

Quarterly Indicators

Provided by OneKey® MLS

Westchester County

Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly \$430,000, a record high for the month, according to the National Association of REALTORS®.

- Single-Family Closed Sales were down 4.6 percent to 1,111.
- Condos Closed Sales were up 4.0 percent to 342.
- Co-ops Closed Sales were down 6.4 percent to 379.
- Single-Family Median Sales Price increased 12.8 percent to \$1,212,456.
- Condos Median Sales Price increased 7.7 percent to \$575,250.
- Co-ops Median Sales Price increased 6.8 percent to \$235,000.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.



Quarterly Snapshot

- 3.5% **- 8.3%** **+ 3.2%**

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.

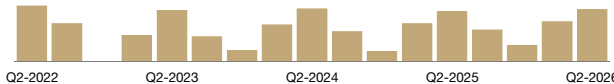
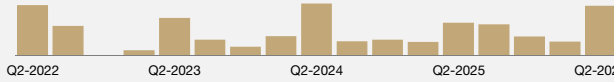
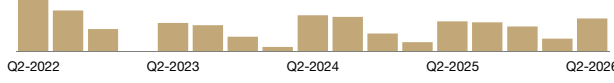
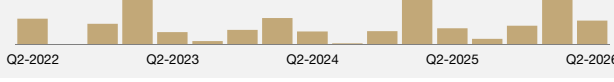
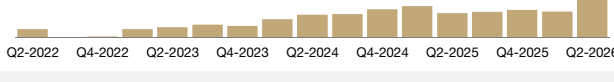
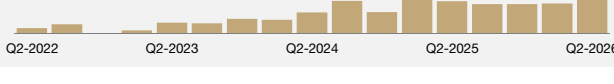
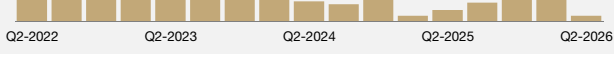
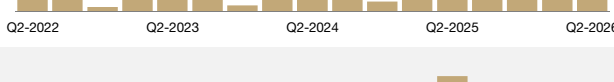
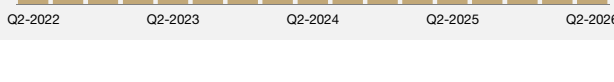


Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,155	2,200	+ 2.1%	3,585	3,463	- 3.4%
Pending Sales		1,600	1,655	+ 3.4%	2,586	2,571	- 0.6%
Closed Sales		1,165	1,111	- 4.6%	1,979	1,829	- 7.6%
Days on Market		34	34	0.0%	47	41	- 12.8%
Median Pending Price		\$1,075,000	\$1,160,000	+ 7.9%	\$1,075,000	\$1,200,000	+ 11.6%
Median Sales Price		\$1,075,000	\$1,212,456	+ 12.8%	\$960,000	\$1,100,000	+ 14.6%
Pct. of Orig. Price Received		105.1%	106.9%	+ 1.7%	103.3%	104.4%	+ 1.1%
Housing Affordability Index		53	48	- 9.4%	59	53	- 10.2%
Inventory of Homes for Sale		1,049	943	- 10.1%	--	--	--
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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		454	463	+ 2.0%	853	870	+ 2.0%
Pending Sales		337	393	+ 16.6%	611	668	+ 9.3%
Closed Sales		329	342	+ 4.0%	569	597	+ 4.9%
Days on Market		44	47	+ 6.8%	51	52	+ 2.0%
Median Pending Price		\$522,500	\$620,000	+ 18.7%	\$530,000	\$580,000	+ 9.4%
Median Sales Price		\$534,000	\$575,250	+ 7.7%	\$540,000	\$545,000	+ 0.9%
Pct. of Orig. Price Received		100.3%	100.6%	+ 0.3%	99.9%	99.9%	0.0%
Housing Affordability Index		106	102	- 3.8%	105	108	+ 2.9%
Inventory of Homes for Sale		323	284	- 12.1%	--	--	--
Months Supply of Inventory		3.3	2.6	- 21.2%	--	--	--

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.

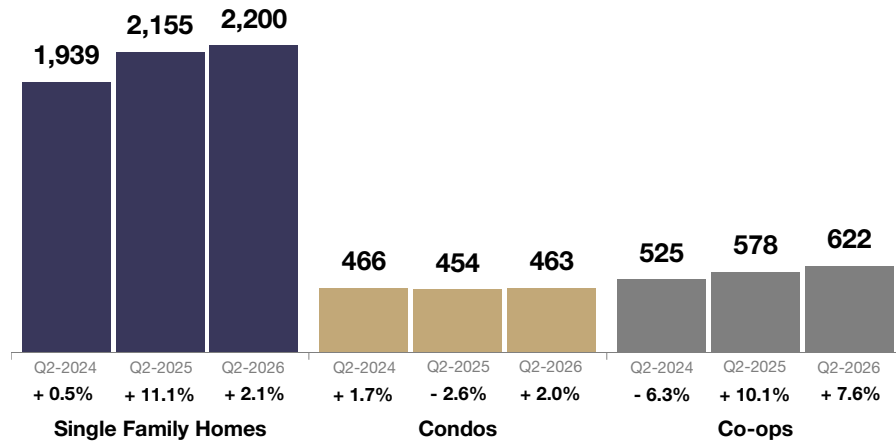


Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		578	622	+ 7.6%	1,090	1,149	+ 5.4%
Pending Sales		461	538	+ 16.7%	853	880	+ 3.2%
Closed Sales		405	379	- 6.4%	742	719	- 3.1%
Days on Market		65	60	- 7.7%	70	59	- 15.7%
Median Pending Price		\$229,900	\$235,500	+ 2.4%	\$220,000	\$240,000	+ 9.1%
Median Sales Price		\$220,000	\$235,000	+ 6.8%	\$220,000	\$235,000	+ 6.8%
Pct. of Orig. Price Received		98.1%	99.0%	+ 0.9%	97.9%	98.8%	+ 0.9%
Housing Affordability Index		258	250	- 3.1%	258	250	- 3.1%
Inventory of Homes for Sale		439	434	- 1.1%	--	--	--
Months Supply of Inventory		3.3	3.2	- 3.0%	--	--	--

