

# Quarterly Indicators

Provided by OneKey® MLS

## Westchester County

### Q2-2025

U.S. sales of existing homes were cooler than usual in the second quarter of 2025, as economic uncertainty and persistent affordability challenges continued to suppress market activity. Average 30-year mortgage rates fluctuated between 6.5% and 7% during the spring, while home prices continued to rise in many areas—diminishing purchasing power and prompting many prospective homebuyers to remain on the sidelines until affordability improves.

- Single-Family Closed Sales were down 0.1 percent to 1,160.
- Condos Closed Sales were down 7.3 percent to 329.
- Co-ops Closed Sales were up 2.8 percent to 403.
- Single-Family Median Sales Price increased 11.0 percent to \$1,075,000.
- Condos Median Sales Price increased 7.0 percent to \$534,000.
- Co-ops Median Sales Price increased 8.6 percent to \$220,000.

Nationally, inventory has increased significantly compared to the same period last year. According to Realtor.com, the number of homes for sale recently surpassed 1 million units for the first time since winter 2019, giving buyers a wider selection of properties to choose from. Homes are now taking nearly a week longer to sell on average than they did a year ago, and price reductions are becoming more common as sellers adjust their expectations and the market shifts toward a more balanced state.



### Quarterly Snapshot

**- 0.8%**      **- 5.9%**      **+ 7.6%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity in Westchester County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

Single Family Homes Market Overview	2
Condos Market Overview	3
Co-ops Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Days on Market Until Sale	8
Median Pending Price	9
Median Sales Price	10
Percent of Original List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15

# Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,938	2,089	+ 7.8%	3,292	3,508	+ 6.6%
Pending Sales		1,432	1,612	+ 12.6%	2,421	2,605	+ 7.6%
Closed Sales		1,161	1,160	- 0.1%	1,905	1,974	+ 3.6%
Days on Market		35	34	- 2.9%	40	47	+ 17.5%
Median Pending Price		\$999,000	\$1,060,000	+ 6.1%	\$977,500	\$1,060,000	+ 8.4%
Median Sales Price		\$968,500	\$1,075,000	+ 11.0%	\$905,000	\$960,000	+ 6.1%
Pct. of Orig. Price Received		103.9%	105.1%	+ 1.2%	102.4%	103.3%	+ 0.9%
Housing Affordability Index		55	51	- 7.3%	59	57	- 3.4%
Inventory of Homes for Sale		1,027	933	- 9.2%	--	--	--
Months Supply of Inventory		2.8	2.4	- 14.3%	--	--	--

# Condos Market Overview

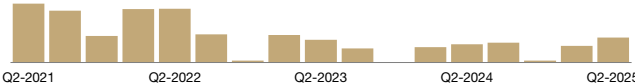
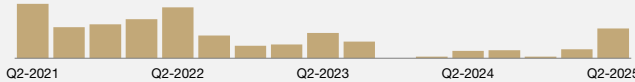
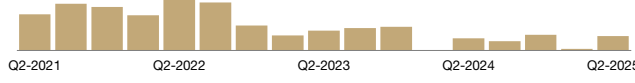
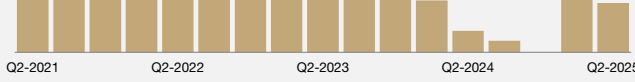
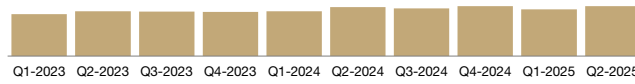
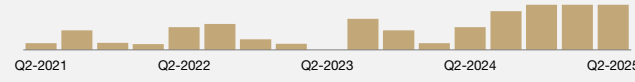
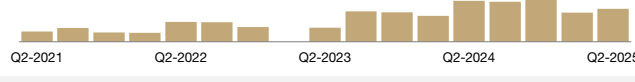
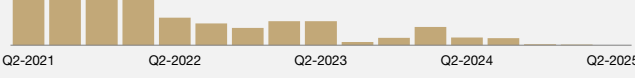
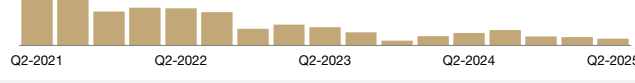
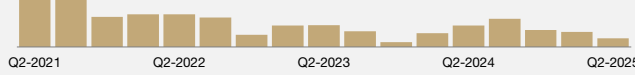
Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		466	450	- 3.4%	858	849	- 1.0%
Pending Sales		400	339	- 15.3%	694	613	- 11.7%
Closed Sales		355	329	- 7.3%	575	569	- 1.0%
Days on Market		42	44	+ 4.8%	44	51	+ 15.9%
Median Pending Price		\$517,000	\$520,000	+ 0.6%	\$510,000	\$530,000	+ 3.9%
Median Sales Price		\$499,000	\$534,000	+ 7.0%	\$495,000	\$540,000	+ 9.1%
Pct. of Orig. Price Received		101.0%	100.3%	- 0.7%	100.2%	99.9%	- 0.3%
Housing Affordability Index		107	102	- 4.7%	108	101	- 6.5%
Inventory of Homes for Sale		243	303	+ 24.7%	--	--	--
Months Supply of Inventory		2.4	3.1	+ 29.2%	--	--	--

# Co-ops Market Overview

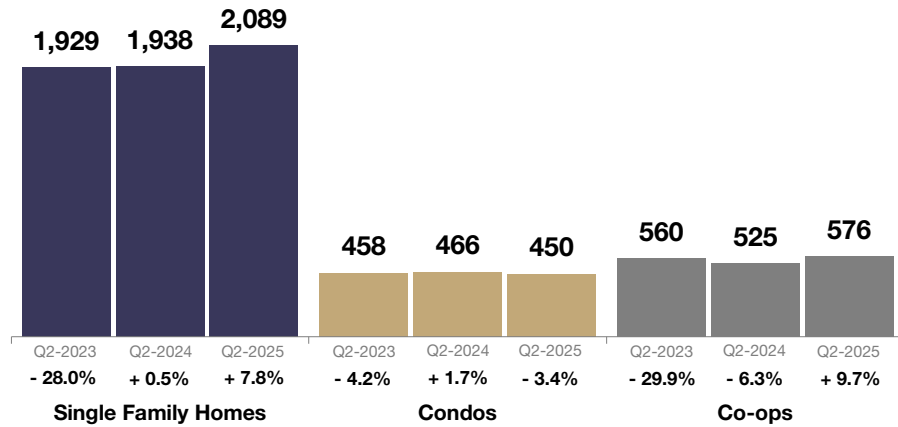
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		525	576	+ 9.7%	1,027	1,088	+ 5.9%
Pending Sales		394	500	+ 26.9%	760	901	+ 18.6%
Closed Sales		392	403	+ 2.8%	721	739	+ 2.5%
Days on Market		59	65	+ 10.2%	62	70	+ 12.9%
Median Pending Price		\$220,000	\$225,000	+ 2.3%	\$210,000	\$220,000	+ 4.8%
Median Sales Price		\$202,500	\$220,000	+ 8.6%	\$200,000	\$220,000	+ 10.0%
Pct. of Orig. Price Received		99.0%	98.1%	- 0.9%	98.2%	97.9%	- 0.3%
Housing Affordability Index		264	247	- 6.4%	267	247	- 7.5%
Inventory of Homes for Sale		450	383	- 14.9%	--	--	--
Months Supply of Inventory		3.5	2.8	- 20.0%	--	--	--

