Local Market Update – February 2026

Provided by OneKey® MLS

Westchester County

Single-Family Homes	February			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	414	**330**	- 20.3%	5,473	**5,658**	+ 3.4%
Closed Sales	221	**209**	- 5.4%	4,466	**4,617**	+ 3.4%
Days on Market Until Sale	67	**50**	- 25.4%	42	**37**	- 11.9%
Median Sales Price*	$860,000	**$999,000**	+ 16.2%	$935,000	**$999,000**	+ 6.8%
Percent of Original List Price Received*	99.5%	**100.2%**	+ 0.7%	102.6%	**103.3%**	+ 0.7%
Inventory of Homes for Sale	698	**535**	- 23.4%	838	**850**	+ 1.4%

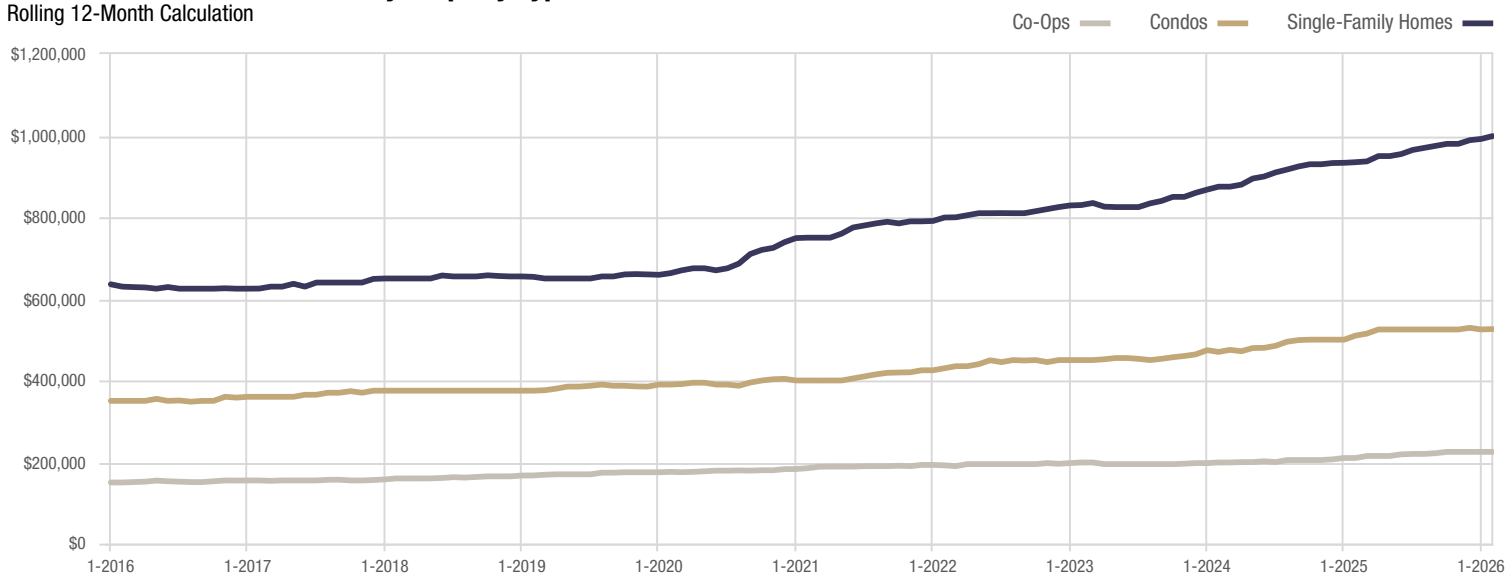
Condos	February			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	123	**114**	- 7.3%	1,502	**1,494**	- 0.5%
Closed Sales	70	**67**	- 4.3%	1,207	**1,200**	- 0.6%
Days on Market Until Sale	55	**67**	+ 21.8%	44	**46**	+ 4.5%
Median Sales Price*	$565,000	**$545,700**	- 3.4%	$510,000	**$526,000**	+ 3.1%
Percent of Original List Price Received*	100.2%	**98.5%**	- 1.7%	100.6%	**99.7%**	- 0.9%
Inventory of Homes for Sale	260	**222**	- 14.6%	250	**276**	+ 10.4%

Co-Ops	February			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	156	**121**	- 22.4%	1,967	**1,951**	- 0.8%
Closed Sales	106	**107**	+ 0.9%	1,501	**1,598**	+ 6.5%
Days on Market Until Sale	75	**58**	- 22.7%	60	**58**	- 3.3%
Median Sales Price*	$215,000	**$225,000**	+ 4.7%	$210,000	**$225,000**	+ 7.1%
Percent of Original List Price Received*	98.3%	**98.5%**	+ 0.2%	98.8%	**98.7%**	- 0.1%
Inventory of Homes for Sale	418	**358**	- 14.4%	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



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.

Current as of March 6, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.