

An aerial photograph of a suburban neighborhood, likely Yorktown Heights, featuring a mix of residential houses, green lawns, and mature trees. A winding road curves through the center of the frame. In the background, a large body of water, possibly a lake or reservoir, is visible, surrounded by dense forest and rolling hills under a clear sky. The entire image is overlaid with a semi-transparent blue filter to enhance text readability.

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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