

Q1

2026  
MARKET  
REPORT

WEST COAST

# Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings First Quarter	715	840	-14.9%
Average Closing Price First Quarter	\$1,291,479	\$1,161,824	+11.2%
Volume of Closings First Quarter	\$923,407,822	\$975,932,293	-5.4%
Median DOM for Closings First Quarter	30	27	+11.1%
Avg. List-to-Sale Price ratio First Quarter	102.3%	102.2%	+0.1%
Closings in March	249	260	-4.2%
Average Closing Price in March	\$1,392,864	\$1,285,257	+8.4%

## Single Family Houses

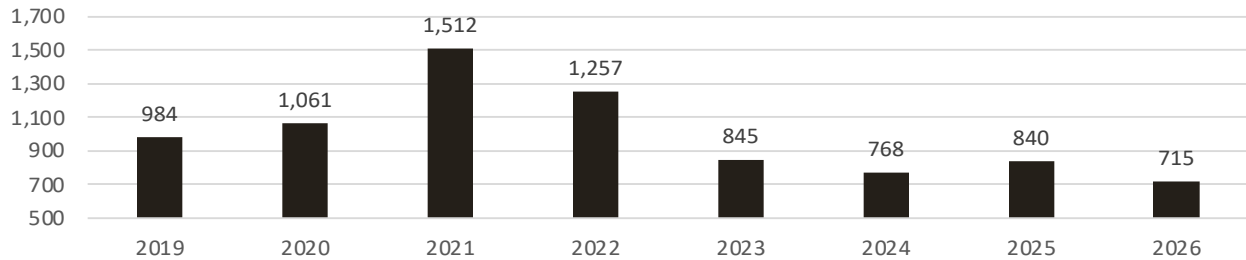
Number of Solds Q1  
2026 vs. 2025

↓ 15%

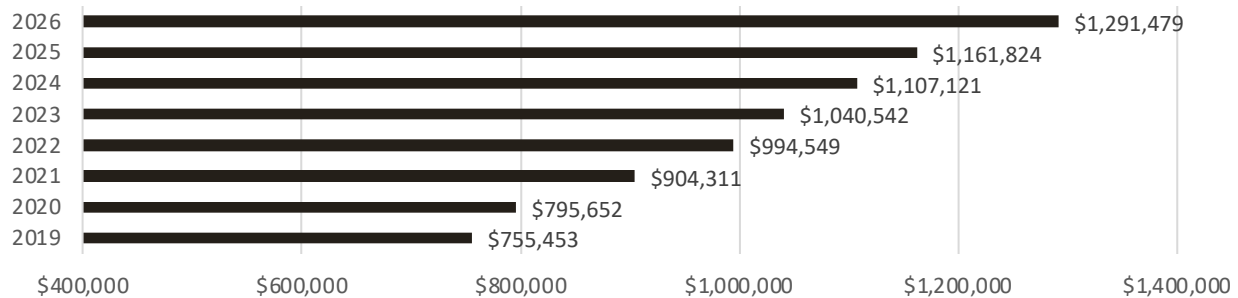
Average Sold Price Q1  
2026 vs. 2025

↑ 11%

## House Closings: First Quarter



## House Average Closing Price: First Quarter



## Houses: Number of Closed, by Price

PRICE RANGE	2026 Q1	2025 Q1	% CHANGE	2025 FULL YEAR	2024 FULL YEAR	% CHANGE
Under \$400K	15	18	-16.7%	79	102	-22.5%
\$400K - \$800K	237	332	-28.6%	1,470	1,594	-7.8%
\$800K - \$1.2M	203	236	-14.0%	1,317	1,221	+7.9%
\$1.2M - \$1.6M	103	95	+8.4%	762	673	+13.2%
\$1.6M-\$2M	63	61	+3.3%	426	373	+14.2%
\$2M-\$2.4M	29	30	-3.3%	225	203	+10.8%
\$2.4M-\$2.8M	16	27	-40.7%	185	155	+19.4%
\$2.8M-\$3.2M	14	15	-6.7%	117	112	+4.5%
Over \$3.2M	35	26	+34.6%	212	161	+31.7%

# Westchester Condos - All Towns

Condos	2026	2025	% CHANGE
Closings First Quarter	255	240	+6.3%
Average Closing Price First Quarter	\$684,818	\$674,566	+1.5%
Volume of Closings First Quarter	\$174,628,698	\$161,895,848	+7.9%
Median DOM for Closings First Quarter	32	34	-5.9%
Avg. List-to-Sale Price ratio First Quarter	100.4%	100.7%	-0.2%
Closings in March	97	82	+18.3%
Average Closing Price in March	\$685,330	\$709,143	-3.4%