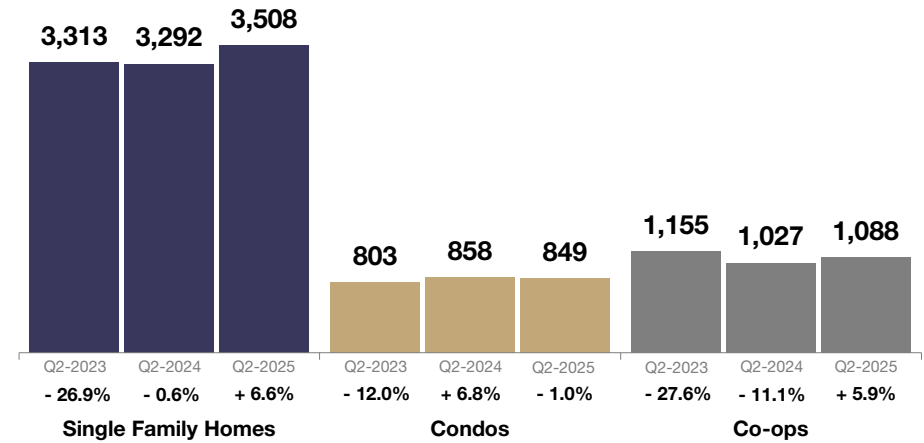
# New Listings

A count of the properties that have been newly listed on the market in a given quarter.

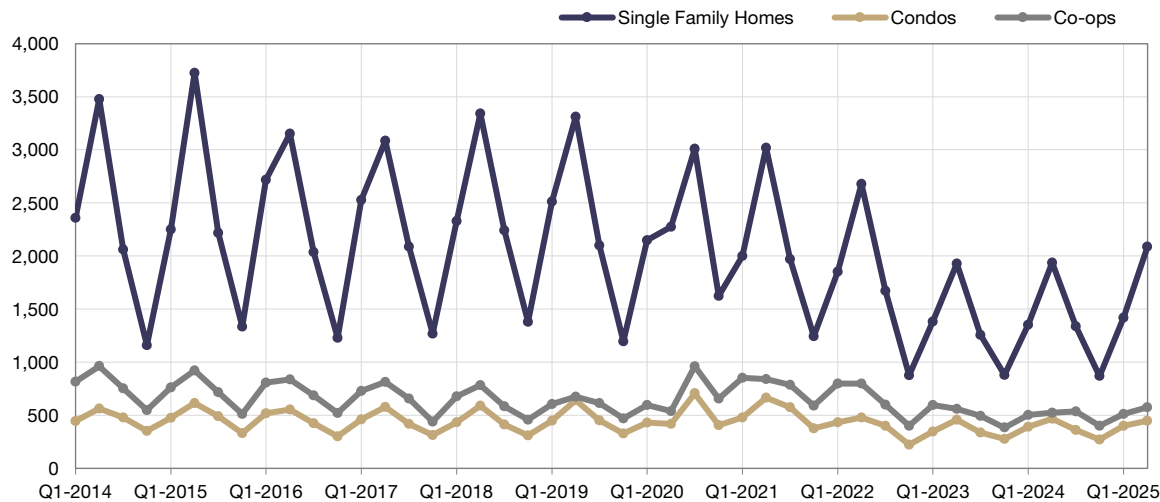
## Q2-2025



## Year to Date



## Historical New Listings by Quarter



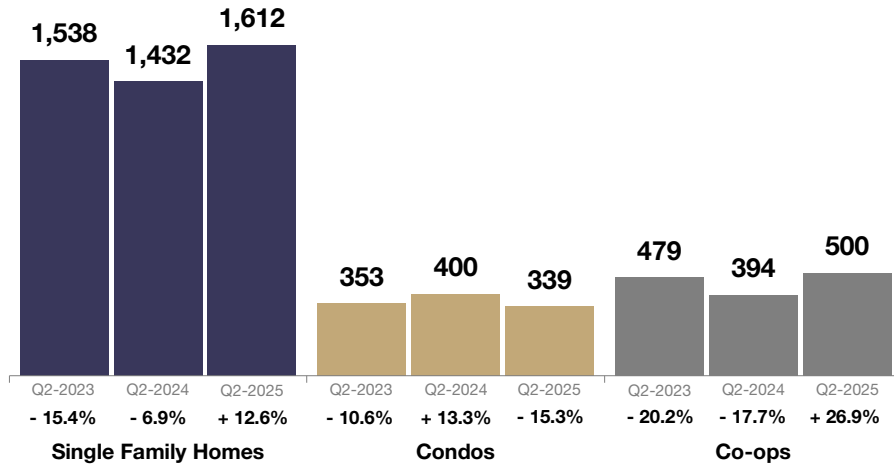
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	1,671	399	600
Q4-2022	877	223	399
Q1-2023	1,384	345	595
Q2-2023	1,929	458	560
Q3-2023	1,257	338	493
Q4-2023	879	276	385
Q1-2024	1,354	392	502
Q2-2024	1,938	466	525
Q3-2024	1,337	362	536
Q4-2024	870	272	399
Q1-2025	1,419	399	512
Q2-2025	2,089	450	576

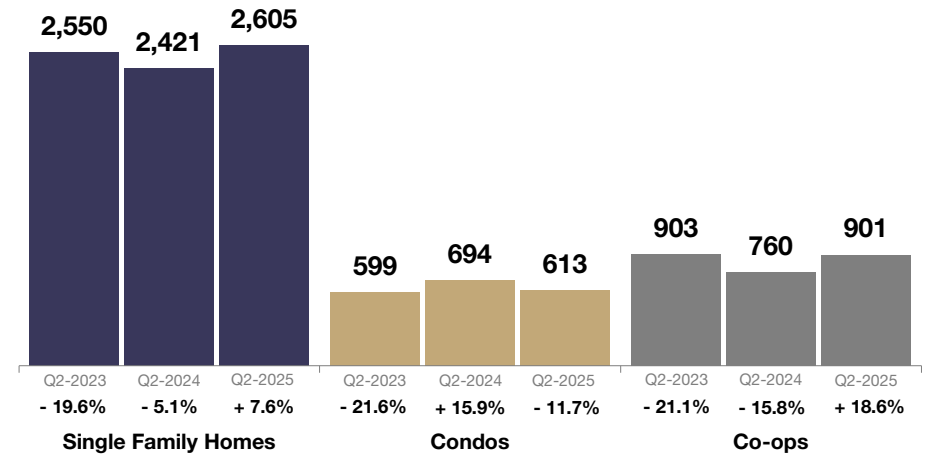
# Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

