

Quarterly Indicators

Provided by OneKey® MLS



Westchester County

Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

- Single-Family Closed Sales were down 12.3 percent to 714.
- Condos Closed Sales were up 6.3 percent to 255.
- Co-ops Closed Sales were up 0.6 percent to 339.

- Single-Family Median Sales Price increased 7.0 percent to \$935,000.
- Condos Median Sales Price decreased 5.4 percent to \$527,000.
- Co-ops Median Sales Price increased 6.8 percent to \$235,000.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

Quarterly Snapshot

- 6.0% **- 11.7%** **+ 3.6%**

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.

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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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,430	1,218	- 14.8%	1,430	1,218	- 14.8%
Pending Sales		986	928	- 5.9%	986	928	- 5.9%
Closed Sales		814	714	- 12.3%	814	714	- 12.3%
Days on Market		65	51	- 21.5%	65	51	- 21.5%
Median Pending Price		\$1,075,000	\$1,250,000	+ 16.3%	\$1,075,000	\$1,250,000	+ 16.3%
Median Sales Price		\$873,500	\$935,000	+ 7.0%	\$873,500	\$935,000	+ 7.0%
Pct. of Orig. Price Received		100.7%	100.6%	- 0.1%	100.7%	100.6%	- 0.1%
Housing Affordability Index		65	64	- 1.5%	65	64	- 1.5%
Inventory of Homes for Sale		815	637	- 21.8%	--	--	--
Months Supply of Inventory		2.2	1.7	- 22.7%	--	--	--

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		399	401	+ 0.5%	399	401	+ 0.5%
Pending Sales		274	282	+ 2.9%	274	282	+ 2.9%
Closed Sales		240	255	+ 6.3%	240	255	+ 6.3%
Days on Market		61	59	- 3.3%	61	59	- 3.3%
Median Pending Price		\$550,000	\$525,000	- 4.5%	\$550,000	\$525,000	- 4.5%
Median Sales Price		\$557,000	\$527,000	- 5.4%	\$557,000	\$527,000	- 5.4%
Pct. of Orig. Price Received		99.5%	98.9%	- 0.6%	99.5%	98.9%	- 0.6%
Housing Affordability Index		102	114	+ 11.8%	102	114	+ 11.8%
Inventory of Homes for Sale		275	268	- 2.5%	--	--	--
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.

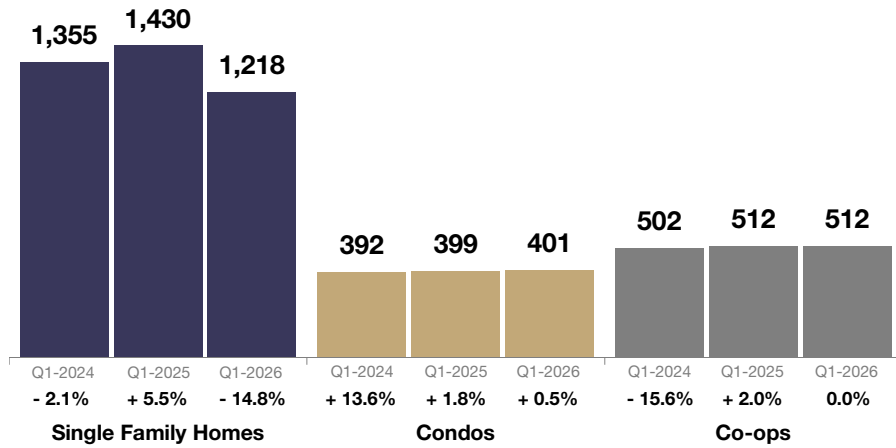


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		512	512	0.0%	512	512	0.0%
Pending Sales		392	378	- 3.6%	392	378	- 3.6%
Closed Sales		337	339	+ 0.6%	337	339	+ 0.6%
Days on Market		75	57	- 24.0%	75	57	- 24.0%
Median Pending Price		\$210,000	\$235,000	+ 11.9%	\$210,000	\$235,000	+ 11.9%
Median Sales Price		\$220,000	\$235,000	+ 6.8%	\$220,000	\$235,000	+ 6.8%
Pct. of Orig. Price Received		97.7%	98.7%	+ 1.0%	97.7%	98.7%	+ 1.0%
Housing Affordability Index		259	256	- 1.2%	259	256	- 1.2%
Inventory of Homes for Sale		412	421	+ 2.2%	--	--	--
Months Supply of Inventory		3.2	3.1	- 3.1%	--	--	--

