

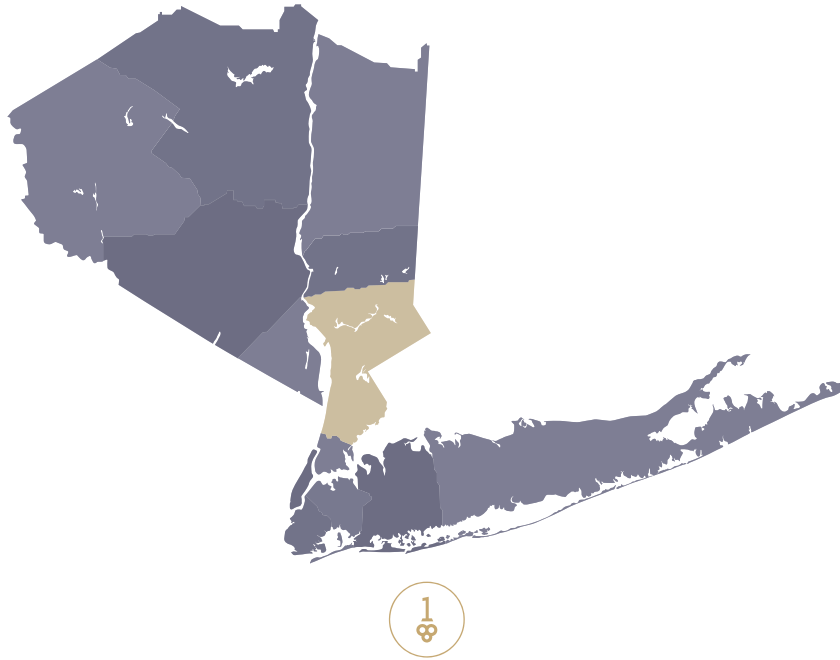
One Key[®] Westchester County MLS **Market Update**

The One Source Real Estate Marketplace

February 2023

Westchester County reported a residential closed median sales price of \$530,000 in February 2023, a 5.40% decrease as compared to the \$560,000 reported the year prior. There were 458 closed residential sales and 588 pending transactions in February, following 591 closed and 468 pending transactions reported in January 2023.

The OneKey MLS Regional Area reported a closed median sale price of \$550,000 in February 2023, representing a decrease of 3.50% as compared to the reported \$570,000 in February 2022. Across the regional coverage area, there were 2,988 closed residential transactions and 3,974 pending transactions, following the reported 3,621 closed and 3,224 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:

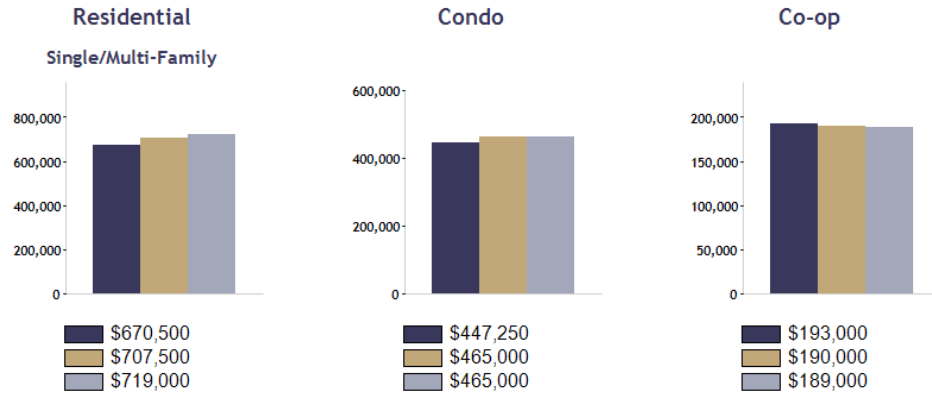
Location: Westchester (County)

