



Q3

2025
MARKET
REPORT

WESTCHESTER

Brown Harris Stevens THE Craft OF Research

179 Van Etten Boulevard, New Rochelle

Westchester Houses - All Towns

Single Family Houses

	2025	2024	% CHANGE
Closings in 3rd Quarter	1640	1540	+6.5%
Average Closing Price in 3rd Quarter	\$1,372,732	\$1,323,147	+3.7%
Avg. DOM for Closings in 3rd Quarter	29	32	-8.1%
Avg. List-to-Sale Price ratio in 3rd Quarter	105.0%	104.6%	+0.4%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$488	\$469	+4.1%
Closings First Nine Months	3681	3519	+4.6%
Average Closing Price First Nine Months	\$1,336,758	\$1,267,215	+5.5%

Single Family Houses

Number of Solds Q3

2025 vs. 2024

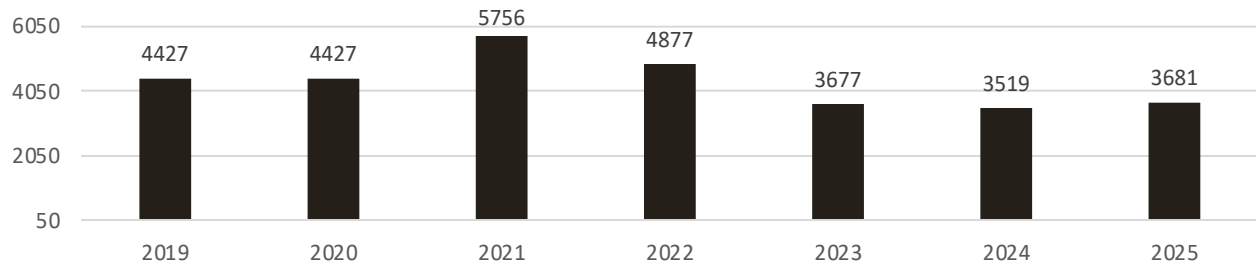
↑ 7%

Average Sold Price Q3

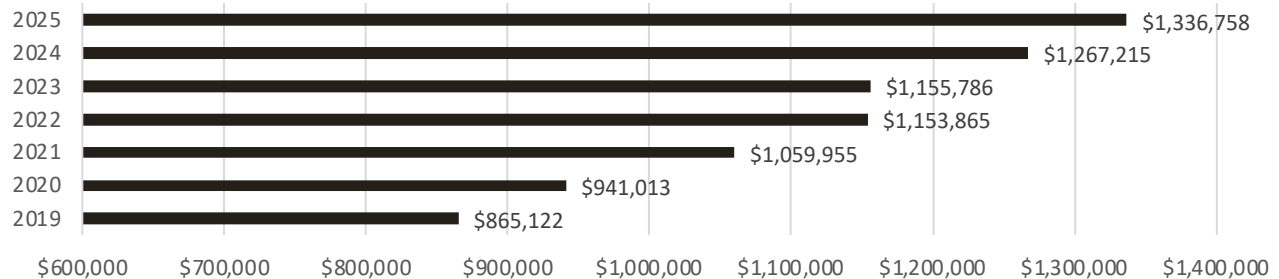
2025 vs. 2024

↑ 4%

House Closings: First Nine Months



Average House Closing Price: First Nine Months



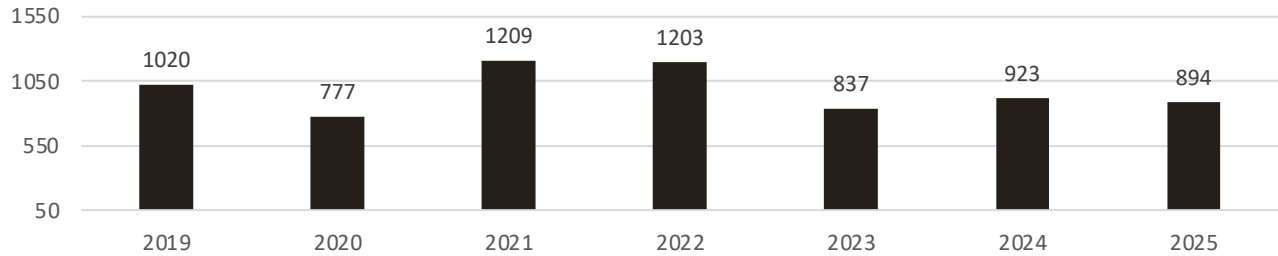
Houses: Number of Closed, by Price

PRICE RANGE	2025 Q3	2024 Q3	% CHANGE	2025 FIRST 9 MO.S	2024 FIRST 9 MO.S	% CHANGE
Under \$400K	17	24	-29.2%	52	77	-32.5%
\$400K - \$800K	436	461	-5.4%	1098	1188	-7.6%
\$800K - \$1.2M	453	411	+10.2%	1005	912	+10.2%
\$1.2M - \$1.6M	286	238	+20.2%	585	514	+13.8%
\$1.6M-\$2M	156	148	+5.4%	333	305	+9.2%
\$2M-\$2.4M	98	83	+18.1%	183	169	+8.3%
\$2.4M-\$2.8M	72	63	+14.3%	155	130	+19.2%
\$2.8M-\$3.2M	47	52	-9.6%	96	97	-1%
Over \$3.2M	75	60	+25%	174	127	+37%