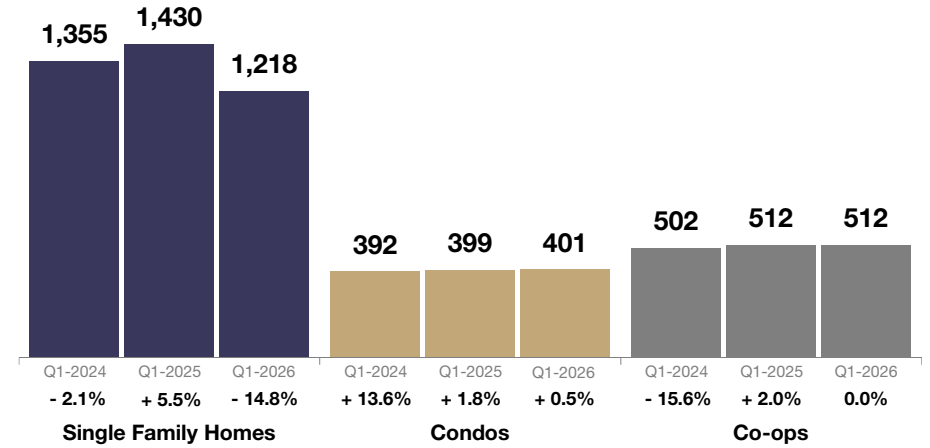
New Listings

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

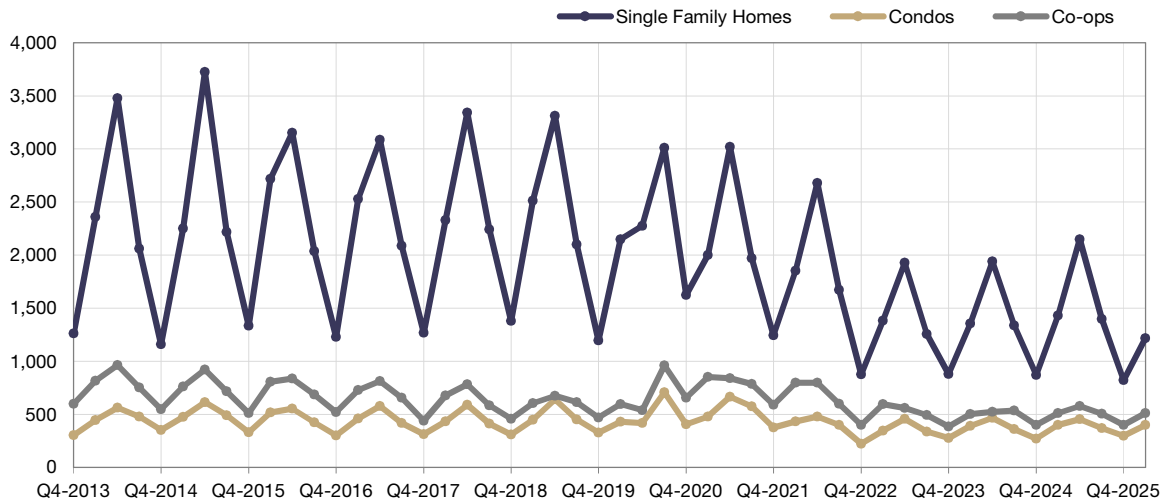
Q1-2026



Year to Date



Historical New Listings by Quarter



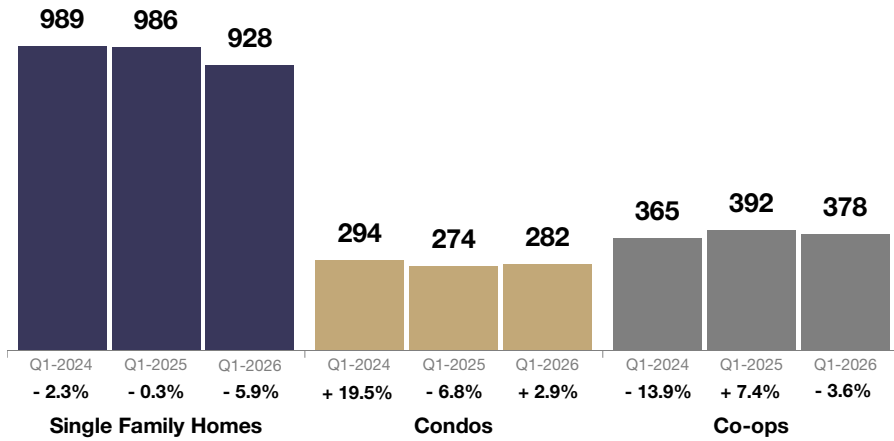
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	1,929	458	560
Q3-2023	1,257	338	493
Q4-2023	879	276	385
Q1-2024	1,355	392	502
Q2-2024	1,939	466	525
Q3-2024	1,337	362	536
Q4-2024	870	272	399
Q1-2025	1,430	399	512
Q2-2025	2,149	454	578
Q3-2025	1,398	369	506
Q4-2025	821	298	400
Q1-2026	1,218	401	512

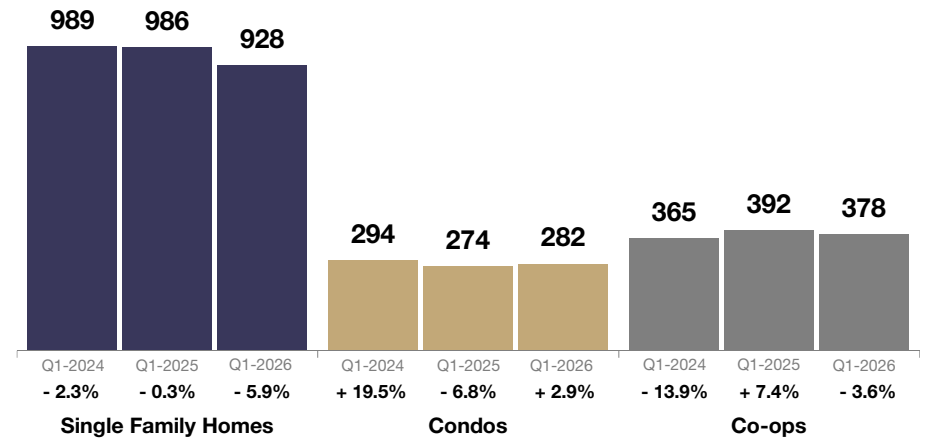
Pending Sales

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

Q1-2026



Year to Date



Historical Pending Sales by Quarter



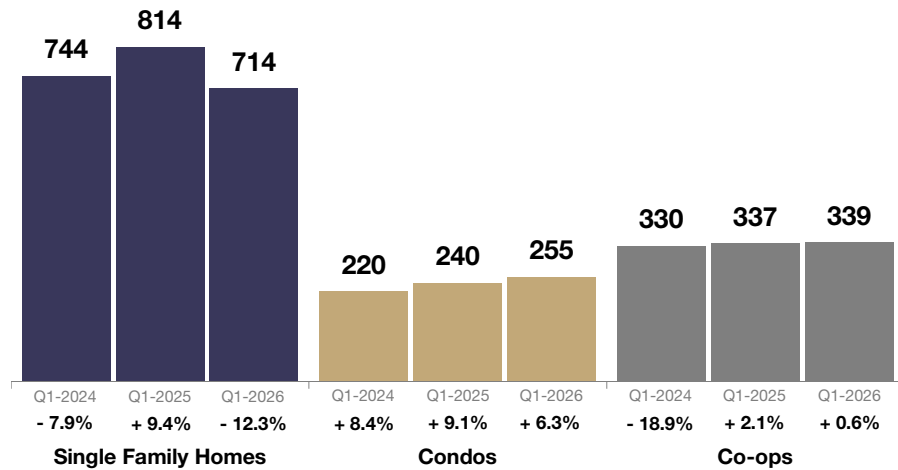
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	1,538	353	479
Q3-2023	1,024	281	437
Q4-2023	883	258	359
Q1-2024	989	294	365
Q2-2024	1,431	400	392
Q3-2024	1,069	276	395
Q4-2024	1,002	281	365
Q1-2025	986	274	392
Q2-2025	1,600	336	462
Q3-2025	1,117	332	392
Q4-2025	978	294	380
Q1-2026	928	282	378