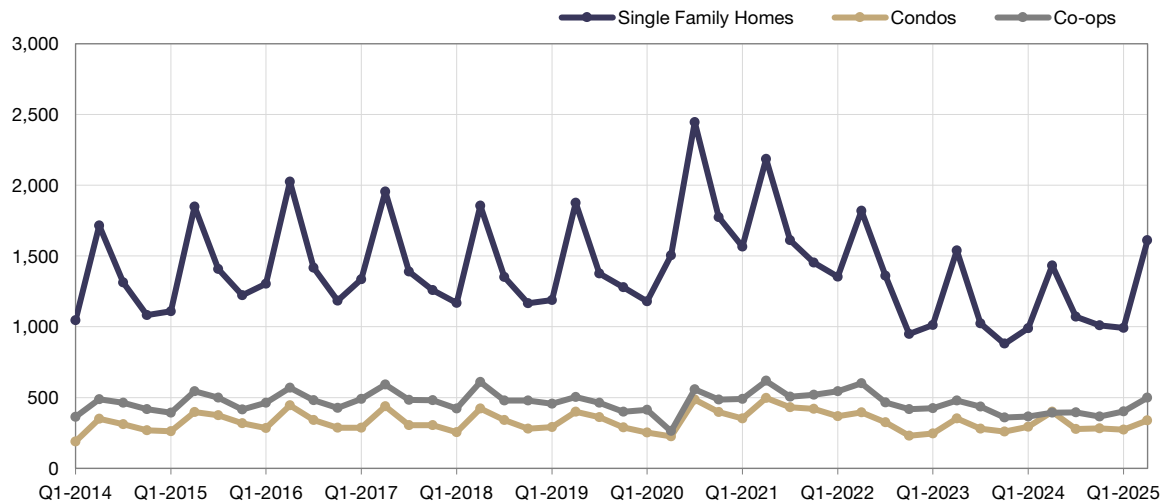
## Q2-2025



## Year to Date



## Historical Pending Sales by Quarter



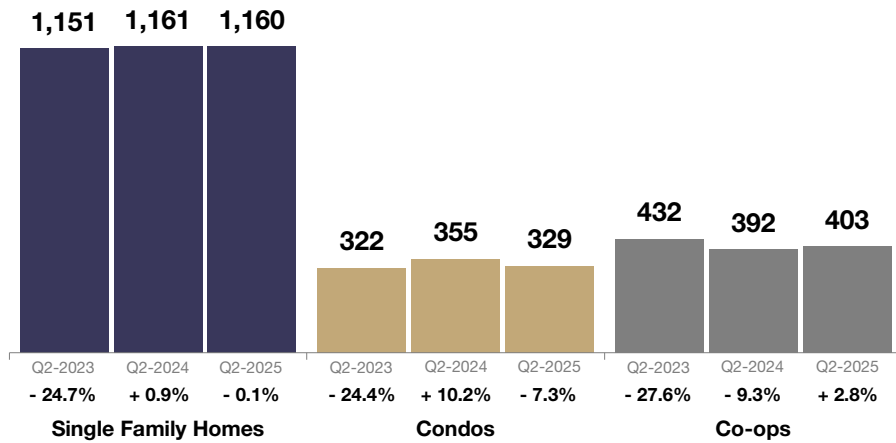
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	1,360	326	466
Q4-2022	949	231	417
Q1-2023	1,012	246	424
Q2-2023	1,538	353	479
Q3-2023	1,024	280	437
Q4-2023	881	260	359
Q1-2024	989	294	366
Q2-2024	1,432	400	394
Q3-2024	1,070	277	396
Q4-2024	1,009	282	366
Q1-2025	993	274	401
<b>Q2-2025</b>	<b>1,612</b>	<b>339</b>	<b>500</b>

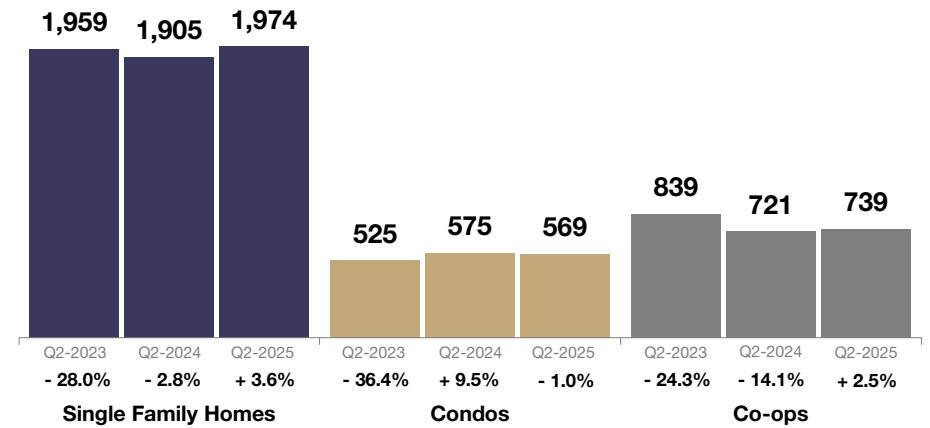
# Closed Sales

A count of the actual sales that closed in a given quarter.

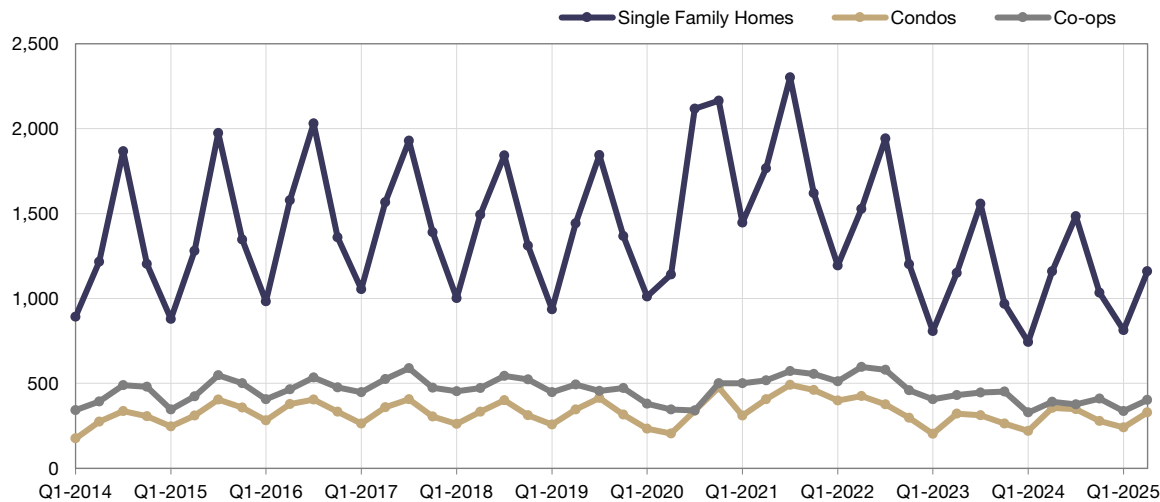
## Q2-2025



## Year to Date



## Historical Closed Sales by Quarter



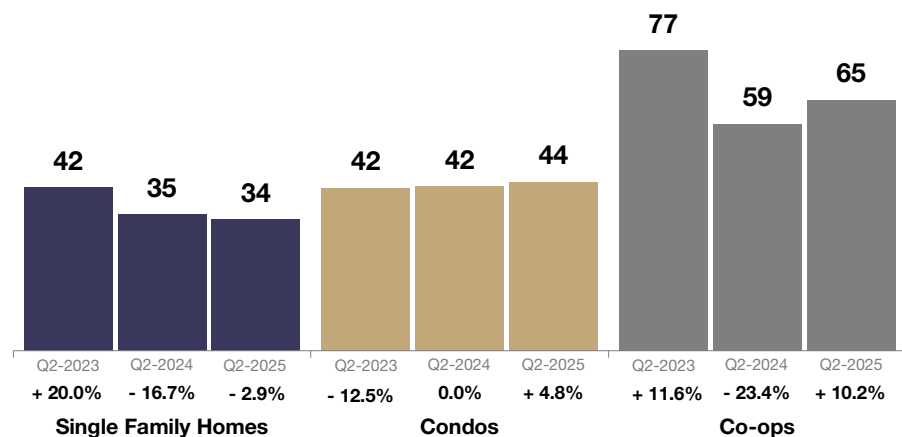
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	1,942	376	579
Q4-2022	1,201	297	459
Q1-2023	808	203	407
Q2-2023	1,151	322	432
Q3-2023	1,558	313	446
Q4-2023	967	264	452
Q1-2024	744	220	329
Q2-2024	1,161	355	392
Q3-2024	1,484	348	376
Q4-2024	1,033	278	411
Q1-2025	814	240	336
Q2-2025	1,160	329	403