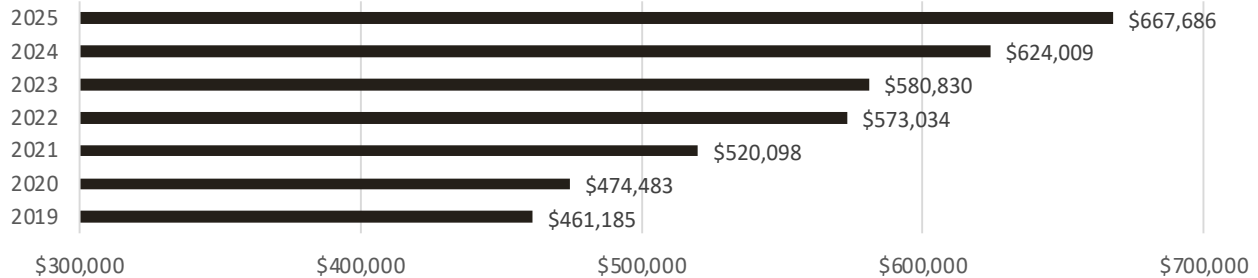
Westchester Condos - All Towns

Condos	2025	2024	% CHANGE	Condos Number of Solds Q3 2025 vs. 2024
Closings in 3rd Quarter	325	348	-6.6%	↓ 7%
Average Closing Price in 3rd Quarter	\$633,787	\$647,431	-2.1%	
Avg. DOM for Closings in 3rd Quarter	39	37	+5%	
Avg. List-to-Sale Price ratio in 3rd Quarter	101.3%	101.7%	-0.4%	Average Sold Price Q3 2025 vs. 2024
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$445	\$443	+0.5%	
Closings First Nine Months	894	923	-3.1%	
Average Closing Price First Nine Months	\$667,686	\$624,009	+7%	↓ 2%

Condo Closings: First Nine Months



Average Condo Closing Price: First Nine Months



Condos: Number of Closed, by Price

PRICE RANGE	2025 Q3	2024 Q3	% CHANGE	2025 FIRST 9 MO.S	2024 FIRST 9 MO.S	% CHANGE
Under \$250K	8	7	+14.3%	17	30	-43.3%
\$250K - \$500K	136	149	-8.7%	368	420	-12.4%
\$500K - \$750M	116	113	+2.7%	296	282	+5%
\$750K - \$1M	31	39	-20.5%	110	91	+20.9%
\$1M-\$1.25M	8	9	-11.1%	19	18	+5.6%
\$1.25M-\$1.5M	7	16	-56.3%	20	39	-48.7%
\$1.5M-\$1.75M	10	7	+42.9%	22	21	+4.8%
Over \$1.75M	9	8	+12.5%	42	22	+90.9%

Southern Westchester

School Districts: Mount Vernon, New Rochelle, Pelham, and Yonkers.

