

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 first-half of 2020 to sales in 2019.

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

With 1 and 2 Bedrooms	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018	First-Half 2019	First-Half 2020	% Δ 1st -Half 2019
Median Sales Price	\$365,000	1.4%	\$400,000	8.8%	\$404,500	1.1%	\$398,000	\$265,000	-50.2%
Average Sales Price	\$397,767	1.2%	\$427,462	6.9%	\$439,985	2.9%	\$457,061	\$306,796	-49.0%
Sales Price/Sq. Ft. (Avg.)	\$277	2.2%	\$288	3.9%	\$299	3.9%	\$303	\$276	-9.7%
Number of Sales	466	2.2%	472	1.3%	542	14.8%	184	1,110	83.4%

With 3 Bedrooms	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018	First-Half 2019	First-Half 2020	% Δ 1st -Half 2019
Median Sales Price	\$520,000	2.3%	\$540,000	3.7%	\$547,500	1.4%	\$543,500	\$550,000	1.2%
Average Sales Price	\$568,775	3.0%	\$579,424	1.8%	\$589,185	1.7%	\$587,437	\$585,591	-0.3%
Sales Price/Sq. Ft. (Avg.)	\$305	3.0%	\$307	0.5%	\$308	0.3%	\$310	\$304	-1.9%
Number of Sales	2,376	-0.2%	2,234	-6.4%	2,678	19.9%	934	998	6.4%

With 4 Bedrooms	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018	First-Half 2019	First-Half 2020	% Δ 1st -Half 2019
Median Sales Price	\$745,000	2.8%	\$850,496	12.4%	\$755,000	-11.2%	\$755,313	\$720,000	-4.9%
Average Sales Price	\$865,895	5.7%	\$850,495	-1.8%	\$845,660	-0.6%	\$833,677	\$821,717	-1.5%
Sales Price/Sq. Ft. (Avg.)	\$314	5.1%	\$310	-1.3%	\$298	-4.1%	\$300	\$301	0.4%
Number of Sales	2,195	-1.7%	2,060	-6.6%	2,567	24.6%	898	863	-4.1%

With 5 or More Bedrooms	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018	First-Half 2019	First-Half 2020	% Δ 1st -Half 2019
Median Sales Price	\$1,385,000	6.5%	\$1,315,800	-5.3%	\$1,250,000	-5.0%	\$1,239,750	\$1,050,000	-18.1%
Average Sales Price	\$1,603,499	0.9%	\$1,610,521	0.4%	\$1,535,924	-4.6%	\$1,476,278	\$1,342,725	-9.9%
Sales Price/Sq. Ft. (Avg.)	\$369	-3.3%	\$374	1.3%	\$331	-11.4%	\$345	\$325	-6.2%
Number of Sales	1,131	2.5%	1,111	-1.8%	1,649	48.4%	470	584	19.5%

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

All Single Family Residential Sales	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018	First-Half 2019	First-Half 2020	% Δ 1st -Half 2019
Median Sales Price	\$642,000	2.9%	\$650,000	1.2%	\$655,000	0.8%	\$650,051	\$540,000	-20.4%
Average Sales Price	\$851,325	4.0%	\$857,110	0.7%	\$849,394	-0.9%	\$834,588	\$668,155	-24.9%
Sales Price/Sq. Ft. (Avg.)	\$327	1.9%	\$328	0.4%	\$303	-7.7%	\$317	\$301	-5.3%
Number of Sales	6,168	-0.8%	5,878	-4.7%	7,441	26.6%	2,486	3,697	32.8%

Data Source: HIGMLS

* Includes single family homes without bedrooms.