

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 January through September this year to sales in the same period in 2018.

----- SINGLE FAMILY RESIDENTIAL SALES IN WESTCHESTER GROUPED BY NUMBER OF BEDROOMS -----								
	2016	2017	% Δ (YR)	2018	% Δ (YR)	1/1-9/30 2018	1/1-9/30 2019	% Δ 1/1-9/30 2018 1/1-9/30 2019
With 1 and 2 Bedrooms								
Median Sales Price	\$360,000	\$365,000	1.4%	\$400,000	8.8%	\$405,000	\$398,000	-1.7%
Average Sales Price	\$392,986	\$397,767	1.2%	\$427,462	6.9%	\$447,585	\$457,061	2.1%
Sales Price/Sq. Ft. (Avg.)	\$271	\$277	2.2%	\$288	3.9%	\$302	\$303	0.3%
Number of Sales	496	466	2.2%	472	1.3%	329	184	-44.1%
With 3 Bedrooms								
Median Sales Price	\$508,459	\$520,000	2.3%	\$540,000	3.7%	\$550,000	\$543,500	-1.2%
Average Sales Price	\$552,056	\$568,775	3.0%	\$579,424	1.8%	\$596,922	\$587,437	-1.6%
Sales Price/Sq. Ft. (Avg.)	\$296	\$305	3.0%	\$307	0.5%	\$316	\$310	-1.7%
Number of Sales	2,380	2,376	-0.2%	2,234	-6.4%	1,641	934	-43.1%
With 4 Bedrooms								
Median Sales Price	\$725,000	\$745,000	2.8%	\$850,496	12.4%	\$770,000	\$755,313	-1.9%
Average Sales Price	\$819,036	\$865,895	5.7%	\$850,495	-1.8%	\$862,405	\$833,677	-3.3%
Sales Price/Sq. Ft. (Avg.)	\$299	\$314	5.1%	\$310	-1.3%	\$309	\$300	-2.8%
Number of Sales	2,233	2,195	-1.7%	2,060	-6.6%	1,587	898	-43.4%
With 5 or More Bedrooms								
Median Sales Price	\$1,300,000	\$1,385,000	6.5%	\$1,315,800	-5.3%	\$1,290,000	\$1,239,750	-3.9%
Average Sales Price	\$1,589,727	\$1,603,499	0.9%	\$1,610,521	0.4%	\$1,539,681	\$1,476,278	-4.1%
Sales Price/Sq. Ft. (Avg.)	\$381	\$369	-3.3%	\$374	1.3%	\$359	\$345	-4.1%
Number of Sales	1,103	1,131	2.5%	1,111	-1.8%	865	470	-45.7%

----- ALL SINGLE FAMILY RESIDENTIAL SALES IN WESTCHESTER* -----								
Median Sales Price	\$623,675	\$642,000	2.9%	650,000	1.2%	\$672,000	\$650,051	-3.3%
Average Sales Price	\$818,943	\$851,325	4.0%	857,110	0.7%	\$865,505	\$834,588	-3.6%
Sales Price/Sq. Ft. (Avg.)	\$321	\$327	1.9%	328	0.4%	\$326	\$317	-3.0%
Number of Sales	6,218	6,168	-0.8%	5,878	-4.7%	4,422	2,486	-43.8%

Data Source: HGNLS

*Includes single family homes without bedrooms.