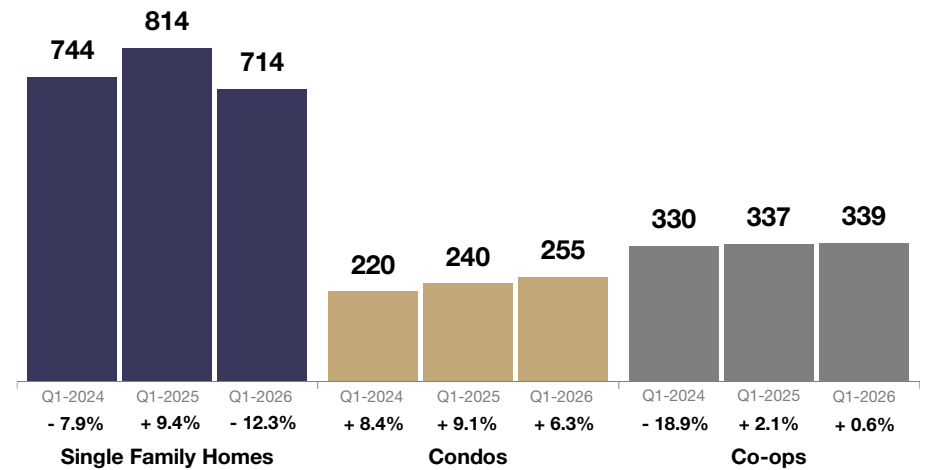
Closed Sales

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

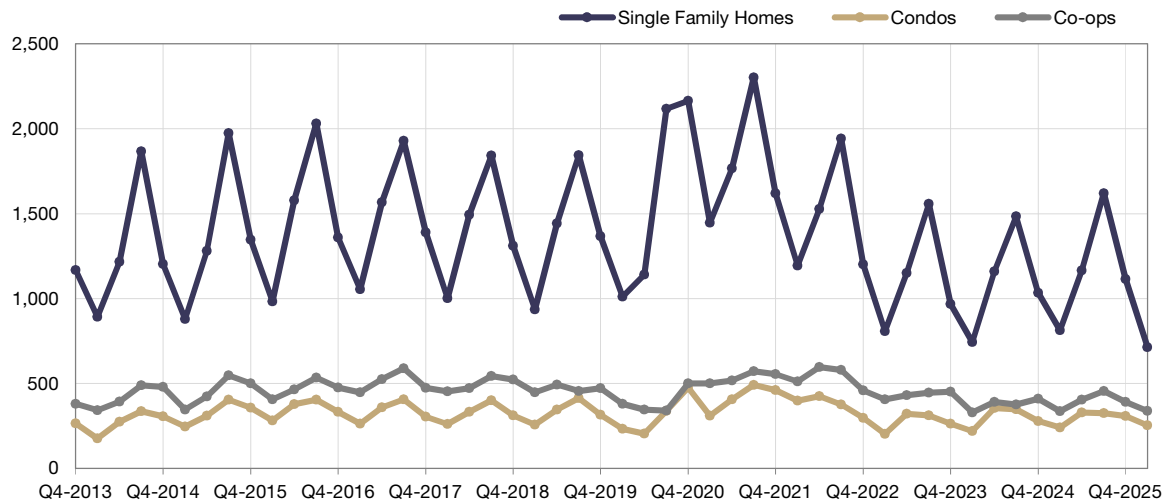
Q1-2026



Year to Date



Historical Closed Sales by Quarter



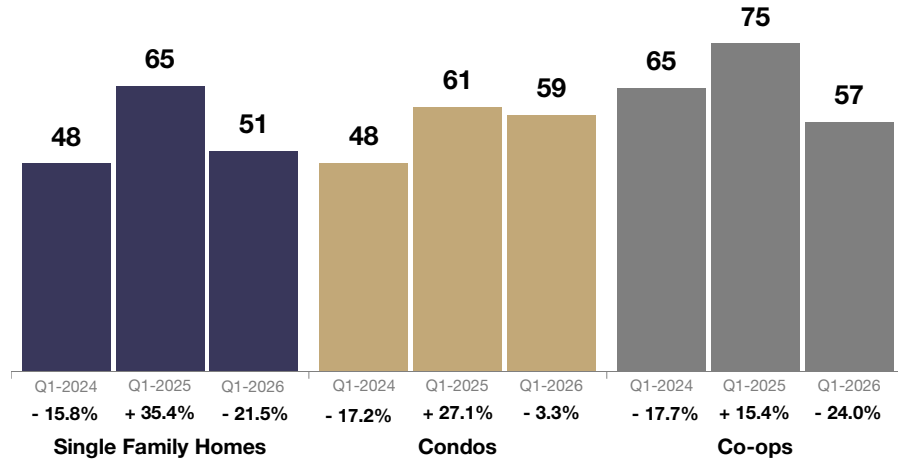
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	1,151	322	432
Q3-2023	1,558	313	446
Q4-2023	967	264	452
Q1-2024	744	220	330
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	1,165	329	405
Q3-2025	1,619	325	455
Q4-2025	1,114	308	391
Q1-2026	714	255	339

