

Quarterly Indicators

Provided by OneKey® MLS

Westchester County

Q3-2025

The U.S. housing market showed modest improvement in the third quarter of 2025, despite ongoing affordability challenges and a limited supply of existing homes for sale. Mortgage rates began the summer in the mid-to-high 6% range and gradually declined, helping to boost existing-home sales in July before activity leveled off in August. Some economists believe a combination of lower rates and increased inventory could support additional sales gains in the months ahead.

- Single-Family Closed Sales were up 9.0 percent to 1,617.
- Condos Closed Sales were down 6.6 percent to 325.
- Co-ops Closed Sales were up 20.2 percent to 452.
- Single-Family Median Sales Price increased 8.3 percent to \$1,083,000.
- Condos Median Sales Price decreased 1.9 percent to \$525,000.
- Co-ops Median Sales Price increased 9.3 percent to \$235,000.

Nationally, active listings grew by double digits year-over-year in the third quarter, with the number of homes on the market reaching its highest level since May 2020, according to the National Association of REALTORS®. Although home prices remain elevated in many areas, the pace of growth has slowed, and homes are taking longer to sell than they did a year ago. Buyers entering the market this fall may benefit from increased inventory, greater negotiating power, and a less competitive landscape.



Quarterly Snapshot

+ 8.4% **- 7.3%** **+ 1.3%**

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.

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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.

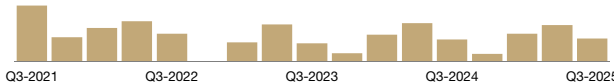
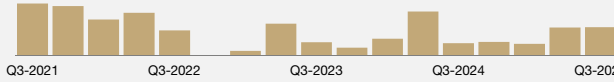
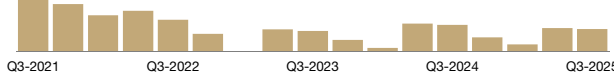
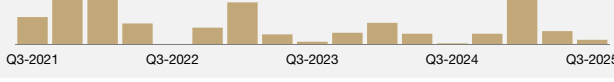
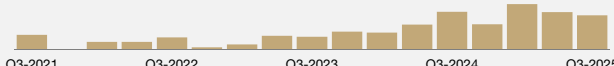
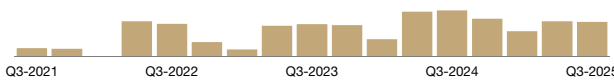
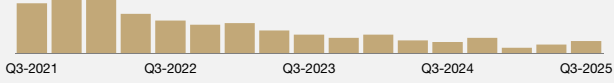
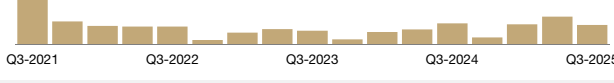
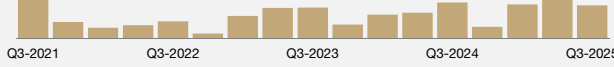


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,337	1,389	+ 3.9%	4,630	4,953	+ 7.0%
Pending Sales		1,070	1,135	+ 6.1%	3,490	3,731	+ 6.9%
Closed Sales		1,484	1,617	+ 9.0%	3,389	3,595	+ 6.1%
Days on Market		32	30	- 6.3%	37	39	+ 5.4%
Median Pending Price		\$890,000	\$915,000	+ 2.8%	\$950,000	\$999,689	+ 5.2%
Median Sales Price		\$999,999	\$1,083,000	+ 8.3%	\$950,023	\$999,000	+ 5.2%
Pct. of Orig. Price Received		103.5%	104.2%	+ 0.7%	102.9%	103.7%	+ 0.8%
Housing Affordability Index		56	51	- 8.9%	59	56	- 5.1%
Inventory of Homes for Sale		977	943	- 3.5%	--	--	--
Months Supply of Inventory		2.7	2.4	- 11.1%	--	--	--

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		362	369	+ 1.9%	1,220	1,221	+ 0.1%
Pending Sales		276	339	+ 22.8%	970	950	- 2.1%
Closed Sales		348	325	- 6.6%	923	894	- 3.1%
Days on Market		38	39	+ 2.6%	42	47	+ 11.9%
Median Pending Price		\$520,000	\$526,000	+ 1.2%	\$513,000	\$528,000	+ 2.9%
Median Sales Price		\$535,000	\$525,000	- 1.9%	\$500,184	\$530,000	+ 6.0%
Pct. of Orig. Price Received		101.1%	100.2%	- 0.9%	100.5%	100.0%	- 0.5%
Housing Affordability Index		105	106	+ 1.0%	113	105	- 7.1%
Inventory of Homes for Sale		281	271	- 3.6%	--	--	--
Months Supply of Inventory		2.7	2.6	- 3.7%	--	--	--

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.

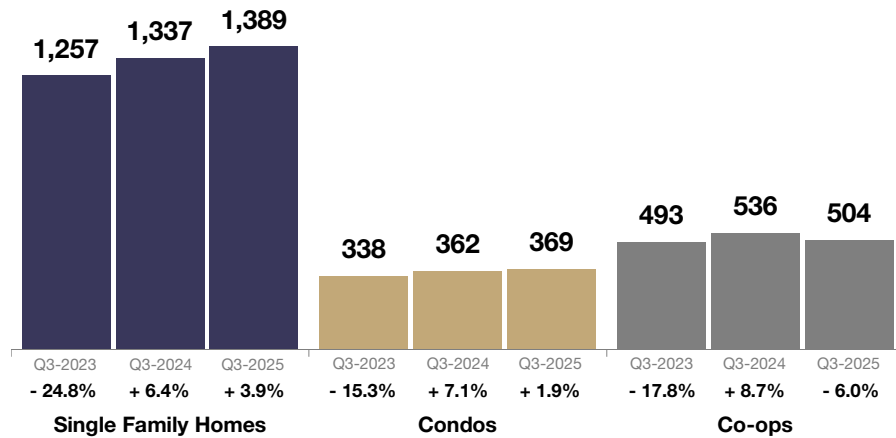


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		536	504	- 6.0%	1,563	1,594	+ 2.0%
Pending Sales		396	442	+ 11.6%	1,154	1,312	+ 13.7%
Closed Sales		376	452	+ 20.2%	1,097	1,194	+ 8.8%
Days on Market		56	60	+ 7.1%	60	66	+ 10.0%
Median Pending Price		\$215,000	\$230,000	+ 7.0%	\$215,000	\$224,000	+ 4.2%
Median Sales Price		\$215,000	\$235,000	+ 9.3%	\$205,000	\$225,000	+ 9.8%
Pct. of Orig. Price Received		98.9%	99.0%	+ 0.1%	98.5%	98.3%	- 0.2%
Housing Affordability Index		262	237	- 9.5%	275	248	- 9.8%
Inventory of Homes for Sale		485	402	- 17.1%	--	--	--
Months Supply of Inventory		3.8	2.9	- 23.7%	--	--	--

