

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 that closed in the 2021 calendar year to sales in the prior 3 years based on the number of bedrooms.

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

	2018	% Δ 2017 to 2018	2019	% Δ 2018 to 2019	2020	% Δ 2019 to 2020	2021	% Δ 2020 to 2021
With 1 and 2 Bedrooms								
Median Sales Price	\$400,000	9.6%	\$405,000	1.3%	\$441,000	8.9%	\$470,000	6.6%
Average Sales Price	\$427,462	7.5%	\$439,985	2.9%	\$450,243	2.3%	\$491,444	9.2%
Sales Price/Sq. Ft. (Avg.)	\$288	4.1%	\$301	4.6%	\$304	1.1%	\$343	12.7%
Number of Sales	472	1.3%	445	-5.7%	420	-5.6%	540	28.6%
With 3 Bedrooms								
Median Sales Price	\$540,000	3.8%	\$547,500	1.4%	\$600,000	9.6%	\$640,000	6.7%
Average Sales Price	\$579,424	1.9%	\$589,185	1.7%	\$644,600	9.4%	\$705,286	9.4%
Sales Price/Sq. Ft. (Avg.)	\$307	0.5%	\$312	1.7%	\$327	4.7%	\$363	11.2%
Number of Sales	2,234	-6.0%	2,219	-0.7%	2,422	9.1%	2,695	11.3%
With 4 Bedrooms								
Median Sales Price	\$750,000	0.7%	\$755,000	0.7%	\$810,000	7.3%	\$879,000	8.5%
Average Sales Price	\$850,496	-1.8%	\$845,491	-0.6%	\$921,471	9.0%	\$1,024,229	11.2%
Sales Price/Sq. Ft. (Avg.)	\$310	-1.2%	\$304	-1.9%	\$321	5.5%	\$357	11.4%
Number of Sales	2,060	-6.2%	2,051	-0.4%	2,360	15.1%	2,683	13.7%
With 5 or More Bedrooms								
Median Sales Price	\$1,315,800	-5.0%	\$1,250,000	-5.0%	\$1,400,000	12.0%	\$1,550,000	10.7%
Average Sales Price	\$1,610,521	0.4%	\$1,540,174	-4.4%	\$1,635,661	6.2%	\$1,871,619	14.4%
Sales Price/Sq. Ft. (Avg.)	\$374	1.3%	\$360	-3.6%	\$366	1.8%	\$417	13.8%
Number of Sales	1,111	-1.8%	1,120	0.8%	1,460	30.4%	1,512	3.6%

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

Median Sales Price	650,000	1.2%	655,000	0.8%	735,000	12.2%	780,000	6.1%
Average Sales Price	857,110	0.7%	850,197	-0.8%	947,410	11.4%	1,041,992	10.0%
Sales Price/Sq. Ft. (Avg.)	328	0.4%	328	0.0%	338	2.9%	378	11.9%
Number of Sales	5,878	-4.7%	5,837	-0.7%	6,664	14.2%	7,433	11.5%

Data Source: OneKey MLS

* Includes single family homes without bedrooms.