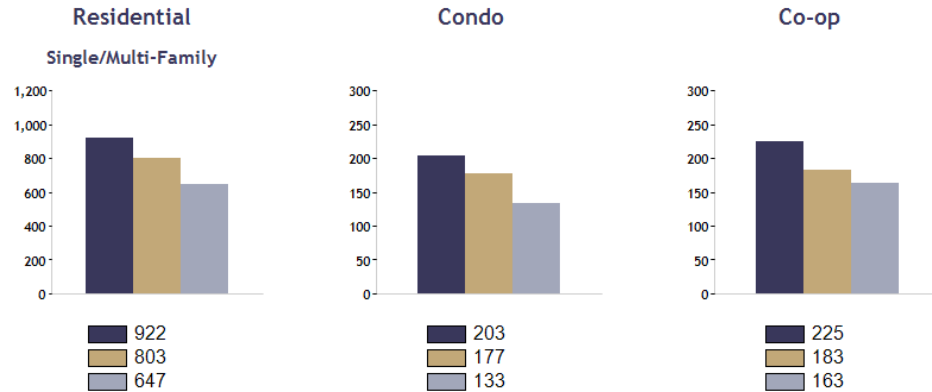
Location: Westchester (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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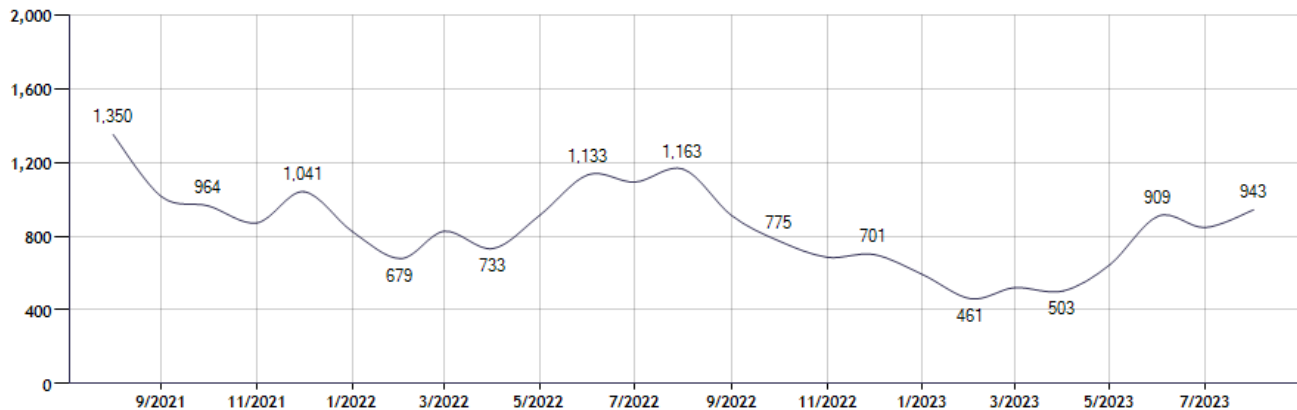
Current Available Inventory - 1,506
Current Median List Price - \$710,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	943	1,163	-18.9
Jul-2023	847	1,093	-22.5
Jun-2023	909	1,133	-19.8
May-2023	646	913	-29.2
Apr-2023	503	733	-31.4
Mar-2023	521	827	-37.0
Feb-2023	461	679	-32.1
Jan-2023	593	826	-28.2
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

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



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Pending Sales Counts for:

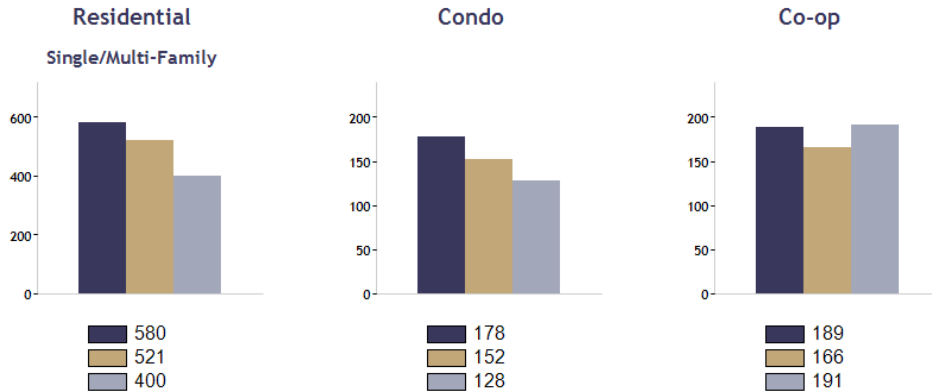
Location: Westchester (County)

Date Range

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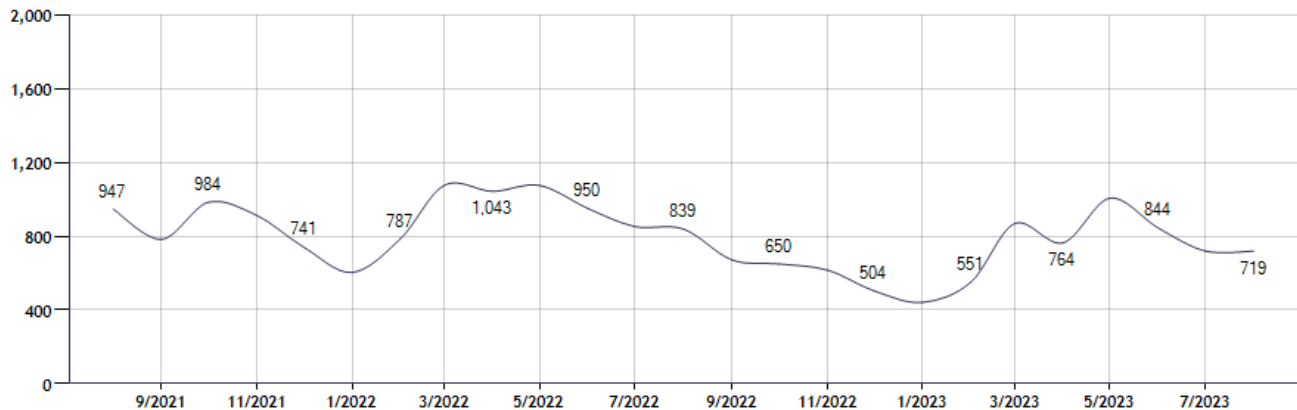
Current Available Inventory - 1,506
Current Median List Price - \$710,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	719	839	-14.3
Jul-2023	720	852	-15.5
Jun-2023	844	950	-11.2
May-2023	1,006	1,075	-6.4
Apr-2023	764	1,043	-26.7
Mar-2023	868	1,076	-19.3
Feb-2023	551	787	-30.0
Jan-2023	441	604	-27.0
Dec-2022	504	741	-32.0
Nov-2022	617	912	-32.3
Oct-2022	650	984	-33.9
Sep-2022	672	783	-14.2

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



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