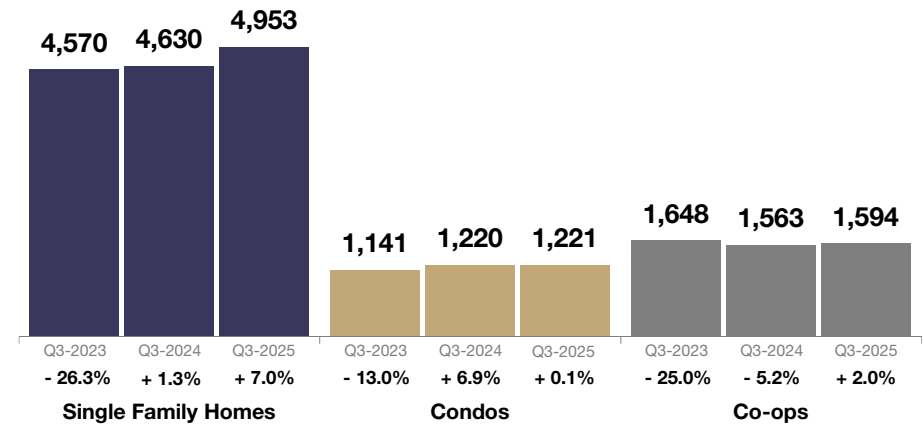
New Listings

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

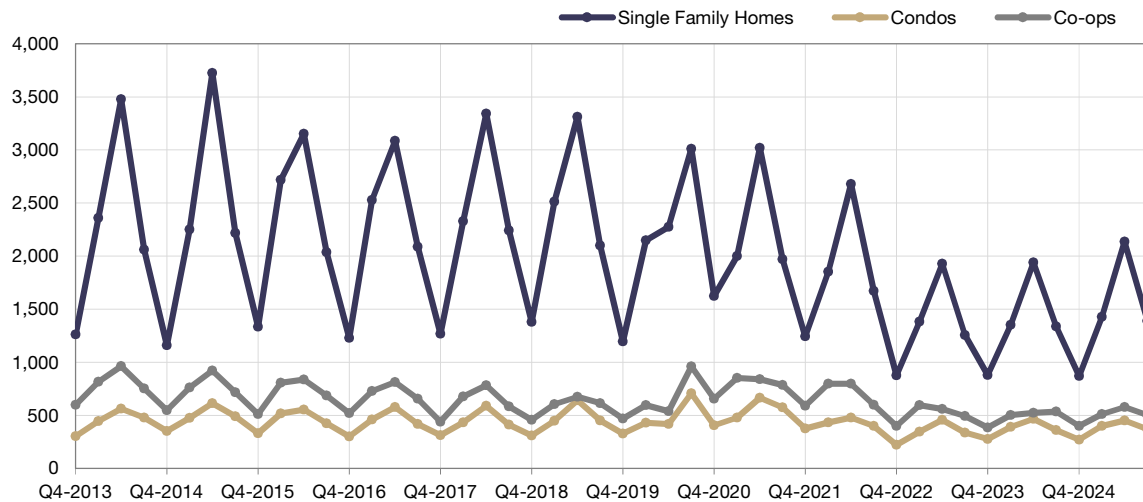
Q3-2025



Year to Date



Historical New Listings by Quarter



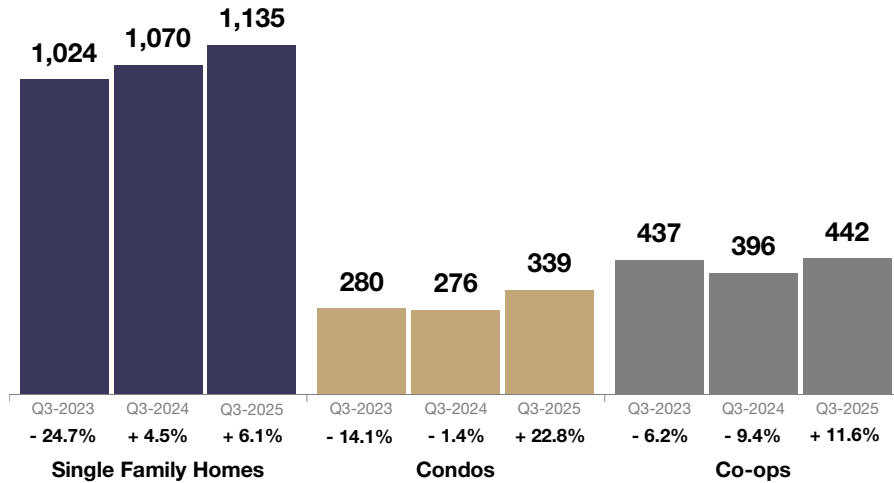
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	1,939	466	525
Q3-2024	1,337	362	536
Q4-2024	870	272	399
Q1-2025	1,428	399	512
Q2-2025	2,136	453	578
Q3-2025	1,389	369	504