Single Family Houses

Number of Solds Q3

2025 vs. 2024

↑21%

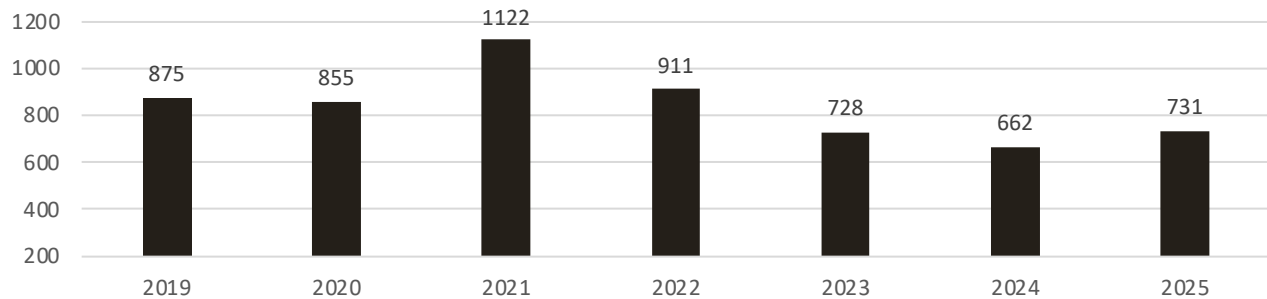
Average Sold Price Q3

2025 vs. 2024

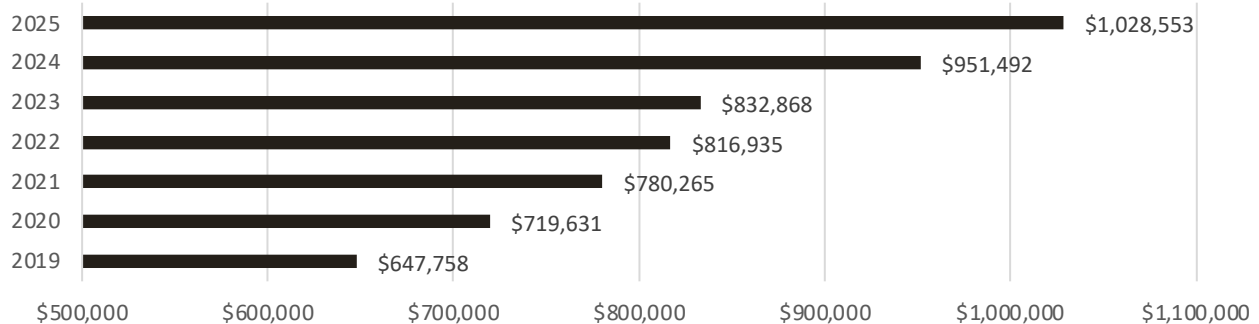
↑14%

Single Family Houses	2025	2024	% CHANGE
Closings in 3rd Quarter	323	266	+21.4%
Average Closing Price in 3rd Quarter	\$1,126,442	\$991,378	+13.6%
Avg. DOM for Closings in 3rd Quarter	32	35	-7.2%
Avg. List-to-Sale Price ratio in 3rd Quarter	102.8%	103.3%	-0.5%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$467	\$426	+9.7%
Closings First Nine Months	731	662	+10.4%
Average Closing Price First Nine Months	\$1,028,553	\$951,492	+8.1%

House Closings: First Nine Months



Average House Closing Price: First Nine Months



Southern Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Mount Vernon	91	102	-10.8%	\$741,460	\$676,489	+9.6%	101.0%	100.8%	+0.1%
New Rochelle	237	224	+5.8%	\$1,222,974	\$1,114,246	+9.8%	105.2%	104.7%	+0.5%
Pelham	82	63	+30.2%	\$1,767,328	\$1,569,827	+12.6%	106.2%	104.3%	+1.8%
Yonkers	321	273	+17.6%	\$777,675	\$778,006	0%	101.3%	101.4%	-0.1%

Lower Central Westchester

School Districts: Bronxville, Eastchester, Edgemont, Scarsdale, and Tuckahoe.