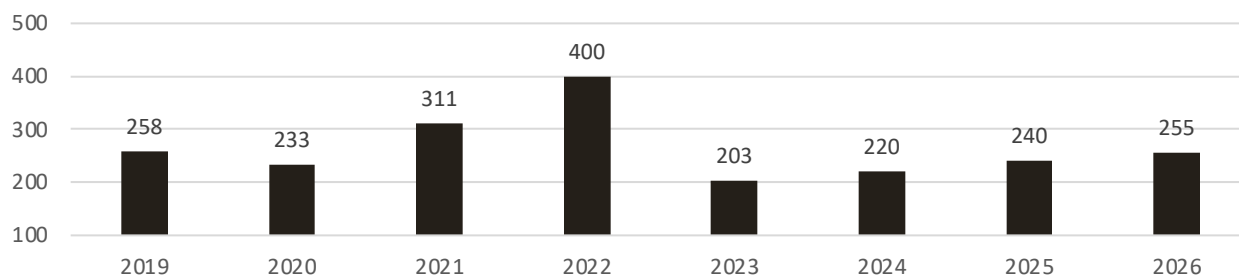
Condos  
Number of Solds Q1  
2026 vs. 2025

↓ 6%

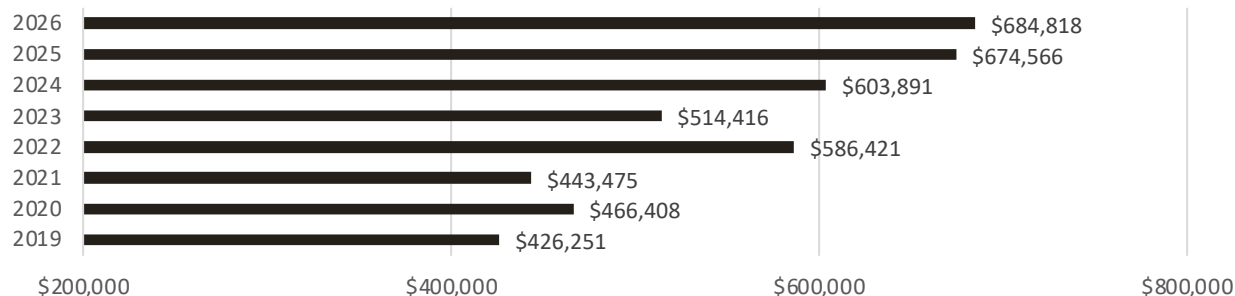
Average Sold Price Q1  
2026 vs. 2025

↑ 2%

## Condo Closings: First Quarter



## Condo Average Closing Price: First Quarter



## Condos: Number of Closed, by Price

PRICE RANGE	2026 Q1	2025 Q1	% CHANGE
Under \$200K	1	0	N/A
\$200K - \$400K	44	55	-20.0%
\$400K - \$600K	114	86	+32.6%
\$600K - \$800K	28	50	-44.0%
\$800K - \$1M	33	20	+65.0%
\$1M - \$1.2M	7	7	+0.0%
\$1.2M - \$1.4M	8	3	+166.7%
\$1.4M - \$1.6M	9	0	N/A
Over \$1.6M	11	19	-42.1%

## Condos: Closed Median DOM, by Price

	2025 FULL YEAR	2024 FULL YEAR	% CHANGE
Under \$200K	25	38	-34.2%
\$200K - \$400K	494	547	-9.7%
\$400K - \$600K	402	363	+10.7%
\$600K - \$800K	152	128	+18.8%
\$800K - \$1M	30	23	+30.4%
\$1M - \$1.2M	26	45	-42.2%
\$1.2M - \$1.4M	25	26	-3.8%
\$1.4M - \$1.6M	46	31	+48.4%
Over \$1.6M	27	44	-38.6%

# Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE
Closings First Quarter	339	337	+0.6%
Average Closing Price First Quarter	\$282,422	\$259,016	+9.0%
Volume of Closings First Quarter	\$95,741,146	\$87,288,270	+9.7%
Median DOM for Closings First Quarter	39	42	-7.1%
Avg. List-to-Sale Price ratio First Quarter	99.8%	99.4%	+0.5%
Closings in March	105	113	-7.1%
Average Closing Price in March	\$273,483	\$243,656	+12.2%

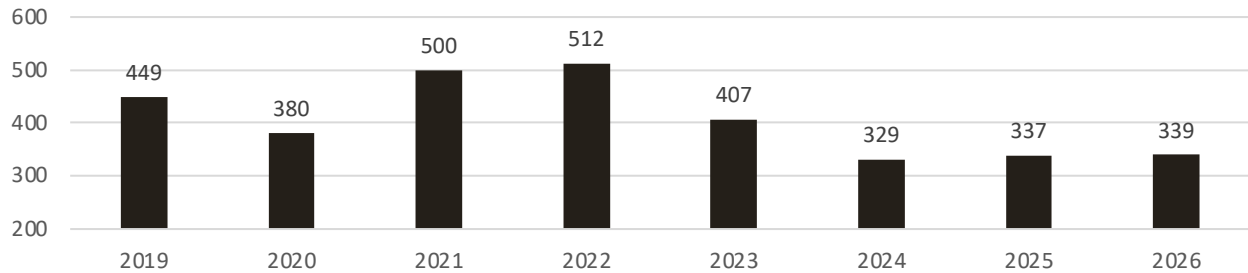
Co-ops  
Number of Solds Q1  
2026 vs. 2025