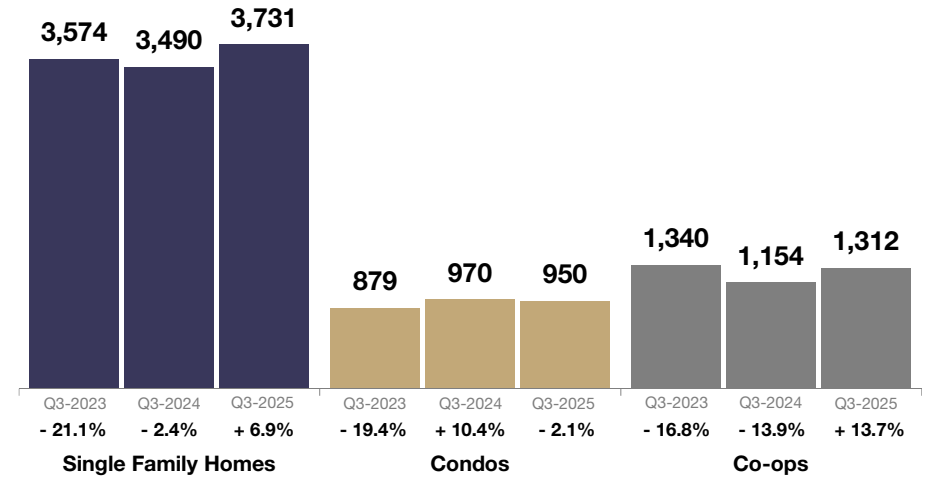
Pending Sales

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

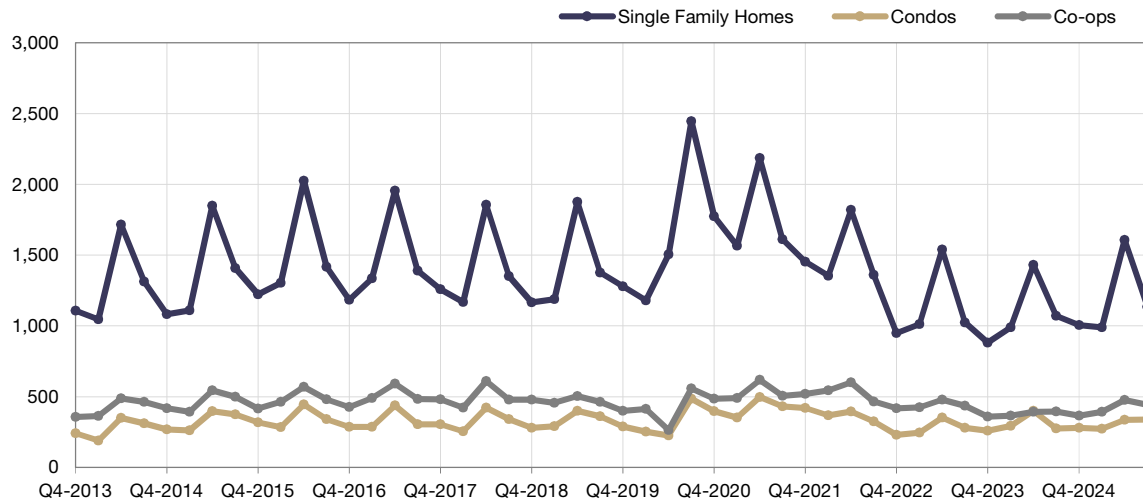
Q3-2025



Year to Date



Historical Pending Sales by Quarter

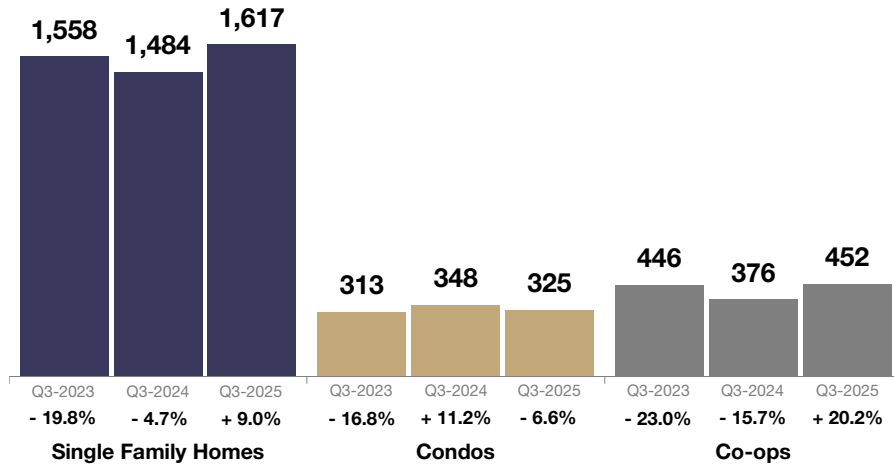


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	949	231	417
Q1-2023	1,012	246	424
Q2-2023	1,538	353	479
Q3-2023	1,024	280	437
Q4-2023	882	259	359
Q1-2024	989	294	365
Q2-2024	1,431	400	393
Q3-2024	1,070	276	396
Q4-2024	1,005	281	365
Q1-2025	989	274	393
Q2-2025	1,607	337	477
Q3-2025	1,135	339	442

