

Insights Into Trends in the Sales Prices of Single Family Homes in Westchester County

There are many factors analyzed when establishing the value of single family 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 first 6 months of 2023 to sales in the prior 3 years based on the number of bedrooms. It also presents statistics on Westchester sales shown as a whole.

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

	2020	% Δ 2019 to 2020	2021	% Δ 2020 to 2021	2022	% Δ 2021 to 2022	First-Half 2022	First-Half 2023	% Δ 2022 to 2023
With 1 and 2 Bedrooms									
Median Sales Price	\$441,000	8.9%	\$470,000	6.6%	\$499,000	6.2%	\$490,000	\$504,250	2.9%
Average Sales Price	\$450,243	2.3%	\$491,444	9.2%	\$520,718	6.0%	\$566,547	\$549,569	-3.0%
Sales Price/Sq. Ft. (Avg.)	\$304	1.1%	\$343	12.7%	\$362	5.5%	\$382	\$359	-5.8%
Number of Sales	420	-5.6%	540	28.6%	428	-20.7%	220	176	-20.0%
With 3 Bedrooms									
Median Sales Price	\$600,000	9.6%	\$640,000	6.7%	\$675,000	5.5%	\$670,250	\$689,500	2.9%
Average Sales Price	\$644,600	9.4%	\$705,286	9.4%	\$761,181	7.9%	\$750,883	\$775,102	3.2%
Sales Price/Sq. Ft. (Avg.)	\$327	4.7%	\$363	11.1%	\$396	9.1%	\$387	\$408	5.3%
Number of Sales	2,422	9.1%	2,695	11.3%	2,392	-11.2%	1,090	780	-28.4%
With 4 Bedrooms									
Median Sales Price	\$810,000	7.3%	\$879,000	8.5%	\$942,500	7.2%	\$920,000	\$920,000	0.0%
Average Sales Price	\$921,471	9.0%	\$1,024,229	11.2%	\$1,115,867	8.9%	\$1,092,886	\$1,097,393	0.4%
Sales Price/Sq. Ft. (Avg.)	\$321	5.5%	\$357	11.3%	\$399	11.8%	\$394	\$403	2.4%
Number of Sales	2,360	15.1%	2,683	13.7%	2,124	-20.8%	951	708	-25.6%
With 5 or More Bedrooms									
Median Sales Price	\$1,400,000	12.0%	\$1,550,000	10.7%	\$1,775,000	14.5%	\$1,750,000	\$1,660,000	-5.1%
Average Sales Price	\$1,635,661	6.2%	\$1,871,619	14.4%	\$2,071,141	10.7%	\$2,096,066	\$2,028,688	-3.2%
Sales Price/Sq. Ft. (Avg.)	\$366	1.8%	\$417	13.8%	\$471	12.9%	\$472	\$468	-1.0%
Number of Sales	1,460	30.4%	1,512	3.6%	1,168	-22.8%	588	379	-35.5%

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

Median Sales Price	\$735,000	12.2%	\$780,000	6.1%	\$815,000	4.5%	\$810,000	\$812,500	0.3%
Average Sales Price	\$947,410	11.4%	\$1,041,992	10.0%	\$1,116,677	7.2%	\$1,124,236	\$1,098,764	-2.3%
Sales Price/Sq. Ft. (Avg.)	\$338	2.9%	\$378	12.0%	\$421	11.4%	\$417	\$423	1.3%
Number of Sales	6,664	14.2%	7,433	11.5%	6,124	-17.6%	2,850	2,046	-28.2%

Data Source: OneKey MLS

* Includes single family homes
without bedrooms.