

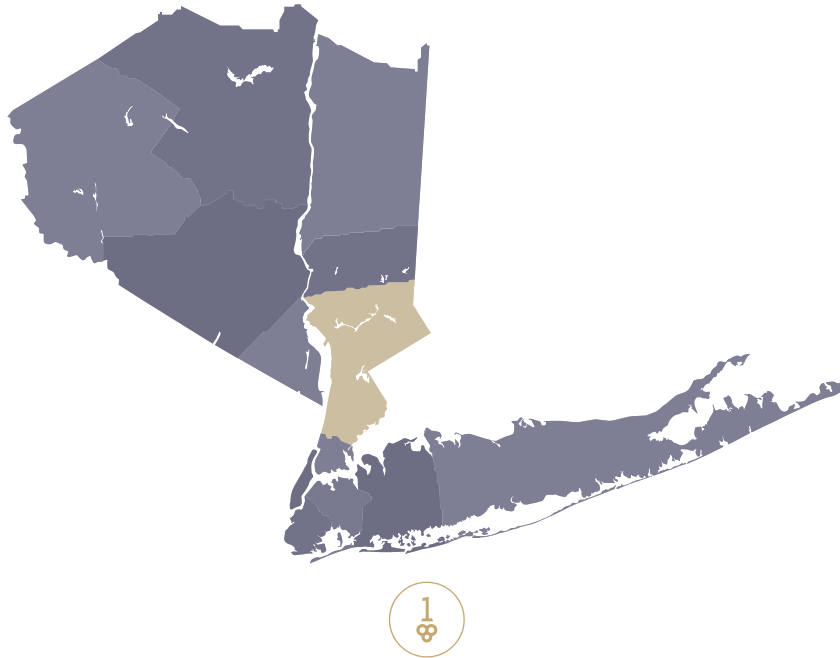
One Key[®] Westchester County MLS **Market Update**

The One Source Real Estate Marketplace

January 2023

Westchester County reported a residential closed median sales price of \$603,000 in January 2023, a 3.60% increase as compared to the \$581,825 reported the year prior. There were 591 closed residential sales and 481 pending transactions in January, following 701 closed and 525 pending transactions reported in December 2022..

The OneKey MLS Regional Area reported a closed median sale price of \$575,000 in January 2023, representing an increase of 1.80% as compared to the reported \$565,000 in January 2022. Across the regional coverage area, there were 3,551 closed residential transactions, and 3,278 pending transactions, following the reported 4,363 closed and 3,469 pending the month prior.



Closed Median Home Price	2
Closed Transactions	3
Pending Transactions	4

*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Westchester is home to many New York suburbanites who enjoy cosmopolitan convenience and close proximity to NYC. Locals recommend exploring the Rockefeller Estate, Croton Park, and the many castles, mansions, and boutiques. Find picturesque hamlets, thriving city energy, a bounty of theaters and historical sites, and scenic wilderness bursting with life.

Sold Property Median Price for:

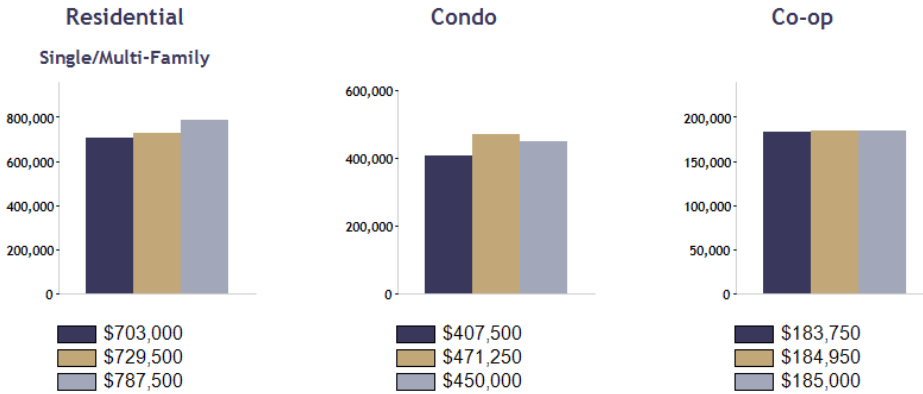
Location: Westchester (County)

