

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 4 years based on the number of bedrooms and compares sales in 2019 to sales in the past three years.

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

	2016	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018
With 1 and 2 Bedrooms							
Median Sales Price	\$360,000	\$365,000	1.4%	\$400,000	8.8%	\$404,500	1.1%
Average Sales Price	\$392,986	\$397,767	1.2%	\$427,462	6.9%	\$439,985	2.9%
Sales Price/Sq. Ft. (Avg.)	\$271	\$277	2.2%	\$288	3.9%	\$299	3.9%
Number of Sales	496	466	2.2%	472	1.3%	542	14.8%
With 3 Bedrooms							
Median Sales Price	\$508,459	\$520,000	2.3%	\$540,000	3.7%	\$547,500	1.4%
Average Sales Price	\$552,056	\$568,775	3.0%	\$579,424	1.8%	\$589,185	1.7%
Sales Price/Sq. Ft. (Avg.)	\$296	\$305	3.0%	\$307	0.5%	\$308	0.3%
Number of Sales	2,380	2,376	-0.2%	2,234	-6.4%	2,678	19.9%
With 4 Bedrooms							
Median Sales Price	\$725,000	\$745,000	2.8%	\$850,496	12.4%	\$755,000	-11.2%
Average Sales Price	\$819,036	\$865,895	5.7%	\$850,495	-1.8%	\$845,660	-0.6%
Sales Price/Sq. Ft. (Avg.)	\$299	\$314	5.1%	\$310	-1.3%	\$298	-4.1%
Number of Sales	2,233	2,195	-1.7%	2,060	-6.6%	2,567	24.6%
With 5 or More Bedrooms							
Median Sales Price	\$1,300,000	\$1,385,000	6.5%	\$1,315,800	-5.3%	\$1,250,000	-5.0%
Average Sales Price	\$1,589,727	\$1,603,499	0.9%	\$1,610,521	0.4%	\$1,535,924	-4.6%
Sales Price/Sq. Ft. (Avg.)	\$381	\$369	-3.3%	\$374	1.3%	\$331	-11.4%
Number of Sales	1,103	1,131	2.5%	1,111	-1.8%	1,649	48.4%

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

Median Sales Price	\$623,675	\$642,000	2.9%	\$650,000	1.2%	\$655,000	0.8%
Average Sales Price	\$818,943	\$851,325	4.0%	\$857,110	0.7%	\$849,394	-0.9%
Sales Price/Sq. Ft. (Avg.)	\$321	\$327	1.9%	\$328	0.4%	\$303	-7.7%
Number of Sales	6,218	6,168	-0.8%	5,878	-4.7%	7,441	26.6%

Data Source: HGMLS

*Includes single family homes without bedrooms.