

# Q4

2025  
MARKET  
REPORT

# WESTCHESTER

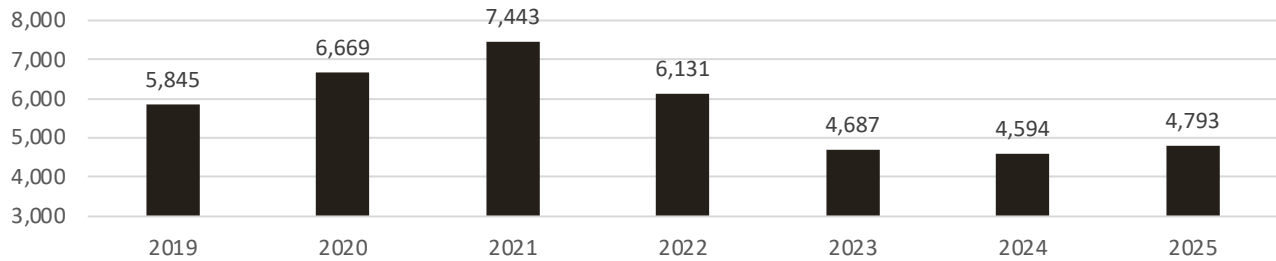


**Brown Harris Stevens** THE Craft OF Research

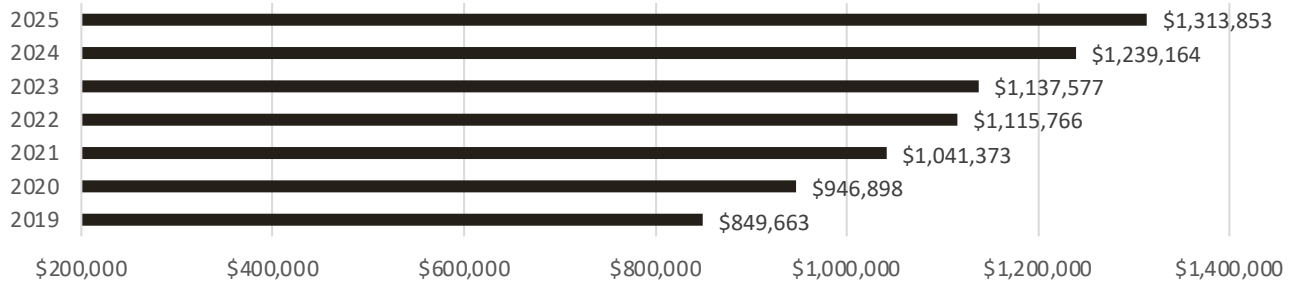
# Westchester Houses - All Towns

Single Family Houses	2025	2024	% CHANGE	Single Family Houses
Closings in 4th Quarter	1,109	1,075	+3.2%	Number of Solds Q4 2025 vs. 2024
Average Closing Price in 4th Quarter	\$1,239,487	\$1,147,341	+8%	↑ 3%
Avg. DOM for Closings in 4th Quarter	42	41	+1.5%	
Avg. List-to-Sale Price ratio in 4th Quarter	103.1%	102.7%	+0.3%	
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$464	\$446	+4%	Average Sold Price Q4 2025 vs. 2024
Closings Full Year	4,793	4,594	+4.3%	↑ 8%
Average Closing Price Full Year	\$1,313,853	\$1,239,164	+6%	

## House Closings: Full Year



## Average House Closing Price: Full Year



## Houses: Number of Closed, by Price

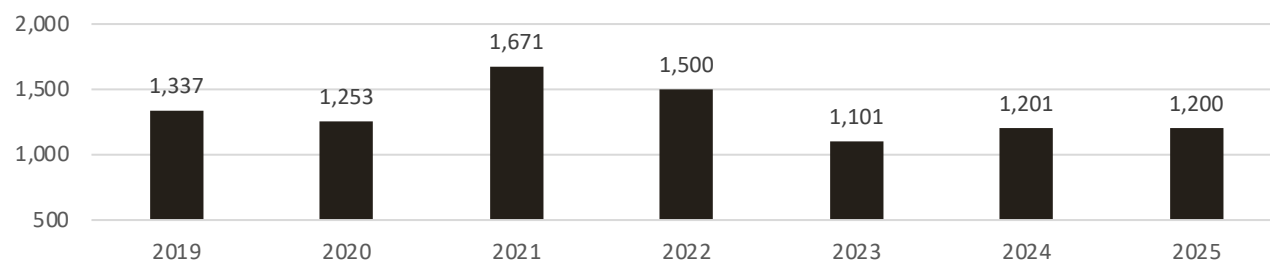
PRICE RANGE	2025 Q4	2024 Q4	% CHANGE	2025 FULL YEAR	2024 FULL YEAR	% CHANGE
Under \$400K	27	25	+8%	79	102	-22.5%
\$400K - \$800K	370	406	-8.9%	1,470	1,594	-7.8%
\$800K - \$1.2M	311	309	+0.6%	1,317	1,221	+7.9%
\$1.2M - \$1.6M	177	159	+11.3%	762	673	+13.2%
\$1.6M-\$2M	93	68	+36.8%	426	373	+14.2%
\$2M-\$2.4M	42	34	+23.5%	225	203	+10.8%
\$2.4M-\$2.8M	30	25	+20%	185	155	+19.4%
\$2.8M-\$3.2M	21	15	+40%	117	112	+4.5%
Over \$3.2M	38	34	+11.8%	212	161	+31.7%

