

# Insights Into Trends in the Sales Prices of Single Family Homes in Westchester County

There are many factors analyzed when establishing the value of residential properties, location, size, condition and school district among them. One of the most determinative is the number of bedrooms. The chart below compares the sales price of single-family homes in the county of Westchester in New York sold during each of the past 3 years based on the number of bedrooms and compares the sales in the 1<sup>st</sup> Quarter of this year to sales in the 2018 calendar year.

## ----- SINGLE FAMILY RESIDENTIAL SALES IN WESTCHESTER GROUPED BY NUMBER OF BEDROOMS -----

	2016	2017	% $\Delta$ 2016 to 2017	2018	% $\Delta$ 2017 to 2018	Q1-2019	% $\Delta$ 2018 to Q1 2019
<b>With 1 and 2 Bedrooms</b>							
Median Sales Price	\$360,000	\$365,000	1.4%	\$400,000	8.8%	\$375,000	-6.3%
Average Sales Price	\$392,986	\$397,767	1.2%	\$427,462	6.9%	\$474,310	11.0%
Sales Price/Sq. Ft. (Avg.)	\$271	\$277	2.2%	\$288	3.9%	\$314	9.0%
Number of Sales	496	466	2.2%	472	1.3%	89	
<b>With 3 Bedrooms</b>							
Median Sales Price	\$508,459	\$520,000	2.3%	\$540,000	3.7%	\$532,250	-1.4%
Average Sales Price	\$552,056	\$568,775	3.0%	\$579,424	1.8%	\$570,041	-1.6%
Sales Price/Sq. Ft. (Avg.)	\$296	\$305	3.0%	\$307	0.5%	\$305	-0.4%
Number of Sales	2,380	2,376	-0.2%	2,234	-6.4%	394	
<b>With 4 Bedrooms</b>							
Median Sales Price	\$725,000	\$745,000	2.8%	\$750,000	0.7%	\$681,625	-9.1%
Average Sales Price	\$819,036	\$865,895	5.7%	\$850,496	-1.8%	\$772,714	-9.1%
Sales Price/Sq. Ft. (Avg.)	\$299	\$314	5.1%	\$310	-1.3%	\$277	-10.6%
Number of Sales	2,233	2,195	-1.7%	2,060	-6.6%	336	
<b>With 5 or More Bedrooms</b>							
Median Sales Price	\$1,300,000	\$1,385,000	6.5%	\$1,315,800	-5.3%	\$1,120,000	-14.9%
Average Sales Price	\$1,589,727	\$1,603,499	0.9%	\$1,610,521	0.4%	\$1,365,023	-15.2%
Sales Price/Sq. Ft. (Avg.)	\$381	\$369	-3.3%	\$374	1.3%	\$321	-14.2%
Number of Sales	1,103	1,131	2.5%	1,111	-1.8%	165	

## ----- ALL SINGLE FAMILY RESIDENTIAL SALES IN WESTCHESTER\* -----

Median Sales Price	\$623,675	\$642,000	2.9%	650,000	1.2%	\$604,900	-6.9%
Average Sales Price	\$818,943	\$851,325	4.0%	857,110	0.7%	\$764,028	-10.9%
Sales Price/Sq. Ft. (Avg.)	\$321	\$327	1.9%	328	0.4%	\$300	-8.6%
Number of Sales	6,218	6,168	-0.8%	5,878	-4.7%	985	

Data Source: HGMLS

\* Includes single family homes without bedrooms.