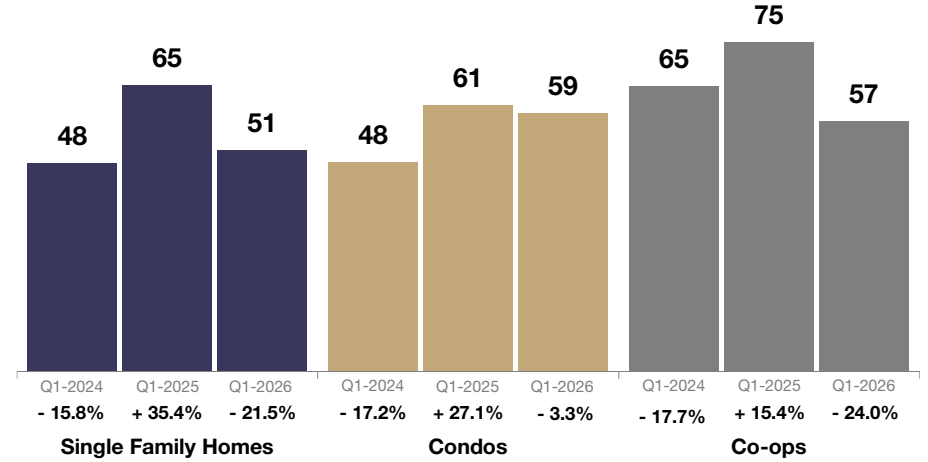
Days on Market Until Sale

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

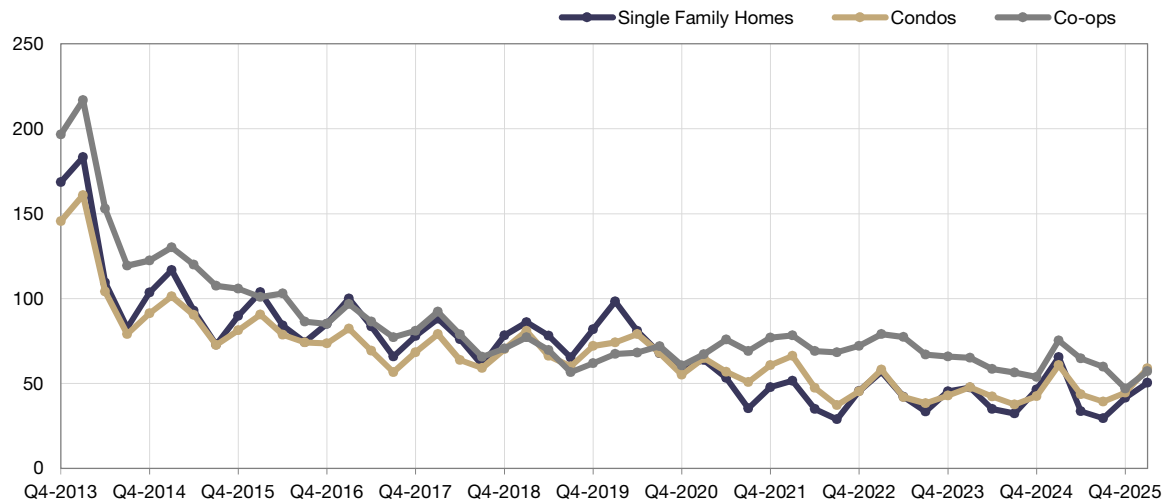
Q1-2026



Year to Date



Historical Days on Market Until Sale by Quarter



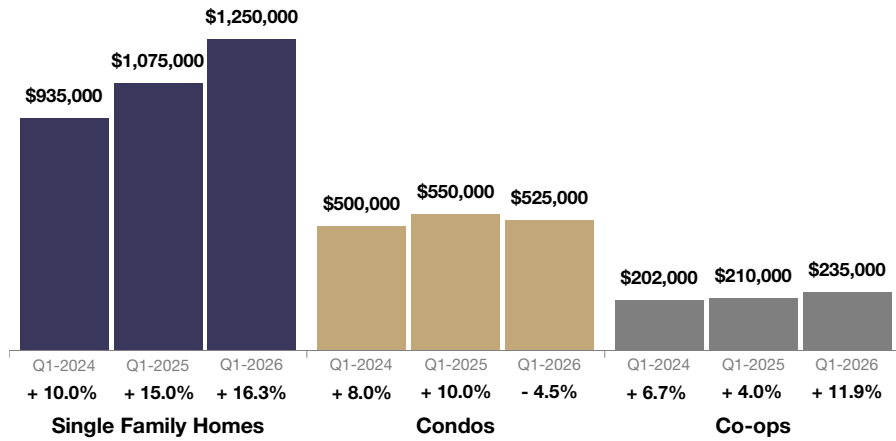
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	65	61	75
Q2-2025	34	44	65
Q3-2025	30	39	60
Q4-2025	42	45	47
Q1-2026	51	59	57

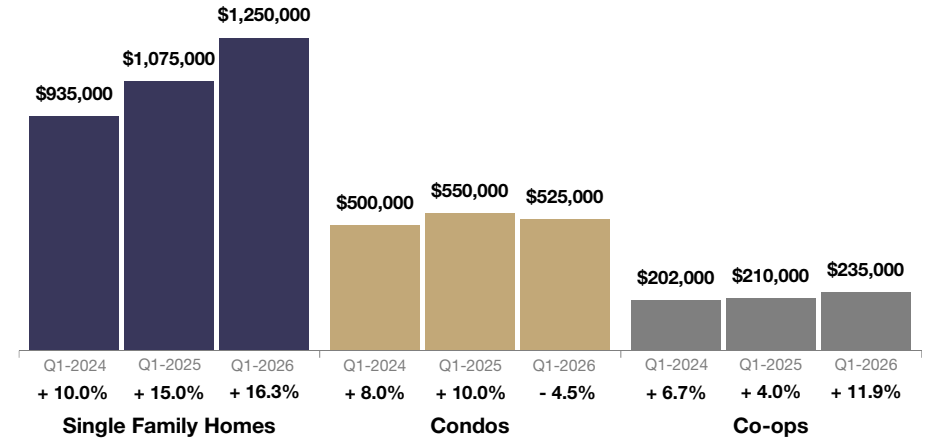
Median Pending Price

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.