↑ 1%

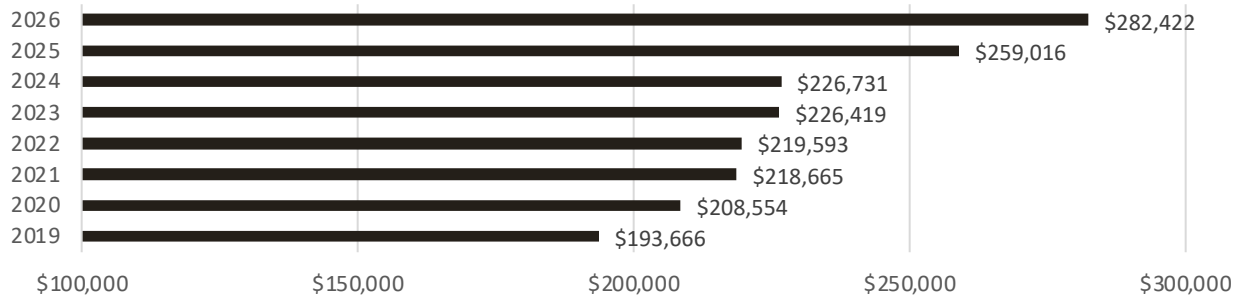
Average Sold Price Q1  
2026 vs. 2025

↑ 9%

## Co-Op Closings: First Quarter



## Co-Op Average Closing Price: First Quarter



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

PRICE RANGE	2026 Q1	2025 Q1	% CHANGE	2025 FULL YEAR	2024 FULL YEAR	% CHANGE
Under \$100K	13	16	-18.8%	57	50	+14%
\$100K - \$200K	105	122	-13.9%	570	639	-10.8%
\$200K - \$300K	116	114	+1.8%	512	486	+5.3%
\$300K - \$400K	61	50	+22.0%	260	189	+37.6%
\$400K - \$500K	21	15	+40.0%	92	65	+41.5%
\$500K - \$600K	10	11	-9.1%	44	25	+76%
\$600K - \$700K	1	3	-66.7%	16	16	0%
\$700K - \$800K	0	2	-100.0%	10	12	-16.7%
Over \$800K	12	4	+200.0%	27	26	+3.8%

Q1 2026

# Southern Westchester

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

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

↓ 2%

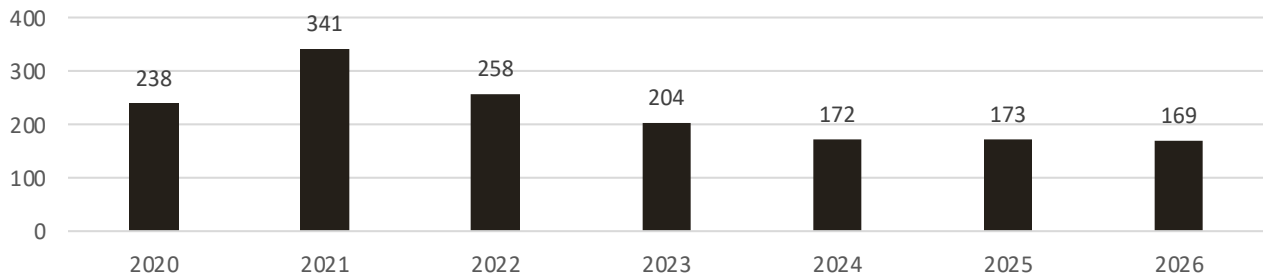
### Average Sold Price Q1

2026 vs. 2025

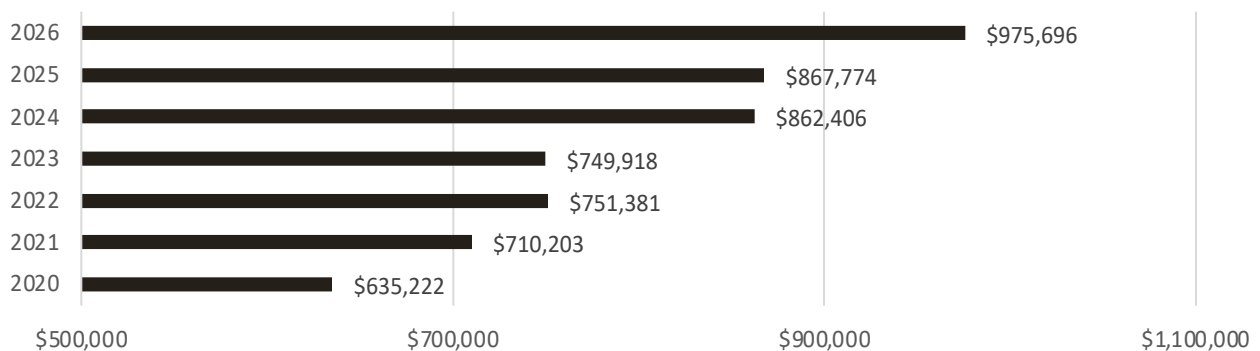
↑ 12%

Single Family Houses	2026	2025	% CHANGE
Closings First Quarter	169	173	-2.3%
Average Closing Price First Quarter	\$975,696	\$867,774	+12.4%
Volume of Closings First Quarter	\$164,892,546	\$150,124,816	+9.8%
Avg. DOM for Closings First Quarter	52	49	+6.2%
Avg. List-to-Sale Price ratio First Quarter	100.2%	101.2%	-1%
Closings in March	59	54	+9.3%
Average Closing Price in March	\$1,051,390	\$814,206	+29.1%

