

Local Market Update – December 2025

Provided by OneKey® MLS



Westchester County

Single-Family Homes		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		152	151	- 0.7%	5,501	5,794	+ 5.3%
Closed Sales		378	428	+ 13.2%	4,422	4,704	+ 6.4%
Days on Market Until Sale		58	43	- 25.9%	39	40	+ 2.6%
Median Sales Price*		\$911,500	\$980,000	+ 7.5%	\$933,000	\$990,000	+ 6.1%
Percent of Original List Price Received*		101.7%	101.2%	- 0.5%	102.5%	103.2%	+ 0.7%
Inventory of Homes for Sale		543	477	- 12.2%	852	857	+ 0.6%

Condos		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		52	48	- 7.7%	1,492	1,516	+ 1.6%
Closed Sales		102	101	- 1.0%	1,201	1,200	- 0.1%
Days on Market Until Sale		55	41	- 25.5%	42	46	+ 9.5%
Median Sales Price*		\$482,500	\$540,000	+ 11.9%	\$500,000	\$529,500	+ 5.9%
Percent of Original List Price Received*		99.5%	99.5%	0.0%	100.5%	100.0%	- 0.5%
Inventory of Homes for Sale		197	204	+ 3.6%	242	277	+ 14.5%

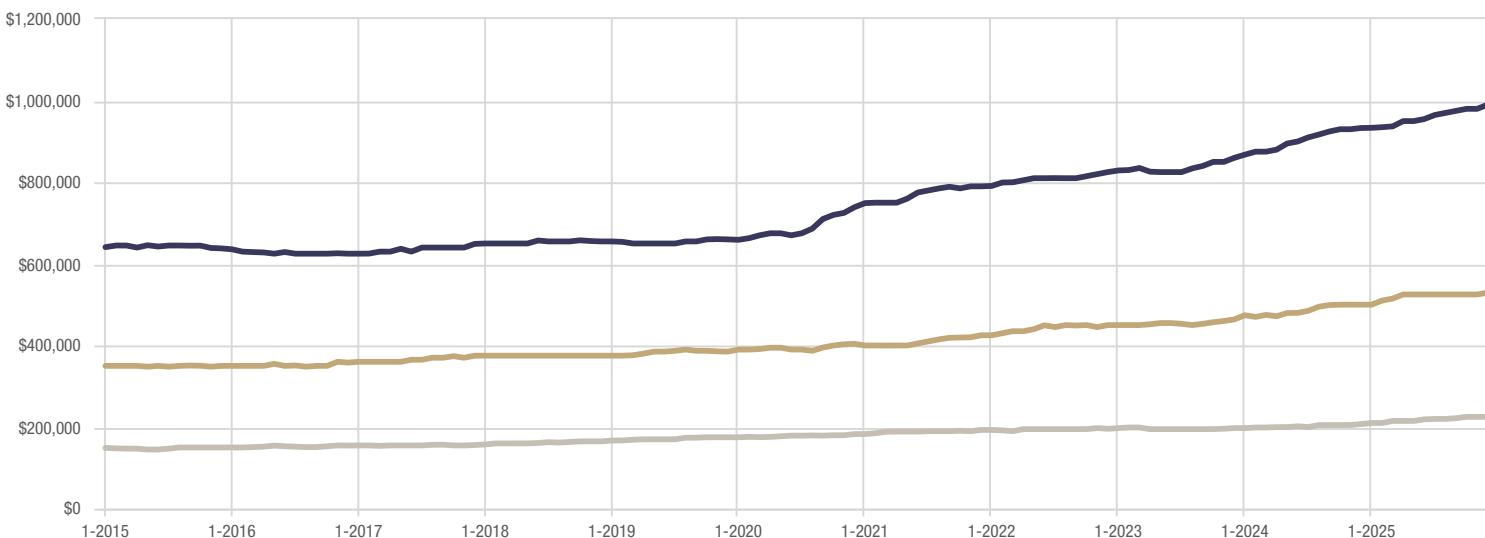
Co-Ops		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		90	91	+ 1.1%	1,962	1,995	+ 1.7%
Closed Sales		150	148	- 1.3%	1,508	1,589	+ 5.4%
Days on Market Until Sale		58	49	- 15.5%	58	61	+ 5.2%
Median Sales Price*		\$225,000	\$242,500	+ 7.8%	\$207,500	\$225,000	+ 8.4%
Percent of Original List Price Received*		99.5%	99.5%	0.0%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale		412	338	- 18.0%	442	420	- 5.0%

* 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.