# Westchester Condos - All Towns

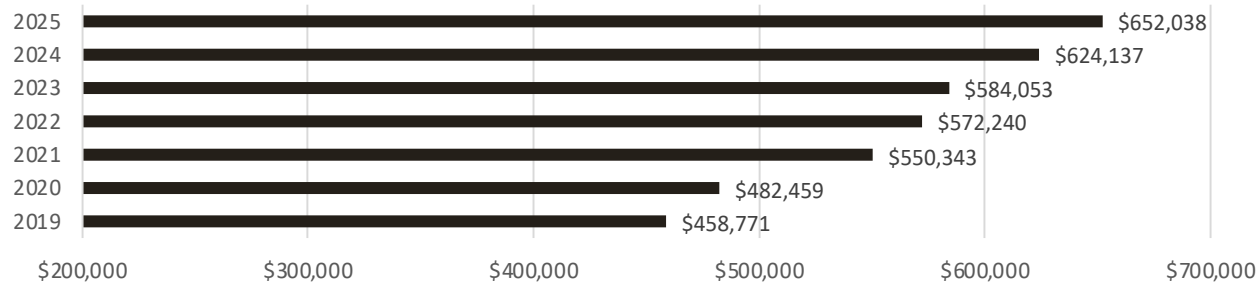
Condos	2025	2024	% CHANGE	Condos Number of Solds Q4 2025 vs. 2024
Closings in 4th Quarter	306	278	+10.1%	↑ <b>10%</b>
Average Closing Price in 4th Quarter	\$606,322	\$624,561	-2.9%	
Avg. DOM for Closings in 4th Quarter	44	38	+17.1%	
Avg. List-to-Sale Price ratio in 4th Quarter	101.0%	101.3%	-0.2%	
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$446	\$436	+2.5%	Average Sold Price Q4 2025 vs. 2024
Closings Full Year	1,200	1,201	-0.1%	
Average Closing Price Full Year	\$652,038	\$624,137	+4.5%	

↓ **3%**

## Condo Closings: Full Year



## Average Condo Closing Price: Full Year



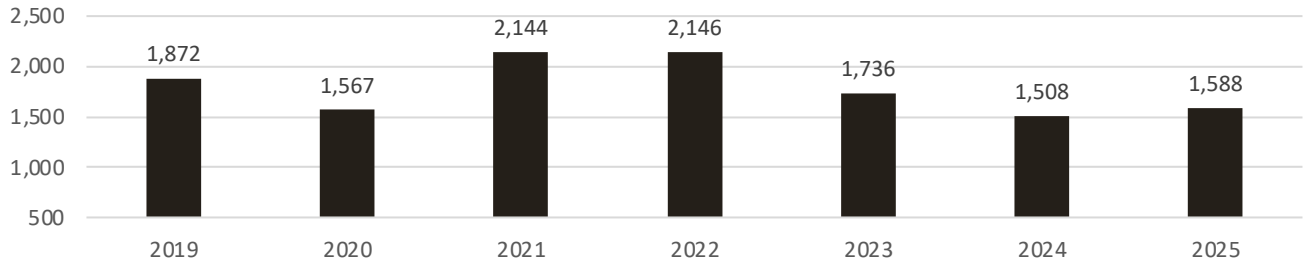
## Condos: Number of Closed, by Price

PRICE RANGE	2025 Q4	2024 Q4	% CHANGE	2025 FULL YEAR	2024 FULL YEAR	% CHANGE
Under \$250K	8	7	+14.3%	25	30	-43.3%
\$250K - \$500K	126	149	-8.7%	494	420	-12.4%
\$500K - \$750M	106	113	+2.7%	402	282	+5%
\$750K - \$1M	42	39	-20.5%	152	91	+20.9%
\$1M-\$1.25M	11	9	-11.1%	30	18	+5.6%
\$1.25M-\$1.5M	6	16	-56.3%	26	39	-48.7%
\$1.5M-\$1.75M	3	7	+42.9%	25	21	+4.8%
Over \$1.75M	4	8	+12.5%	46	22	+90.9%