## House Closings: First Quarter



## House Average Closing Price: First Quarter



## Southern Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG
Mount Vernon	24	25	-4%	\$780,592	\$642,880	+21.4%	98.3%	98.7%	-0.4%
New Rochelle	40	51	-21.6%	\$1,156,195	\$1,052,331	+9.9%	102.9%	102.8%	+0.1%
Pelham	11	11	0%	\$1,651,659	\$1,613,955	+2.3%	99.9%	100.7%	-0.7%
Yonkers	94	86	+9.3%	\$869,599	\$728,261	+19.4%	99.6%	101.0%	-1.4%

Q1 2026

# Lower Central Westchester

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

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

↑10%

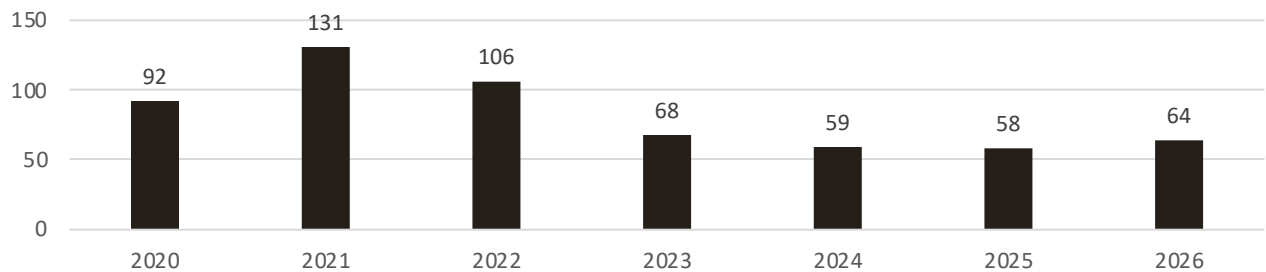
### Average Sold Price Q1

2026 vs. 2025

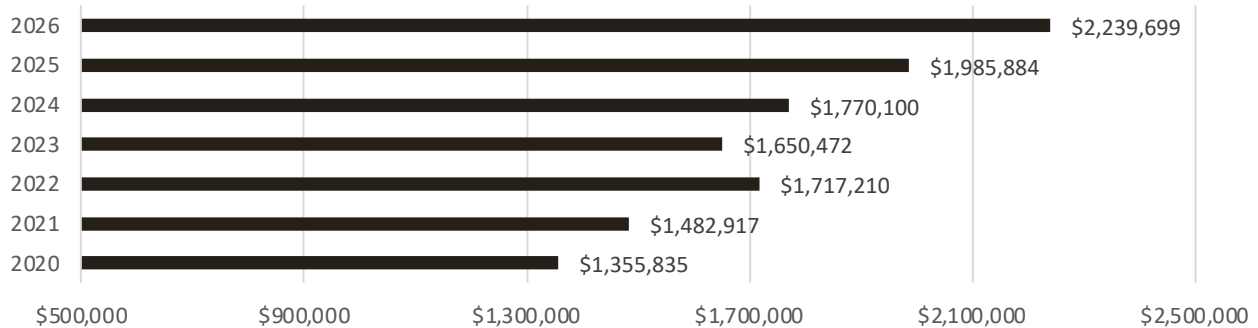
↑13%

Single Family Houses	2026	2025	% CHANGE
Closings First Quarter	64	58	+10.3%
Average Closing Price First Quarter	\$2,239,699	\$1,985,884	+12.8%
Volume of Closings First Quarter	\$143,340,730	\$115,181,247	+24.4%
Avg. DOM for Closings First Quarter	55	63	-13%
Avg. List-to-Sale Price ratio First Quarter	105.8%	103.1%	+2.7%
Closings in March	21	16	+31.3%
Average Closing Price in March	\$2,161,500	\$2,016,750	+7.2%

### House Closings: First Quarter



### House Average Closing Price: First Quarter



### Lower Central Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG
Bronxville	6	3	+100%	\$2,357,500	\$2,581,667	-8.7%	103.3%	97.2%	+6.3%
Eastchester	16	13	+23.1%	\$1,049,344	\$986,231	+6.4%	104.2%	96.6%	+7.8%
Edgemont	10	11	-9.1%	\$2,204,750	\$1,219,227	+80.8%	104.1%	102.3%	+1.8%
Scarsdale	26	25	+4%	\$3,130,500	\$2,830,150	+10.6%	108.0%	108.7%	-0.7%
Tuckahoe	6	6	0%	\$1,494,288	\$1,741,667	-14.2%	106.2%	97.9%	+8.5%