Date Range

Jan 2021	Jan 2022	Jan 2023
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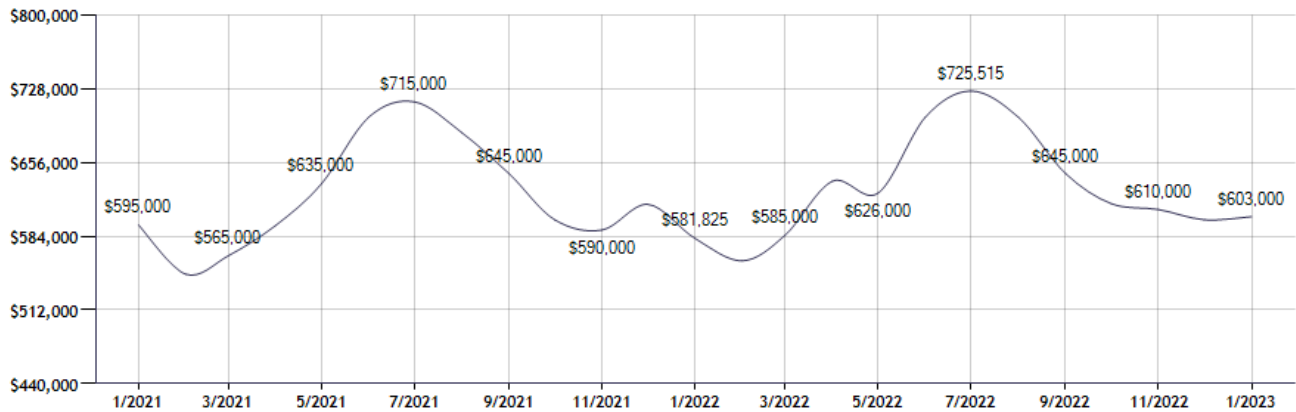
Current Available Inventory - 1,527
 Current Median List Price - \$599,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	\$603,000	\$581,825	3.6
Dec-2022	\$600,000	\$615,000	-2.4
Nov-2022	\$610,000	\$590,000	3.4
Oct-2022	\$615,675	\$600,000	2.6
Sep-2022	\$645,000	\$645,000	0.0
Aug-2022	\$700,000	\$685,000	2.2
Jul-2022	\$725,515	\$715,000	1.5
Jun-2022	\$700,000	\$700,000	0.0
May-2022	\$626,000	\$635,000	-1.4
Apr-2022	\$637,500	\$594,500	7.2
Mar-2022	\$585,000	\$565,000	3.5
Feb-2022	\$560,000	\$547,000	2.4

Sold Property Median Price for: Location: Westchester (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Sold Property Counts for:

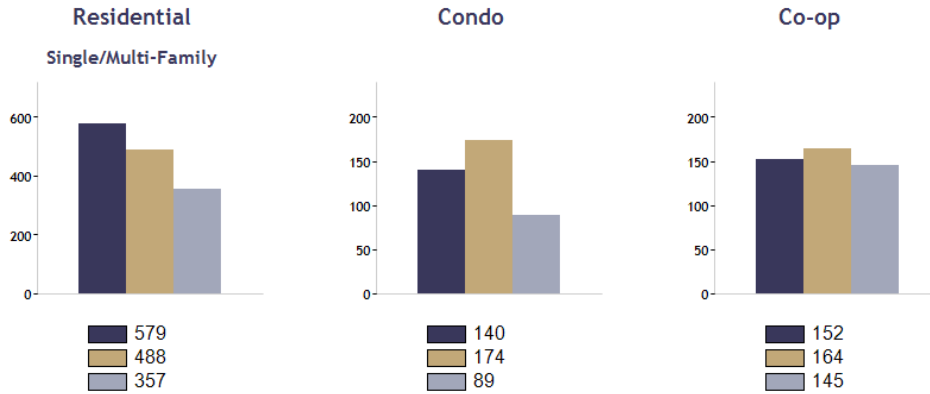
Location: Westchester (County)

Date Range



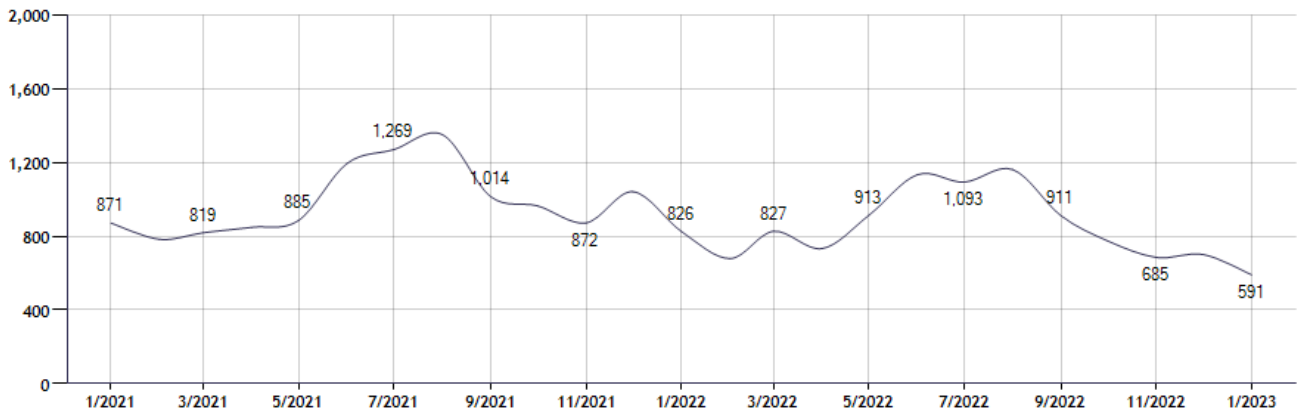
Current Available Inventory - 1,527
 Current Median List Price - \$599,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	591	826	-28.5
Dec-2022	701	1,041	-32.7
Nov-2022	685	872	-21.4
Oct-2022	774	964	-19.7
Sep-2022	911	1,014	-10.2
Aug-2022	1,161	1,350	-14.0
Jul-2022	1,093	1,269	-13.9
Jun-2022	1,133	1,194	-5.1
May-2022	913	885	3.2
Apr-2022	733	848	-13.6
Mar-2022	827	819	1.0
Feb-2022	679	783	-13.3