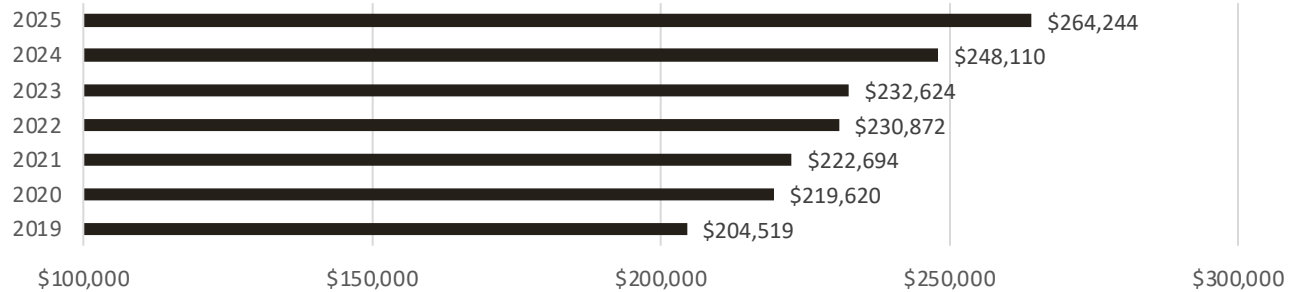
# Westchester Co-Ops - All Towns

Co-Ops	2025	2024	% CHANGE	Co-Ops Number of Solds Q4 2025 vs. 2024
Closings in 4th Quarter	391	411	-4.9%	↓ 5%
Average Closing Price in 4th Quarter	\$264,117	\$256,270	+3.1%	
Avg. DOM for Closings in 4th Quarter	47	52	-9.3%	
Avg. List-to-Sale Price ratio in 4th Quarter	100.7%	100.6%	+0.2%	Average Sold Price Q4 2025 vs. 2024
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$277	\$265	+4.4%	
Closings Full Year	1,588	1,508	+5.3%	
Average Closing Price Full Year	\$264,244	\$248,110	+6.5%	↑ 3%

## Co-Op Closings: Full Year



## Average Co-Op Closing Price: Full Year



## Co-Ops: Number of Closed, by Price

PRICE RANGE	2025 Q4	2024 Q4	% CHANGE	2025 FULL YEAR	2024 FULL YEAR	% CHANGE
Under \$100K	6	7	-14.3%	57	50	+14%
\$100K - \$200K	138	167	-17.4%	570	639	-10.8%
\$200K - \$300K	145	140	+3.6%	512	486	+5.3%
\$300K - \$400K	53	55	-3.6%	260	189	+37.6%
\$400K - \$500K	27	24	+12.5%	92	65	+41.5%
\$500K - \$600K	11	5	+120%	44	25	+76%
\$600K - \$700K	4	3	+33.3%	16	16	0%
\$700K - \$800K	1	4	-75%	10	12	-16.7%
Over \$800K	6	6	0%	27	26	+3.8%

# Southern Westchester

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

## Single Family Houses

Single Family Houses	2025	2024	% CHANGE
Closings in 4th Quarter	247	234	+5.6%
Average Closing Price in 4th Quarter	\$956,037	\$945,175	+1.1%
Avg. DOM for Closings in 4th Quarter	41	39	+5.5%
Avg. List-to-Sale Price ratio in 4th Quarter	101.7%	102.3%	-0.6%
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$427	\$426	+0.2%
Closings Full Year	978	896	+9.2%
Average Closing Price Full Year	\$1,010,239	\$949,842	+6.4%

## Number of Solds Q4

2025 vs. 2024

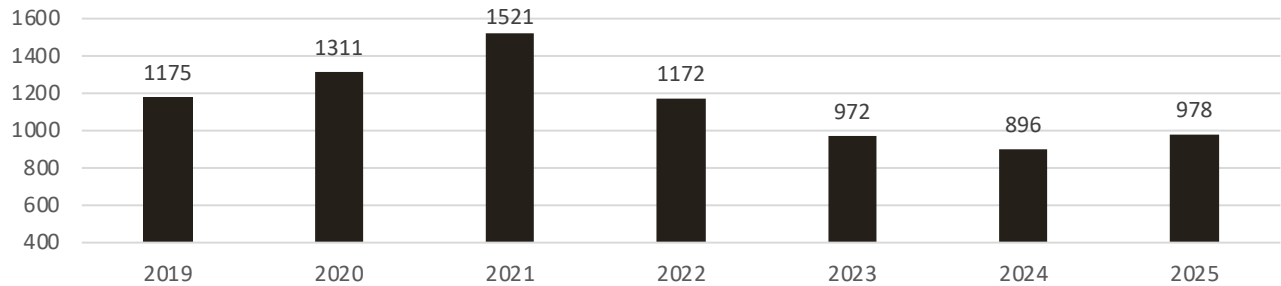
↑ 6%

## Average Sold Price Q4

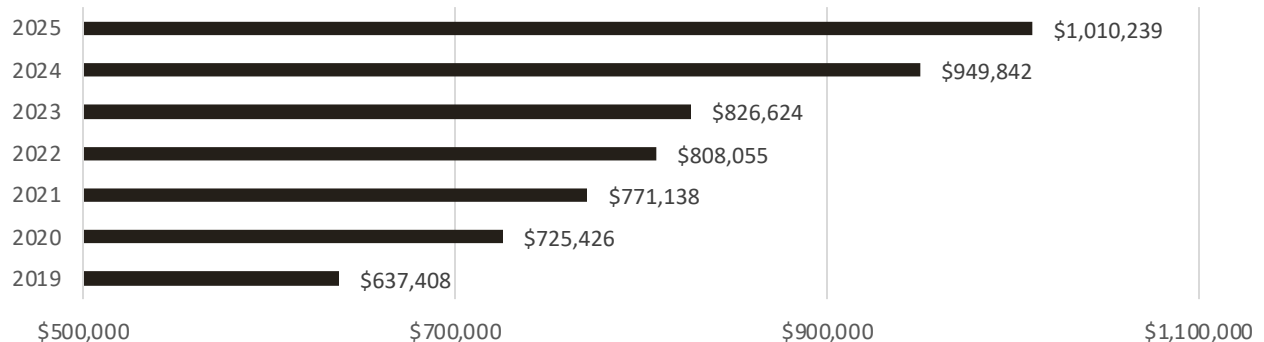
2025 vs. 2024

↑ 1%

## House Closings: Full Year



## Average House Closing Price: Full Year



## Southern Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Mount Vernon	121	125	-3.2%	\$735,198	\$680,183	+8.1%	101.1%	101.0%	+0.2%
New Rochelle	305	306	-0.3%	\$1,198,093	\$1,105,562	+8.4%	104.4%	104.3%	+0.1%
Pelham	99	83	+19.3%	\$1,758,186	\$1,557,182	+12.9%	105.6%	104.2%	+1.4%
Yonkers	453	382	+18.6%	\$793,766	\$781,381	+1.6%	101.4%	101.4%	0%

