

Insights Into Trends in the Sales Prices of Condominium & Co-op Apartments 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 condominium and Co-op apartments in the county of Westchester in New York sold during the past 4 years based on the number of bedrooms.

	--- CONDOMINIUM SALES IN WESTCHESTER ---				----- CO-OP SALES IN WESTCHESTER -----			
	12 months Ending 3/31/2018	12 months Ending 3/31/2019	12 months Ending 3/31/2020	12 months Ending 3/31/2021	12 months Ending 3/31/2018	12 months Ending 3/31/2019	12 months Ending 3/31/2020	12 months Ending 3/32/2021
Studio Apartments								
Lowest Sale	\$20,000	\$68,000	\$99,999	\$21,000	\$28,000	\$20,000	\$34,000	\$42,500
Median Sales Price	\$173,800	\$220,500	\$220,000	\$185,000	\$67,750	\$78,000	\$94,500	\$96,000
Highest Sale	\$289,000	\$292,000	\$354,000	\$291,000	\$181,250	\$215,000	\$199,000	\$229,000
Number of Sales	28	38	25	32	134	139	137	104
With 1 Bedroom								
Lowest Sale	\$35,000	\$25,000	\$93,000	\$120,000	\$25,000	\$40,000	\$39,000	\$30,000
Median Sales Price	\$289,950	\$285,000	\$305,000	\$309,000	\$130,000	\$140,000	\$150,000	\$160,000
Highest Sale	\$920,000	\$799,000	\$835,000	\$880,000	\$430,000	\$449,000	\$590,000	\$625,000
Number of Sales	388	372	317	339	1,026	993	894	838
With 2 Bedrooms								
Lowest Sale	\$74,900	\$142,000	\$145,000	\$175,000	\$18,000	\$70,000	\$27,000	\$35,000
Median Sales Price	\$405,000	\$419,500	\$429,750	\$430,000	\$215,000	\$230,000	\$240,000	\$250,000
Highest Sale	\$2,200,000	\$2,000,000	\$2,100,000	\$2,870,000	\$1,325,000	\$1,100,000	\$939,000	\$1,125,000
Number of Sales	691	689	738	719	753	736	659	624
With 3 Bedrooms								
Lowest Sale	\$115,000	\$140,786	\$186,000	\$236,368	\$138,000	\$70,000	\$155,000	\$71,000
Median Sales Price	\$545,000	\$505,500	\$525,000	\$618,000	\$327,500	\$357,000	\$342,500	\$355,000
Highest Sale	\$4,480,000	\$3,706,000	\$1,650,000	\$2,305,000	\$1,150,000	\$1,350,000	\$1,200,000	\$1,345,000
Number of Sales	270	3	213	221	116	3	102	108
With 4 + Bedrooms								
Lowest Sale	\$240,000	\$630,000	\$300,000	\$475,000	\$212,000	\$90,000	\$27,500	\$241,000
Median Sales Price	\$779,000	\$860,000	\$792,500	\$853,500	\$607,500	\$290,000	\$835,000	\$715,000
Highest Sale	\$1,400,000	\$1,112,500	\$4,170,000	\$1,850,000	\$1,562,500	\$526,000	\$1,685,000	\$1,540,000
Number of Sales	17	13	19	18	14	5	11	9
All Sales								
Lowest Sale	\$20,000	\$25,000	\$93,000	\$21,000	\$18,000	\$20,000	\$27,000	\$30,000
Median Sales Price	\$375,000	\$376,083	\$391,250	\$399,000	\$159,000	\$169,000	\$175,000	\$189,000
Highest Sale	\$4,480,000	\$3,706,000	\$4,170,000	\$2,870,000	\$1,562,000	\$1,350,000	\$1,685,000	\$1,540,000
Number of Sales	1,331	1,306	1312	1,329	2,043	1,989	1803	1,683