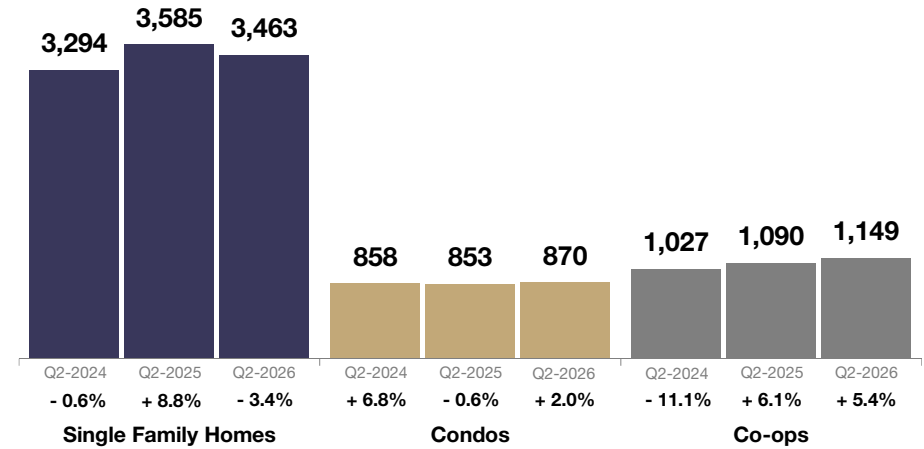
New Listings

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

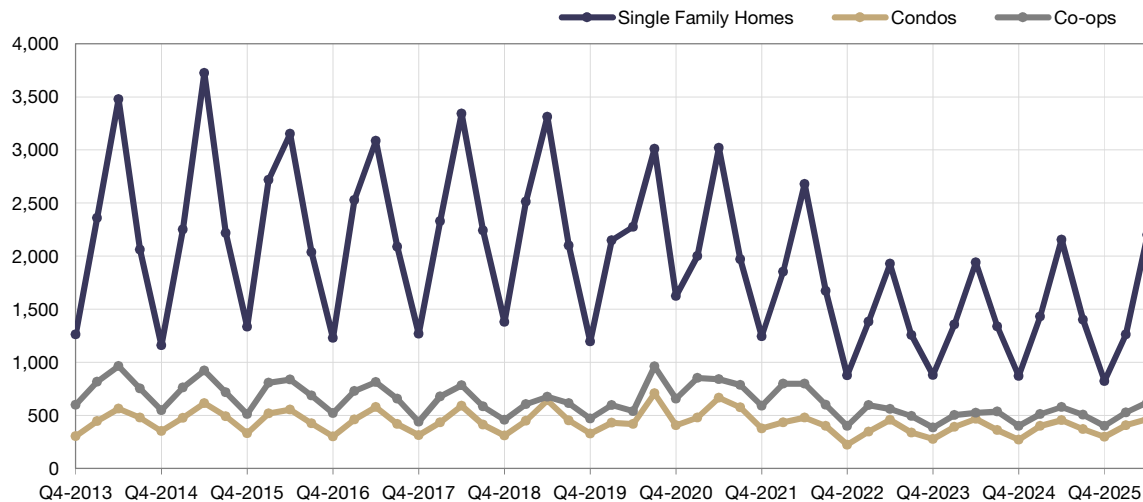
Q2-2026



Year to Date



Historical New Listings by Quarter



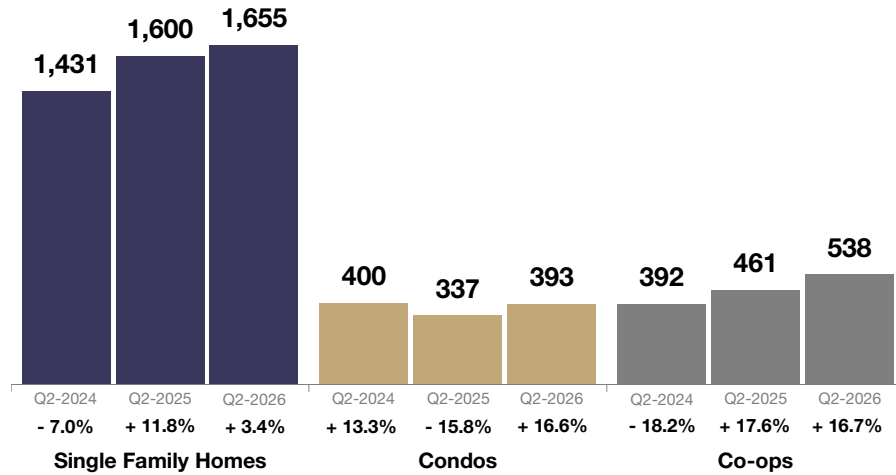
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	2,155	454	578
Q3-2025	1,400	369	506
Q4-2025	823	299	400
Q1-2026	1,263	407	527
Q2-2026	2,200	463	622