# Lower Central Westchester

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

Single Family Houses	2025	2024	% CHANGE
Closings in 4th Quarter	80	92	-13%
Average Closing Price in 4th Quarter	\$1,920,001	\$1,670,130	+15%
Avg. DOM for Closings in 4th Quarter	45	50	-10.2%
Avg. List-to-Sale Price ratio in 4th Quarter	102.6%	104.3%	-1.6%
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$587	\$563	+4.2%
Closings Full Year	452	470	-3.8%
Average Closing Price Full Year	\$2,096,147	\$1,934,911	+8.3%

## Single Family Houses

Number of Solds Q4

2025 vs. 2024

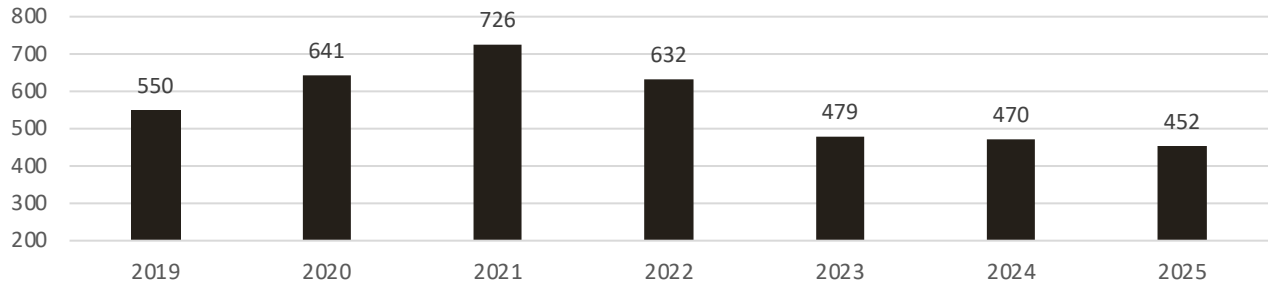
↓ 13%

Average Sold Price Q4

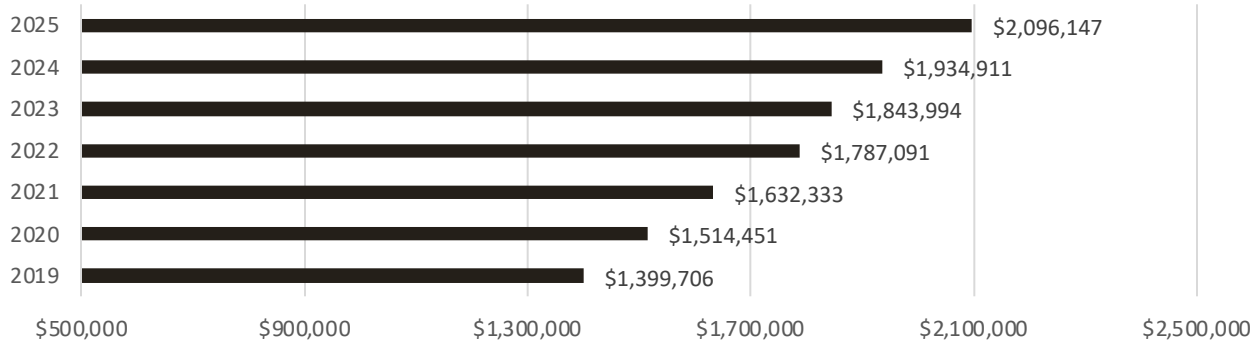
2025 vs. 2024

↑ 15%

## House Closings: Full Year



## Average House Closing Price: Full Year



## Lower Central Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Bronxville	42	56	-25%	\$2,734,360	\$2,645,996	+3.3%	101.3%	97.0%	+4.4%
Eastchester	104	102	+2%	\$1,180,817	\$1,061,996	+11.2%	104.8%	103.6%	+1.1%
Edgemont	74	66	+12.1%	\$1,580,863	\$1,577,523	+0.2%	106.0%	105.1%	+0.9%
Scarsdale	194	209	-7.2%	\$2,784,365	\$2,404,762	+15.8%	107.4%	107.8%	-0.4%
Tuckahoe	38	37	+2.7%	\$1,385,784	\$1,248,564	+11%	100.8%	99.3%	+1.5%