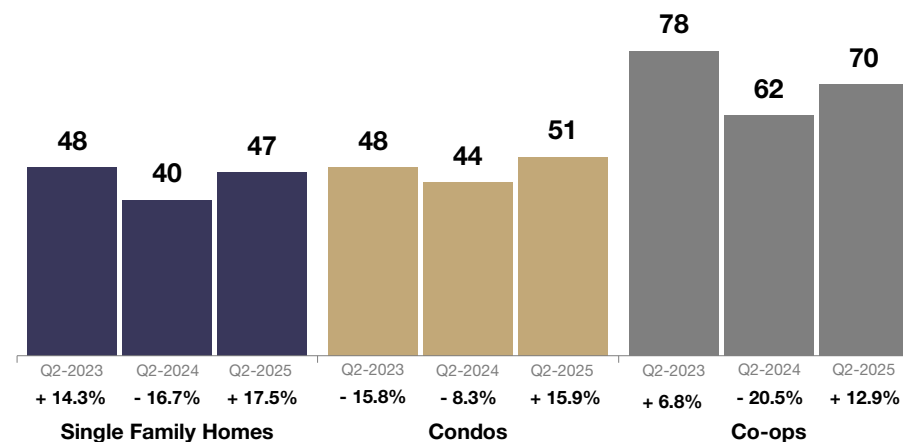
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given quarter.

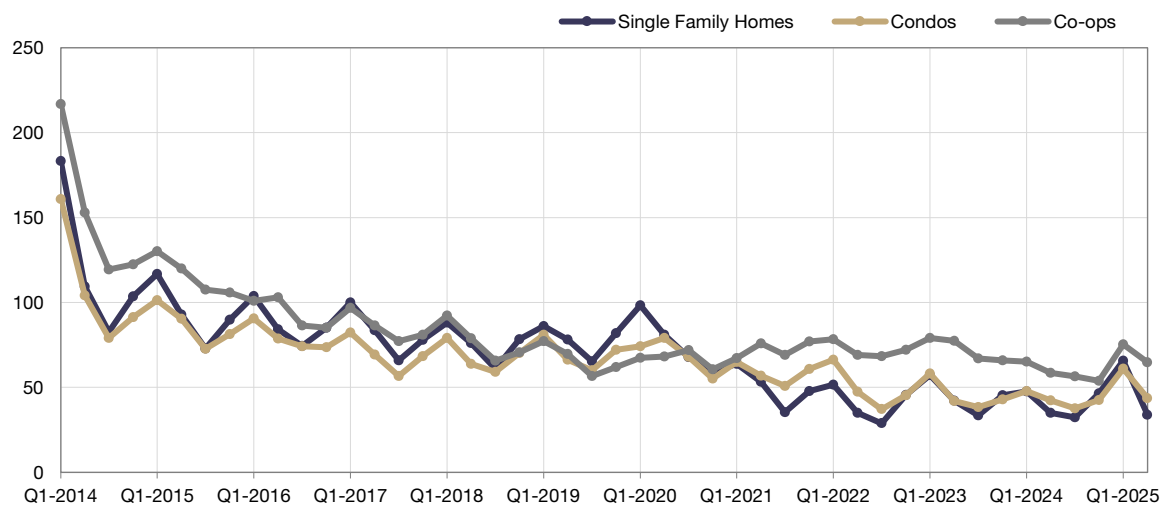
## Q2-2025



## Year to Date



## Historical Days on Market Until Sale by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

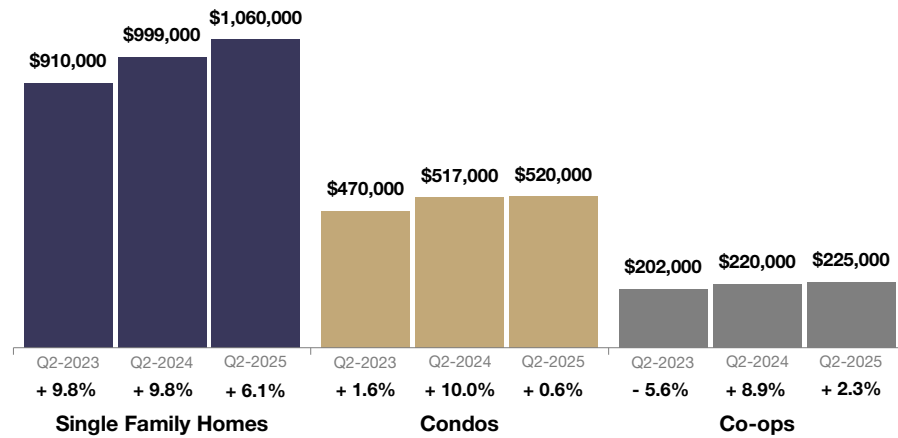
Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	29	37	68
Q4-2022	46	45	72
Q1-2023	57	58	79
Q2-2023	42	42	77
Q3-2023	34	38	67
Q4-2023	45	43	66
Q1-2024	48	48	65
Q2-2024	35	42	59
Q3-2024	32	38	56
Q4-2024	47	42	54
Q1-2025	66	61	75
Q2-2025	34	44	65