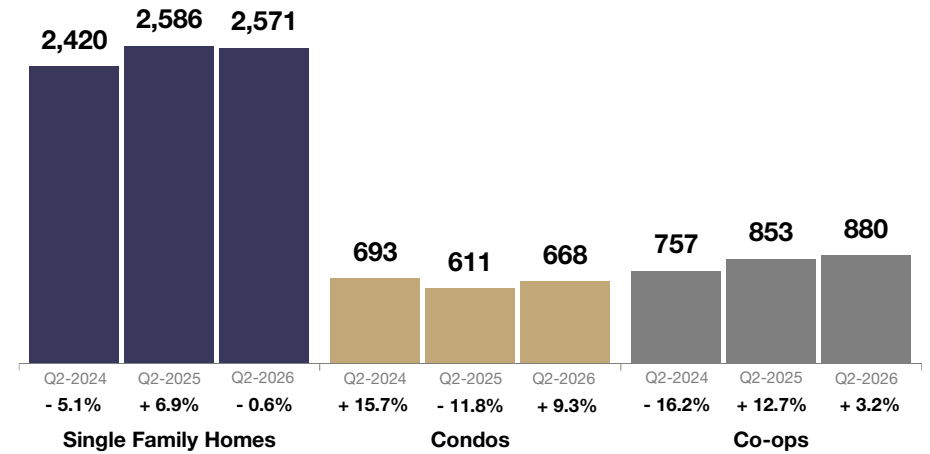
Pending Sales

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

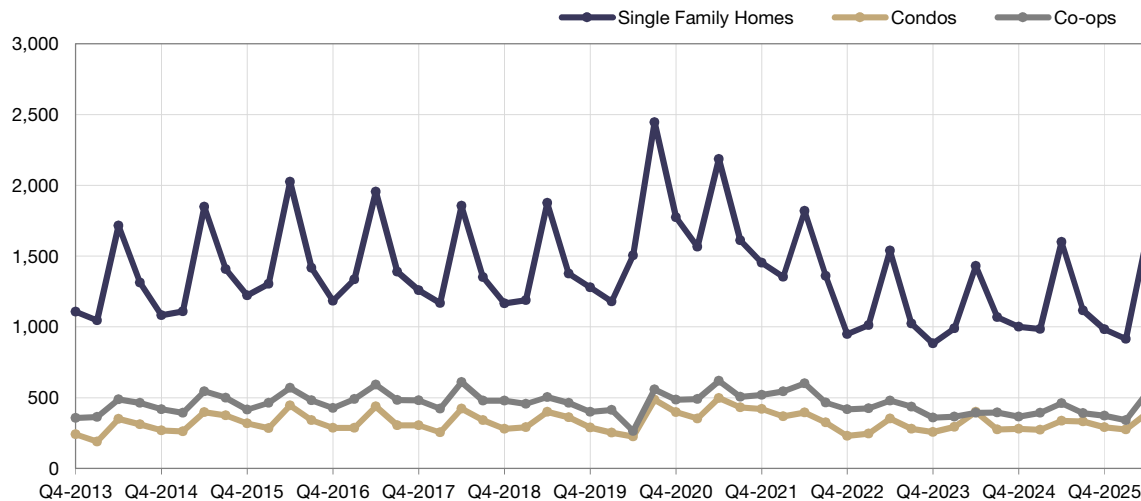
Q2-2026



Year to Date



Historical Pending Sales by Quarter



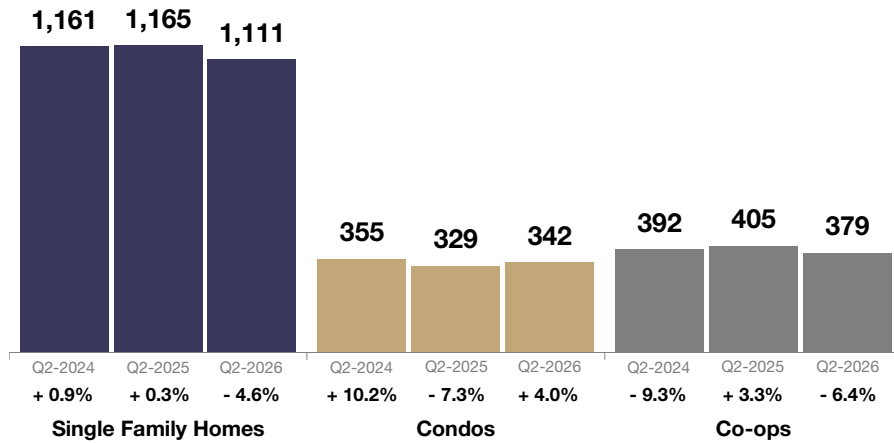
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	1,024	281	437
Q4-2023	883	258	359
Q1-2024	989	293	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	337	461
Q3-2025	1,116	332	390
Q4-2025	982	291	373
Q1-2026	916	275	342
Q2-2026	1,655	393	538

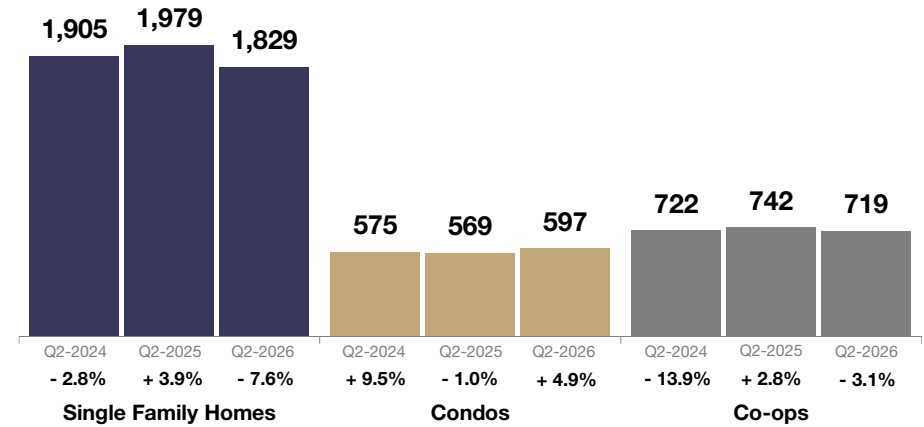
Closed Sales

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

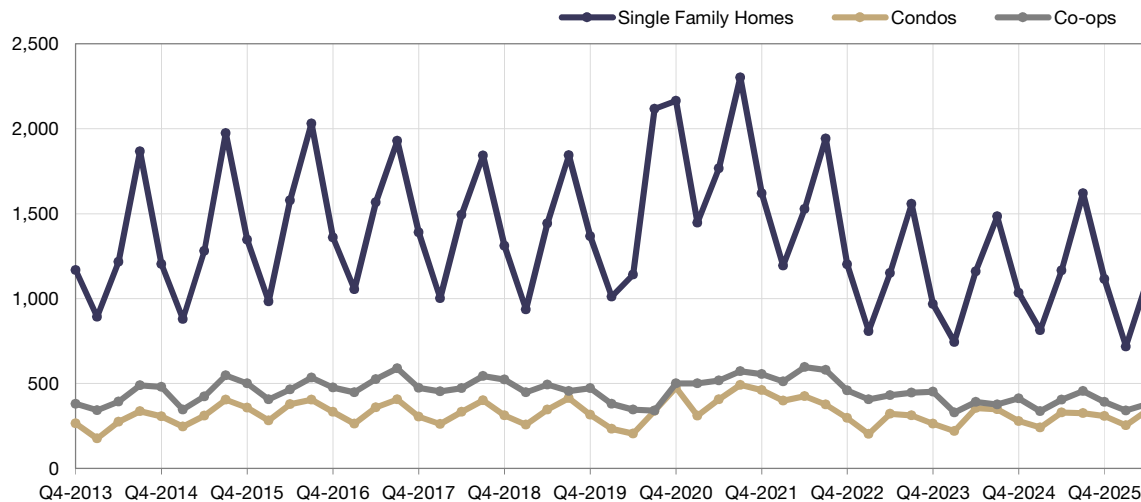
Q2-2026



Year to Date



Historical Closed Sales by Quarter



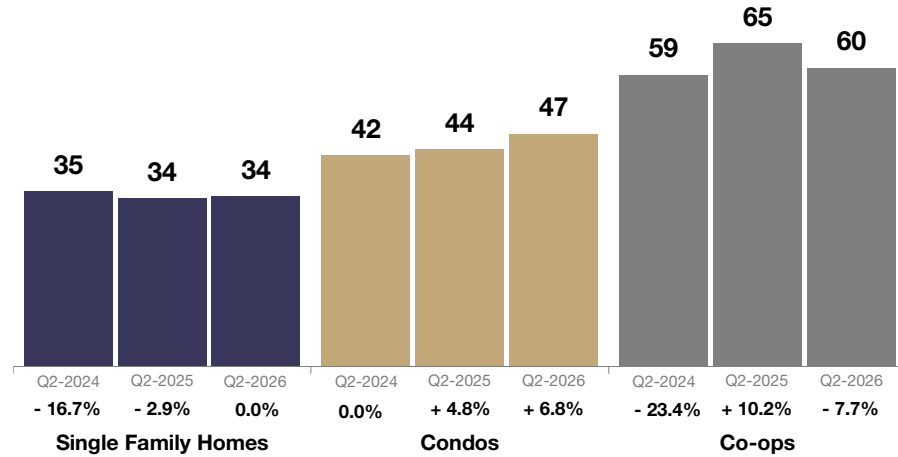
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	412
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	718	255	340
Q2-2026	1,111	342	379

