

A photograph of a garden patio. In the foreground, a black metal table with a circular top and two chairs are set on a stone patio. The table has a small vase of white flowers on it. The background is filled with lush greenery, including large bushes with white flowers and trees. The sky is blue.

Jan

2026
MARKET
REPORT

ESTHERS

Brown Harris Stevens THE Craft OF Research

Closed: 6 Brooklands Unit #GD, Bronxville

Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: January	256	352	-27.3%
Avg. Closing Price: January	\$1,222,270	\$1,128,935	+8.3%
Avg. DOM: January	50	48	+4.1%
Avg. List-to-Sale Price ratio: January	102.2%	102.5%	-0.2%
Avg. Price Per Sq. Ft.: January	\$456	\$433	+5.2%
Closings: Nov.-Jan. (3 Months)	1,000	1,058	-5.5%
Average Closing Price: Nov.-Jan. (3 Months)	\$1,214,632	\$1,143,464	+6.2%

Single Family Houses

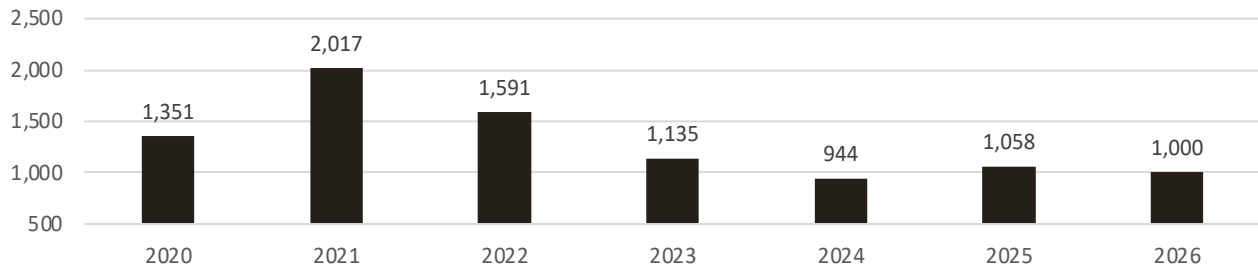
Number of Solds: Jan.
2026 vs. 2025

↓ 27%

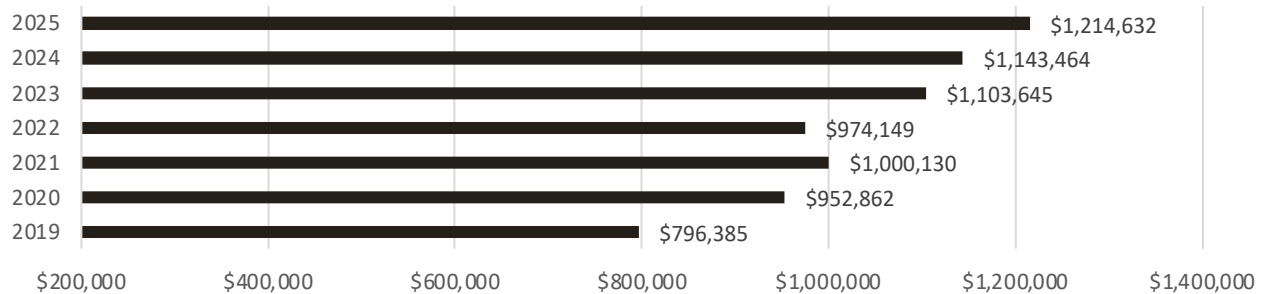
Avg. Sold Price: Jan.
2026 vs. 2025

↑ 8%

House Closings: November - January (3 Months)



House Average Closing Price: November - January (3 Months)