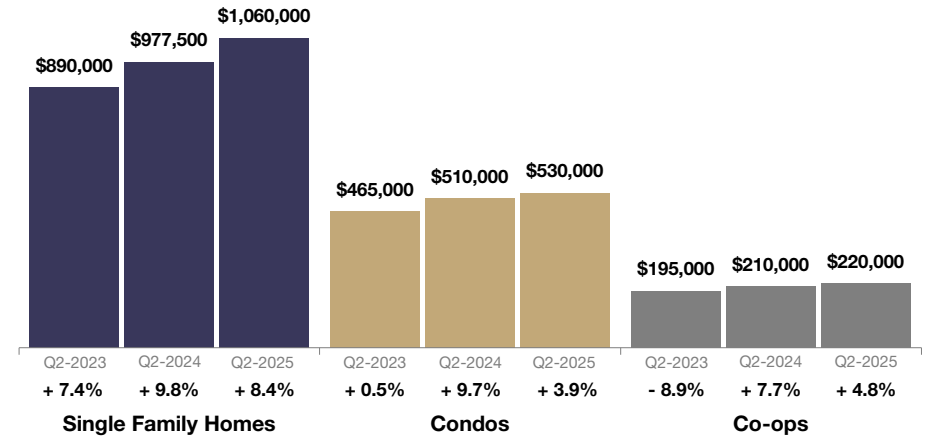
# Median Pending Price

Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

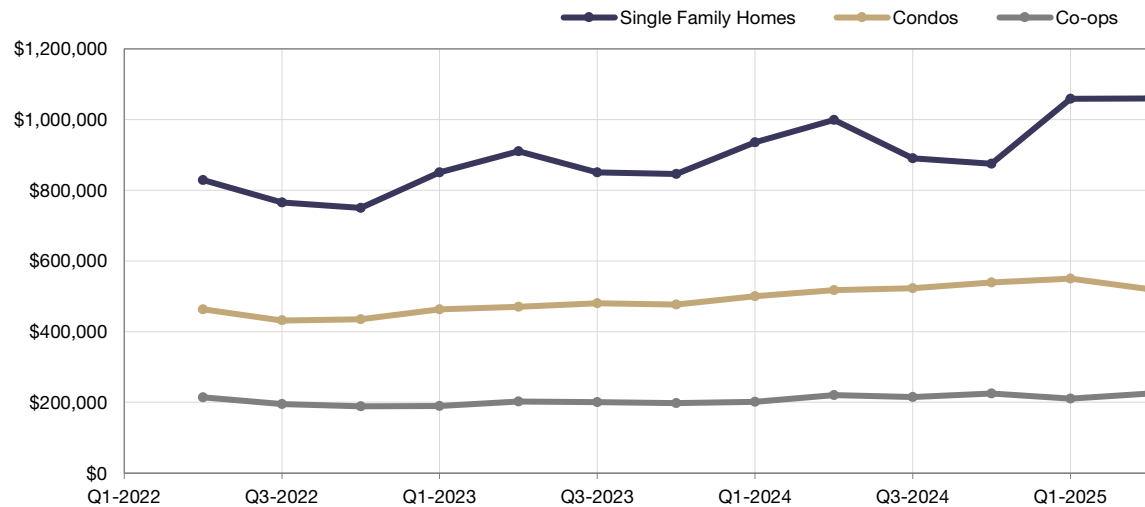
## Q2-2025



## Year to Date



## Historical Median Pending Price by Quarter



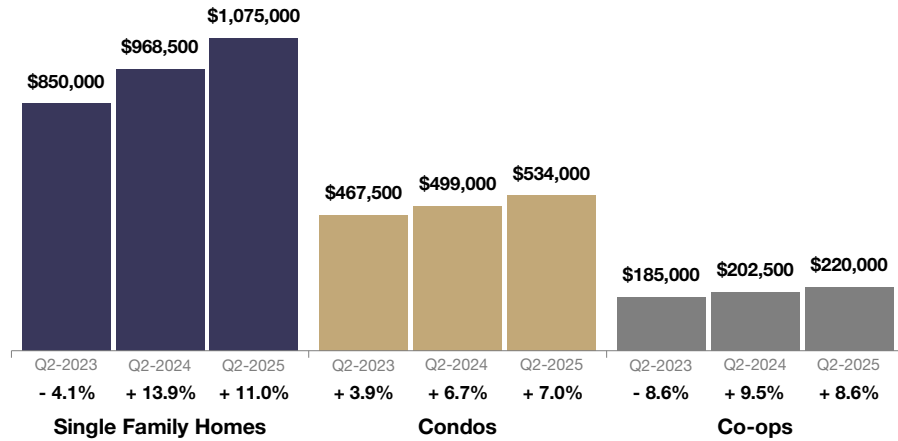
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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Q4-2022	\$750,000	\$435,000	\$189,000
Q1-2023	\$850,000	\$463,000	\$189,250
Q2-2023	\$910,000	\$470,000	\$202,000
Q3-2023	\$850,000	\$480,000	\$200,000
Q4-2023	\$846,000	\$476,500	\$198,000
Q1-2024	\$935,000	\$500,000	\$201,000
Q2-2024	\$999,000	\$517,000	\$220,000
Q3-2024	\$890,000	\$522,500	\$215,000
Q4-2024	\$875,000	\$539,000	\$225,000
Q1-2025	\$1,058,500	\$550,000	\$210,000
Q2-2025	\$1,060,000	\$520,000	\$225,000

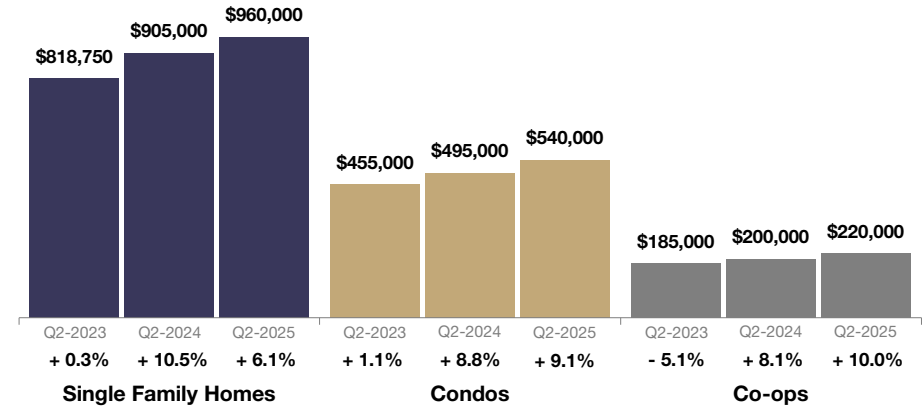
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