# Sound Shore

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

Single Family Houses	2025	2024	% CHANGE
Closings in 4th Quarter	139	123	+13%
Average Closing Price in 4th Quarter	\$1,773,965	\$1,566,632	+13.2%
Avg. DOM for Closings in 4th Quarter	46	37	+24%
Avg. List-to-Sale Price ratio in 4th Quarter	105.3%	104.0%	+1.3%
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$591	\$560	+5.6%
Closings Full Year	691	688	+0.4%
Average Closing Price Full Year	\$1,969,495	\$1,849,314	+6.5%

## Single Family Houses

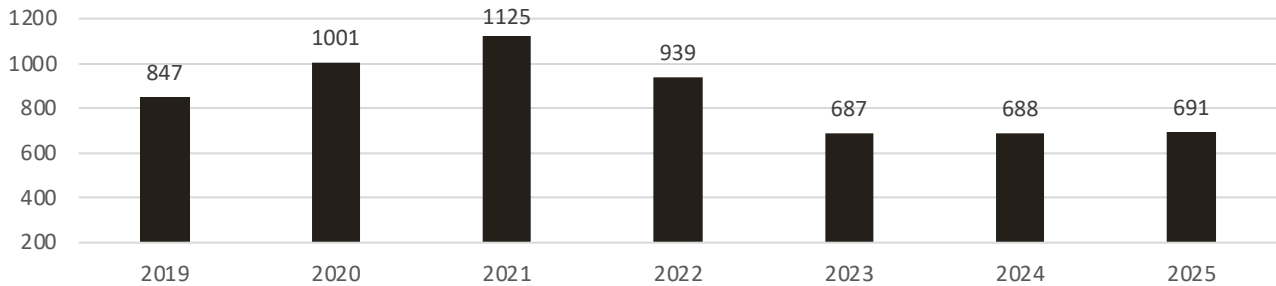
Number of Solds Q4  
2025 vs. 2024

↑13%

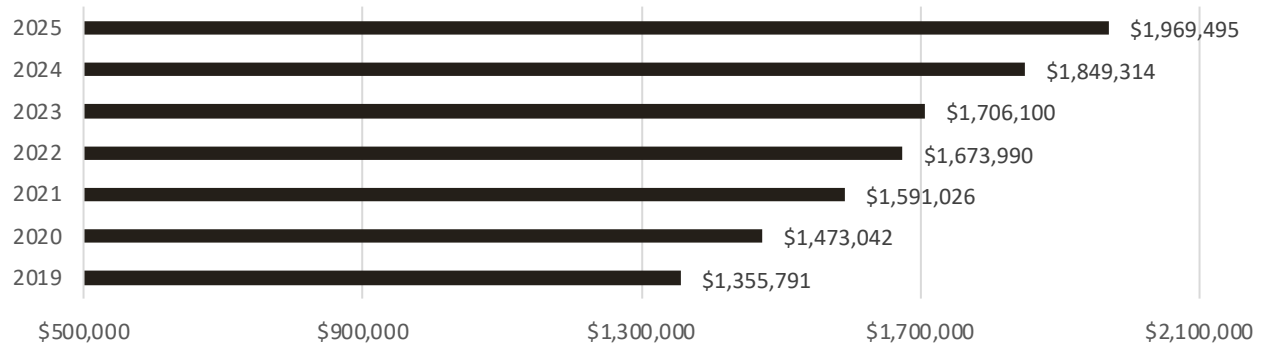
Average Sold Price Q4  
2025 vs. 2024

↑13%

### House Closings: Full Year



### Average House Closing Price: Full Year



### Sound Shore School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Blind Brook-Rye	89	79	+12.7%	\$1,420,676	\$1,272,520	+11.6%	102.9%	105.2%	-2.1%
Harrison	150	130	+15.4%	\$2,138,759	\$2,131,434	+0.3%	103.4%	102.4%	+0.9%
Mamaroneck	212	208	+1.9%	\$2,080,447	\$1,838,292	+13.2%	108.2%	105.8%	+2.2%
Port Chester-Rye	72	79	-8.9%	\$791,449	\$758,190	+4.4%	105.1%	103.6%	+1.4%
Rye City	102	136	-25%	\$3,038,695	\$2,665,491	+14%	104.7%	105.2%	-0.4%
Rye Neck	66	56	+17.9%	\$1,601,233	\$1,606,148	-0.3%	107.1%	107.3%	-0.2%

# White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2025	2024	% CHANGE
Closings in 4th Quarter	79	105	-24.8%
Average Closing Price in 4th Quarter	\$935,287	\$881,993	+6%
Avg. DOM for Closings in 4th Quarter	32	35	-8.4%
Avg. List-to-Sale Price ratio in 4th Quarter	104.1%	102.0%	+2.1%
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$455	\$415	+9.7%
Closings Full Year	363	369	-1.6%
Average Closing Price Full Year	\$967,456	\$881,573	+9.7%