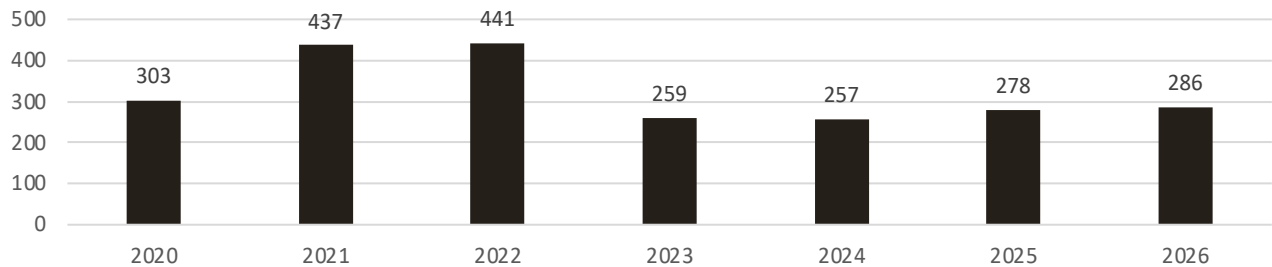
Houses: Number of Closed, by Price

PRICE RANGE	JANUARY 2026	JANUARY 2025	% CHANGE	2026 NOV. - JAN	2025 NOV. - JAN	% CHANGE
Under \$400K	6	8	-25.0%	26	28	-7.1%
\$400K - \$800K	97	129	-24.8%	332	384	-13.5%
\$800K - \$1.2M	69	109	-36.7%	298	317	-6.0%
\$1.2M - \$1.6M	35	45	-22.2%	153	148	+3.4%
\$1.6M-\$2M	21	25	-16.0%	76	74	+2.7%
\$2M-\$2.4M	8	11	-27.3%	35	32	+9.4%
\$2.4M-\$2.8M	7	11	-36.4%	30	30	+0.0%
\$2.8M-\$3.2M	2	6	-66.7%	17	17	+0.0%
Over \$3.2M	11	8	+37.5%	33	28	+17.9%

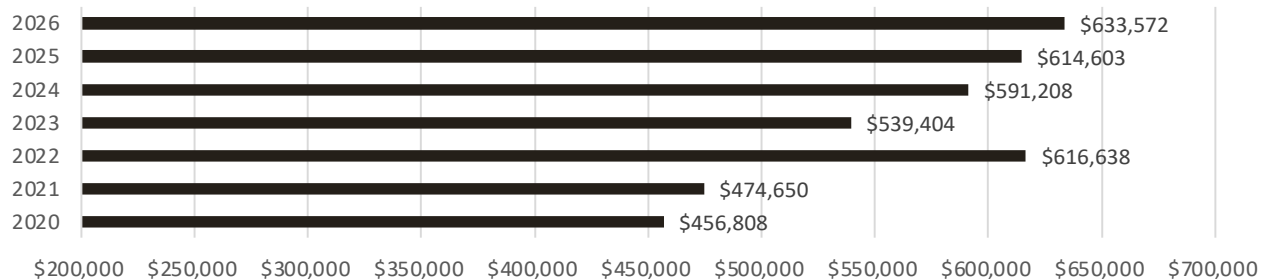
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: January	90	88	+2.3%	Number of Solds: Jan. 2026 vs. 2025
Avg. Closing Price: January	\$671,914	\$632,297	+6.3%	↑ 7%
Avg. DOM: January	28	32	-13.8%	
Avg. List-to-Sale Price ratio: January	100.4%	100.7%	-0.3%	
Avg. Price Per Sq. Ft.: January	\$477	\$438	+8.9%	
Closings: Nov.-Jan. (3 Months)	286	278	+2.9%	Avg. Sold Price: Jan. 2026 vs. 2025
Average Closing Price: Nov.-Jan. (3 Months)	\$633,572	\$614,603	+3.1%	↑ 6%

Condo Closings: November - January (3 Months)



Condo Average Closing Price: November - January (3 Months)