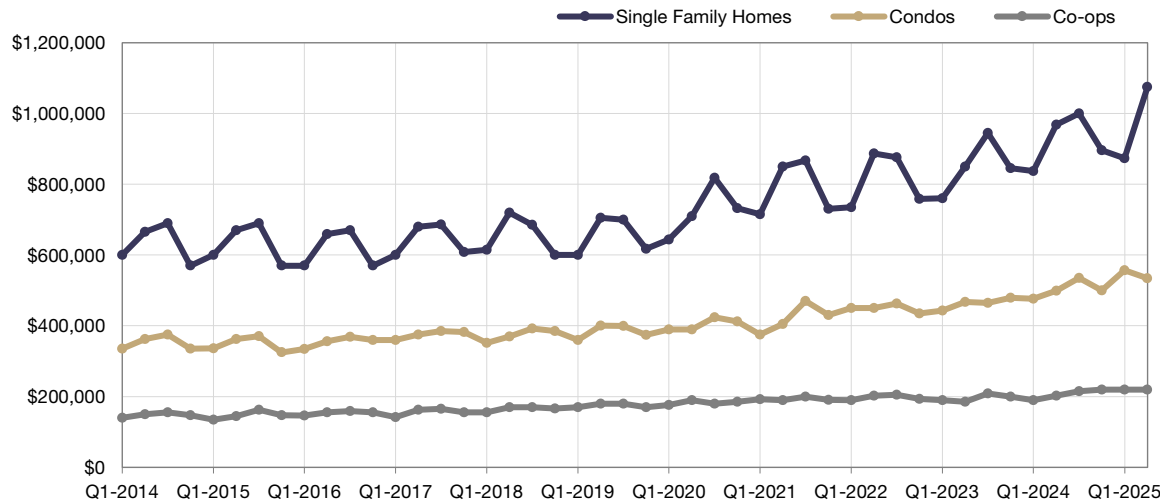
## Q2-2025



## Year to Date



## Historical Median Sales Price by Quarter

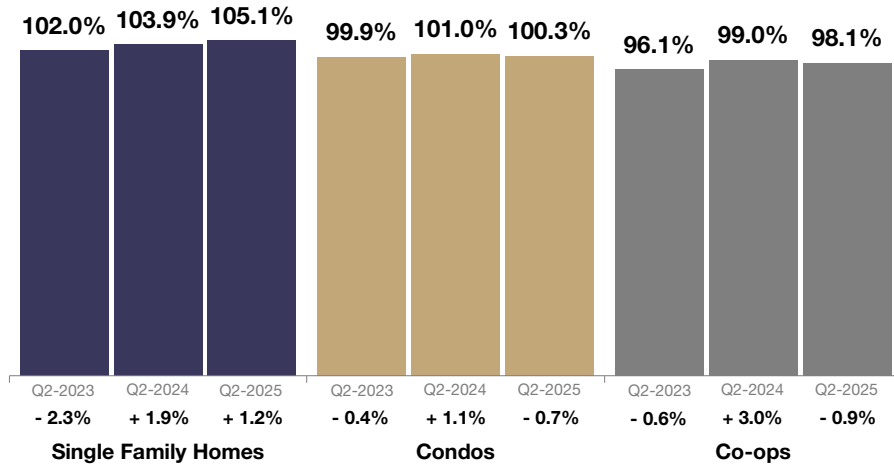


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$875,552	\$462,500	\$205,000
Q4-2022	\$758,500	\$435,000	\$193,000
Q1-2023	\$760,000	\$443,000	\$189,500
Q2-2023	\$850,000	\$467,500	\$185,000
Q3-2023	\$945,000	\$465,000	\$209,000
Q4-2023	\$845,000	\$479,000	\$200,000
Q1-2024	\$837,500	\$476,500	\$190,000
Q2-2024	\$968,500	\$499,000	\$202,500
Q3-2024	\$999,999	\$535,000	\$215,000
Q4-2024	\$895,500	\$500,000	\$220,000
Q1-2025	\$873,500	\$557,000	\$220,000
Q2-2025	\$1,075,000	\$534,000	\$220,000

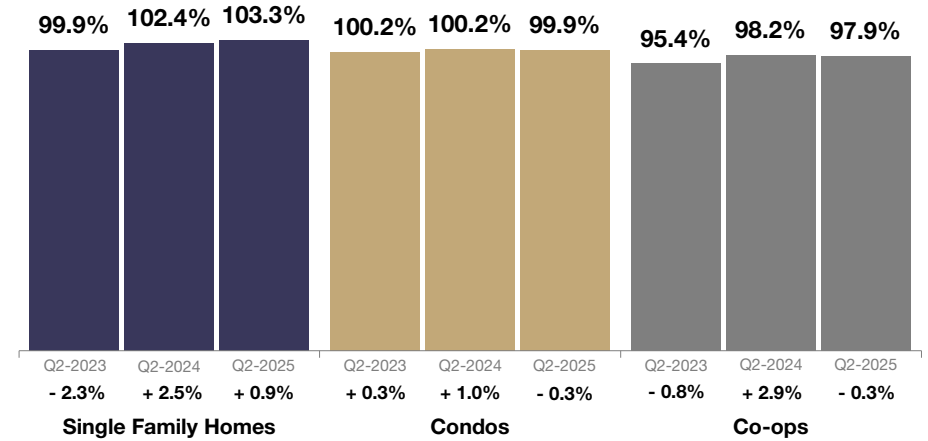
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