## Single Family Houses

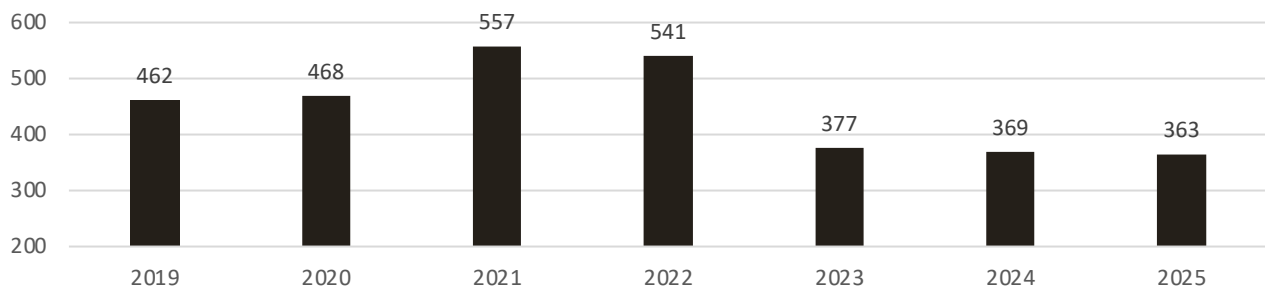
Number of Solds Q4  
2025 vs. 2024

↓ 25%

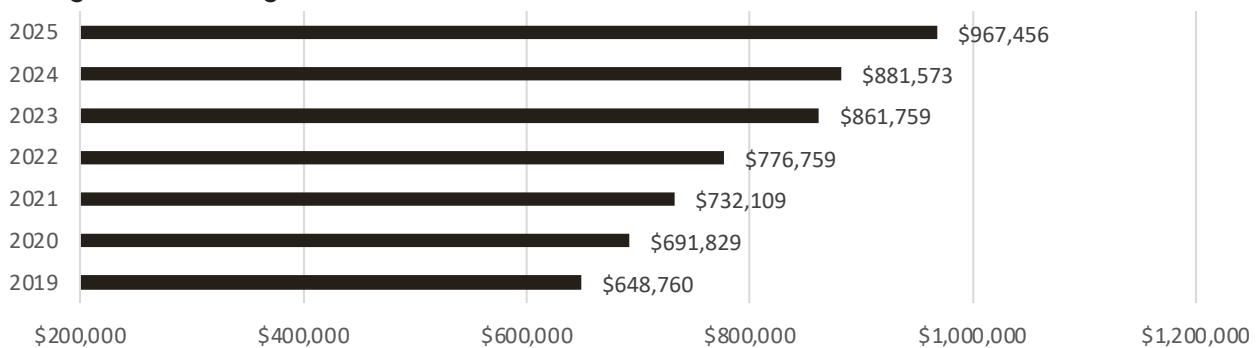
Average Sold Price Q4  
2025 vs. 2024

↑ 6%

## House Closings: Full Year



## Average House Closing Price: Full Year



## White Plains Area School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Greenburgh	96	122	-21.3%	\$864,577	\$790,276	+9.4%	104.8%	103.0%	+1.7%
Valhalla	67	72	-6.9%	\$856,066	\$772,174	+10.9%	105.3%	102.9%	+2.4%
White Plains	200	175	+14.3%	\$1,054,154	\$990,230	+6.5%	105.3%	104.9%	+0.3%

# Rivertowns

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

Single Family Houses	2025	2024	% CHANGE
Closings in 4th Quarter	156	172	-9.3%
Average Closing Price in 4th Quarter	\$1,107,403	\$964,938	+14.8%
Avg. DOM for Closings in 4th Quarter	43	38	+11.7%
Avg. List-to-Sale Price ratio in 4th Quarter	104.1%	103.4%	+0.7%
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$465	\$434	+7.1%
Closings Full Year	708	674	+5%
Average Closing Price Full Year	\$1,115,424	\$998,570	+11.7%