Sold Property Counts for: Location: Westchester (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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Pending Sales Counts for:

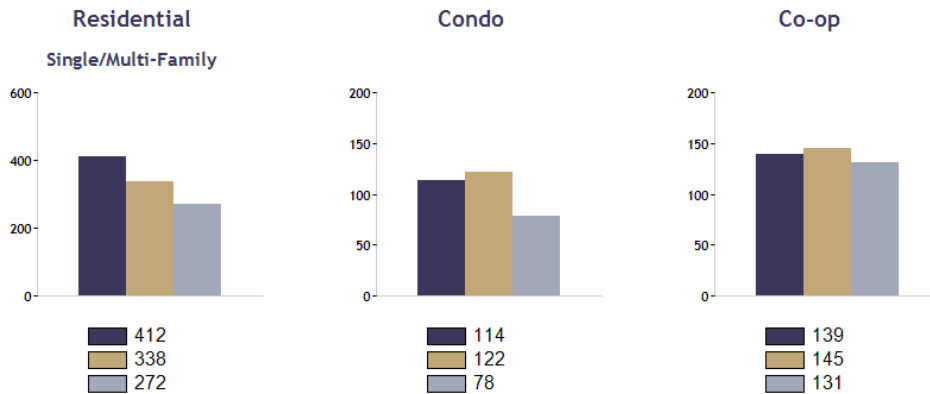
Location: Westchester (County)

Date Range



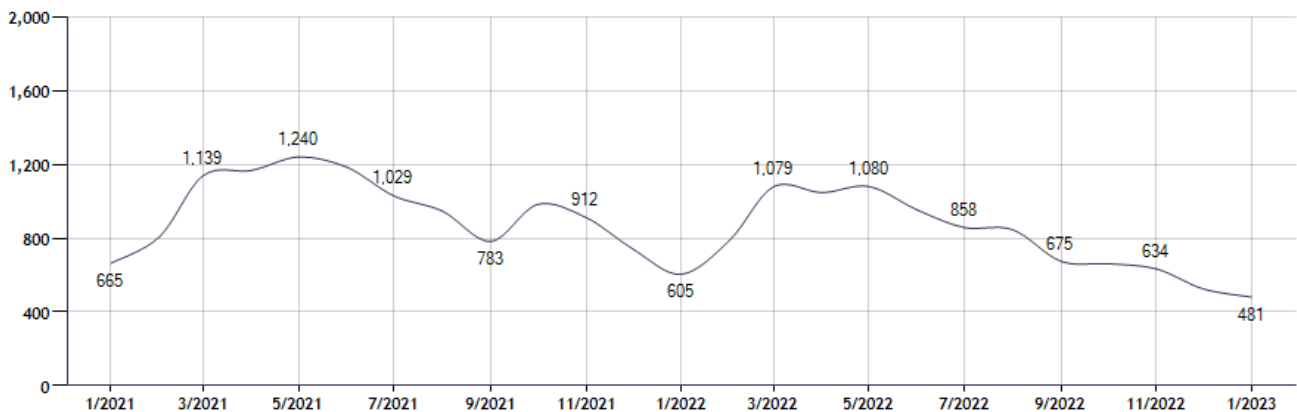
Current Available Inventory - 1,527
 Current Median List Price - \$599,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	481	605	-20.5
Dec-2022	525	741	-29.1
Nov-2022	634	912	-30.5
Oct-2022	662	983	-32.7
Sep-2022	675	783	-13.8
Aug-2022	846	947	-10.7
Jul-2022	858	1,029	-16.6
Jun-2022	953	1,184	-19.5
May-2022	1,080	1,240	-12.9
Apr-2022	1,047	1,167	-10.3
Mar-2022	1,079	1,139	-5.3
Feb-2022	790	808	-2.2

Pending Sales Counts for: Location: Westchester (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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