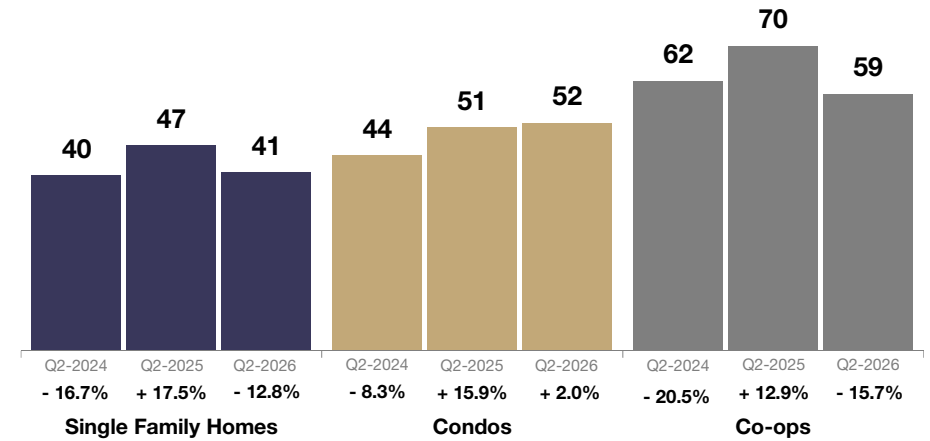
Days on Market Until Sale

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

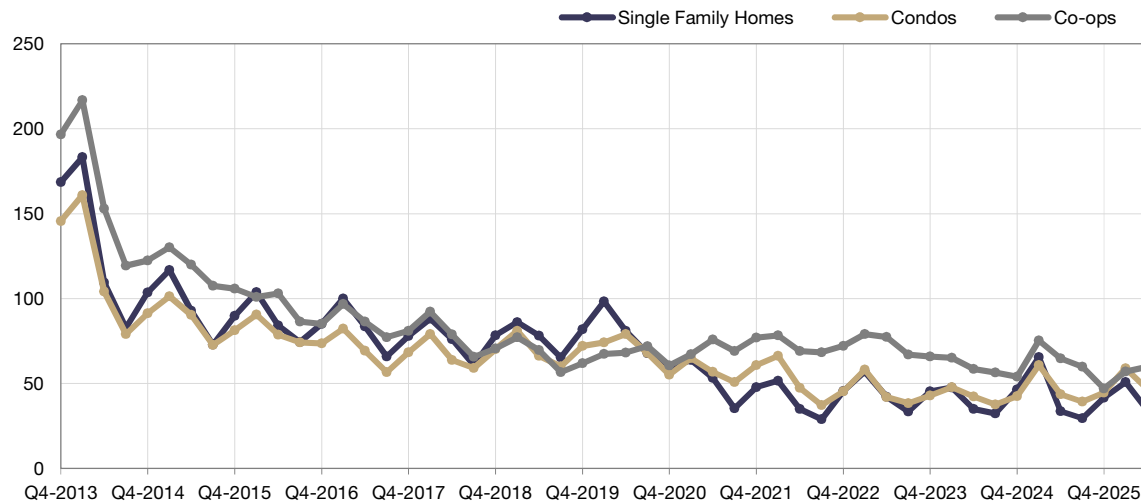
Q2-2026



Year to Date



Historical Days on Market Until Sale by Quarter



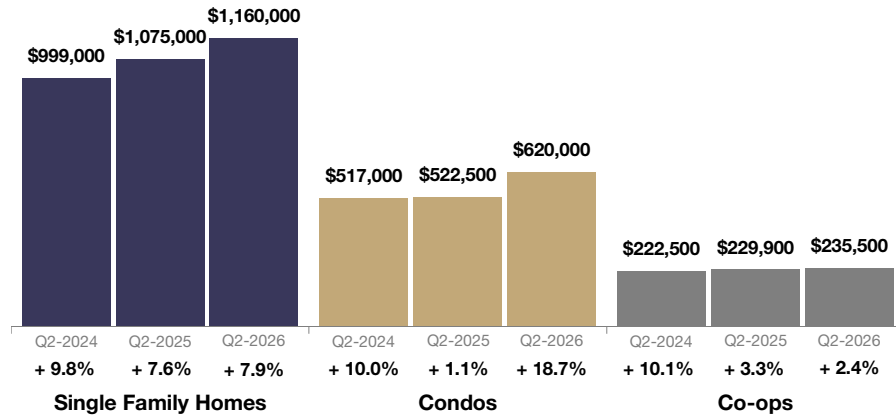
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q2-2026	34	47	60

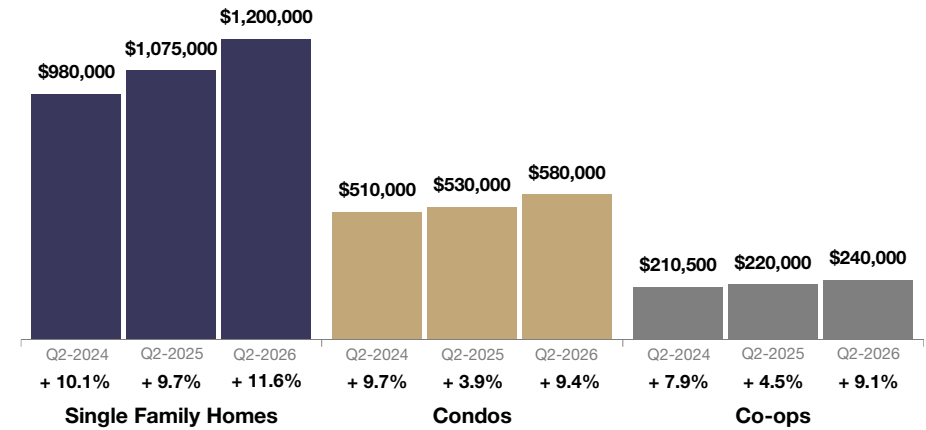
Median Pending Price

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.

