

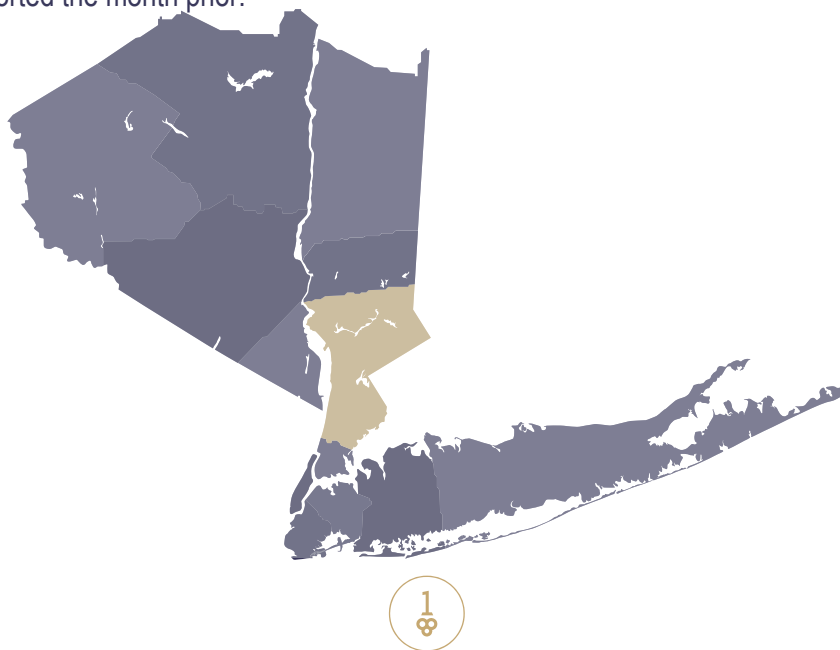
One¹Key[®] Westchester County MLS Market Update

The One Source Real Estate Marketplace

September 2023

Westchester County reported a residential closed median sales price of \$683,750 in September 2023, an increase of 6.00% as compared to \$645,000, reported in September 2022. There were 716 closed and 629 pending residential transactions in September 2023, following 944 closed and 694 pending transactions reported the month prior.

The OneKey MLS Regional Area reported a closed median sale price of \$630,000 in September 2023, representing an increase of 5.00% as compared to the reported \$600,000 in September 2022. Across the regional coverage area, there were 4,245 closed residential transactions and 4,240 pending transactions, following 5,344 closed and 4,775 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:

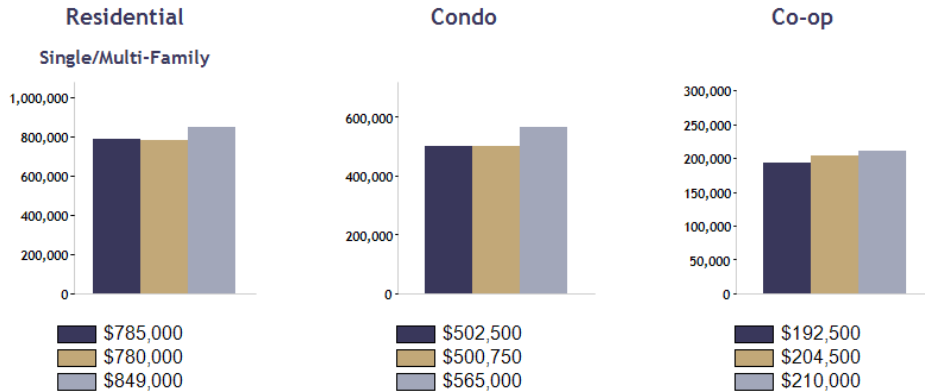
Location: Westchester (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
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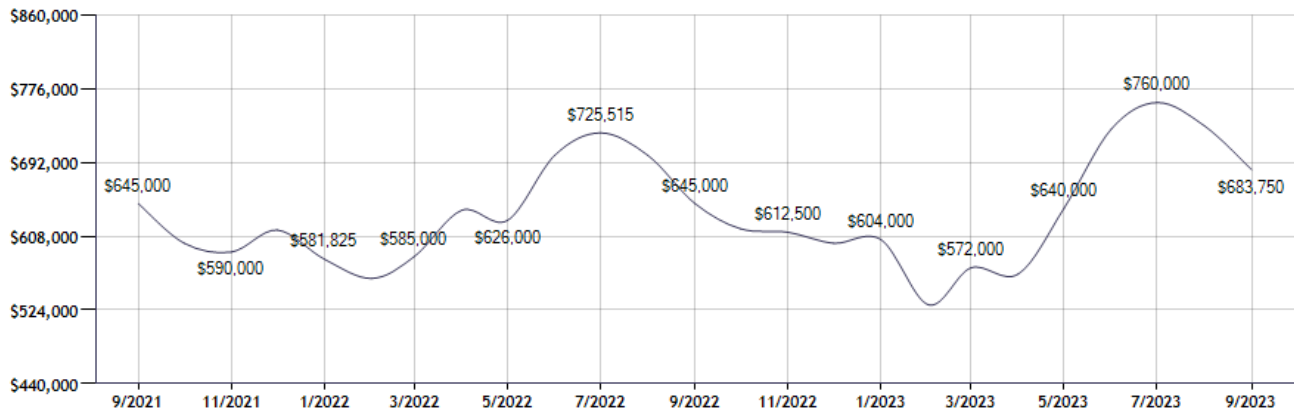
Current Available Inventory - 1,585
Current Median List Price - \$739,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	\$683,750	\$645,000	6.0
Aug-2023	\$733,500	\$700,000	4.8
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	\$604,000	\$581,825	3.8
Dec-2022	\$600,000	\$615,000	-2.4
Nov-2022	\$612,500	\$590,000	3.8
Oct-2022	\$616,350	\$600,000	2.7