Date Range



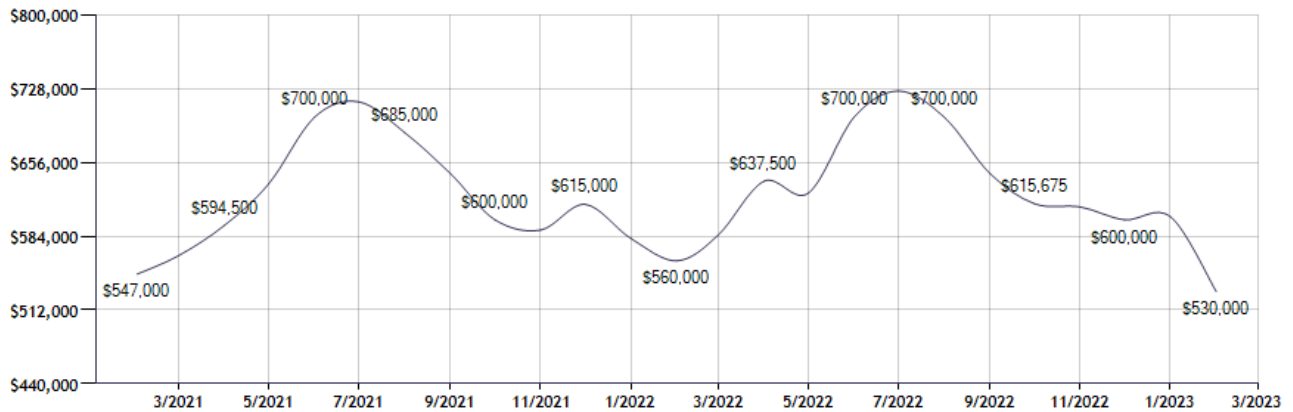
Current Available Inventory - 1,573
 Current Median List Price - \$629,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$530,000	\$560,000	-5.4
Jan-2023	\$603,000	\$581,825	3.6
Dec-2022	\$600,000	\$615,000	-2.4
Nov-2022	\$612,500	\$590,000	3.8
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

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:

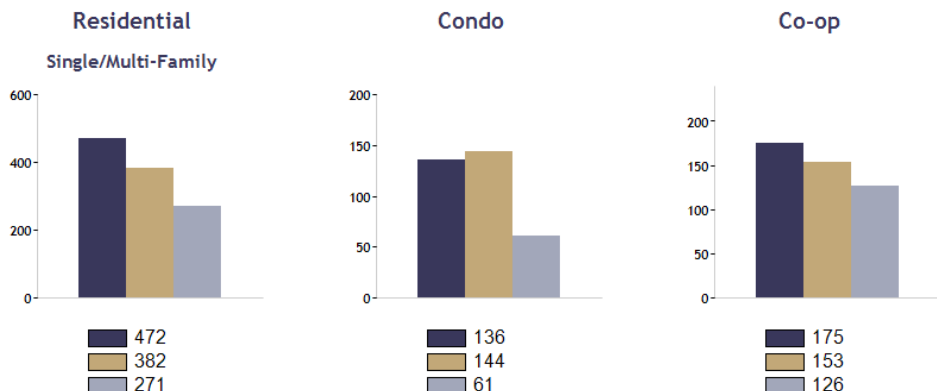
Location: Westchester (County)

Date Range



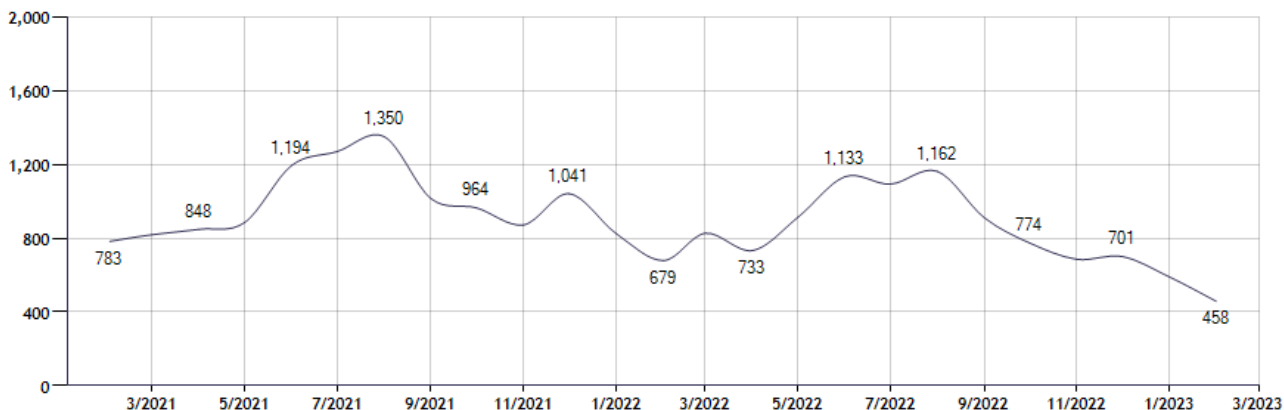
Current Available Inventory - 1,574
 Current Median List Price - \$629,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	458	679	-32.5
Jan-2023	591	826	-28.5
Dec-2022	701	1,041	-32.7
Nov-2022	686	872	-21.3
Oct-2022	774	964	-19.7
Sep-2022	911	1,014	-10.2
Aug-2022	1,162	1,350	-13.9
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