Q1 2026

# Sound Shore

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

Single Family Houses	2026	2025	% CHANGE
Closings First Quarter	73	101	-27.7%
Average Closing Price First Quarter	\$1,945,354	\$1,783,966	+9%
Volume of Closings First Quarter	\$142,010,856	\$180,180,520	-21.2%
Avg. DOM for Closings First Quarter	53	52	+2.5%
Avg. List-to-Sale Price ratio First Quarter	102.6%	103.6%	-0.9%
Closings in March	29	41	-29.3%
Average Closing Price in March	\$2,264,769	\$2,173,549	+4.2%

## Single Family Houses

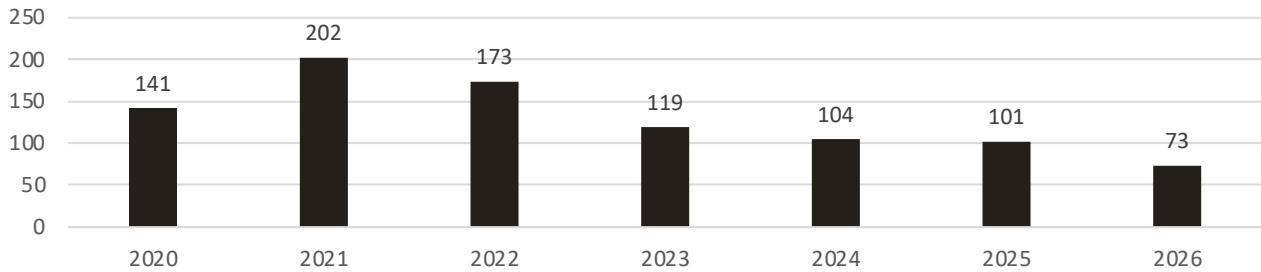
Number of Solds Q1  
2026 vs. 2025

↓ 28%

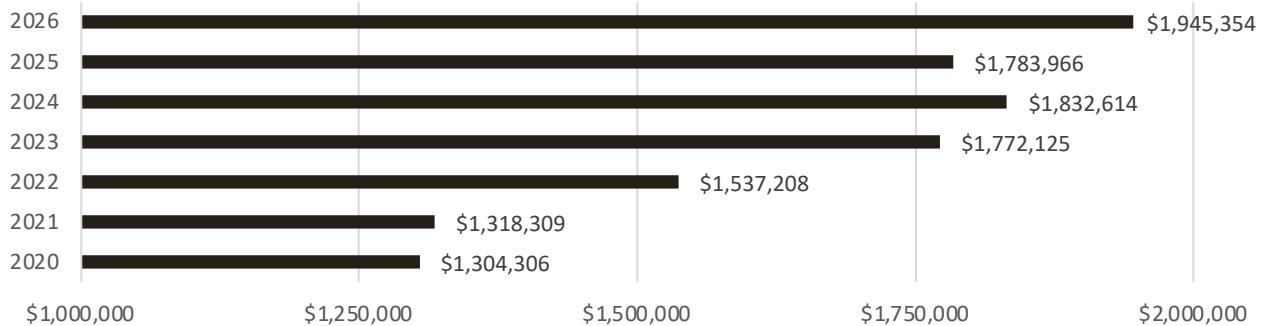
Average Sold Price Q1  
2026 vs. 2025

↑ 9%

### House Closings: First Quarter



### House Average Closing Price: First Quarter



### Sound Shore School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG
Blind Brook-Rye	8	8	0%	\$1,274,120	\$1,284,750	-0.8%	104.9%	104.8%	+0.1%
Harrison	14	28	-50%	\$2,878,321	\$1,816,193	+58.5%	96.6%	102.0%	-5.3%
Mamaroneck	12	29	-58.6%	\$2,137,109	\$1,715,190	+24.6%	106.2%	106.3%	-0.2%
Port Chester-Rye	19	14	+35.7%	\$750,238	\$710,150	+5.6%	100.3%	101.3%	-1%
Rye City	17	15	+13.3%	\$2,750,033	\$3,234,033	-15%	104.7%	104.1%	+0.5%
Rye Neck	3	7	-57.1%	\$1,623,667	\$1,550,857	+4.7%	113.4%	100.2%	+13.1%

Q1 2026

# White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings First Quarter	60	80	-25%
Average Closing Price First Quarter	\$1,002,495	\$961,134	+4.3%
Volume of Closings First Quarter	\$60,149,716	\$76,890,748	-21.8%
Avg. DOM for Closings First Quarter	35	35	-1.1%
Avg. List-to-Sale Price ratio First Quarter	103.2%	103.4%	-0.2%
Closings in March	20	17	+17.6%
Average Closing Price in March	\$1,043,236	\$1,036,118	+0.7%

