

Insights Into Trends in the Sales Prices of Homes in Westchester County School Districts

There are many factors analyzed when establishing the value of residential properties; location, size, condition, and school district among them. The chart below compares the sales price of homes in the county of Westchester in New York sold during each of the past 3 years based on School District.

School District	12 Months Ending Stember 30, 2021			12 Months Ending September 30, 2022			12 Months Ending Setember 30, 2023		
	Lowest Sale	Median	Highest Sale	Lowest Sale	Median	Highest Sale	Lowest Sale	Median	Highest Sale
Ardsley	\$389,000	\$785,000	\$1,875,000	\$395,000	\$795,000	\$1,772,500	\$135,000	\$830,000	\$2,050,000
Bedford	\$92,500	\$780,000	\$10,500,000	\$95,000	\$800,000	\$24,150,000	\$75,000	\$765,000	\$13,550,000
Blind Brook	\$425,000	\$999,500	\$2,480,000	\$499,000	\$1,071,500	\$2,600,000	\$515,000	\$1,135,000	\$2,395,000
Briarcliff Manor	\$160,000	\$910,000	\$2,650,000	\$169,500	\$972,500	\$3,250,000	\$205,000	\$950,000	\$2,299,000
Bronxville	\$264,200	\$1,687,500	\$5,275,000	\$218,000	\$1,595,000	\$7,500,000	\$175,000	\$1,445,000	\$6,975,000
Byram Hills	\$461,000	\$1,280,000	\$6,250,000	\$340,000	\$1,475,000	\$11,500,000	\$225,000	\$1,399,700	\$6,305,000
Chappaqua	\$315,000	\$999,000	\$4,000,000	\$342,000	\$1,226,500	\$3,800,000	\$175,000	\$1,200,294	\$3,500,000
Croton-Harmon	\$280,000	\$699,999	\$4,750,000	\$350,000	\$775,000	\$2,305,000	\$23,000	\$750,000	\$1,560,000
Dobbs Ferry	\$214,000	\$771,500	\$2,850,000	\$219,000	\$750,000	\$4,215,000	\$247,000	\$875,000	\$5,800,000
Eastchester	\$140,000	\$617,500	\$2,200,000	\$110,000	\$481,500	\$1,900,000	\$107,000	\$437,000	\$2,200,000
Edgemont	\$130,000	\$999,944	\$2,613,500	\$90,000	\$1,072,000	\$3,395,000	\$140,000	\$1,145,000	\$2,800,000
Elmsford	\$217,000	\$579,500	\$975,000	\$340,000	\$620,039	\$1,300,000	\$280,000	\$611,000	\$1,575,000
Greenburgh	\$110,000	\$465,000	\$160,000	\$106,500	\$483,120	\$2,800,000	\$90,000	\$444,000	\$1,700,000
Harrison	\$120,000	\$1,152,500	\$7,200,000	\$110,000	\$1,350,000	\$8,825,000	\$110,000	\$1,165,000	\$5,600,000
Hastings-on-Hudson	\$185,000	\$770,000	\$2,000,000	\$160,000	\$762,500	\$2,200,000	\$147,000	\$865,000	\$1,775,000
Hendrick Hudson	\$112,000	\$490,000	\$1,110,000	\$112,500	\$549,250	\$1,450,000	\$75,000	\$520,000	\$1,195,000
Irvington	\$115,000	\$825,000	\$8,000,000	\$120,000	\$850,000	\$6,825,000	\$185,000	\$927,500	\$2,865,000
Katonah-Lewisboro	\$185,000	\$810,000	\$4,750,000	\$90,000	\$782,000	\$6,500,000	\$125,000	\$799,500	\$10,050,000
Lakeland	\$52,000	\$435,000	\$985,000	\$39,000	\$465,000	\$1,295,000	\$45,000	\$484,381	\$1,300,000
Mamaroneck	\$141,000	\$1,045,433	\$7,215,000	\$128,000	\$899,000	\$11,300,000	\$95,000	\$1,075,000	\$5,500,000
Mount Pleasant	\$225,000	\$642,500	\$1,745,000	\$272,000	\$680,000	\$1,480,000	\$149,000	\$707,000	\$1,650,000
Mount Vernon	\$70,000	\$475,000	\$1,680,000	\$56,000	\$502,645	\$1,900,000	\$60,000	\$509,000	\$2,295,000
New Rochelle	\$80,000	\$666,250	\$2,330,000	\$83,500	\$685,000	\$2,510,000	\$63,100	\$679,000	\$4,695,000
North Salem	\$120,000	\$642,500	\$9,800,000	\$147,000	\$649,500	\$6,000,000	\$100,000	\$687,000	\$3,975,000
Ossining	\$92,000	\$475,000	\$2,500,000	\$73,000	\$525,000	\$3,550,000	\$65,000	\$534,000	\$2,225,000
Peekskill	\$50,000	\$355,000	\$69,500	\$75,000	\$420,000	\$925,000	\$29,500	\$390,000	\$1,150,000
Pelham	\$112,500	\$995,000	\$2,625,000	\$120,000	\$1,034,999	\$4,000,000	\$115,500	\$909,750	\$2,725,000