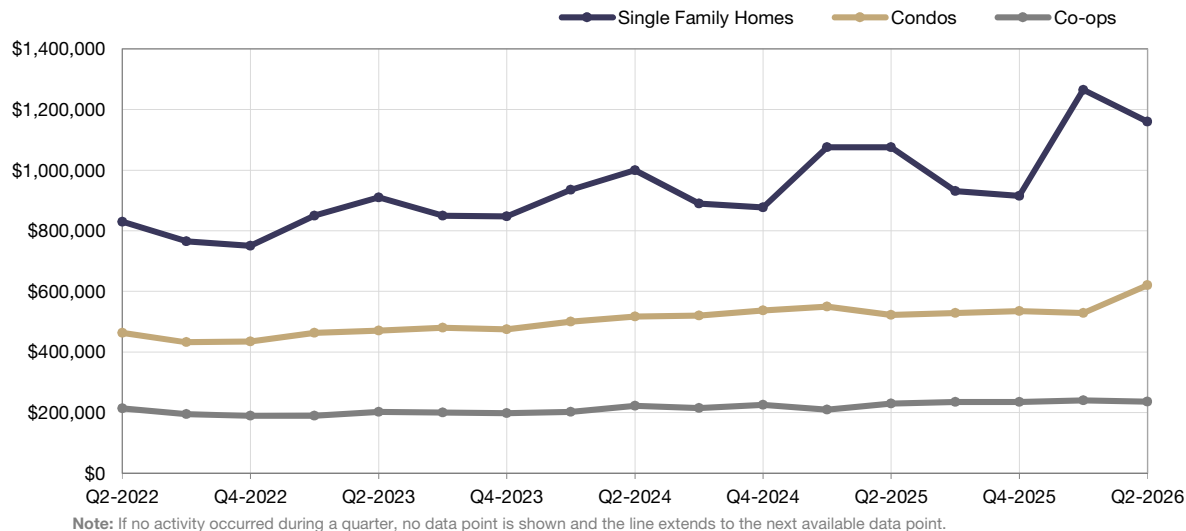
Q2-2026



Year to Date



Historical Median Pending Price by Quarter

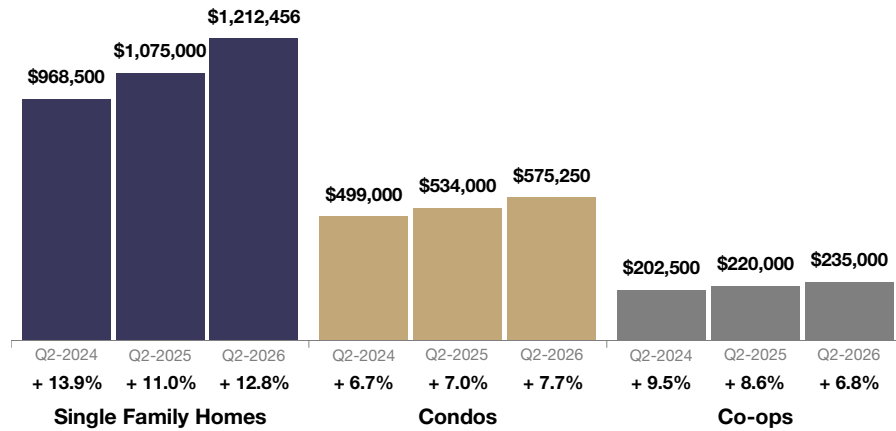


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	\$850,000	\$480,000	\$200,000
Q4-2023	\$847,000	\$475,000	\$198,000
Q1-2024	\$935,000	\$500,000	\$202,000
Q2-2024	\$999,000	\$517,000	\$222,500
Q3-2024	\$890,000	\$520,000	\$215,000
Q4-2024	\$877,000	\$537,000	\$225,000
Q1-2025	\$1,075,000	\$550,000	\$210,000
Q2-2025	\$1,075,000	\$522,500	\$229,900
Q3-2025	\$931,000	\$528,000	\$235,000
Q4-2025	\$915,000	\$535,000	\$235,000
Q1-2026	\$1,265,000	\$528,500	\$240,000
Q2-2026	\$1,160,000	\$620,000	\$235,500

