

# 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 sales in January through June this year to sales in the same period in 2021.

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

	2019	% $\Delta$ 2018 to 2019	2020	% $\Delta$ 2019 to 2020	2021	% $\Delta$ 2021 to 2020	First-Half 2021	First-Half 2022	% $\Delta$ 2021 to 2022
<b>With 1 and 2 Bedrooms</b>									
Median Sales Price	\$405,000	1.3%	\$441,000	8.9%	\$470,000	6.6%	\$450,000	\$490,000	8.9%
Average Sales Price	\$439,985	2.9%	\$450,243	2.3%	\$491,444	9.2%	\$476,304	\$566,547	18.9%
Sales Price/Sq. Ft. (Avg.)	\$301	4.6%	\$304	1.1%	\$343	12.7%	\$326	\$382	17.1%
Number of Sales	445	-5.7%	420	-5.6%	540	28.6%	273	220	-19.4%
<b>With 3 Bedrooms</b>									
Median Sales Price	\$547,500	1.4%	\$600,000	9.6%	\$640,000	6.7%	\$635,000	\$670,250	5.6%
Average Sales Price	\$589,185	1.7%	\$644,600	9.4%	\$705,286	9.4%	\$697,211	\$750,883	7.7%
Sales Price/Sq. Ft. (Avg.)	\$312	1.7%	\$327	4.7%	\$363	11.1%	\$358	\$387	8.2%
Number of Sales	2,219	-0.7%	2,422	9.1%	2,695	11.3%	1,193	1,090	-8.6%
<b>With 4 Bedrooms</b>									
Median Sales Price	\$755,000	0.7%	\$810,000	7.3%	\$879,000	8.5%	\$850,000	\$920,000	8.2%
Average Sales Price	\$845,491	-0.6%	\$921,471	9.0%	\$1,024,229	11.2%	\$1,001,150	\$1,092,886	9.2%
Sales Price/Sq. Ft. (Avg.)	\$304	-1.9%	\$321	5.5%	\$357	11.3%	\$347	\$394	13.6%
Number of Sales	2,051	-0.4%	2,360	15.1%	2,683	13.7%	1,195	951	-20.4%
<b>With 5 or More Bedrooms</b>									
Median Sales Price	\$1,250,000	-5.0%	\$1,400,000	12.0%	\$1,550,000	10.7%	\$1,525,000	\$1,750,000	14.8%
Average Sales Price	\$1,540,174	-4.4%	\$1,635,661	6.2%	\$1,871,619	14.4%	\$1,843,196	\$2,096,066	13.7%
Sales Price/Sq. Ft. (Avg.)	\$360	-3.6%	\$366	1.8%	\$417	13.8%	\$404	\$472	16.8%
Number of Sales	1,120	0.8%	1,460	30.4%	1,512	3.6%	691	588	-14.9%

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

Median Sales Price	655,000	0.8%	735,000	12.2%	780,000	6.1%	\$765,000	\$810,000	5.9%
Average Sales Price	850,197	-0.8%	947,410	11.4%	1,041,992	10.0%	\$1,023,230	\$1,124,236	9.9%
Sales Price/Sq. Ft. (Avg.)	328	0.0%	338	2.9%	378	12.0%	\$368	\$417	13.2%
Number of Sales	5,837	-0.7%	6,664	14.2%	7,433	11.5%	3,355	2,850	-15.1%

Data Source: OneKey MLS

\*Includes single family homes  
without bedrooms.