School District	12 Months Ending Setember 30, 2020			12 Months Ending Stember 30, 2021			12 Months Ending September 30, 2022		
	Lowest Sale	Median	Highest Sale	Lowest Sale	Median	Highest Sale	Lowest Sale	Median	Highest Sale
Pleasantville	\$139,000	\$647,500	\$1,530,000	\$100,000	\$725,000	\$1,425,000	\$175,000	\$775,000	\$1,775,000
Pocantico Hills	\$278,000	\$625,000	\$1,590,000	\$270,000	\$967,500	\$2,200,000	\$352,000	\$655,000	\$2,620,000
Port Chester	\$75,000	\$544,000	\$2,680,000	\$61,000	\$550,000	\$4,525,000	\$56,000	\$530,000	\$1,665,000
Rye	\$194,000	\$1,735,000	\$13,000,000	\$162,000	\$1,675,000	\$13,370,000	\$172,000	\$1,598,125	\$12,250,000
Rye Neck	\$187,000	\$800,000	\$5,500,000	\$185,000	\$854,000	\$4,600,000	\$45,000	\$867,500	\$10,250,000
Scarsdale	\$285,000	\$1,712,500	\$9,850,000	\$310,000	\$1,937,500	\$8,287,500	\$294,000	\$1,900,000	\$7,500,000
Somers	\$210,000	\$525,000	\$2,985,000	\$275,000	\$575,500	\$2,015,000	\$135,000	\$610,000	\$3,400,000
Tarrytown	\$98,000	\$660,000	\$3,333,000	\$115,000	\$615,000	\$3,190,000	\$125,000	\$697,000	\$3,000,000
Tuckahoe	\$125,000	\$699,000	\$2,675,000	\$146,250	\$757,500	\$2,200,000	\$115,000	\$750,000	\$2,900,000
Valhalla	\$125,000	\$620,000	\$2,075,000	\$115,000	\$652,000	\$1,200,000	\$100,000	\$605,000	\$1,535,000
White Plains	\$82,500	\$510,000	\$2,362,500	\$90,000	\$507,000	\$3,400,000	\$63,499	\$500,000	\$2,400,000
Yonkers	\$78,000	\$485,000	\$7,000,000	\$21,000	\$475,000	\$2,500,000	\$60,000	\$420,000	\$6,250,000
Yorktown	\$200,000	\$581,000	\$2,099,500	\$215,000	\$633,750	\$2,495,000	\$25,000	\$614,000	\$12,500,000
Westchester County	\$50,000	\$639,000	\$13,000,000	\$21,000	\$640,000	\$24,150,000	\$4,375	\$649,000	\$13,550,000

Data Source: OneKey MLS