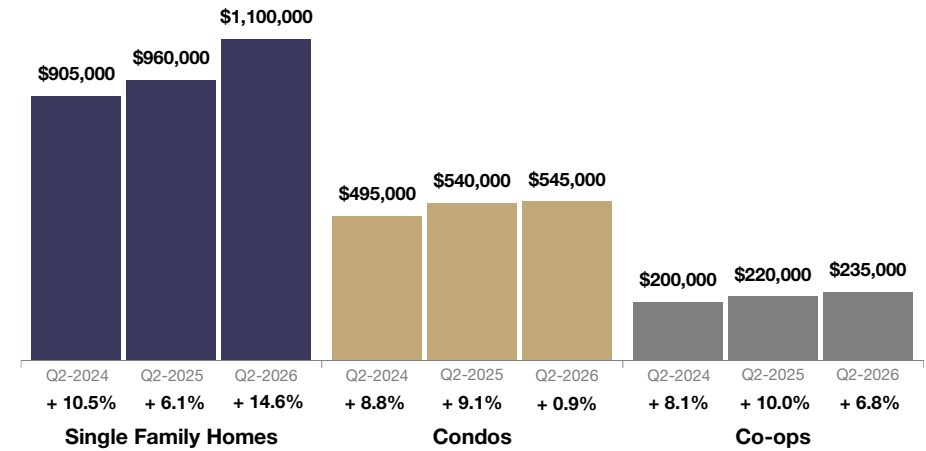
Median Sales Price

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

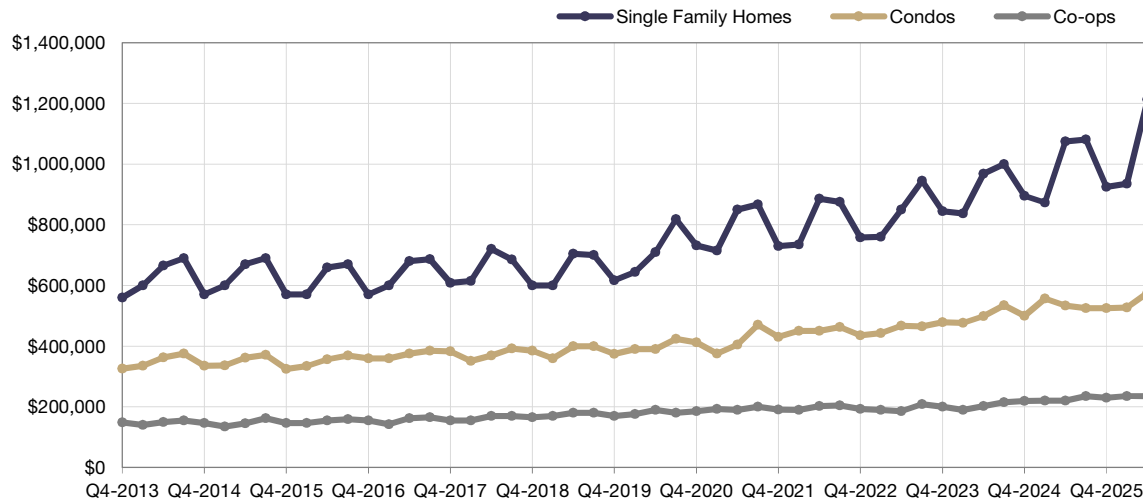
Q2-2026



Year to Date



Historical Median Sales Price by Quarter



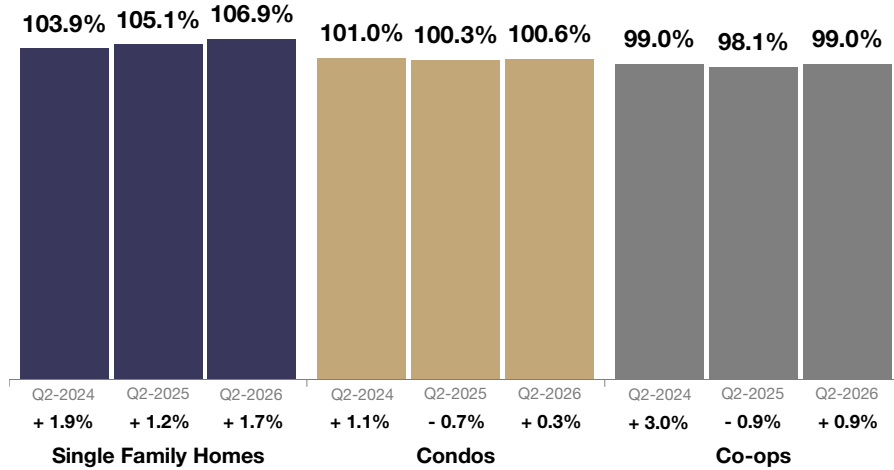
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$218,750
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	\$235,500
Q2-2026	\$1,212,456	\$575,250	\$235,000

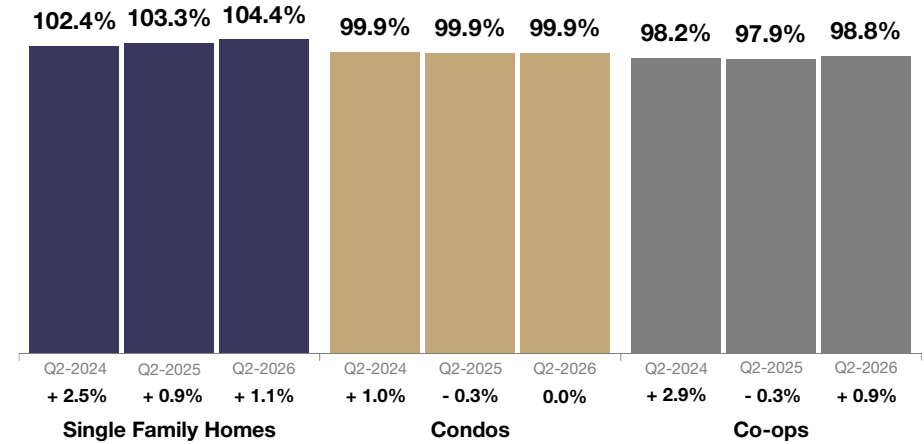
Percent of Original List Price Received

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.

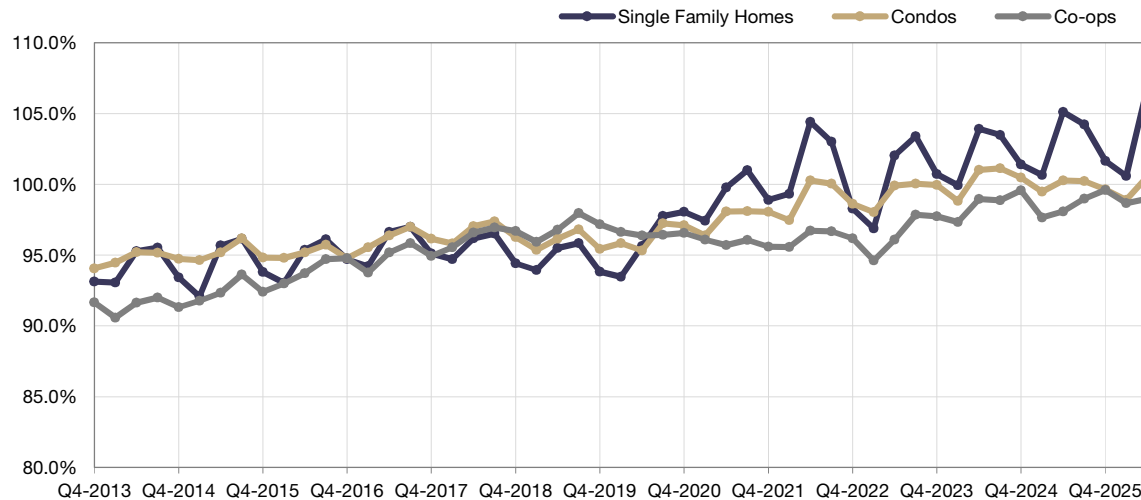
Q2-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



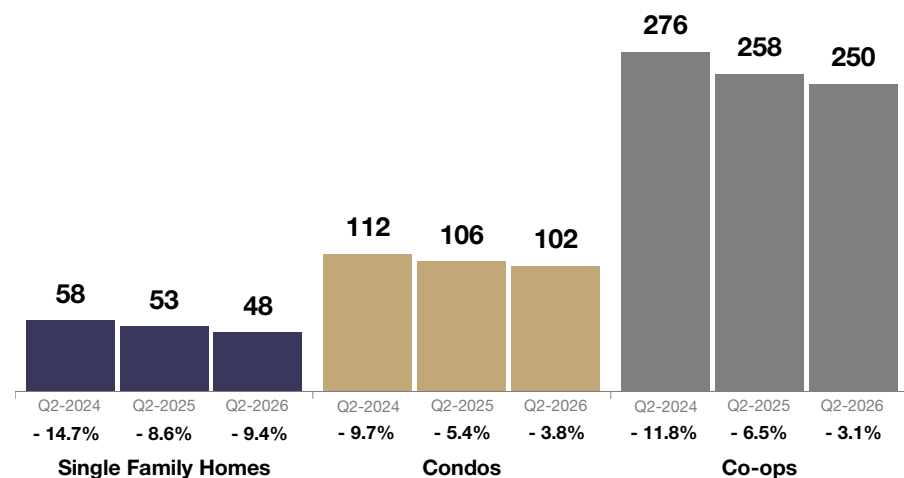
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	101.6%	99.6%	99.6%
Q1-2026	100.6%	98.9%	98.7%
Q2-2026	106.9%	100.6%	99.0%