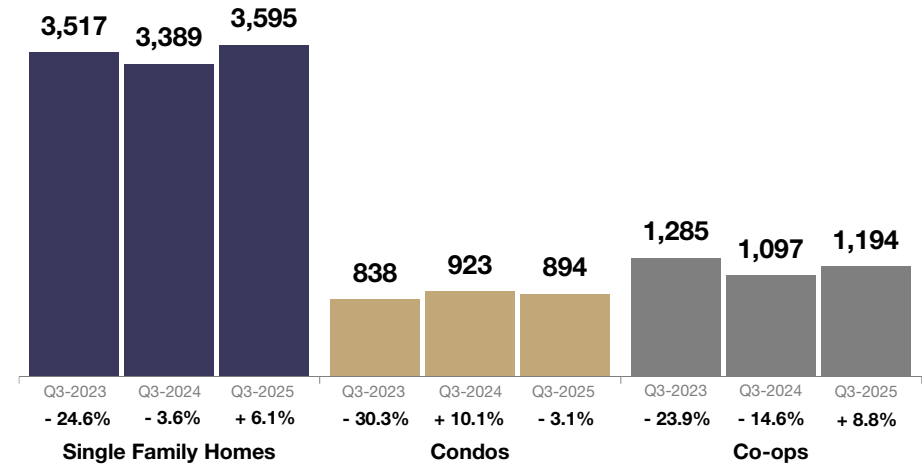
Closed Sales

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

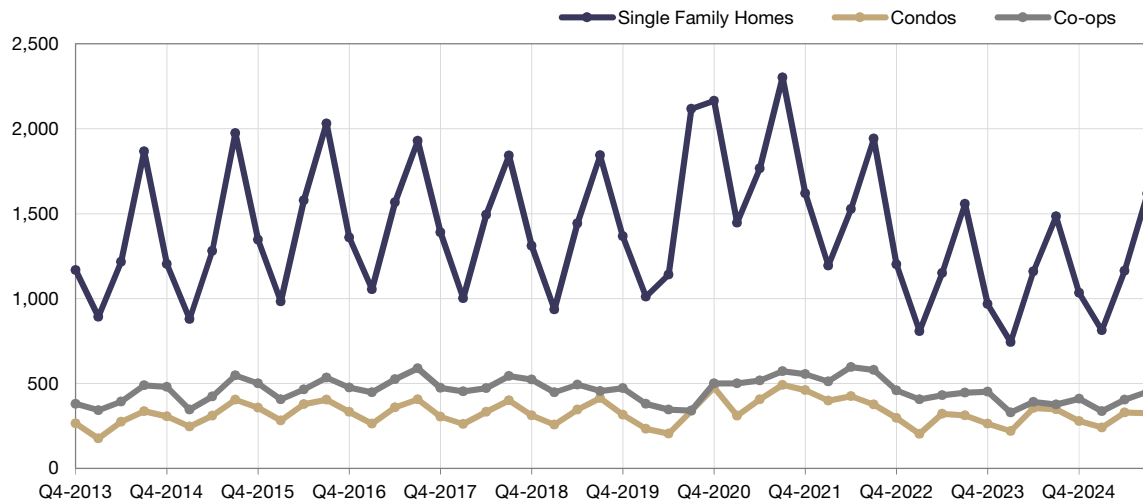
Q3-2025



Year to Date



Historical Closed Sales by Quarter



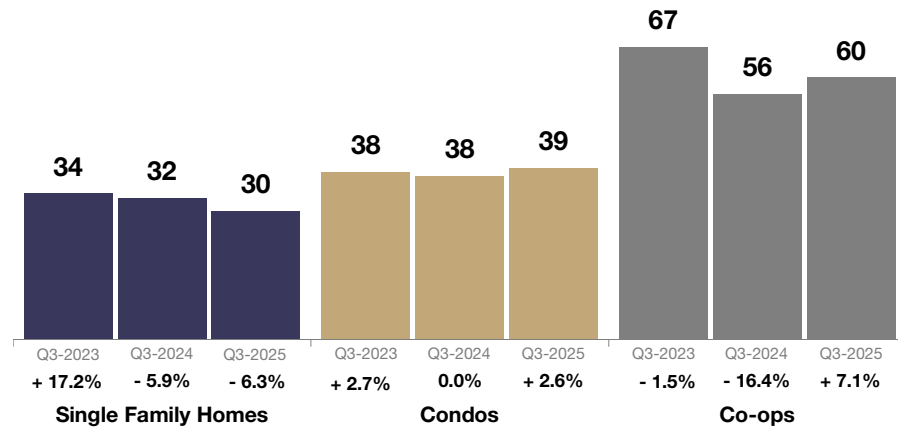
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	337
Q2-2025	1,164	329	405
Q3-2025	1,617	325	452

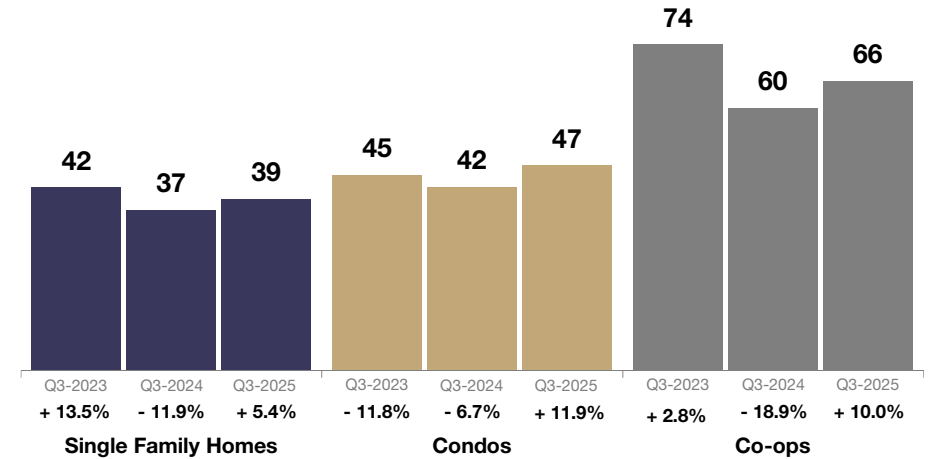
Days on Market Until Sale

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

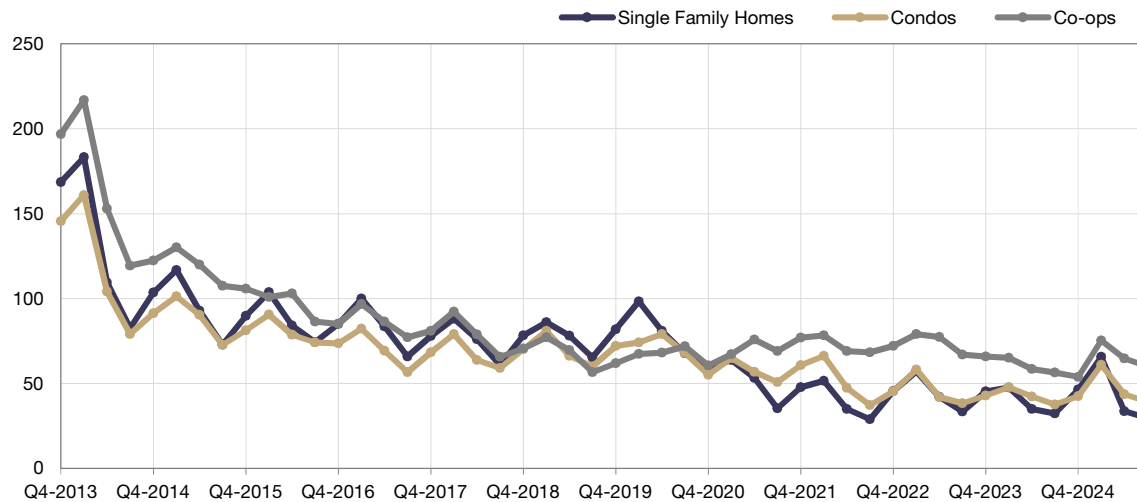
Q3-2025



Year to Date



Historical Days on Market Until Sale by Quarter



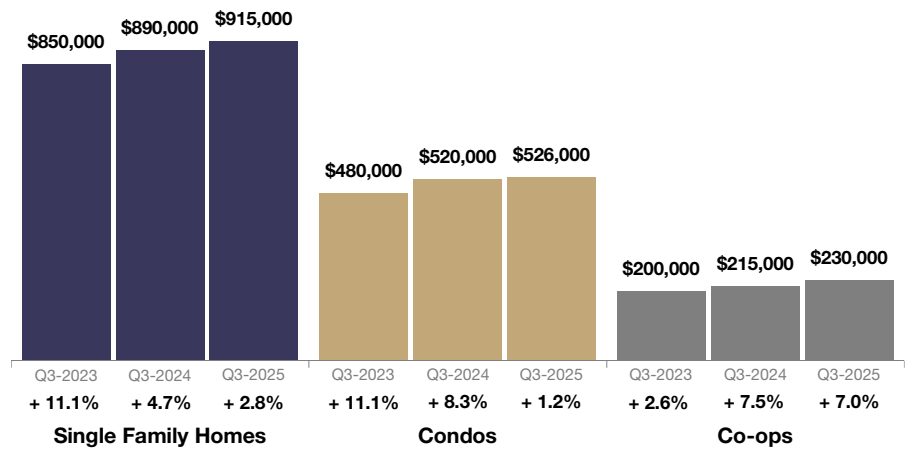
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q3-2025	30	39	60

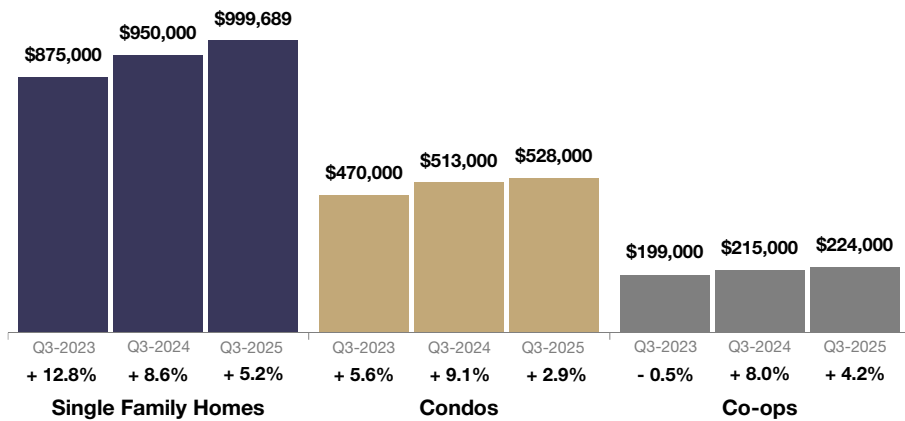
Median Pending Price

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.

