

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 3/31/2021	12 months Ending 3/31/2022	12 months Ending 3/31/2023	12 months Ending 3/31/2024	12 months Ending 3/31/2021	12 months Ending 3/31/2022	12 months Ending 3/31/2023	12 months Ending 3/31/2024
Studio Apartments								
Lowest Sale	\$21,000	\$21,000	\$25,000	\$23,000	\$42,500	\$48,000	\$52,000	\$45,000
Median Sales Price	\$185,000	\$205,000	\$225,000	\$224,000	\$96,000	\$96,700	\$100,300	\$107,000
Highest Sale	\$291,000	\$380,000	\$425,000	\$325,000	\$229,000	\$205,000	\$195,000	\$249,000
Number of Sales	32	44	35	25	104	126	137	113
With 1 Bedroom								
Lowest Sale	\$120,000	\$125,000	\$150,000	\$155,000	\$30,000	\$21,000	\$61,000	\$60,000
Median Sales Price	\$309,000	\$320,000	\$340,000	\$360,000	\$160,000	\$162,750	\$164,950	\$169,000
Highest Sale	\$880,000	\$1,160,000	\$1,425,000	\$1,485,000	\$625,000	\$435,000	\$535,000	\$476,281
Number of Sales	339	438	373	283	838	1,042	992	864
With 2 Bedrooms								
Lowest Sale	\$175,000	\$69,500	\$75,000	\$121,000	\$35,000	\$39,000	\$54,000	\$115,000
Median Sales Price	\$430,000	\$461,000	\$485,000	\$510,000	\$250,000	\$249,999	\$255,000	\$265,000
Highest Sale	\$2,870,000	\$1,965,000	\$3,250,000	\$2,595,000	\$1,125,000	\$929,000	\$1,195,000	\$1,545,000
Number of Sales	719	930	663	600	624	855	754	574
With 3 Bedrooms								
Lowest Sale	\$236,368	\$280,000	\$320,000	\$192,000	\$71,000	\$52,000	\$190,000	\$73,500
Median Sales Price	\$618,000	\$673,000	\$732,500	\$702,500	\$355,000	\$360,000	\$390,000	\$380,000
Highest Sale	\$2,305,000	\$4,345,000	\$3,595,000	\$3,750,000	\$1,345,000	\$1,495,000	\$1,425,000	\$1,810,000
Number of Sales	221	304	207	195	108	127	151	102
With 4 + Bedrooms								
Lowest Sale	\$475,000	\$610,000	\$450,000	\$425,000	\$241,000	\$1,100,000	\$330,000	\$205,000
Median Sales Price	\$853,500	\$1,175,000	\$1,200,000	\$1,169,500	\$715,000	\$1,185,000	\$650,000	\$675,000
Highest Sale	\$1,850,000	\$4,340,000	\$3,400,000	\$4,285,000	\$1,540,000	\$1,300,000	\$1,760,000	\$1,400,000
Number of Sales	18	38	25	16	9	3	7	5
All Sales								
Lowest Sale	\$21,000	\$21,000	\$26,000	\$23,000	\$30,000	\$21,000	\$52,000	\$45,000
Median Sales Price	\$399,000	\$435,000	\$450,000	\$475,000	\$189,000	\$190,000	\$199,000	\$199,000
Highest Sale	\$2,870,000	\$4,345,000	\$3,595,000	\$4,285,000	\$1,540,000	\$1,495,000	\$1,760,000	\$1,810,000
Number of Sales	1,329	1,754	1,303	1,119	1,683	2,153	2,041	1,658

Source: OneKey MLS