

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 2019.

----- SINGLE FAMILY RESIDENTIAL SALES IN WESTCHESTER GROUPED BY NUMBER OF BEDROOMS -----									
	2017	% Δ 2016	2018	% Δ 2017	2019	% Δ 2018	1/1-9/3- 2019	1/1-9/30 2020	% Δ 1/1-9/30 2019 1/1-9/30 2020
With 1 and 2 Bedrooms									
Median Sales Price	\$365,000	1.4%	\$400,000	8.8%	\$404,500	1.1%	\$398,000	\$422,500	5.8%
Average Sales Price	\$397,767	1.2%	\$427,462	6.9%	\$439,985	2.9%	\$457,061	\$428,025	-6.8%
Sales Price/Sq. Ft. (Avg.)	\$277	2.2%	\$288	3.9%	\$299	3.9%	\$303	\$296	-2.5%
Number of Sales	466	2.2%	472	1.3%	542	14.8%	184	268	31.3%
With 3 Bedrooms									
Median Sales Price	\$520,000	2.3%	\$540,000	3.7%	\$547,500	1.4%	\$543,500	\$592,000	8.2%
Average Sales Price	\$568,775	3.0%	\$579,424	1.8%	\$589,185	1.7%	\$587,437	\$636,741	7.7%
Sales Price/Sq. Ft. (Avg.)	\$305	3.0%	\$307	0.5%	\$308	0.3%	\$310	\$321	3.5%
Number of Sales	2,376	-0.2%	2,234	-6.4%	2,678	19.9%	934	1,561	40.2%
With 4 Bedrooms									
Median Sales Price	\$745,000	2.8%	\$850,496	12.4%	\$755,000	-11.2%	\$755,313	\$810,000	6.8%
Average Sales Price	\$865,895	5.7%	\$850,495	-1.8%	\$845,660	-0.6%	\$833,677	\$916,051	9.0%
Sales Price/Sq. Ft. (Avg.)	\$314	5.1%	\$310	-1.3%	\$298	-4.1%	\$300	\$317	5.3%
Number of Sales	2,195	-1.7%	2,060	-6.6%	2,567	24.6%	898	1,596	43.7%
With 5 or More Bedrooms									
Median Sales Price	\$1,385,000	6.5%	\$1,315,800	-5.3%	\$1,250,000	-5.0%	\$1,239,750	\$1,390,000	10.8%
Average Sales Price	\$1,603,499	0.9%	\$1,610,521	0.4%	\$1,535,924	-4.6%	\$1,476,278	\$1,601,883	7.8%
Sales Price/Sq. Ft. (Avg.)	\$369	-3.3%	\$374	1.3%	\$331	-11.4%	\$345	\$361	4.4%
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* -----									
Median Sales Price	\$642,000	2.9%	\$650,000	1.2%	\$655,000	0.8%	\$650,051	\$740,000	12.2%
Average Sales Price	\$851,325	4.0%	\$857,110	0.7%	\$849,394	-0.9%	\$834,588	\$942,038	11.4%
Sales Price/Sq. Ft. (Avg.)	\$327	1.9%	\$328	0.4%	\$303	-7.7%	\$317	\$335	5.3%
Number of Sales	6,168	-0.8%	5,878	-4.7%	7,441	26.6%	2,486	4,421	43.8%

Data Source: HGMLS

*Includes single family homes without bedrooms.