## Single Family Houses

Number of Solds Q1

2026 vs. 2025

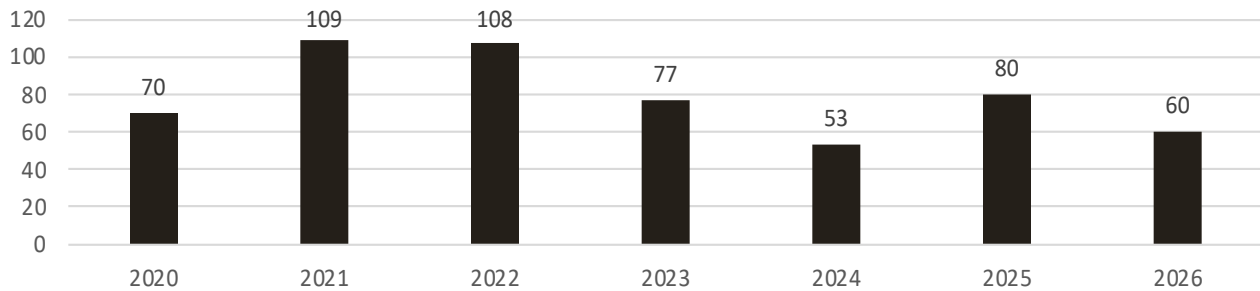
↓ 25%

Average Sold Price Q1

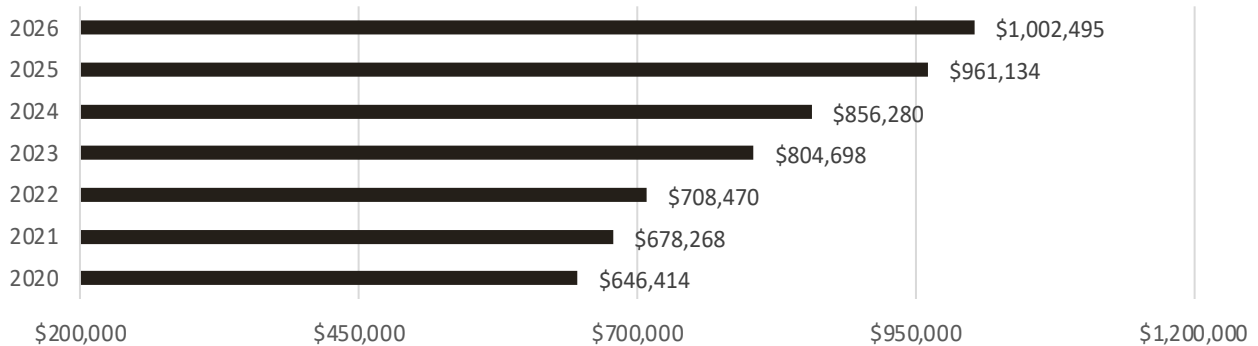
2026 vs. 2025

↑ 4%

### House Closings: First Quarter



### House Average Closing Price: First Quarter



### White Plains Area School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG
Greenburgh	21	18	+16.7%	\$835,905	\$850,333	-1.7%	101.8%	103.3%	-1.5%
Valhalla	8	13	-38.5%	\$897,375	\$808,269	+11%	103.0%	102.3%	+0.6%
White Plains	31	49	-36.7%	\$1,142,475		+9.6%	104.2%	103.8%	+0.4%

# Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings First Quarter	106	132	-19.7%
Average Closing Price First Quarter	\$1,176,024	\$993,194	+18.4%
Volume of Closings First Quarter	\$124,658,527	\$131,101,623	-4.9%
Avg. DOM for Closings First Quarter	46	54	-14.2%
Avg. List-to-Sale Price ratio First Quarter	102.7%	102.5%	+0.2%
Closings in March	39	38	+2.6%
Average Closing Price in March	\$1,452,744	\$925,072	+57%