Single Family Houses

Number of Solds Q3

2025 vs. 2024

↑ 1%

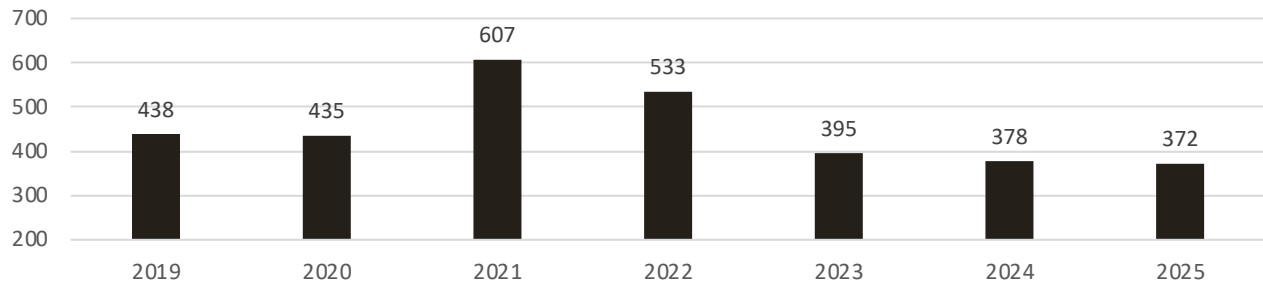
Average Sold Price Q3

2025 vs. 2024

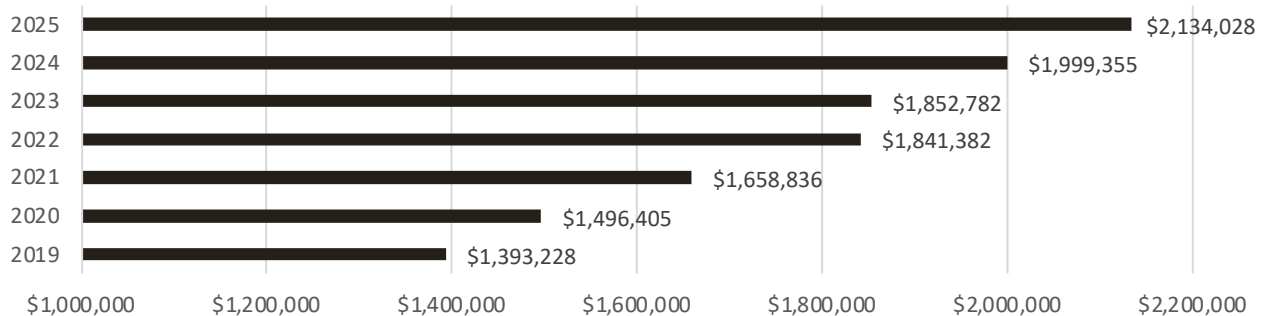
↓ 1%

Single Family Houses	2025	2024	% CHANGE
Closings in 3rd Quarter	179	178	+0.6%
Average Closing Price in 3rd Quarter	\$2,131,465	\$2,150,861	-0.9%
Avg. DOM for Closings in 3rd Quarter	33	36	-9.4%
Avg. List-to-Sale Price ratio in 3rd Quarter	106.4%	105.9%	+0.5%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$614	\$600	+2.3%
Closings First Nine Months	372	378	-1.6%
Average Closing Price First Nine Months	\$2,134,028	\$1,999,355	+6.7%

House Closings: First Nine Months



Average House Closing Price: First Nine Months



Lower Central Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Bronxville	36	49	-26.5%	\$2,778,656	\$2,691,241	+3.2%	101.1%	97.7%	+3.4%
Eastchester	78	75	+4%	\$1,183,141	\$1,038,137	+14%	105.8%	103.9%	+1.9%
Edgemont	63	51	+23.5%	\$1,566,014	\$1,612,059	-2.9%	107.3%	105.5%	+1.7%
Scarsdale	164	171	-4.1%	\$2,810,203	\$2,478,294	+13.4%	107.7%	107.5%	+0.2%
Tuckahoe	31	32	-3.1%	\$1,355,154	\$1,250,683	+8.4%	100.5%	99.7%	+0.8%

Sound Shore

School Districts: Blind Brook, Harrison, Mamaroneck, Port Chester, Rye City, and Rye Neck.

Single Family Houses	2025	2024	% CHANGE
Closings in 3rd Quarter	243	247	-1.6%
Average Closing Price in 3rd Quarter	\$2,016,228	\$1,931,819	+4.4%
Avg. DOM for Closings in 3rd Quarter	23	30	-21.1%
Avg. List-to-Sale Price ratio in 3rd Quarter	106.6%	105.2%	+1.4%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$626	\$599	+4.5%
Closings First Nine Months	552	565	-2.3%
Average Closing Price First Nine Months	\$2,018,705	\$1,910,854	+5.6%