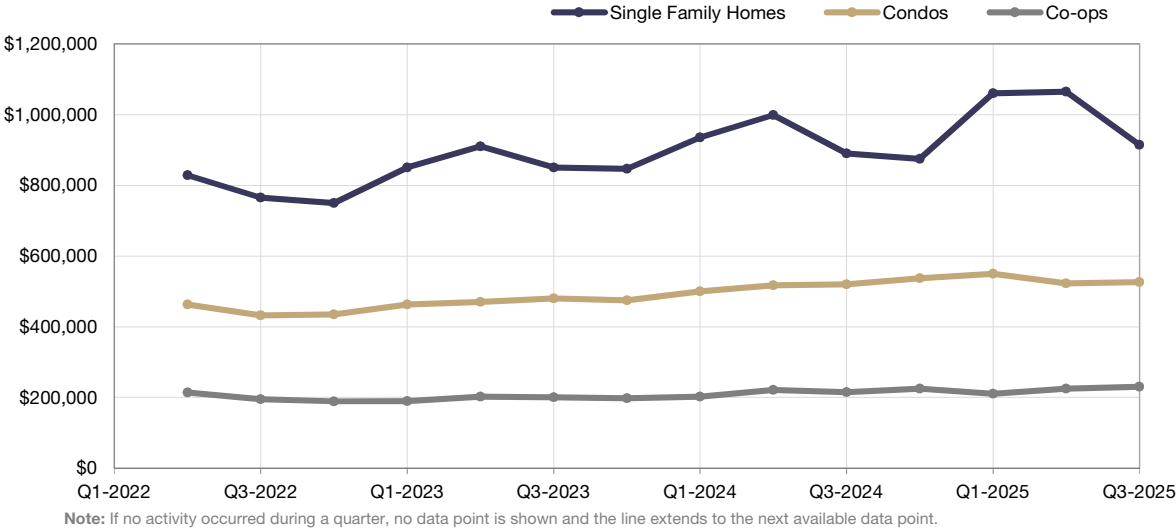
Q3-2025



Year to Date



Historical Median Pending Price by Quarter

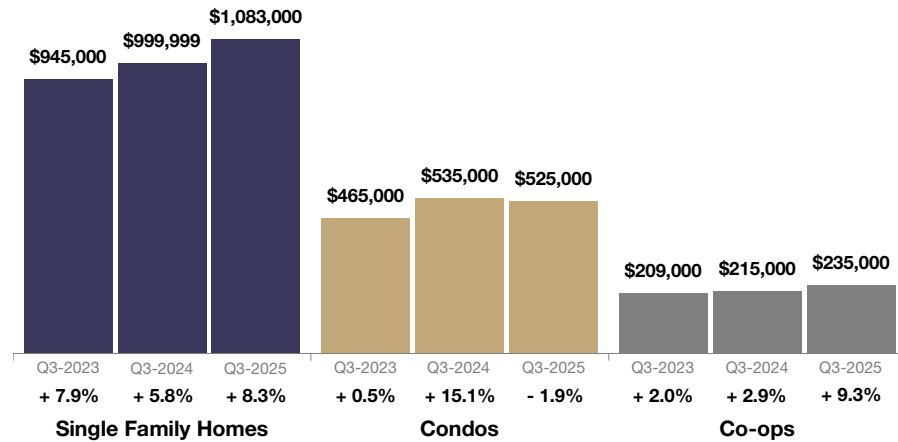


Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q1-2023	\$850,000	\$463,000	\$189,250
Q2-2023	\$910,000	\$470,000	\$202,000
Q3-2023	\$850,000	\$480,000	\$200,000
Q4-2023	\$847,000	\$475,000	\$198,000
Q1-2024	\$935,000	\$500,000	\$202,000
Q2-2024	\$999,000	\$517,000	\$221,250
Q3-2024	\$890,000	\$520,000	\$215,000
Q4-2024	\$875,000	\$537,000	\$225,000
Q1-2025	\$1,060,000	\$550,000	\$210,000
Q2-2025	\$1,065,000	\$522,500	\$225,000
Q3-2025	\$915,000	\$526,000	\$230,000

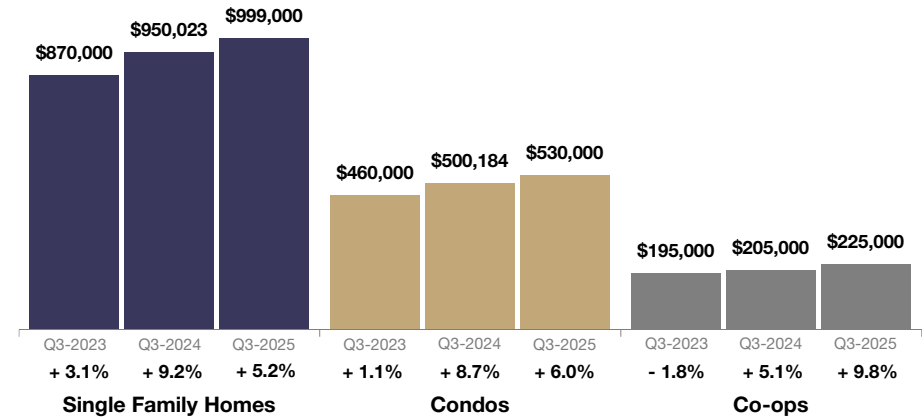
Median Sales Price

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

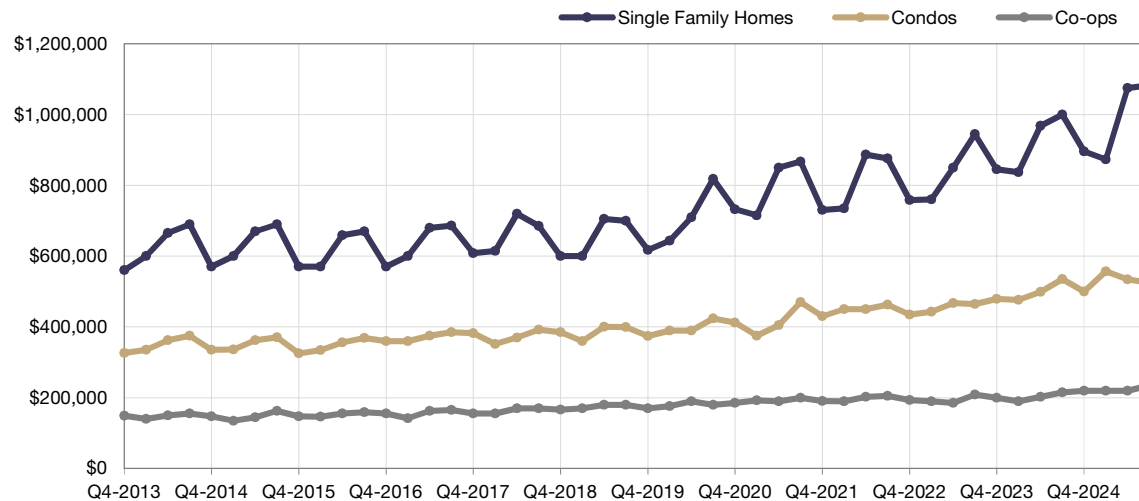
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