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:

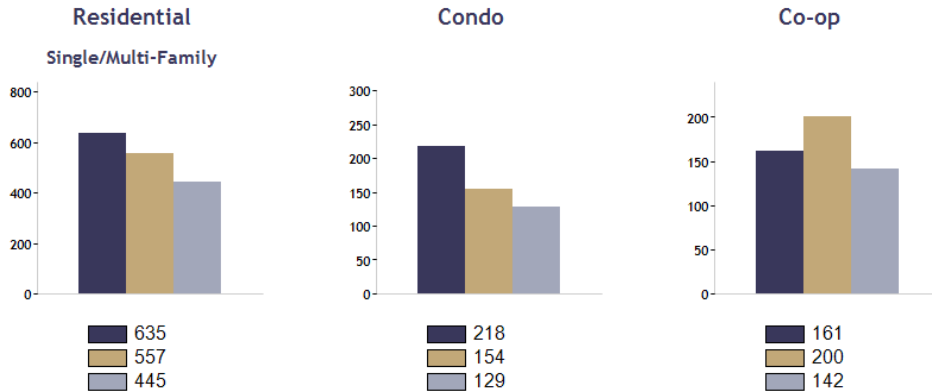
Location: Westchester (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
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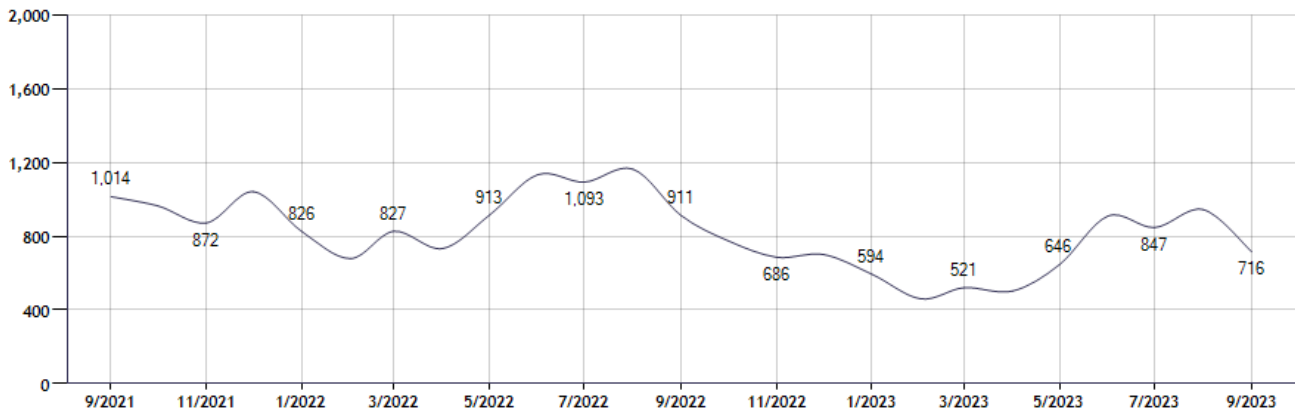
Current Available Inventory - 1,584
Current Median List Price - \$739,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	716	911	-21.4
Aug-2023	944	1,163	-18.8
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	594	826	-28.1
Dec-2022	701	1,041	-32.7
Nov-2022	686	872	-21.3
Oct-2022	775	964	-19.6