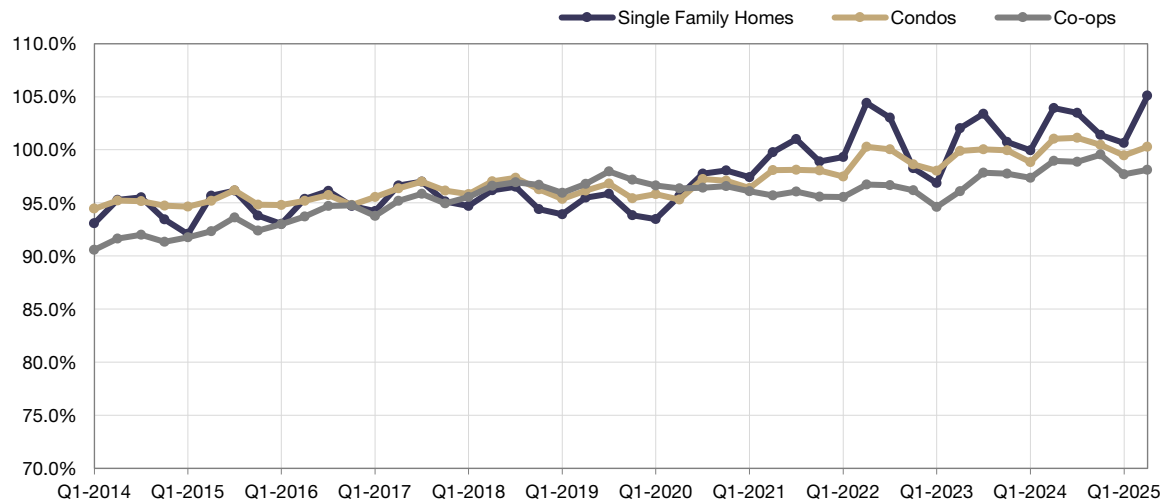
## Q2-2025



## Year to Date



## Historical Percent of Original List Price Received by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

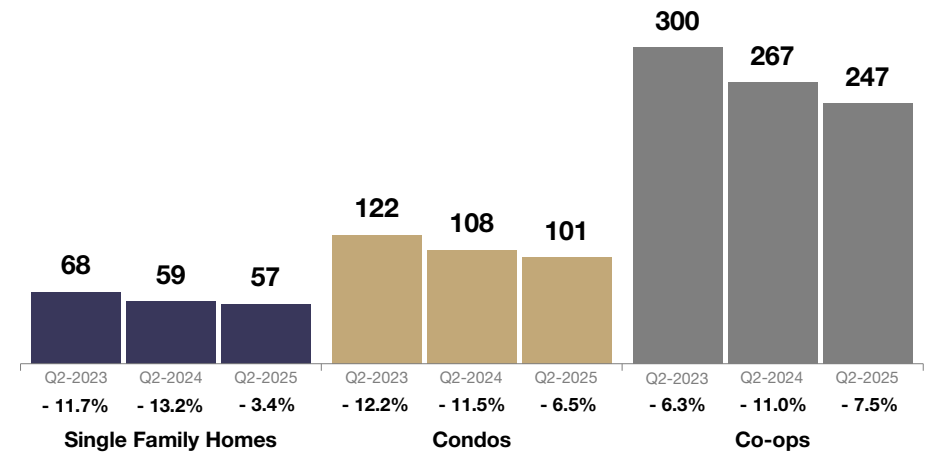
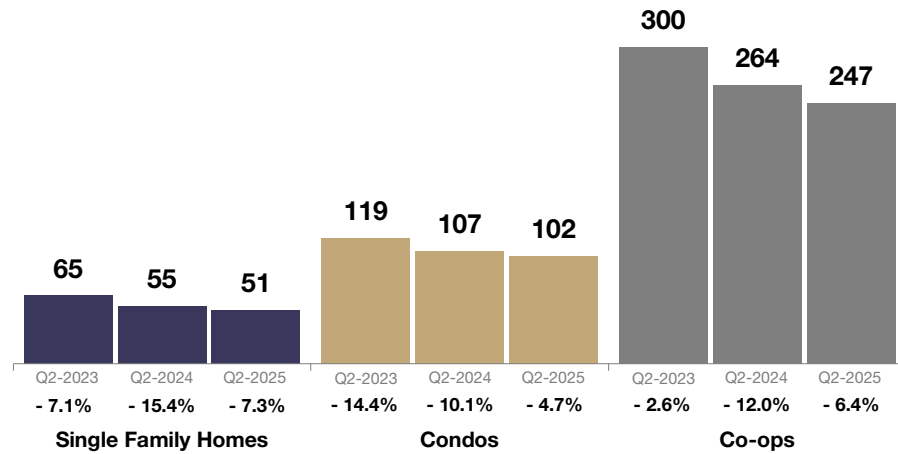
Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	103.0%	100.1%	96.7%
Q4-2022	98.3%	98.6%	96.2%
Q1-2023	96.9%	98.0%	94.6%
Q2-2023	102.0%	99.9%	96.1%
Q3-2023	103.4%	100.0%	97.8%
Q4-2023	100.7%	100.0%	97.7%
Q1-2024	99.9%	98.8%	97.4%
Q2-2024	103.9%	101.0%	99.0%
Q3-2024	103.5%	101.1%	98.9%
Q4-2024	101.4%	100.5%	99.6%
Q1-2025	100.7%	99.5%	97.7%
<b>Q2-2025</b>	<b>105.1%</b>	<b>100.3%</b>	<b>98.1%</b>

# Housing Affordability Index

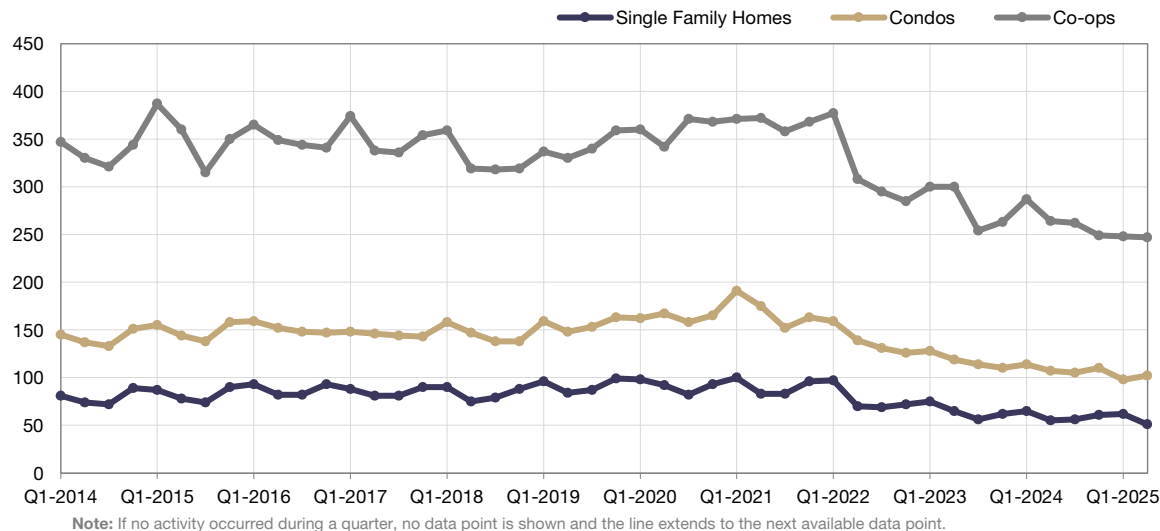
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## Q2-2025

## Year to Date



## Historical Housing Affordability Index by Quarter

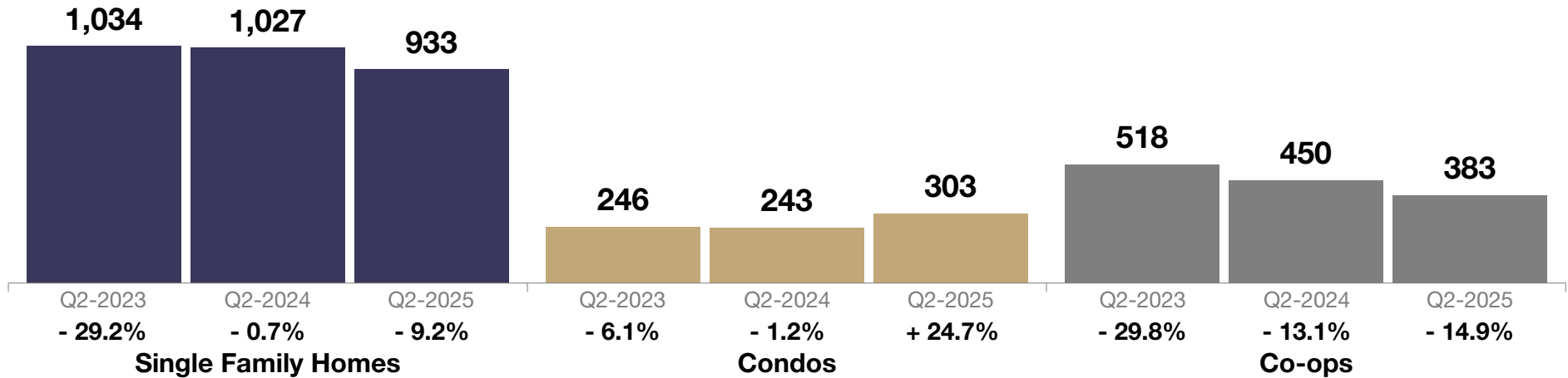


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	69	131	295
Q4-2022	72	126	285
Q1-2023	75	128	300
Q2-2023	65	119	300
Q3-2023	56	114	254
Q4-2023	62	110	263
Q1-2024	65	114	287
Q2-2024	55	107	264
Q3-2024	56	105	262
Q4-2024	61	110	249
Q1-2025	62	98	248
<b>Q2-2025</b>	<b>51</b>	<b>102</b>	<b>247</b>

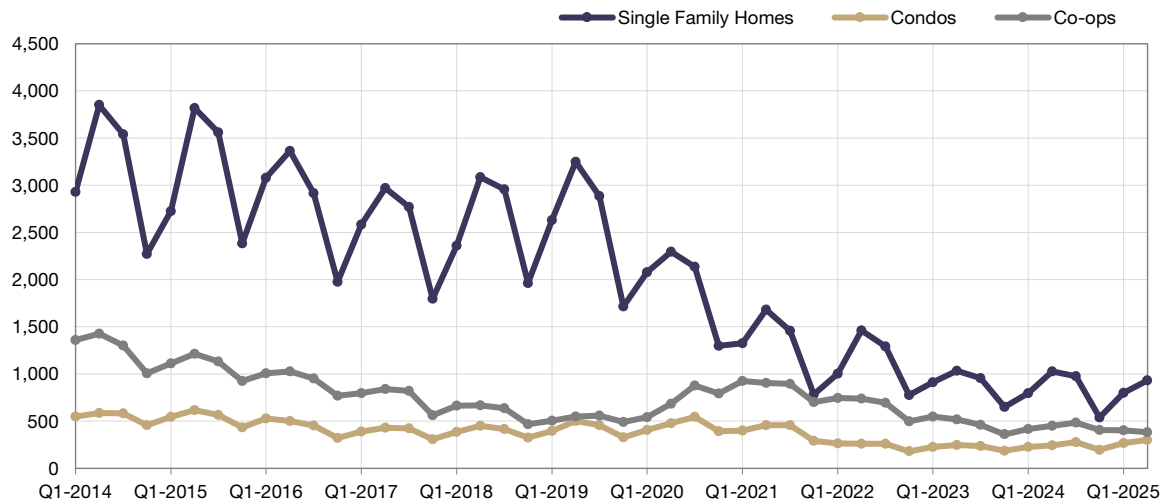
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given quarter.

