

# 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 that closed in the 2020 calendar year to sales in the prior 3 years based on the number of bedrooms.

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

	2017	% $\Delta$ 2016 to 2017	2018	% $\Delta$ 2017 to 2018	2019	% $\Delta$ 2018 to 2019	2020	% $\Delta$ 2019 to 2020
<b>With 1 and 2 Bedrooms</b>								
Median Sales Price	\$365,000	1.4%	\$400,000	9.6%	\$405,000	1.3%	\$441,000	8.9%
Average Sales Price	\$397,767	1.2%	\$427,462	7.5%	\$439,985	2.9%	\$450,243	2.3%
Sales Price/Sq. Ft. (Avg.)	\$277	2.2%	\$288	4.1%	\$301	4.6%	\$304	1.1%
Number of Sales	466	-6.0%	472	1.3%	445	-5.7%	420	-5.6%
<b>With 3 Bedrooms</b>								
Median Sales Price	\$520,000	2.3%	\$540,000	3.8%	\$547,500	1.4%	\$600,000	9.6%
Average Sales Price	\$568,775	3.0%	\$579,424	1.9%	\$589,185	1.7%	\$644,600	9.4%
Sales Price/Sq. Ft. (Avg.)	\$305	3.0%	\$307	0.5%	\$312	1.7%	\$327	4.7%
Number of Sales	2,376	-0.2%	2,234	-6.0%	2,219	-0.7%	2,422	9.1%
<b>With 4 Bedrooms</b>								
Median Sales Price	\$745,000	2.8%	\$750,000	0.7%	\$755,000	0.7%	\$810,000	7.3%
Average Sales Price	\$865,895	5.7%	\$850,496	-1.8%	\$845,491	-0.6%	\$921,471	9.0%
Sales Price/Sq. Ft. (Avg.)	\$314	5.1%	\$310	-1.2%	\$304	-1.9%	\$321	5.5%
Number of Sales	2,195	-1.7%	2,060	-6.2%	2,051	-0.4%	2,360	15.1%
<b>With 5 or More Bedrooms</b>								
Median Sales Price	\$1,385,000	6.5%	\$1,315,800	-5.0%	\$1,250,000	-5.0%	\$1,400,000	12.0%
Average Sales Price	\$1,603,499	0.9%	\$1,610,521	0.4%	\$1,540,174	-4.4%	\$1,635,661	6.2%
Sales Price/Sq. Ft. (Avg.)	\$369	-3.3%	\$374	1.3%	\$360	-3.6%	\$366	1.8%
Number of Sales	1,131	2.5%	1,111	-1.8%	1,120	0.8%	1,460	30.4%

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

Median Sales Price	\$642,000	2.9%	650,000	1.2%	655,000	0.8%	735,000	12.2%
Average Sales Price	\$851,325	4.0%	857,110	0.7%	850,197	-0.8%	947,410	11.4%
Sales Price/Sq. Ft. (Avg.)	\$327	1.9%	328	0.4%	328	0.0%	338	2.9%
Number of Sales	6,168	-0.8%	5,878	-4.7%	5,837	-0.7%	6,664	14.2%

Data Source: OneKey MLS

\* Includes single family homes without bedrooms.