Single Family Houses

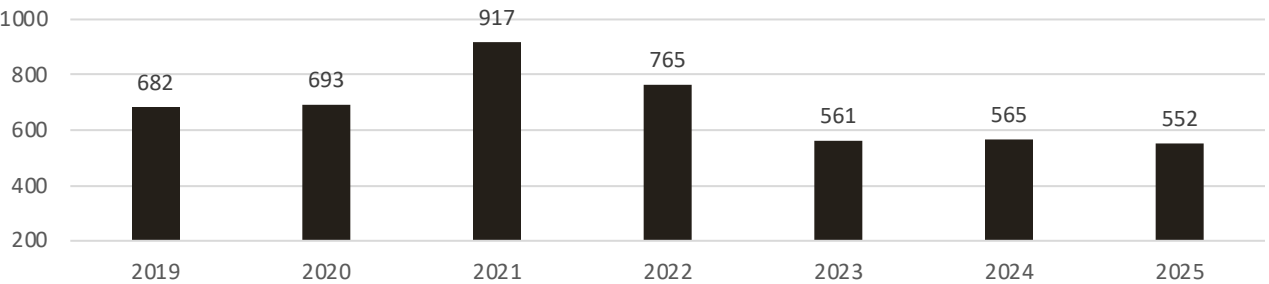
Number of Solds Q3
2025 vs. 2024

↓ 2%

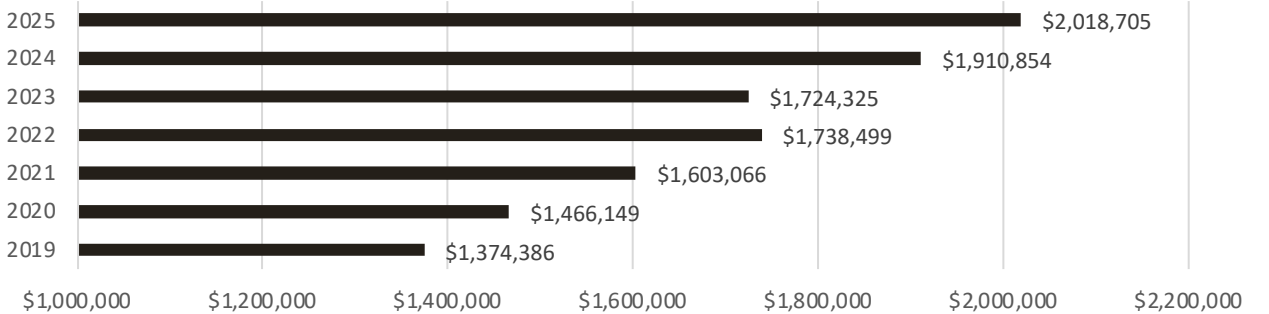
Average Sold Price Q3
2025 vs. 2024

↑ 4%

House Closings: First Nine Months



Average House Closing Price: First Nine Months



Sound Shore School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Blind Brook-Rye	70	64	+9.4%	\$1,445,236	\$1,307,231	+10.6%	103.2%	103.9%	-0.7%
Harrison	119	103	+15.5%	\$2,119,732	\$2,132,916	-0.6%	103.4%	103.3%	+0.1%
Mamaroneck	168	174	-3.4%	\$2,128,716	\$1,891,027	+12.6%	108.4%	106.0%	+2.3%
Port Chester-Rye	57	58	-1.7%	\$770,181	\$752,940	+2.3%	105.3%	104.7%	+0.6%
Rye City	91	119	-23.5%	\$3,060,274	\$2,755,479	+11.1%	104.3%	104.8%	-0.4%
Rye Neck	47	47	0%	\$1,721,297	\$1,609,964	+6.9%	107.5%	108.0%	-0.5%

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2025	2024	% CHANGE
Closings in 3rd Quarter	107	113	-5.3%
Average Closing Price in 3rd Quarter	\$948,496	\$893,394	+6.2%
Avg. DOM for Closings in 3rd Quarter	26	25	+2.7%
Avg. List-to-Sale Price ratio in 3rd Quarter	105.3%	104.6%	+0.7%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$429	\$442	-2.9%
Closings First Nine Months	284	264	+7.6%
Average Closing Price First Nine Months	\$976,405	\$881,406	+10.8%