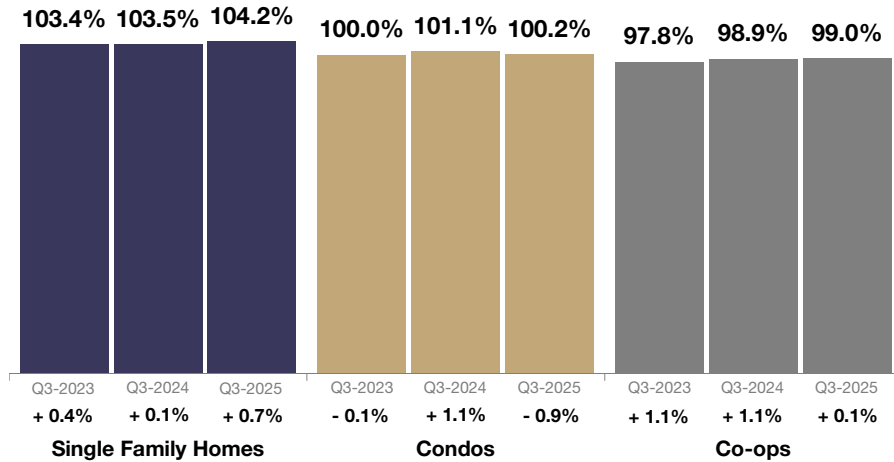
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q3-2025	\$1,083,000	\$525,000	\$235,000

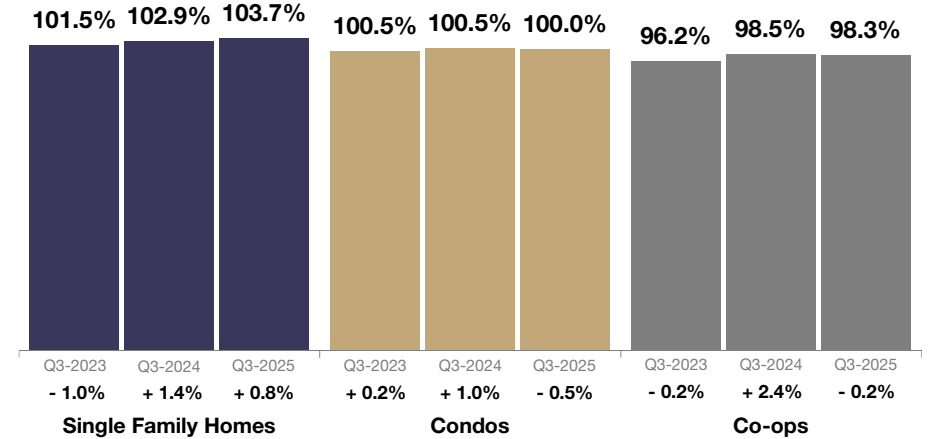
Percent of Original List Price Received

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.

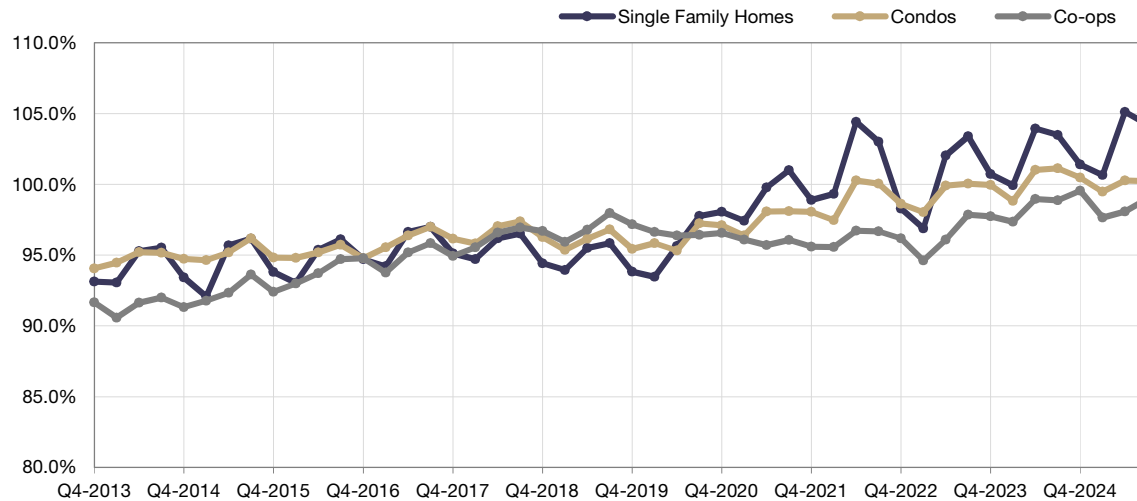
Q3-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



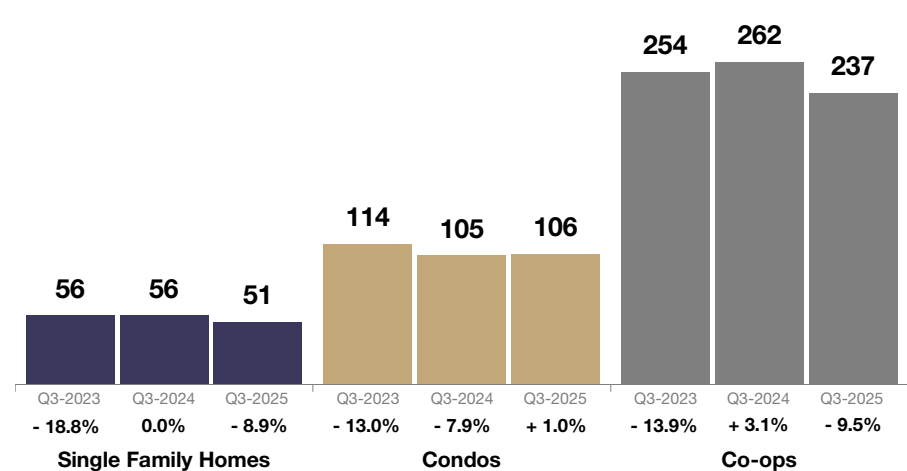
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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%
Q2-2025	105.1%	100.3%	98.1%
Q3-2025	104.2%	100.2%	99.0%