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

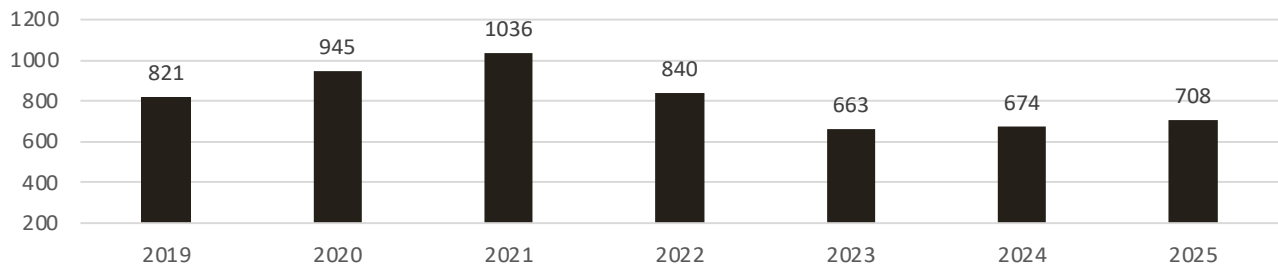
↓ 9%

### Average Sold Price Q4

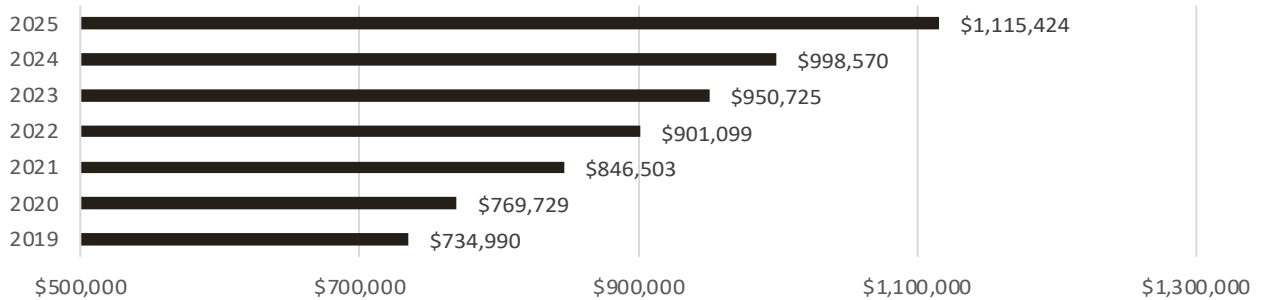
2025 vs. 2024

↑ 15%

## House Closings: Full Year



## Average House Closing Price: Full Year



## Rivertowns School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Ardsley	90	84	+7.1%	\$1,123,065	\$982,820	+14.3%	107.1%	106.4%	+0.7%
Briarcliff Manor	62	60	+3.3%	\$1,458,064	\$1,236,035	+18%	106.3%	104.2%	+2%
Dobbs Ferry	73	59	+23.7%	\$1,337,202	\$1,298,481	+3%	105.7%	103.6%	+2%
Elmsford	49	53	-7.5%	\$750,526	\$701,567	+7%	104.6%	104.0%	+0.6%
Hastings	59	68	-13.2%	\$1,357,774	\$1,162,149	+16.8%	108.8%	102.4%	+6.2%
Irvington	73	74	-1.4%	\$1,596,503	\$1,363,514	+17.1%	103.8%	104.2%	-0.4%
Mount Pleasant	92	75	+22.7%	\$871,977	\$857,766	+1.7%	103.5%	103.8%	-0.4%
Ossining	158	160	-1.3%	\$769,327	\$726,125	+5.9%	103.6%	104.4%	-0.8%
Tarrytown	41	41	0%	\$1,215,103	\$1,026,464	+18.4%	107.3%	106.8%	+0.4%

# Northwest Westchester

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

Single Family Houses	2025	2024	% CHANGE
Closings in 4th Quarter	151	138	+9.4%
Average Closing Price in 4th Quarter	\$737,826	\$665,617	+10.8%
Avg. DOM for Closings in 4th Quarter	36	34	+5.8%
Avg. List-to-Sale Price ratio in 4th Quarter	102.4%	102.4%	+0.1%
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$367	\$353	+4%
Closings Full Year	597	620	-3.7%
Average Closing Price Full Year	\$728,761	\$691,858	+5.3%

## Single Family Houses

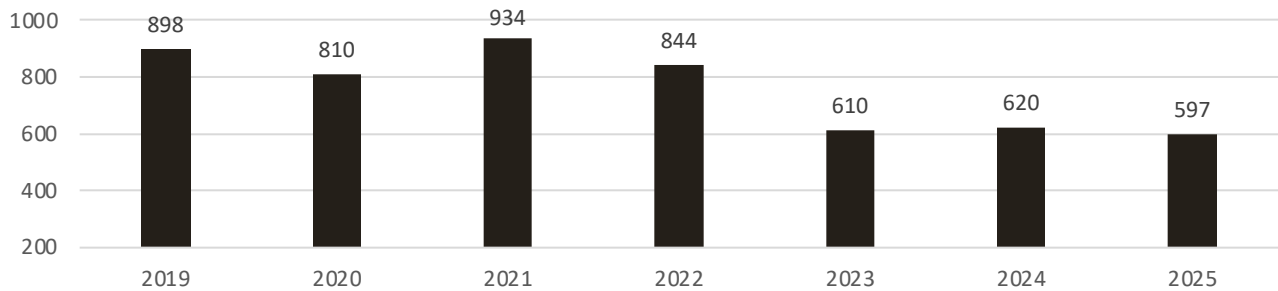
Number of Solds Q4  
2025 vs. 2024

↑ 9%

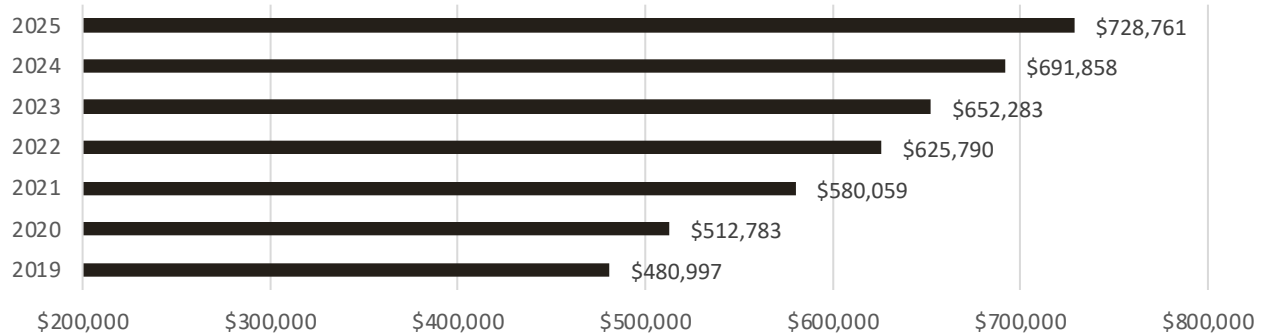
Average Sold Price Q4  
2025 vs. 2024

↑ 11%

### House Closings: Full Year



### Average House Closing Price: Full Year



### Northwest Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Croton-Harmon	74	66	+12.1%	\$942,098	\$990,278	-4.9%	103.2%	103.4%	-0.2%
Hendrick Hudson	104	103	+1%	\$713,235	\$729,933	-2.3%	102.2%	103.2%	-1%
Lakeland	199	211	-5.7%	\$670,816	\$595,443	+12.7%	103.5%	103.4%	+0.1%
Peekskill	75	80	-6.3%	\$559,279	\$531,144	+5.3%	102.3%	103.4%	-1.1%
Putnam Valley	13	22	-40.9%	\$569,365	\$605,386	-6%	103.7%	101.2%	+2.5%
Yorktown	132	138	-4.3%	\$820,747	\$775,084	+5.9%	103.0%	102.3%	+0.7%

