

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 in the past three years and the 1st Quarter of 2020 to Q1 in prior years.

SINGLE FAMILY RESIDENTIAL SALES IN WESTCHESTER GROUPED BY NUMBER OF BEDROOMS

	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018	Q1-2019	% Δ 2018 to Q1 2019	Q1-2020	% Δ Q1 2019 Q1 2020
With 1 and 2 Bedrooms										
Median Sales Price	\$365,000	1.4%	\$400,000	8.8%	\$404,500	1.1%	\$375,000	-6.3%	\$379,100	1.1%
Average Sales Price	\$397,767	1.2%	\$427,462	6.9%	\$439,985	2.9%	\$474,310	11.0%	\$400,153	-15.6%
Sales Price/Sq. Ft. (Avg.)	\$277	2.2%	\$288	3.9%	\$299	3.9%	\$314	9.0%	\$284	-9.5%
Number of Sales	466	2.2%	472	1.3%	542	14.8%	89		86	-3.4%
With 3 Bedrooms										
Median Sales Price	\$520,000	2.3%	\$540,000	3.7%	\$547,500	1.4%	\$532,250	-1.4%	\$550,000	3.3%
Average Sales Price	\$568,775	3.0%	\$579,424	1.8%	\$589,185	1.7%	\$570,041	-1.6%	\$582,880	2.3%
Sales Price/Sq. Ft. (Avg.)	\$305	3.0%	\$307	0.5%	\$308	0.3%	\$305	-0.4%	\$299	-2.2%
Number of Sales	2,376	-0.2%	2,234	-6.4%	2,678	19.9%	394		411	4.3%
With 4 Bedrooms										
Median Sales Price	\$745,000	2.8%	\$850,496	12.4%	\$755,000	-11.2%	\$681,625	-9.1%	\$685,000	0.5%
Average Sales Price	\$865,895	5.7%	\$850,495	-1.8%	\$845,660	-0.6%	\$772,714	-9.1%	\$774,545	0.2%
Sales Price/Sq. Ft. (Avg.)	\$314	5.1%	\$310	-1.3%	\$298	-4.1%	\$277	-10.6%	\$281	1.3%
Number of Sales	2,195	-1.7%	2,060	-6.6%	2,567	24.6%	336		357	6.3%
With 5 or More Bedrooms										
Median Sales Price	\$1,385,000	6.5%	\$1,315,800	-5.3%	\$1,250,000	-5.0%	\$1,120,000	-14.9%	\$1,207,000	7.8%
Average Sales Price	\$1,603,499	0.9%	\$1,610,521	0.4%	\$1,535,924	-4.6%	\$1,365,023	-15.2%	\$1,435,205	5.1%
Sales Price/Sq. Ft. (Avg.)	\$369	-3.3%	\$374	1.3%	\$331	-11.4%	\$321	-14.2%	\$338	5.4%
Number of Sales	1,131	2.5%	1,111	-1.8%	1,649	48.4%	165		203	23.0%

ALL SINGLE FAMILY RESIDENTIAL SALES IN WESTCHESTER*

Median Sales Price	\$642,000	2.9%	\$650,000	1.2%	\$655,000	0.8%	\$604,900	-6.9%	\$640,000	5.8%
Average Sales Price	\$851,325	4.0%	\$857,110	0.7%	\$849,394	-0.9%	\$764,028	-10.9%	\$796,439	4.2%
Sales Price/Sq. Ft. (Avg.)	\$327	1.9%	\$328	0.4%	\$303	-7.7%	\$300	-8.6%	\$304	1.4%
Number of Sales	6,168	-0.8%	5,878	-4.7%	7,441	26.6%	985		1057	7.3%

Data Source: HGMLS

* Includes single family homes without bedrooms.