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



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Pending Sales Counts for:

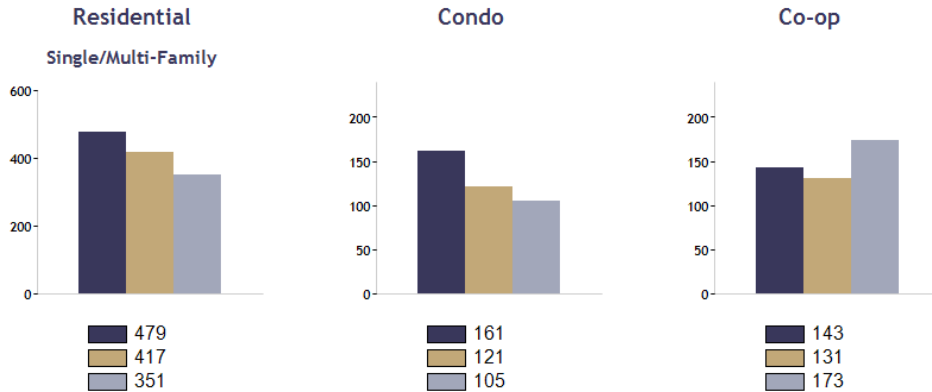
Location: Westchester (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
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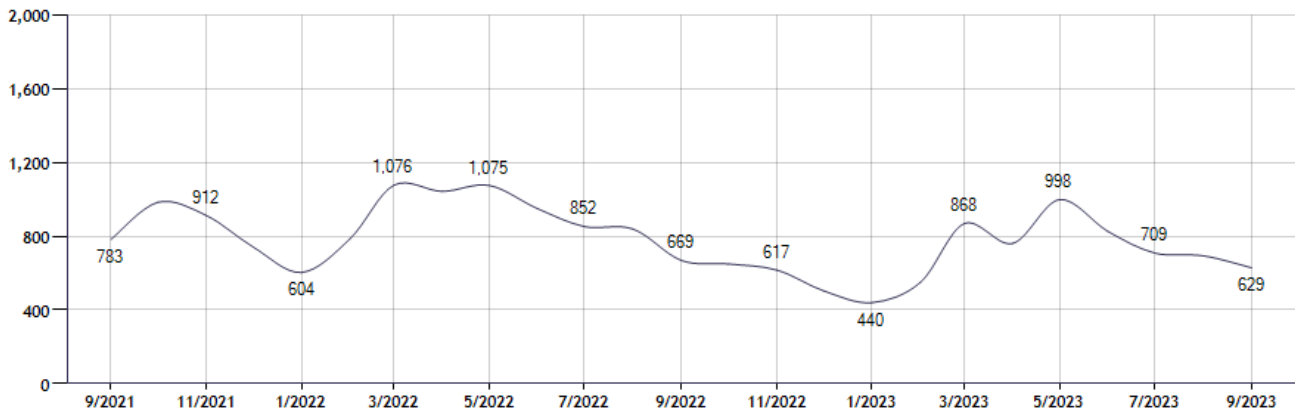
Current Available Inventory - 1,585
Current Median List Price - \$739,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	629	669	-6.0
Aug-2023	694	839	-17.3
Jul-2023	709	852	-16.8
Jun-2023	826	949	-13.0
May-2023	998	1,075	-7.2
Apr-2023	761	1,043	-27.0
Mar-2023	868	1,076	-19.3
Feb-2023	550	787	-30.1
Jan-2023	440	604	-27.2
Dec-2022	504	741	-32.0
Nov-2022	617	912	-32.3
Oct-2022	650	984	-33.9

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



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