## Q2-2025



## Historical Inventory of Homes for Sale by Quarter



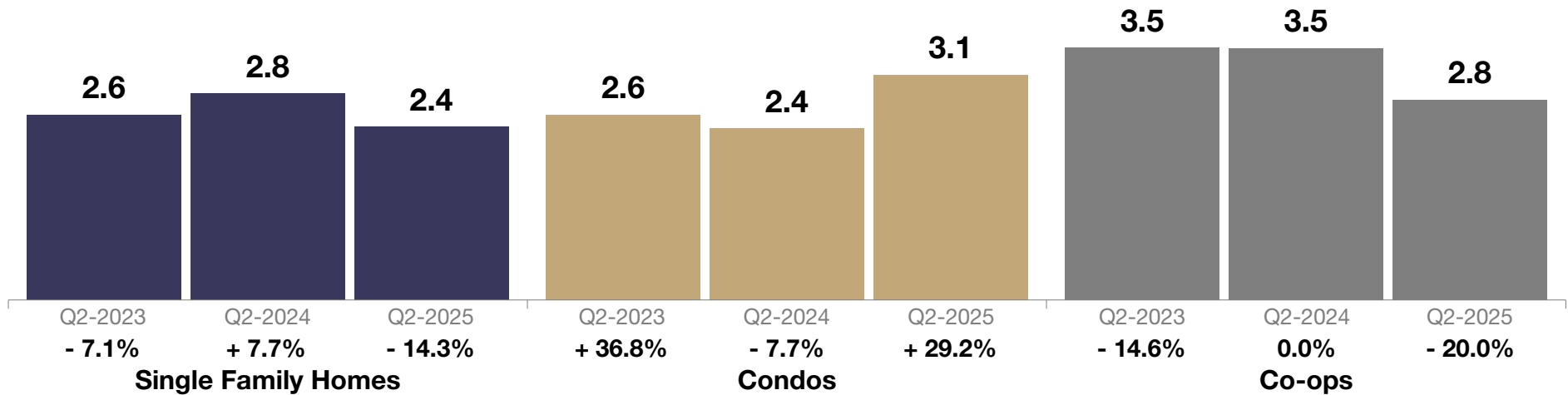
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	1,293	262	693
Q4-2022	775	182	499
Q1-2023	912	226	550
Q2-2023	1,034	246	518
Q3-2023	956	237	460
Q4-2023	649	185	361
Q1-2024	797	228	415
Q2-2024	1,027	243	450
Q3-2024	976	279	483
Q4-2024	539	195	408
Q1-2025	801	269	403
<b>Q2-2025</b>	<b>933</b>	<b>303</b>	<b>383</b>

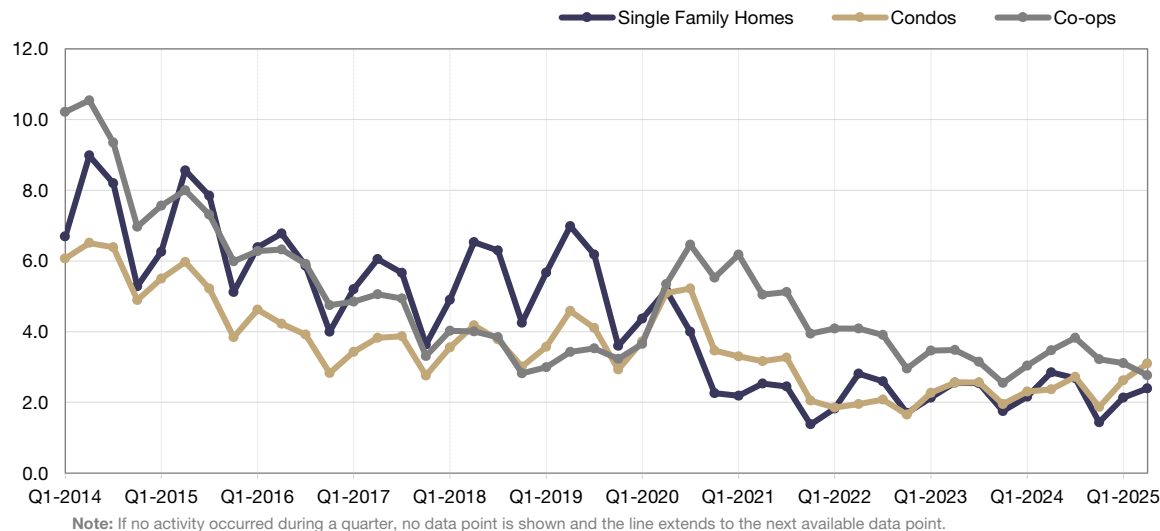
# Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

**Q2-2025**



## Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	2.6	2.1	3.9
Q4-2022	1.7	1.7	3.0
Q1-2023	2.1	2.3	3.5
Q2-2023	2.6	2.6	3.5
Q3-2023	2.5	2.6	3.1
Q4-2023	1.7	1.9	2.5
Q1-2024	2.2	2.3	3.0
Q2-2024	2.8	2.4	3.5
Q3-2024	2.7	2.7	3.8
Q4-2024	1.4	1.9	3.2
Q1-2025	2.1	2.6	3.1
<b>Q2-2025</b>	<b>2.4</b>	<b>3.1</b>	<b>2.8</b>

# Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2,929	3,115	+ 6.4%	5,177	5,445	+ 5.2%
Pending Sales		2,226	2,451	+ 10.1%	3,875	4,119	+ 6.3%
Closed Sales		1,908	1,892	- 0.8%	3,201	3,282	+ 2.5%
Days on Market		41	42	+ 2.4%	46	53	+ 15.2%
Median Pending Price		\$775,000	\$805,000	+ 3.9%	\$741,000	\$780,000	+ 5.3%
Median Sales Price		\$725,000	\$780,000	+ 7.6%	\$679,000	\$730,000	+ 7.5%
Pct. of Orig. Price Received		102.4%	102.8%	+ 0.4%	101.0%	101.5%	+ 0.5%
Housing Affordability Index		74	70	- 5.4%	79	74	- 6.3%
Inventory of Homes for Sale		1,720	1,619	- 5.9%	--	--	--
Months Supply of Inventory		2.9	2.6	- 10.3%	--	--	--