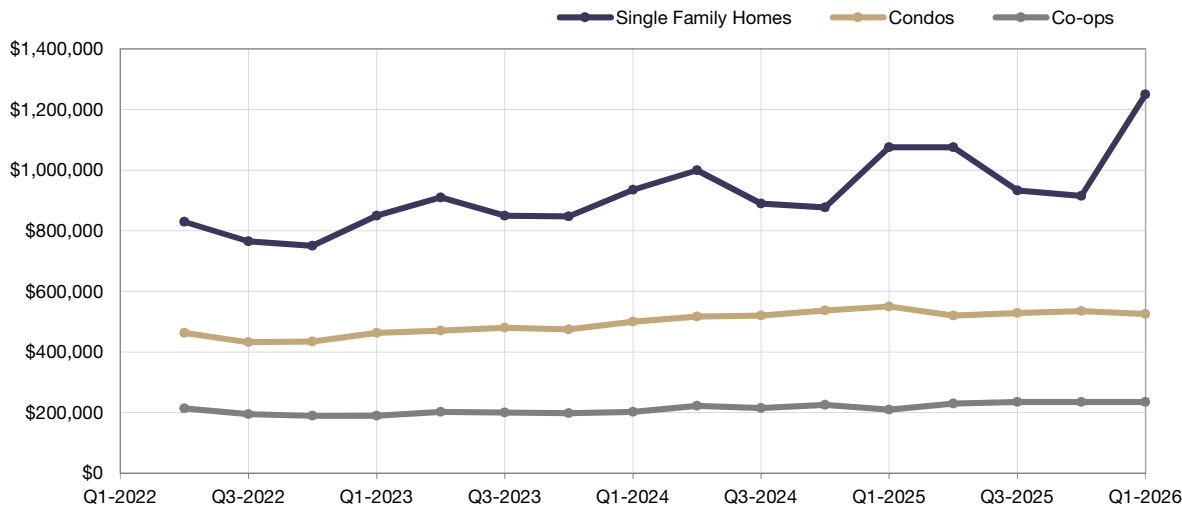
Q1-2026



Year to Date



Historical Median Pending Price by Quarter



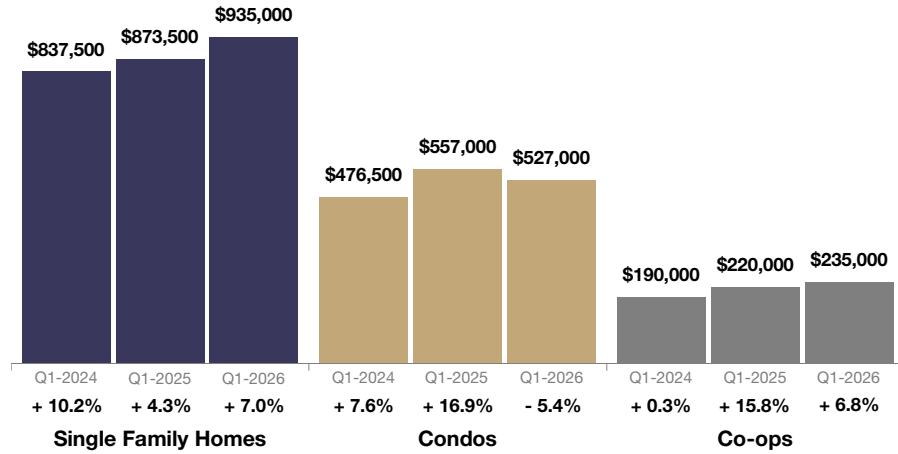
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
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	\$222,500
Q3-2024	\$890,000	\$520,000	\$215,000
Q4-2024	\$877,000	\$537,000	\$225,000
Q1-2025	\$1,075,000	\$550,000	\$210,000
Q2-2025	\$1,075,000	\$520,000	\$229,450
Q3-2025	\$933,000	\$528,000	\$235,000
Q4-2025	\$915,000	\$535,000	\$235,000
Q1-2026	\$1,250,000	\$525,000	\$235,000

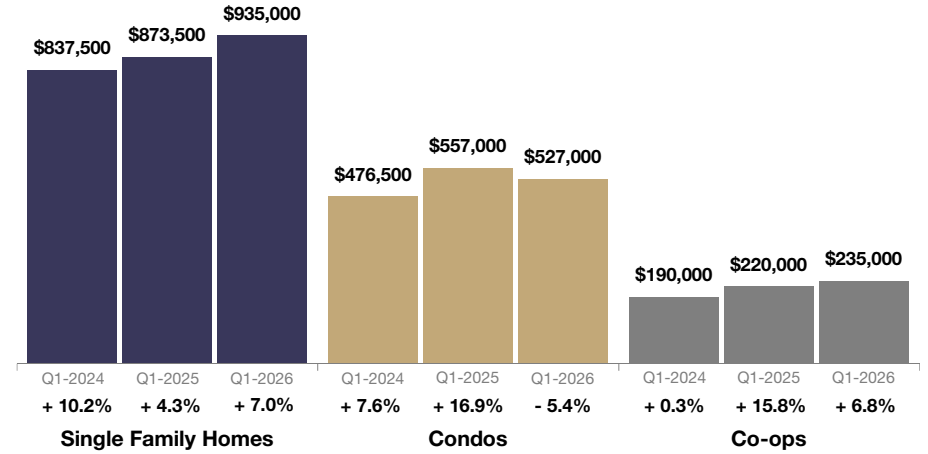
Median Sales Price

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

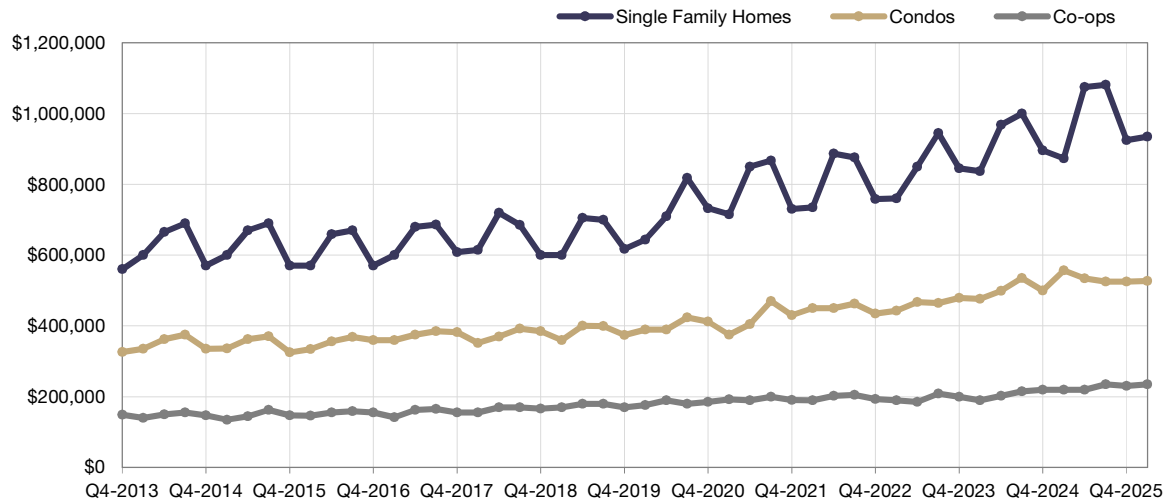
Q1-2026



Year to Date



Historical Median Sales Price by Quarter



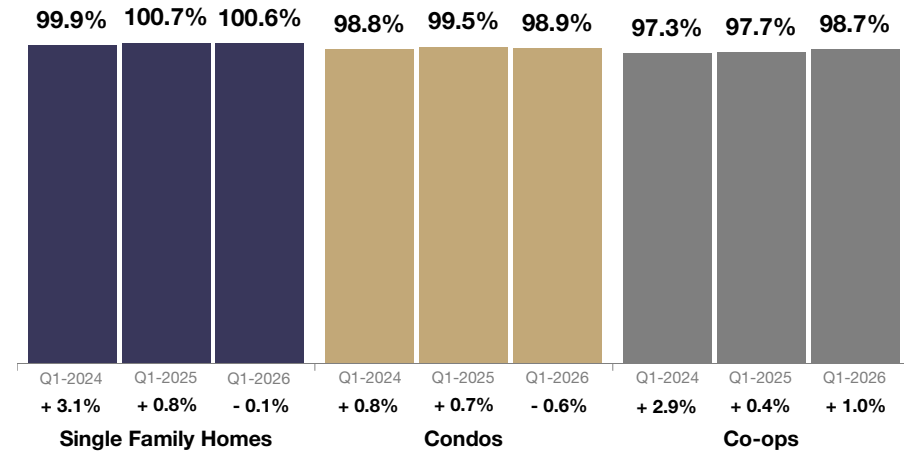
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$1,081,000	\$525,000	\$235,000
Q4-2025	\$925,000	\$525,000	\$230,000
Q1-2026	\$935,000	\$527,000	\$235,000