Single Family Houses

Number of Solds Q3

2025 vs. 2024

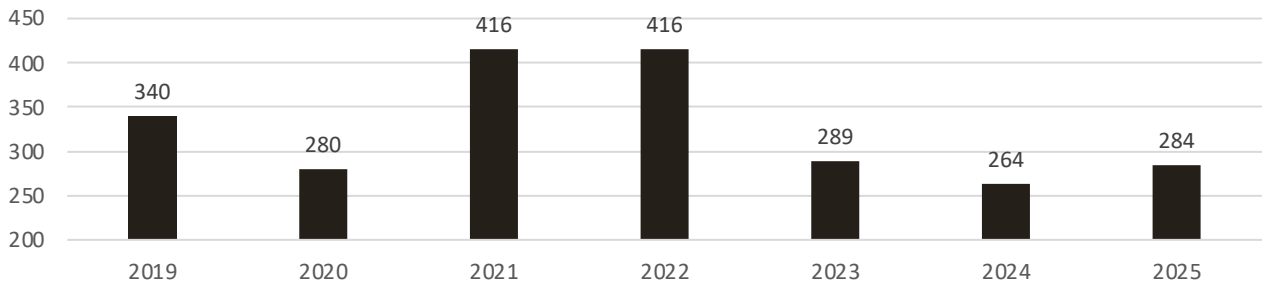


Average Sold Price Q3

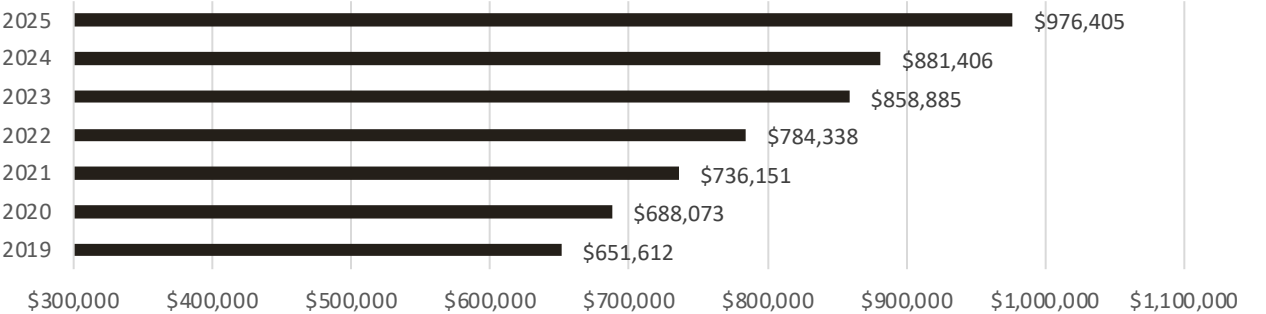
2025 vs. 2024



House Closings: First Nine Months



Average House Closing Price: First Nine Months



White Plains Area School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Greenburgh	69	84	-17.9%	\$880,562	\$791,907	+11.2%	105.2%	103.8%	+1.4%
Valhalla	53	54	-1.9%	\$864,065	\$768,822	+12.4%	105.2%	103.3%	+1.8%
White Plains	162	126	+28.6%	\$1,053,980	\$989,322	+6.5%	105.6%	105.8%	-0.2%

Rivertowns

School Districts: Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, and Tarrytown

Single Family Houses	2025	2024	% CHANGE
Closings in 3rd Quarter	261	235	+11.1%
Average Closing Price in 3rd Quarter	\$1,170,803	\$1,100,751	+6.4%
Avg. DOM for Closings in 3rd Quarter	31	28	+11.1%
Avg. List-to-Sale Price ratio in 3rd Quarter	106.4%	105.7%	+0.6%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$476	\$457	+4.3%
Closings First Nine Months	551	502	+9.8%
Average Closing Price First Nine Months	\$1,118,131	\$1,010,093	+10.7%

Single Family Houses

Number of Solds Q3

2025 vs. 2024

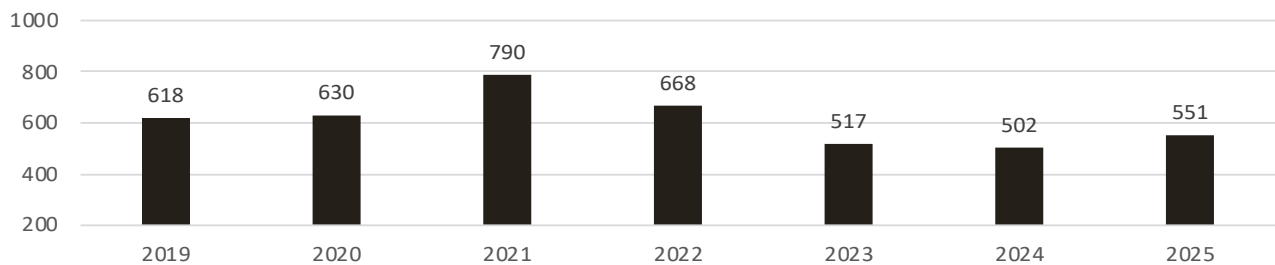
↑ 11%

Average Sold Price Q3

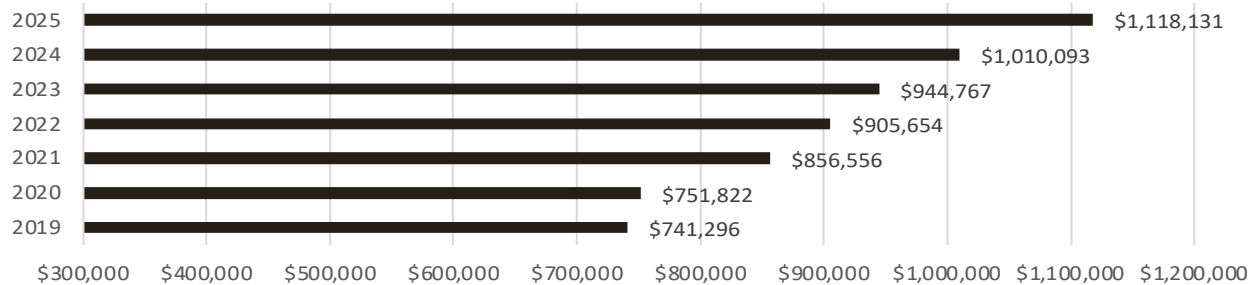
2025 vs. 2024

↑ 6%

House Closings: First Nine Months



Average House Closing Price: First Nine Months



Rivertowns School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Ardsley	75	61	+23%	\$1,156,458	\$952,895	+21.4%	107.4%	106.9%	+0.4%
Briarcliff Manor	51	47	+8.5%	\$1,400,529	\$1,207,790	+16%	106.8%	104.6%	+2.1%
Dobbs Ferry	61	47	+29.8%	\$1,386,726	\$1,363,455	+1.7%	106.5%	104.5%	+1.9%
Elmsford	37	40	-7.5%	\$762,162	\$685,464	+11.2%	105.1%	103.8%	+1.3%
Hastings	48	53	-9.4%	\$1,336,347	\$1,203,875	+11%	108.5%	103.9%	+4.4%
Irvington	58	58	0%	\$1,569,761	\$1,338,990	+17.2%	104.5%	104.6%	-0.1%
Mount Pleasant	70	50	+40%	\$856,120	\$857,680	-0.2%	102.9%	102.9%	+0%
Ossining	117	114	+2.6%	\$778,921	\$715,153	+8.9%	104.2%	104.6%	-0.4%
Tarrytown	34	32	+6.3%	\$1,143,698	\$1,087,338	+5.2%	106.7%	107.1%	-0.4%