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



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Pending Sales Counts for:

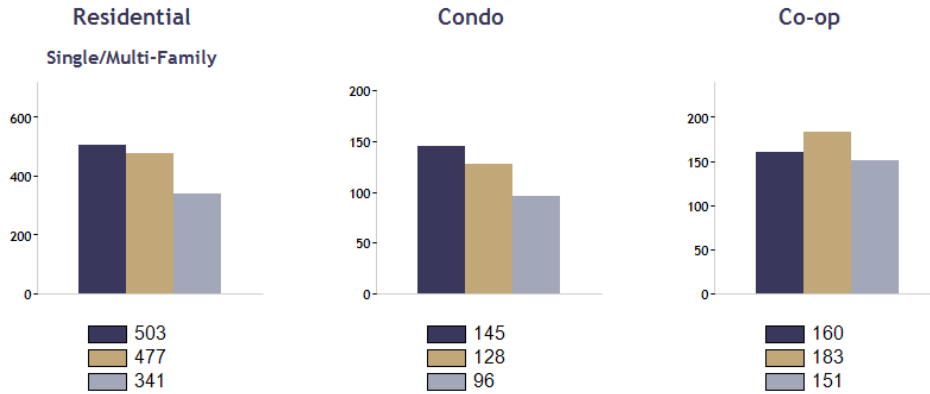
Location: Westchester (County)

Date Range



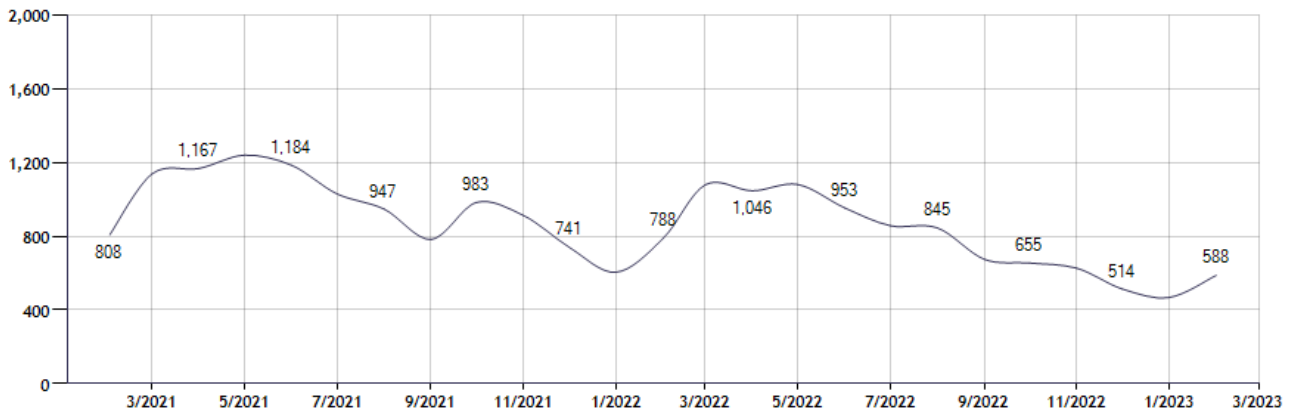
Current Available Inventory - 1,574
 Current Median List Price - \$629,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	588	788	-25.4
Jan-2023	468	605	-22.6
Dec-2022	514	741	-30.6
Nov-2022	627	912	-31.3
Oct-2022	655	983	-33.4
Sep-2022	675	783	-13.8
Aug-2022	845	947	-10.8
Jul-2022	857	1,029	-16.7
Jun-2022	953	1,184	-19.5
May-2022	1,080	1,239	-12.8
Apr-2022	1,046	1,167	-10.4
Mar-2022	1,079	1,138	-5.2

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



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