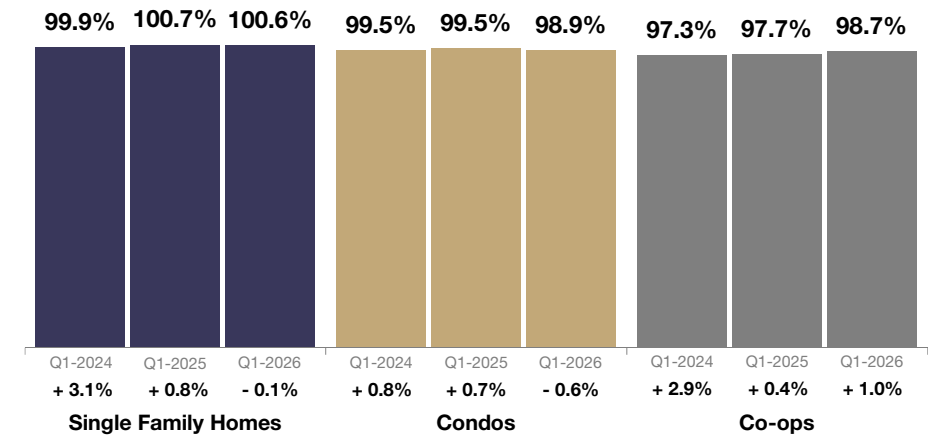
Percent of Original List Price Received

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.

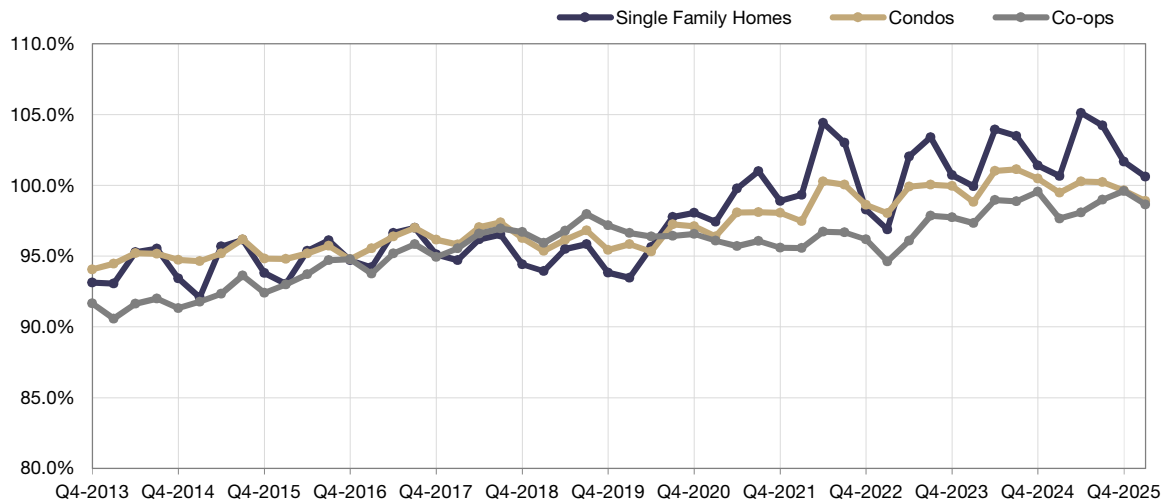
Q1-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

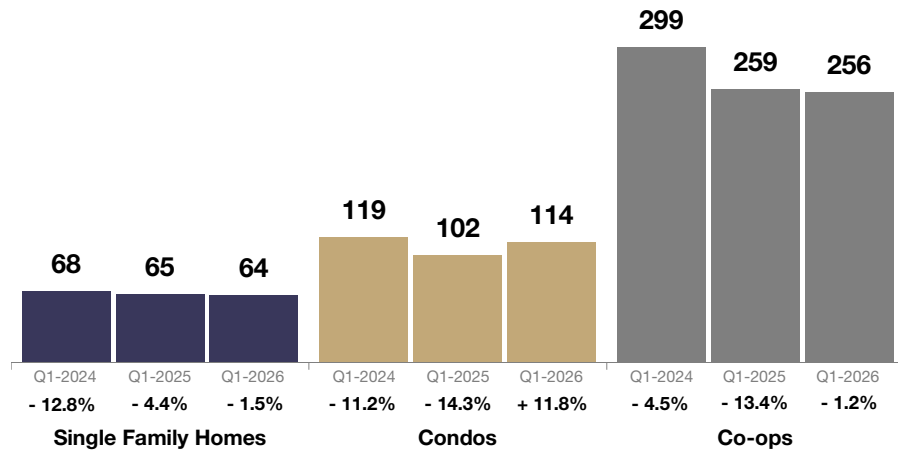
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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%	97.3%
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%
Q4-2025	101.7%	99.6%	99.6%
Q1-2026	100.6%	98.9%	98.7%

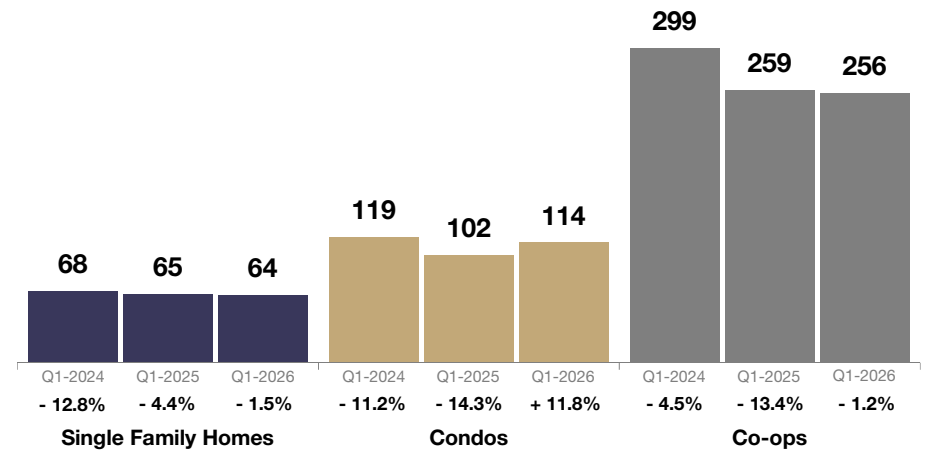
Housing Affordability Index

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.