Northwest Westchester

School Districts: Croton-Harmon, Hendrick Hudson, Lakeland, Peekskill, Putnam Valley, Yorktown

Single Family Houses	2025	2024	% CHANGE
Closings in 3rd Quarter	190	212	-10.4%
Average Closing Price in 3rd Quarter	\$753,953	\$748,959	+0.7%
Avg. DOM for Closings in 3rd Quarter	29	32	-9.6%
Avg. List-to-Sale Price ratio in 3rd Quarter	103.5%	103.3%	+0.2%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$376	\$358	+5%
Closings First Nine Months	445	482	-7.7%
Average Closing Price First Nine Months	\$726,053	\$699,371	+3.8%

Single Family Houses

Number of Solds Q3

2025 vs. 2024

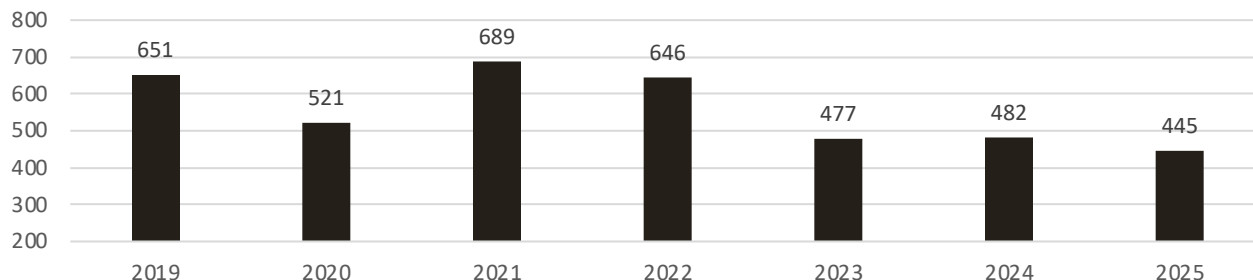
↓ **10%**

Average Sold Price Q3

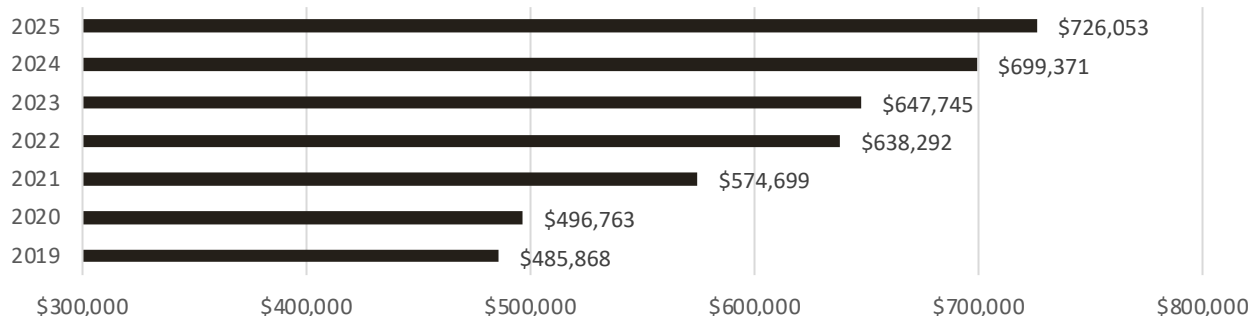
2025 vs. 2024

↑ **1%**

House Closings: First Nine Months



Average House Closing Price: First Nine Months



Northwest Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Croton-Harmon	52	55	-5.5%	\$925,208	\$971,853	-4.8%	103.4%	103.6%	-0.1%
Hendrick Hudson	86	84	+2.4%	\$719,226	\$714,946	+0.6%	102.2%	103.3%	-1%
Lakeland	145	154	-5.8%	\$673,545	\$604,640	+11.4%	103.7%	103.7%	+0.1%
Peekskill	51	57	-10.5%	\$567,549	\$532,369	+6.6%	102.2%	103.8%	-1.6%
Putnam Valley	11	20	-45%	\$585,386	\$620,925	-5.7%	104.2%	101.3%	+2.8%
Yorktown	100	112	-10.7%	\$800,811	\$783,135	+2.3%	103.3%	102.6%	+0.8%

Northeast Westchester

School Districts: Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Pleasantville, and Somers.