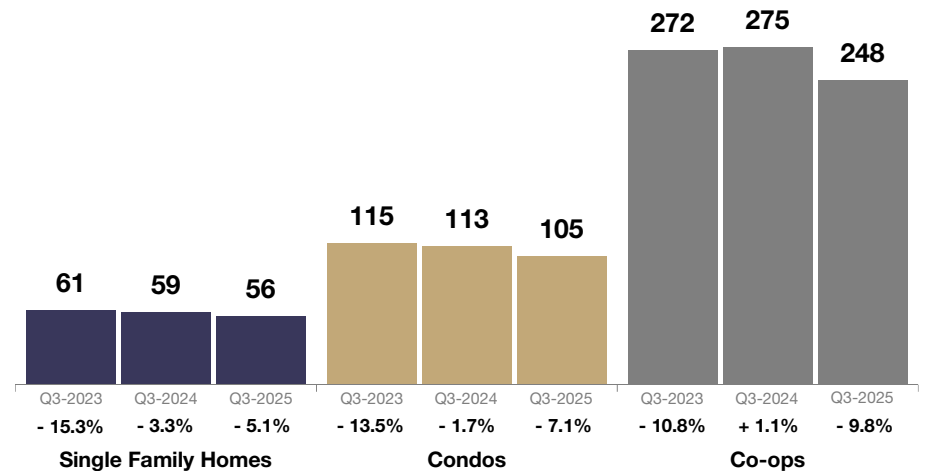
Housing Affordability Index

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.

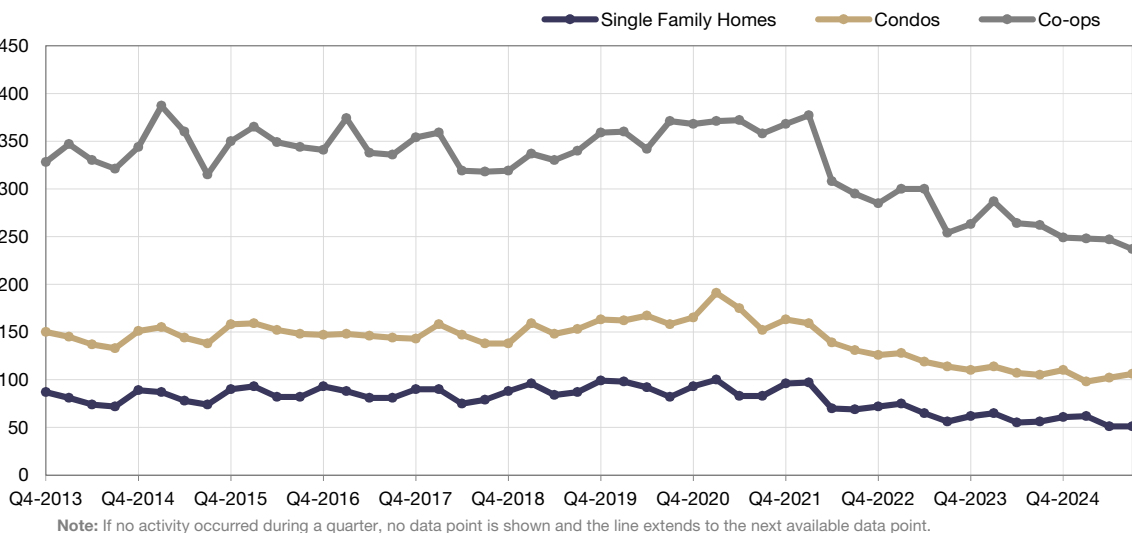
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter

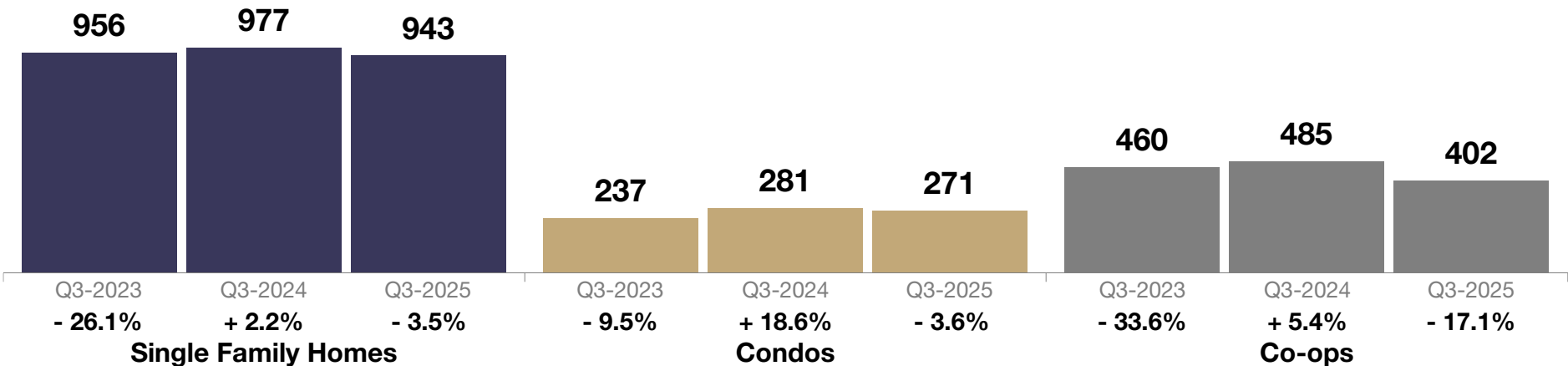


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	72	126	285
Q1-2023	75	128	300
Q2-2023	65	119	300
Q3-2023	56	114	254
Q4-2023	62	110	263
Q1-2024	65	114	287
Q2-2024	55	107	264
Q3-2024	56	105	262
Q4-2024	61	110	249
Q1-2025	62	98	248
Q2-2025	51	102	247
Q3-2025	51	106	237