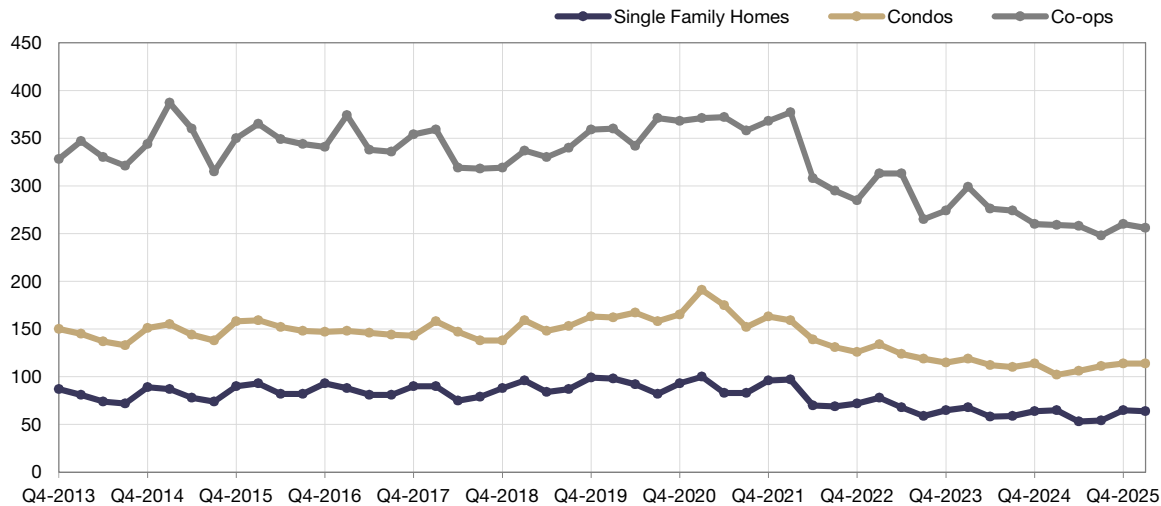
Q1-2026



Year to Date



Historical Housing Affordability Index by Quarter



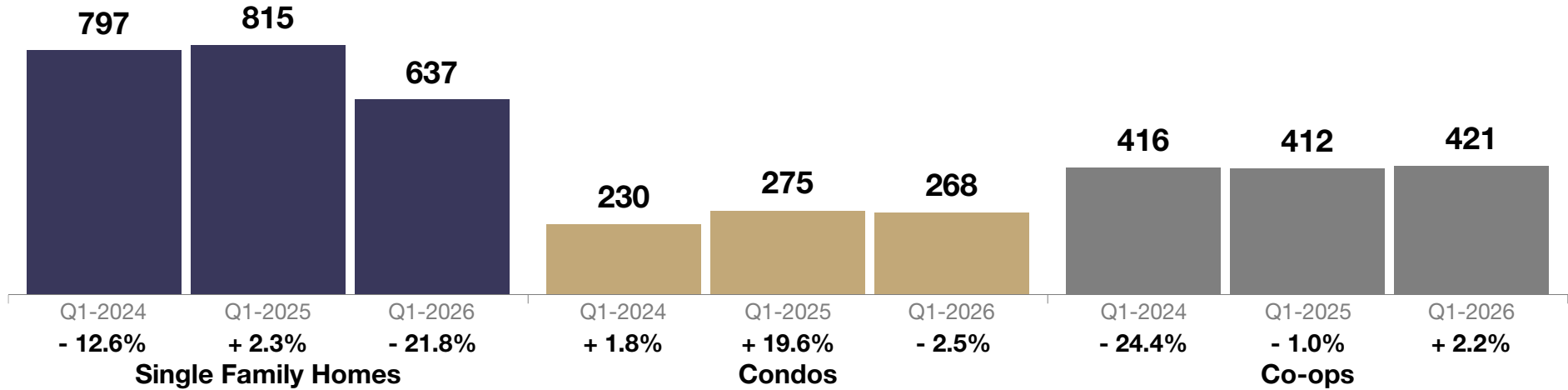
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	68	124	313
Q3-2023	59	119	265
Q4-2023	65	115	274
Q1-2024	68	119	299
Q2-2024	58	112	276
Q3-2024	59	110	274
Q4-2024	64	114	260
Q1-2025	65	102	259
Q2-2025	53	106	258
Q3-2025	54	111	248
Q4-2025	65	114	260
Q1-2026	64	114	256