Single Family Houses	2025	2024	% CHANGE
Closings in 3rd Quarter	337	289	+16.6%
Average Closing Price in 3rd Quarter	\$1,381,735	\$1,368,572	+1%
Avg. DOM for Closings in 3rd Quarter	29	34	-15.4%
Avg. List-to-Sale Price ratio in 3rd Quarter	104.9%	104.3%	+0.6%
Avg. Closing Price per Sq. Ft. in 3rd Quarter	\$434	\$418	+3.9%
Closings First Nine Months	746	666	+12%
Average Closing Price First Nine Months	\$1,399,554	\$1,377,173	+1.6%

Single Family Houses

Number of Solds Q3

2025 vs. 2024

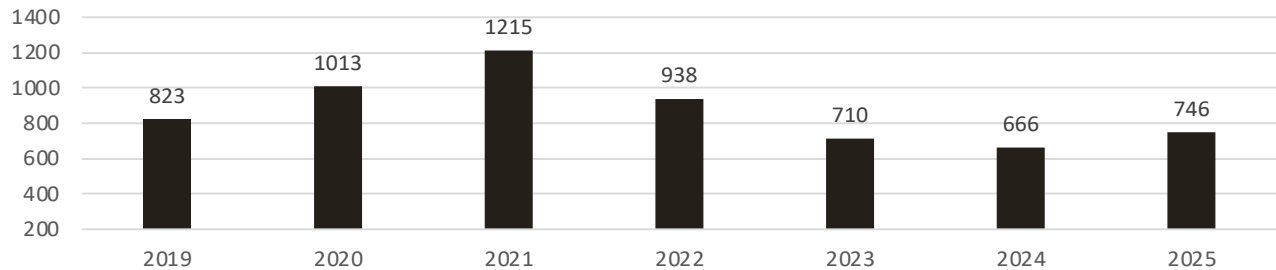
↑ 17%

Average Sold Price Q3

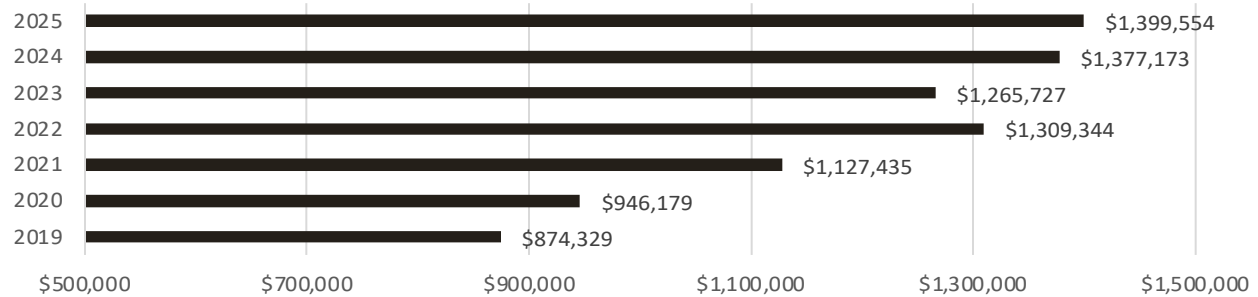
2025 vs. 2024

↑ 1%

House Closings: First Nine Months



Average House Closing Price: First Nine Months



Northeast Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Bedford	168	151	+11.3%	\$1,502,215	\$1,671,693	-10.1%	103.3%	101.6%	+1.6%
Byram Hills	83	94	-11.7%	\$1,924,162	\$1,710,357	+12.5%	106.7%	104.5%	+2.1%
Chappaqua	154	126	+22.2%	\$1,562,920	\$1,614,529	-3.2%	109.0%	108.1%	+0.8%
Katonah-Lewisboro	155	119	+30.3%	\$1,364,571	\$1,082,408	+26.1%	103.1%	105.3%	-2%
North Salem	37	32	+15.6%	\$1,118,970	\$1,171,809	-4.5%	99.6%	102.9%	-3.3%
Pleasantville	46	43	+7%	\$1,045,635	\$1,083,775	-3.5%	103.1%	104.8%	-1.6%
Somers	103	101	+2%	\$876,610	\$867,924	+1%	104.2%	101.7%	+2.4%

Contact Us

Q3 2025

Westchester Market Report

Riverdale

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Riverdale, NY 10463
718.878.1700

Stamford

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Stamford, CT 06905
203.329.8801

Hudson

526 Warren Street
Hudson, NY 12534
518.828.0181

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212.381.6521

Rhinebeck

18 Garden Street
Rhinebeck, NY 12572
Phone: 845-871-2700

Greenwich

125 Mason Street
Greenwich, CT 06830
203.869.8100

BHS THE Craft OF Research

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Report prepared by Brian Cleary, Brown Harris Stevens

All data sourced from One Key MLS. School Districts refer to the High School District.