# Northeast Westchester

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

Single Family Houses	2025	2024	% CHANGE
Closings in 4th Quarter	257	211	+21.8%
Average Closing Price in 4th Quarter	\$1,479,434	\$1,494,974	-1%
Avg. DOM for Closings in 4th Quarter	45	52	-13.6%
Avg. List-to-Sale Price ratio in 4th Quarter	102.8%	102.0%	+0.8%
Avg. Closing Price per Sq. Ft. in 4th Quarter	\$452	\$437	+3.4%
Closings Full Year	1003	877	+14.4%
Average Closing Price Full Year	\$1,420,022	\$1,405,515	+1%

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

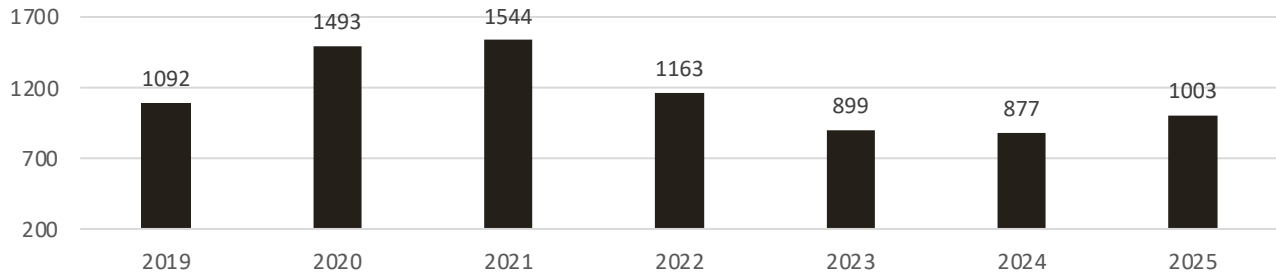
↑ 22%

### Average Sold Price Q4

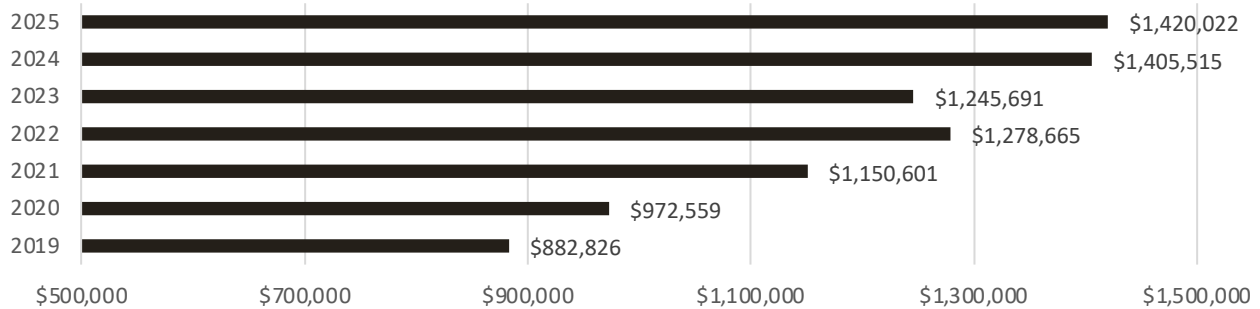
2025 vs. 2024

↓ 1%

## House Closings: Full Year



## Average House Closing Price: Full Year



## Northeast Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Bedford	217	208	+4.3%	\$1,627,114	\$1,752,333	-7.1%	103.3%	101.6%	+1.7%
Byram Hills	118	120	-1.7%	\$1,953,756	\$1,731,478	+12.8%	106.2%	104.2%	+1.9%
Chappaqua	196	160	+22.5%	\$1,570,228	\$1,622,743	-3.2%	107.5%	106.9%	+0.6%
Katonah-Lewisboro	199	160	+24.4%	\$1,313,746	\$1,140,766	+15.2%	103.1%	104.5%	-1.4%
North Salem	55	49	+12.2%	\$1,198,625	\$1,133,222	+5.8%	99.3%	102.6%	-3.3%
Pleasantville	69	51	+35.3%	\$1,056,617	\$1,047,712	+0.8%	103.7%	104.6%	-0.9%
Somers	149	129	+15.5%	\$890,096	\$846,909	+5.1%	103.4%	101.4%	+1.9%

# Contact Us

**Q4 2025**

**Westchester Market Report**

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**Stamford**

1099 High Ridge Road  
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

©2026 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy. Report prepared by Brian Cleary, Brown Harris Stevens

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