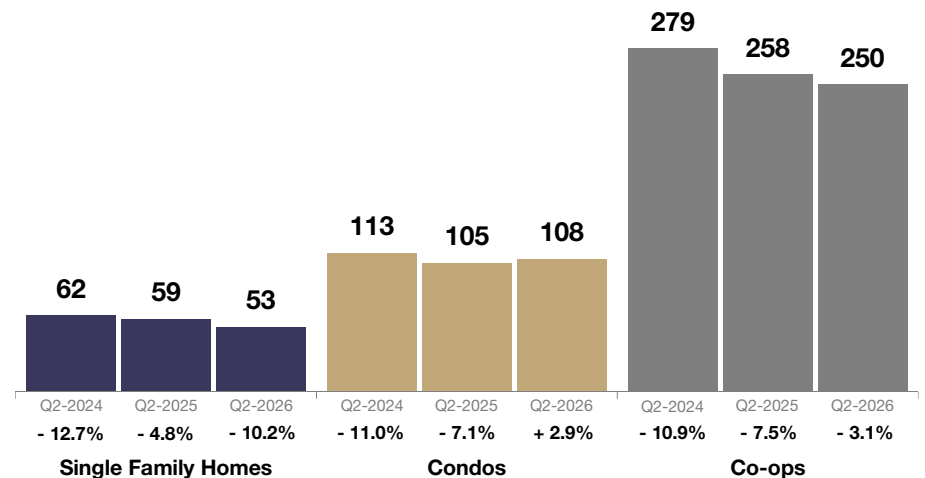
Housing Affordability Index

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.

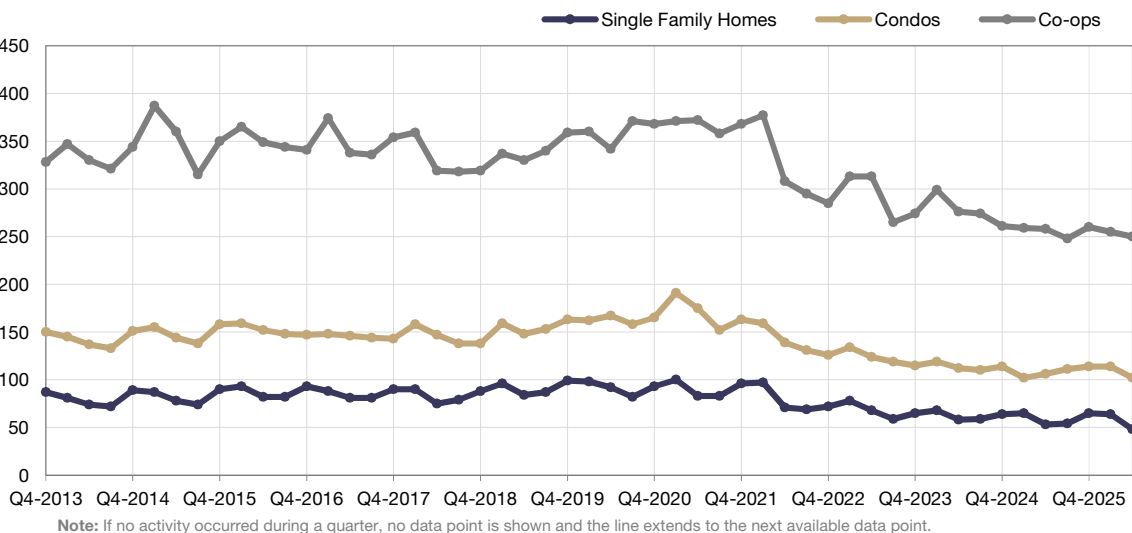
Q2-2026



Year to Date



Historical Housing Affordability Index by Quarter

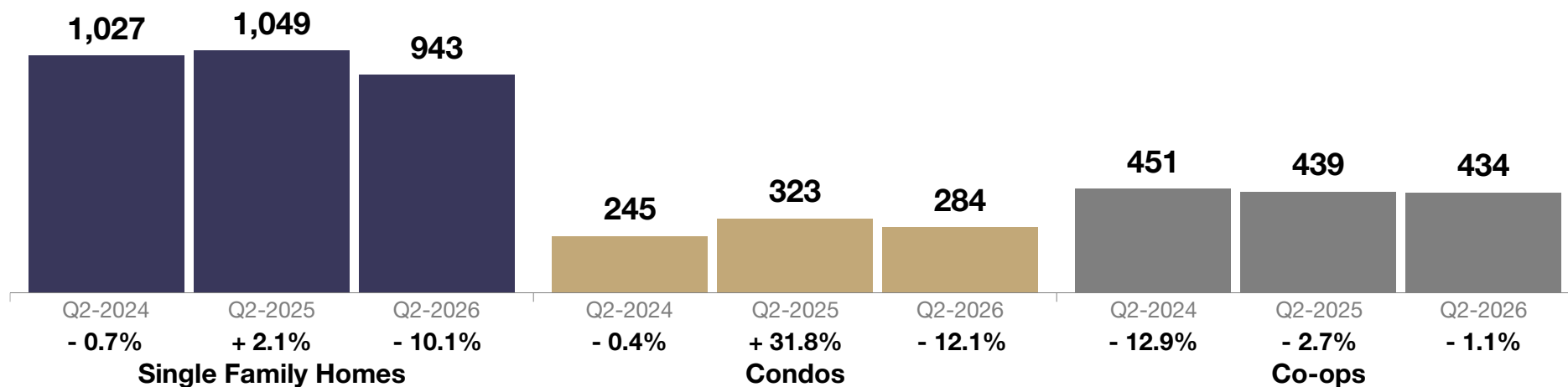


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	59	119	265
Q4-2023	65	115	274
Q1-2024	68	119	299
Q2-2024	58	112	276
Q3-2024	59	110	274
Q4-2024	64	114	261
Q1-2025	65	102	259
Q2-2025	53	106	258
Q3-2025	54	111	248
Q4-2025	65	114	260
Q1-2026	64	114	255
Q2-2026	48	102	250

