

Local Market Update – January 2026

Provided by OneKey® MLS



Westchester County

Single-Family Homes		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		378	315	- 16.7%	5,540	5,734	+ 3.5%
Closed Sales		340	256	- 24.7%	4,481	4,626	+ 3.2%
Days on Market Until Sale		70	49	- 30.0%	41	38	- 7.3%
Median Sales Price*		\$885,000	\$920,000	+ 4.0%	\$933,500	\$994,500	+ 6.5%
Percent of Original List Price Received*		100.9%	100.5%	- 0.4%	102.6%	103.2%	+ 0.6%
Inventory of Homes for Sale		637	548	- 14.0%	846	857	+ 1.3%

Condos		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		128	111	- 13.3%	1,508	1,503	- 0.3%
Closed Sales		88	90	+ 2.3%	1,214	1,203	- 0.9%
Days on Market Until Sale		68	51	- 25.0%	44	45	+ 2.3%
Median Sales Price*		\$529,500	\$500,000	- 5.6%	\$500,000	\$525,000	+ 5.0%
Percent of Original List Price Received*		99.8%	98.4%	- 1.4%	100.5%	99.8%	- 0.7%
Inventory of Homes for Sale		240	220	- 8.3%	246	278	+ 13.0%

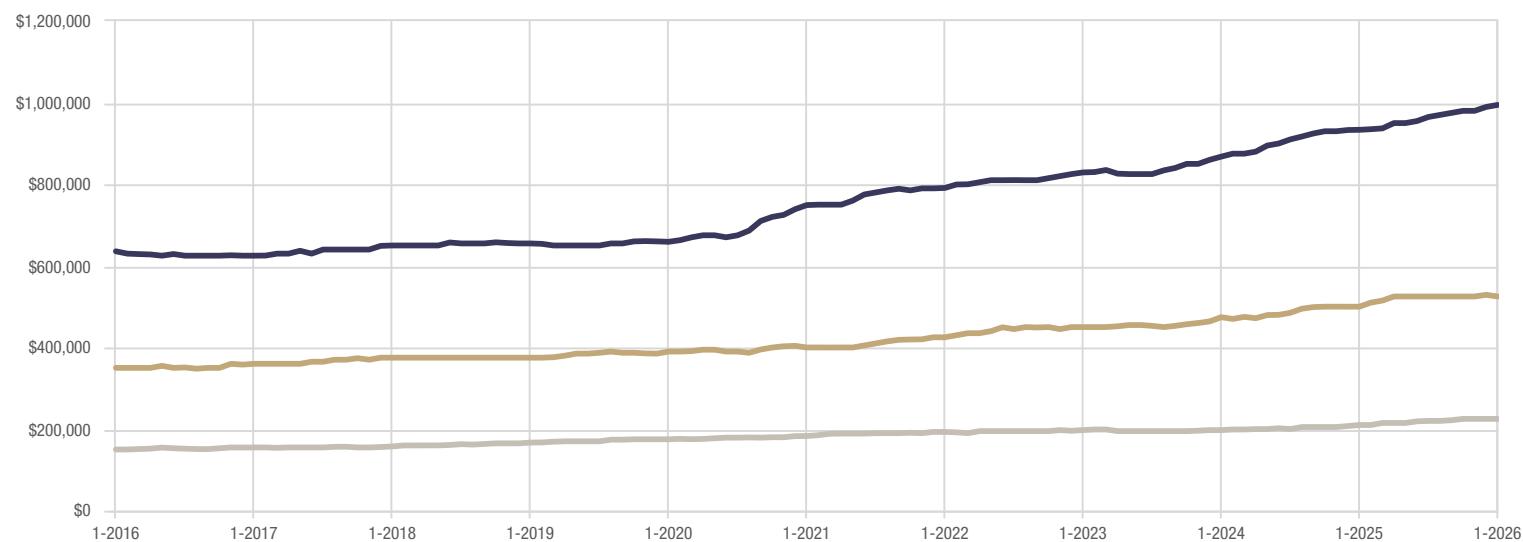
Co-Ops		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		181	171	- 5.5%	1,987	1,986	- 0.1%
Closed Sales		118	127	+ 7.6%	1,508	1,597	+ 5.9%
Days on Market Until Sale		74	52	- 29.7%	59	60	+ 1.7%
Median Sales Price*		\$218,750	\$245,000	+ 12.0%	\$210,000	\$225,000	+ 7.1%
Percent of Original List Price Received*		97.4%	98.8%	+ 1.4%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale		423	384	- 9.2%	443	420	- 5.2%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

Co-Ops Condos Single-Family Homes



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.