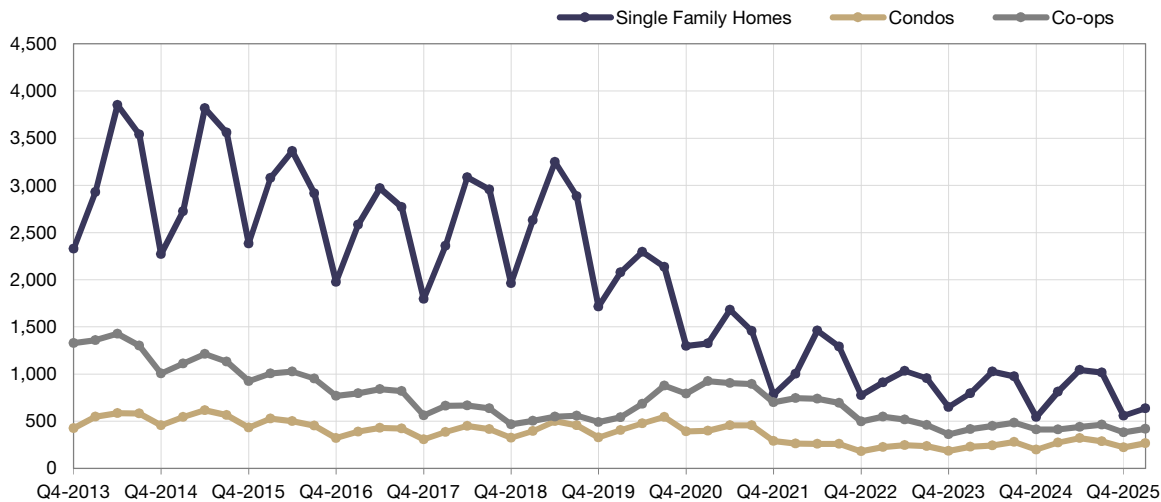
Inventory of Homes for Sale

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

Q1-2026



Historical Inventory of Homes for Sale by Quarter



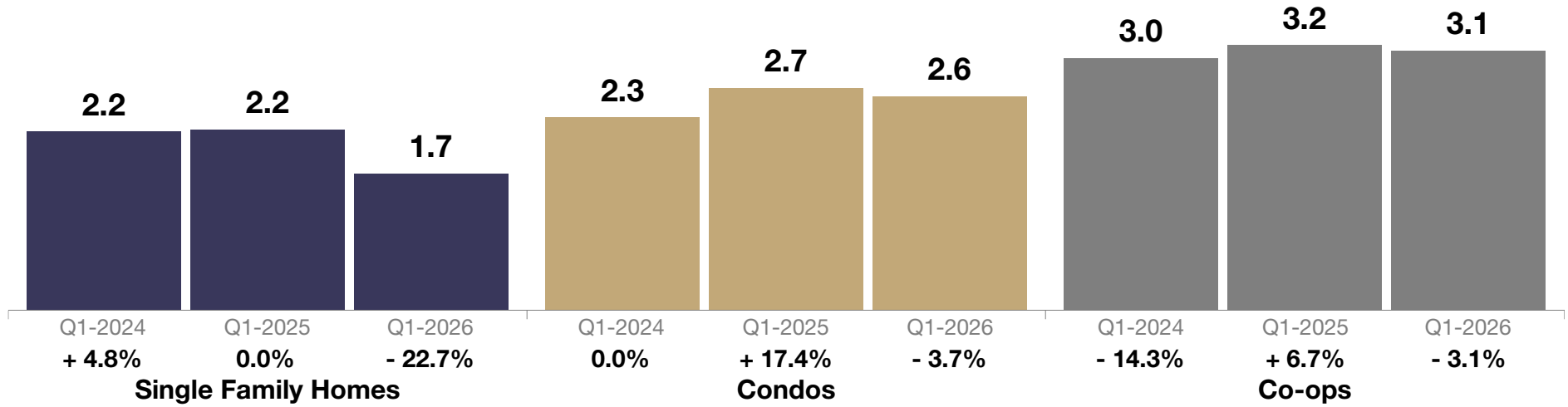
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	1,034	246	518
Q3-2023	956	238	460
Q4-2023	649	187	361
Q1-2024	797	230	416
Q2-2024	1,027	245	451
Q3-2024	977	282	485
Q4-2024	544	198	412
Q1-2025	815	275	412
Q2-2025	1,044	323	439
Q3-2025	1,017	288	465
Q4-2025	558	225	384
Q1-2026	637	268	421

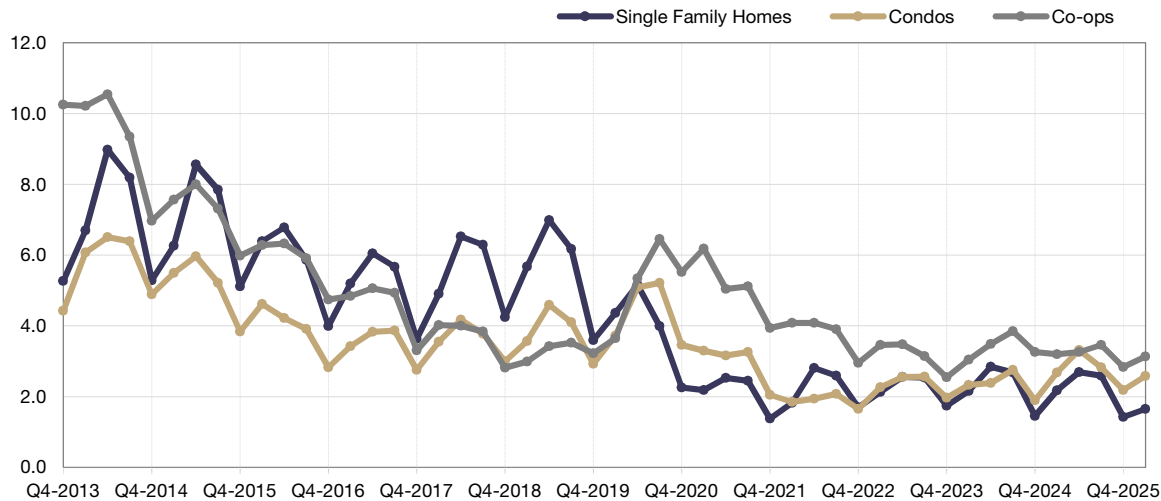
Months Supply of Inventory

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.

Q1-2026



Historical Months Supply of Inventory 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
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	2.8	3.9
Q4-2024	1.5	1.9	3.3
Q1-2025	2.2	2.7	3.2
Q2-2025	2.7	3.3	3.3
Q3-2025	2.6	2.8	3.5
Q4-2025	1.4	2.2	2.8
Q1-2026	1.7	2.6	3.1

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,341	2,131	- 9.0%	2,341	2,131	- 9.0%
Pending Sales		1,652	1,588	- 3.9%	1,652	1,588	- 3.9%
Closed Sales		1,391	1,308	- 6.0%	1,391	1,308	- 6.0%
Days on Market		67	54	- 19.4%	67	54	- 19.4%
Median Pending Price		\$750,000	\$790,000	+ 5.3%	\$750,000	\$790,000	+ 5.3%
Median Sales Price		\$675,000	\$699,000	+ 3.6%	\$675,000	\$699,000	+ 3.6%
Pct. of Orig. Price Received		99.7%	99.8%	+ 0.1%	99.7%	99.8%	+ 0.1%
Housing Affordability Index		84	86	+ 2.4%	84	86	+ 2.4%
Inventory of Homes for Sale		1,502	1,326	- 11.7%	--	--	--
Months Supply of Inventory		2.5	2.1	- 16.0%	--	--	--