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

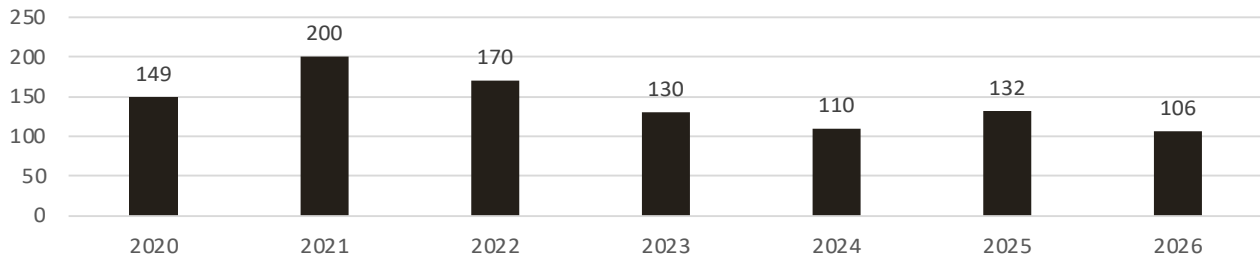
↓ 20%

### Average Sold Price Q1

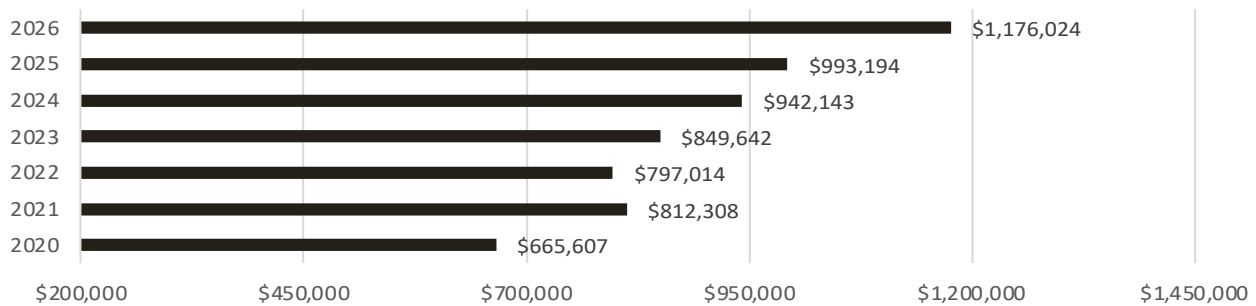
2026 vs. 2025

↑ 18%

## House Closings: First Quarter



## House Average Closing Price: First Quarter



## Rivertowns School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG
Ardsley	9	16	-43.8%	\$1,256,333	\$987,375	+27.2%	106.1%	102.4%	+3.6%
Briarcliff Manor	11	17	-35.3%	\$2,395,273	\$1,211,871	+97.7%	105.1%	104.9%	+0.2%
Dobbs Ferry	5	12	-58.3%	\$1,142,200	\$1,239,125	-7.8%	104.6%	99.8%	+4.8%
Elmsford	11	10	+10%	\$718,273	\$693,900	+3.5%	102.4%	102.8%	-0.4%
Hastings	6	6	0%	\$1,137,917	\$1,254,933	-9.3%	106.8%	103.6%	+3.1%
Irvington	11	17	-35.3%	\$1,860,002	\$1,184,118	+57.1%	98.2%	100.3%	-2%
Mount Pleasant	14	17	-17.6%	\$922,500	\$868,765	+6.2%	100.9%	101.1%	-0.1%
Ossining	31	30	+3.3%	\$809,161	\$706,524	+14.5%	102.5%	103.3%	-0.8%
Tarrytown	8	7	+14.3%	\$1,013,125	\$1,324,143	-23.5%	101.8%	106.5%	-4.4%

# Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings First Quarter	98	125	-21.6%
Average Closing Price First Quarter	\$771,588	\$661,637	+16.6%
Volume of Closings First Quarter	\$75,615,600	\$82,704,666	-8.6%
Avg. DOM for Closings First Quarter	49	48	+1.1%
Avg. List-to-Sale Price ratio First Quarter	102.7%	101.7%	+1%
Closings in March	35	36	-2.8%
Average Closing Price in March	\$795,574	\$629,646	+26.4%

