

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 2022 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 -----

	2019	% Δ 2018 to 2019	2020	% Δ 2019 to 2020	2021	% Δ 2020 to 2021	2022	% Δ 2021 to 2022
With 1 and 2 Bedrooms								
Median Sales Price	\$405,000	1.3%	\$441,000	8.9%	\$470,000	6.6%	\$499,000	6.2%
Average Sales Price	\$439,985	2.9%	\$450,243	2.3%	\$491,444	9.2%	\$520,718	6.0%
Sales Price/Sq. Ft. (Avg.)	\$301	4.6%	\$304	1.1%	\$343	12.7%	\$362	5.4%
Number of Sales	445	-5.7%	420	-5.6%	540	28.6%	428	-20.7%

With 3 Bedrooms								
Median Sales Price	\$547,500	1.4%	\$600,000	9.6%	\$640,000	6.7%	\$675,000	5.5%
Average Sales Price	\$589,185	1.7%	\$644,600	9.4%	\$705,286	9.4%	\$761,181	7.9%
Sales Price/Sq. Ft. (Avg.)	\$312	1.7%	\$327	4.7%	\$363	11.2%	\$396	9.1%
Number of Sales	2,219	-0.7%	2,422	9.1%	2,695	11.3%	2,392	-11.2%

With 4 Bedrooms								
Median Sales Price	\$755,000	0.7%	\$810,000	7.3%	\$879,000	8.5%	\$942,500	7.2%
Average Sales Price	\$845,491	-0.6%	\$921,471	9.0%	\$1,024,229	11.2%	\$1,115,867	8.9%
Sales Price/Sq. Ft. (Avg.)	\$304	-1.9%	\$321	5.5%	\$357	11.4%	\$399	11.7%
Number of Sales	2,051	-0.4%	2,360	15.1%	2,683	13.7%	2,124	-20.8%

With 5 or More Bedrooms								
Median Sales Price	\$1,250,000	-5.0%	\$1,400,000	12.0%	\$1,550,000	10.7%	\$1,775,000	14.5%
Average Sales Price	\$1,540,174	-4.4%	\$1,635,661	6.2%	\$1,871,619	14.4%	\$2,071,141	10.7%
Sales Price/Sq. Ft. (Avg.)	\$360	-3.6%	\$366	1.8%	\$417	13.8%	\$471	13.1%
Number of Sales	1,120	0.8%	1,460	30.4%	1,512	3.6%	1,168	-22.8%

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

Median Sales Price	655,000	0.8%	735,000	12.2%	780,000	6.1%	\$815,000	4.5%
Average Sales Price	850,197	-0.8%	947,410	11.4%	1,041,992	10.0%	\$1,116,677	7.2%
Sales Price/Sq. Ft. (Avg.)	328	0.0%	338	2.9%	378	11.9%	\$421	11.5%
Number of Sales	5,837	-0.7%	6,664	14.2%	7,433	11.5%	6,124	-17.6%

Data Source: OneKey MLS

**Includes single family homes without bedrooms.*