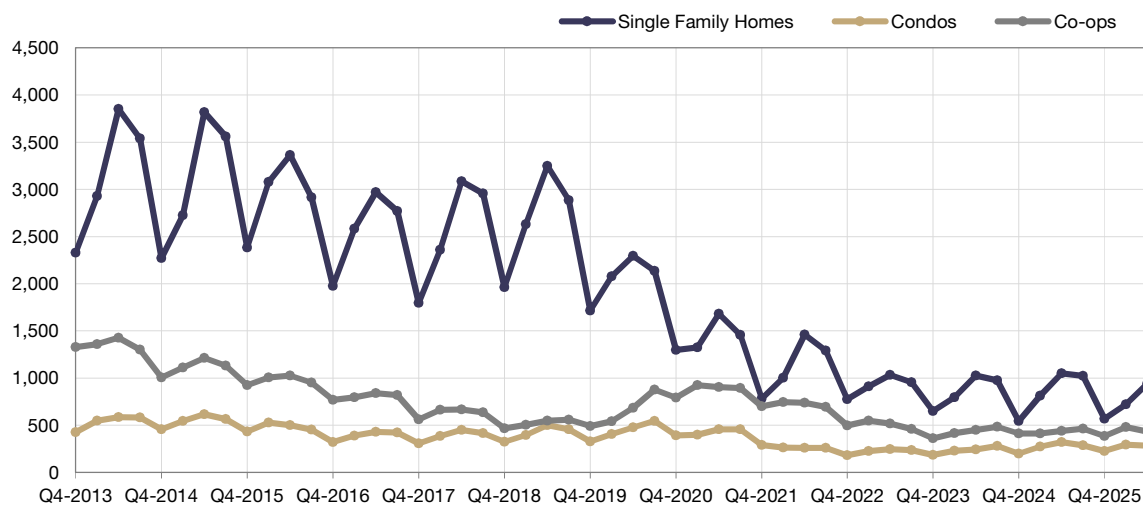
Inventory of Homes for Sale

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

Q2-2026



Historical Inventory of Homes for Sale by Quarter



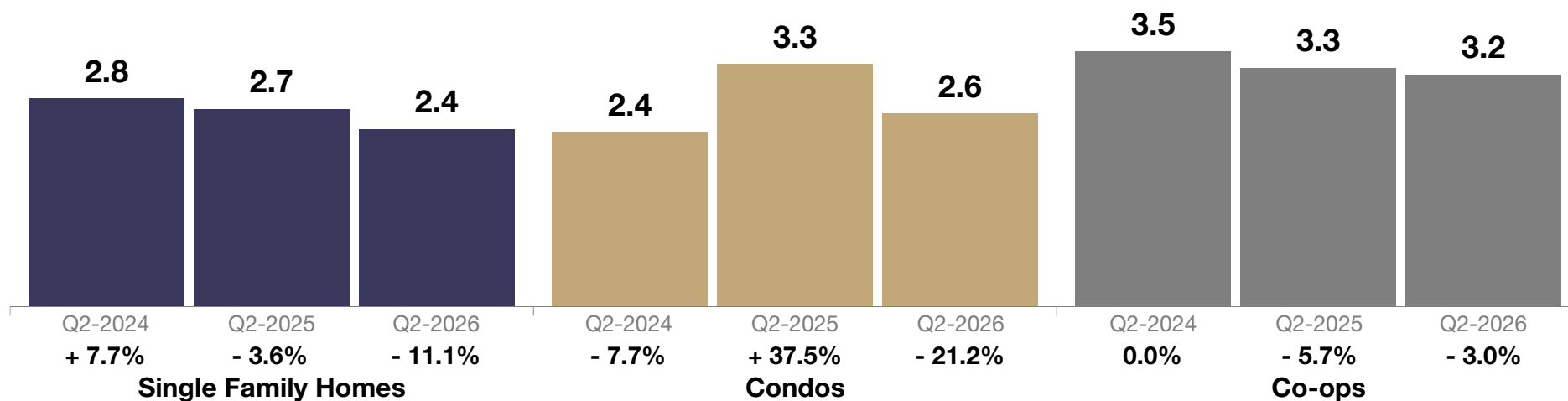
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	956	238	460
Q4-2023	649	187	361
Q1-2024	797	230	416
Q2-2024	1,027	245	451
Q3-2024	977	282	485
Q4-2024	544	198	412
Q1-2025	815	275	412
Q2-2025	1,049	323	439
Q3-2025	1,022	288	465
Q4-2025	570	227	387
Q1-2026	723	295	480
Q2-2026	943	284	434

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

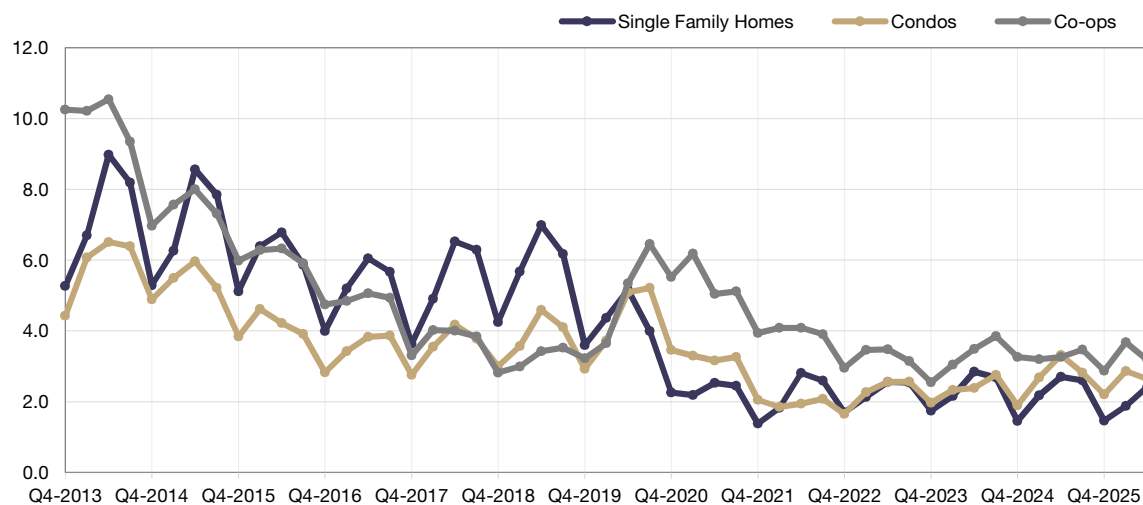
Months Supply of Inventory

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.

Q2-2026



Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
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	1.5	2.2	2.9
Q1-2026	1.9	2.9	3.7
Q2-2026	2.4	2.6	3.2

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		3,187	3,285	+ 3.1%	5,528	5,482	- 0.8%
Pending Sales		2,398	2,586	+ 7.8%	4,050	4,119	+ 1.7%
Closed Sales		1,899	1,832	- 3.5%	3,290	3,145	- 4.4%
Days on Market		42	42	0.0%	53	47	- 11.3%
Median Pending Price		\$820,000	\$835,000	+ 1.8%	\$797,000	\$825,000	+ 3.5%
Median Sales Price		\$780,000	\$805,000	+ 3.2%	\$730,000	\$750,000	+ 2.7%
Pct. of Orig. Price Received		102.8%	104.1%	+ 1.3%	101.5%	102.3%	+ 0.8%
Housing Affordability Index		73	73	0.0%	78	78	0.0%
Inventory of Homes for Sale		1,811	1,661	- 8.3%	--	--	--
Months Supply of Inventory		2.9	2.6	- 10.3%	--	--	--