## Single Family Houses

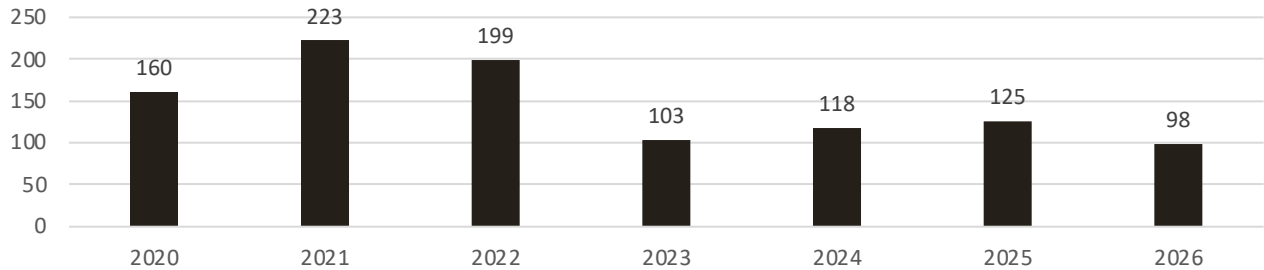
Number of Solds Q1  
2026 vs. 2025

↓ 22%

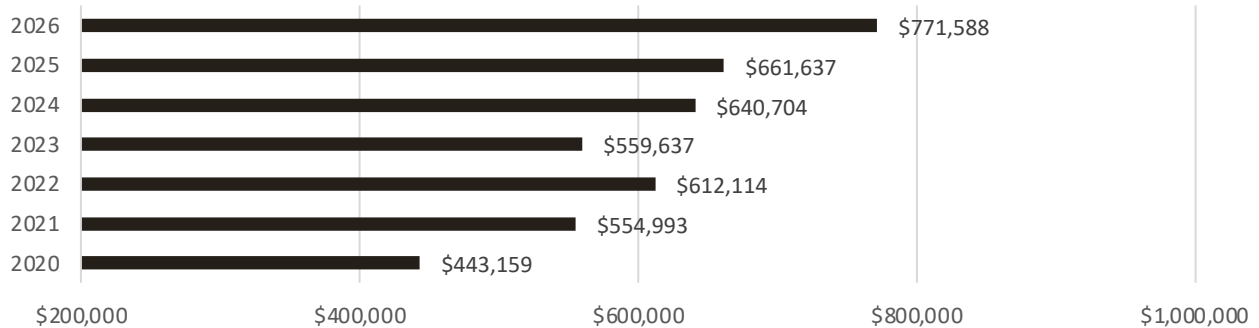
Average Sold Price Q1  
2026 vs. 2025

↑ 17%

### House Closings: First Quarter



### House Average Closing Price: First Quarter



### Northwest Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG
Croton-Harmon	10	13	-23.1%	\$898,500	\$869,801	+3.3%	102.8%	101.3%	+1.5%
Hendrick Hudson	15	24	-37.5%	\$801,833	\$754,125	+6.3%	101.3%	102.3%	-0.9%
Lakeland	29	46	-37%	\$704,997	\$622,582	+13.2%	100.8%	101.7%	-0.9%
Peekskill	14	17	-17.6%	\$592,686	\$544,118	+8.9%	102.6%	101.5%	+1.1%
Putnam Valley	0	4	NA	NA	\$519,000	NA	NA	104.0%	NA
Yorktown	30	21	+42.9%	\$862,020	\$634,929	+35.8%	105.2%	101.2%	+4%

# Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings First Quarter	145	171	-15.2%
Average Closing Price First Quarter	\$1,467,171	\$1,402,039	+4.6%
Volume of Closings First Quarter	\$212,739,847	\$239,748,673	-11.3%
Avg. DOM for Closings First Quarter	57	53	+8.4%
Avg. List-to-Sale Price ratio First Quarter	101.9%	101.5%	+0.4%
Closings in March	46	58	-20.7%
Average Closing Price in March	\$1,485,969	\$1,610,039	-7.7%

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

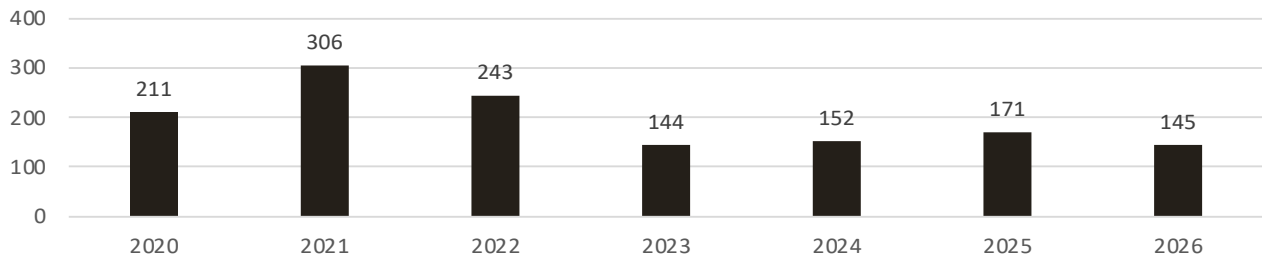


### Average Sold Price Q1

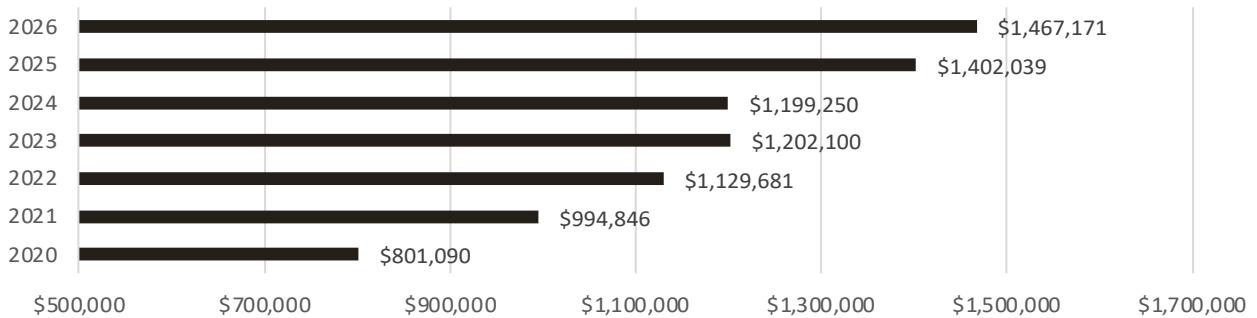
2026 vs. 2025



## House Closings: First Quarter



## House Average Closing Price: First Quarter



## Northeast Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG	2026 Q1	2025 Q1	% CHG
Bedford	31	47	-34%	\$1,673,823	\$1,530,462	+9.4%	101.9%	101.5%	+0.4%
Byram Hills	15	17	-11.8%	\$1,877,033	\$1,457,761	+28.8%	101.1%	101.7%	-0.6%
Chappaqua	20	30	-33.3%	\$1,764,504	\$1,540,689	+14.5%	106.9%	105.5%	+1.3%
Katonah-Lewisboro	29	34	-14.7%	\$1,254,136	\$1,315,476	-4.7%	100.8%	98.7%	+2.1%
North Salem	14	8	+75%	\$1,860,556	\$2,148,750	-13.4%	98.5%	99.1%	-0.6%
Pleasantville	10	13	-23.1%	\$1,095,550	\$1,106,077	-1%	103.7%	101.2%	+2.4%
Somers	26	22	+18.2%	\$924,328	\$932,688	-0.9%	100.8%	101.4%	-0.5%

# Contact Us

**Q1 2026**

## 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

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