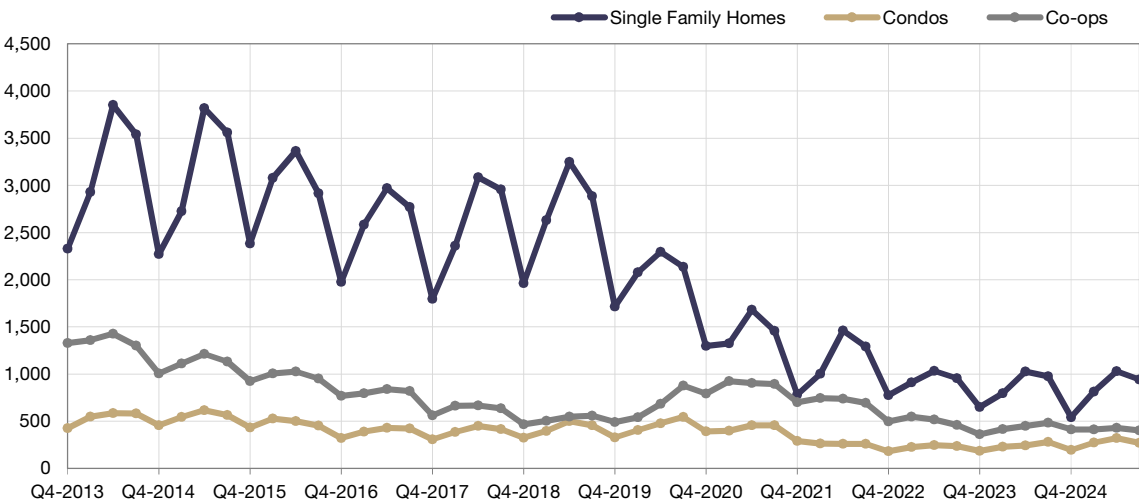
Inventory of Homes for Sale

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

Q3-2025



Historical Inventory of Homes for Sale by Quarter

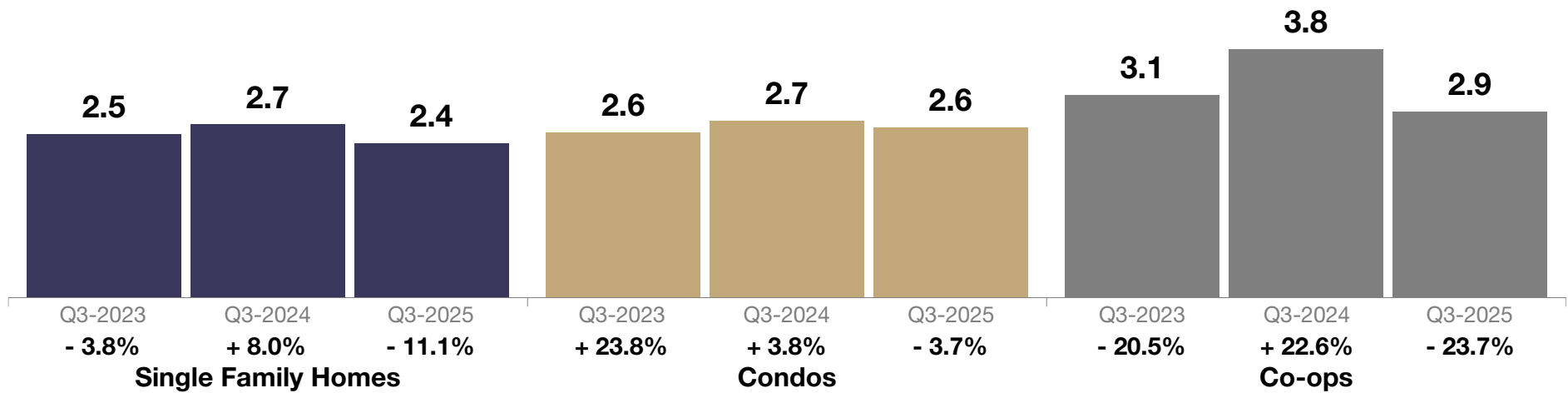


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	775	182	499
Q1-2023	912	226	550
Q2-2023	1,034	246	518
Q3-2023	956	237	460
Q4-2023	649	186	361
Q1-2024	796	229	416
Q2-2024	1,027	244	451
Q3-2024	977	281	485
Q4-2024	543	197	412
Q1-2025	812	274	412
Q2-2025	1,031	320	430
Q3-2025	943	271	402

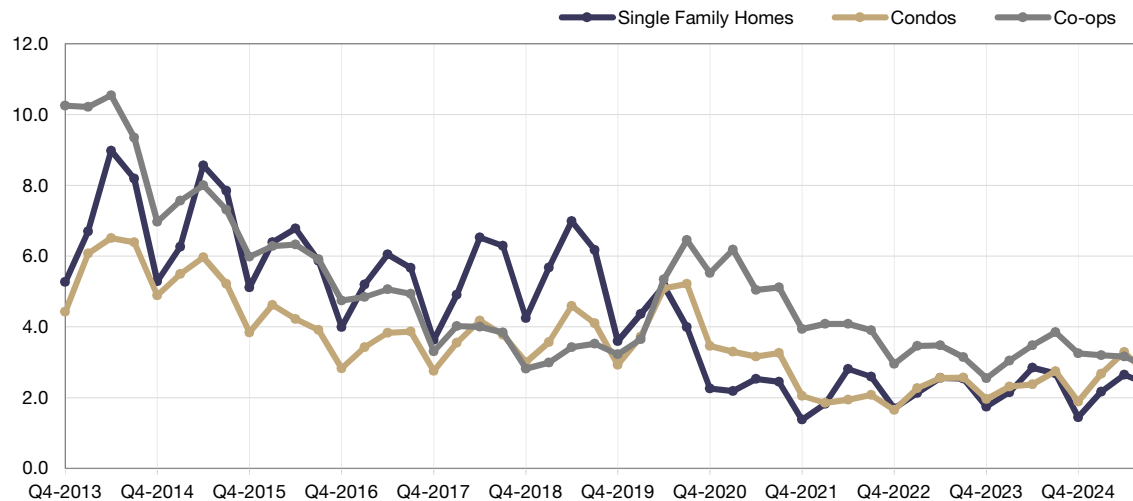
Months Supply of Inventory

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.

Q3-2025



Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
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	2.0	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	3.3
Q1-2025	2.2	2.7	3.2
Q2-2025	2.6	3.3	3.2
Q3-2025	2.4	2.6	2.9

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

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2,235	2,262	+ 1.2%	7,413	7,768	+ 4.8%
Pending Sales		1,742	1,916	+ 10.0%	5,614	5,993	+ 6.8%
Closed Sales		2,208	2,394	+ 8.4%	5,409	5,683	+ 5.1%
Days on Market		37	37	0.0%	42	46	+ 9.5%
Median Pending Price		\$700,000	\$717,000	+ 2.4%	\$729,000	\$763,500	+ 4.7%
Median Sales Price		\$800,000	\$810,000	+ 1.3%	\$726,000	\$769,000	+ 5.9%
Pct. of Orig. Price Received		102.3%	102.7%	+ 0.4%	101.6%	102.0%	+ 0.4%
Housing Affordability Index		70	69	- 1.4%	78	72	- 7.7%
Inventory of Homes for Sale		1,743	1,616	- 7.3%	--	--	--
Months Supply of Inventory		2.9	2.5	- 13.8%	--	--	--