

# 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, 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 3/31/2019	12 months Ending 3/31/2020	12 months Ending 3/31/2021	12 months Ending 3/31/2022	12 months Ending 3/31/2019	12 months Ending 3/31/2020	12 months Ending 3/31/2021	12 months Ending 3/31/2022
<b>Studio Apartments</b>								
Lowest Sale	\$68,000	\$99,999	\$21,000	\$21,000	\$20,000	\$34,000	\$42,500	\$48,000
Median Sales Price	\$220,500	\$220,000	\$185,000	\$205,000	\$78,000	\$94,500	\$96,000	\$96,700
Highest Sale	\$292,000	\$354,000	\$291,000	\$380,000	\$215,000	\$199,000	\$229,000	\$205,000
Number of Sales	38	25	32	44	139	137	104	126
<b>With 1 Bedroom</b>								
Lowest Sale	\$25,000	\$93,000	\$120,000	\$125,000	\$40,000	\$39,000	\$30,000	\$21,000
Median Sales Price	\$285,000	\$305,000	\$309,000	\$320,000	\$140,000	\$150,000	\$160,000	\$162,750
Highest Sale	\$799,000	\$835,000	\$880,000	\$1,160,000	\$449,000	\$590,000	\$625,000	\$435,000
Number of Sales	372	317	339	438	993	894	838	1,042
<b>With 2 Bedrooms</b>								
Lowest Sale	\$142,000	\$145,000	\$175,000	\$69,500	\$70,000	\$27,000	\$35,000	\$39,000
Median Sales Price	\$419,500	\$429,750	\$430,000	\$461,000	\$230,000	\$240,000	\$250,000	\$249,999
Highest Sale	\$2,000,000	\$2,100,000	\$2,870,000	\$1,965,000	\$1,100,000	\$939,000	\$1,125,000	\$929,000
Number of Sales	689	738	719	930	736	659	624	855
<b>With 3 Bedrooms</b>								
Lowest Sale	\$140,786	\$186,000	\$236,368	\$280,000	\$70,000	\$155,000	\$71,000	\$52,000
Median Sales Price	\$505,500	\$525,000	\$618,000	\$673,000	\$357,000	\$342,500	\$355,000	\$360,000
Highest Sale	\$3,706,000	\$1,650,000	\$2,305,000	\$4,345,000	\$1,350,000	\$1,200,000	\$1,345,000	\$1,495,000
Number of Sales	3	213	221	304	3	102	108	127
<b>With 4 + Bedrooms</b>								
Lowest Sale	\$630,000	\$300,000	\$475,000	\$610,000	\$90,000	\$27,500	\$241,000	\$1,100,000
Median Sales Price	\$860,000	\$792,500	\$853,500	\$1,175,000	\$290,000	\$835,000	\$715,000	\$1,185,000
Highest Sale	\$1,112,500	\$4,170,000	\$1,850,000	\$4,340,000	\$526,000	\$1,685,000	\$1,540,000	\$1,300,000
Number of Sales	13	19	18	38	5	11	9	3
<b>All Sales</b>								
Lowest Sale	\$25,000	\$93,000	\$21,000	\$21,000	\$20,000	\$27,000	\$30,000	\$21,000
Median Sales Price	\$376,083	\$391,250	\$399,000	\$435,000	\$169,000	\$175,000	\$189,000	\$190,000
Highest Sale	\$3,706,000	\$4,170,000	\$2,870,000	\$4,345,000	\$1,350,000	\$1,685,000	\$1,540,000	\$1,495,000
Number of Sales	1,306	1312	1,329	1,754	1,989	1803	1,683	2,153

Source: OneKey MLS