

A dark, semi-transparent background image showing an aerial view of a residential area. The foreground features a street with houses and trees, leading towards a river and distant hills in the background.

MARKET MONDAY

# Yorktown Heights Market Report

The Heights Real Estate Snapshot

February 2026

# Market at a Glance



**\$755K**

MEDIAN PRICE

Q4 2025



**42**

ACTIVE LISTINGS

38% below avg



**28**

DAYS ON MARKET

Fast moving

# Home Values Rising

**Median home prices in Yorktown Heights have increased steadily over the past year**

## MONITORING MEDIAN HOME SALES PRICES: YORKTOWN HEIGHTS, NY

Upward Trend Q1-Q4 2025 | Source: Local Market Analysis



# Exceptional Year-Over-Year Growth

**+31%**

Price Appreciation

## ↗ Strong Seller Market

Yorktown Heights has seen one of the strongest appreciation rates in Westchester County, driven by low inventory and high buyer demand.

## ◎ Prime Positioning

Homes priced competitively are receiving multiple offers within the first two weeks on market.

# Limited Inventory Creates Opportunity

CURRENT INVENTORY

**42**

Homes Available

12-MONTH AVERAGE

**68**

Homes Available

38% fewer homes on the market means less competition for sellers and more urgency from qualified buyers

# Homes Are Selling Fast

AVERAGE DAYS ON MARKET

**28**

Days

WELL-PRICED HOMES

**14**

Days

- 1 Homes priced at or slightly below market value receive offers within 2 weeks
- 2 Updated homes with modern finishes attract the most buyer interest
- 3 Professional staging and photography reduce time on market by an average of 40%

# Strong Buyer Demand



## Active Buyers

**3.2:1**

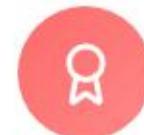
Buyer-to-listing ratio indicates strong competition for available homes



## Pre-Approved Buyers

**87%**

Most buyers are pre-qualified and ready to make competitive offers



## Multiple Offers

**64%**

Of homes received multiple offers in the past 90 days



## Sale-to-List Ratio

**101%**

Homes are selling at or above asking price on average

# Why Buyers Love Yorktown Heights



## Commuter Paradise

Easy access to **Croton-Harmon Metro-North** for the ~1 hour commute to NYC. Perfect for hybrid professionals.



## Outdoor Living

Over **1,275 acres of parkland**, the stunning Croton Reservoir, and the North County Trailway for biking and hiking.



## Cultural Hub

Local gems like the **Yorktown Stage** theater and the iconic John "Jack" DeVito Gazebo anchor the community.



## Top-Rated Schools

Highly-rated Lakeland School District with strong academics and community involvement.

# What This Means for Sellers

1

Your home has likely appreciated significantly in value over the past year

2

Limited inventory means qualified buyers are actively searching for homes like yours

3

Proper pricing and presentation can result in multiple offers and a quick sale

**Now is an excellent time to explore your selling options in Yorktown Heights**

# Ready to Discover Your Home's Value?

Get Your Free Personalized Market Analysis

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