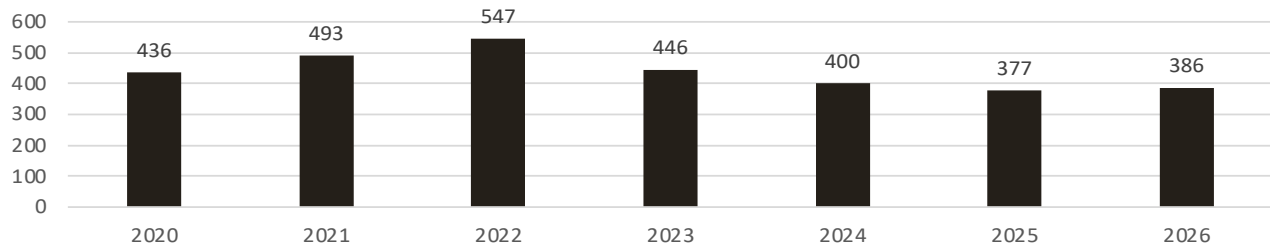
Condos: Number of Closed, by Price

PRICE RANGE	JANUARY 2026	JANUARY 2025	% CHANGE	2026 NOV.-JAN	2025 NOV.-JAN	% CHANGE
Under \$200K	1	0	N/A	3	3	+0.0%
\$200K - \$400K	15	25	-40.0%	49	70	-30.0%
\$400K - \$600K	44	31	+41.9%	129	107	+20.6%
\$600K - \$800K	7	17	-58.8%	49	48	+2.1%
\$800K - \$1M	12	6	+100.0%	25	24	+4.2%
\$1M - \$1.2M	4	2	+100.0%	11	4	+175.0%
\$1.2M - \$1.4M	0	1	-100.0%	7	4	+75.0%
\$1.4M - \$1.6M	3	0	N/A	5	3	+66.7%
Over \$1.6M	4	6	-33.3%	8	14	-42.9%

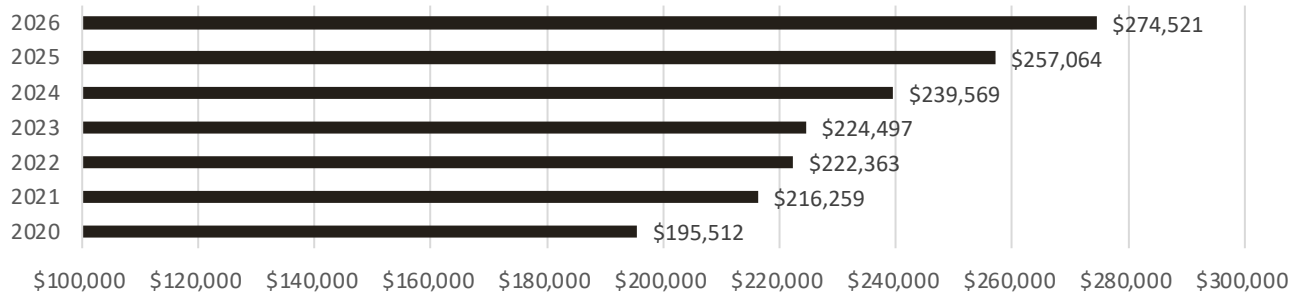
Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: Jan. 2026 vs. 2025 ↑8%
Closings: January	127	118	+7.6%	
Avg. Closing Price: January	\$296,674	\$256,445	+15.7%	
Avg. DOM: January	34	40	-13.9%	
Avg. List-to-Sale Price ratio: January	100.2%	98.8%	+1.5%	
Avg. Price Per Sq. Ft.: January	\$288	\$257	+11.9%	
Closings: Nov.-Jan. (3 Months)	386	377	+2.4%	Avg. Sold Price: Jan. 2026 vs. 2025 ↑16%
Average Closing Price: Nov.-Jan. (3 Months)	\$274,521	\$257,064	+6.8%	

Co-Op Closings: November - January (3 Months)



Co-Op Average Closing Price: November - January (3 Months)



Co-Ops: Number of Closed, by Price

PRICE RANGE	JANUARY 2026	JANUARY 2025	% CHANGE	2026 NOV. -JAN	2025 NOV. -JAN	% CHANGE
Under \$100K	4	4	+0.0%	10	8	+25.0%
\$100K - \$200K	36	45	-20.0%	127	142	-10.6%
\$200K - \$300K	42	40	+5.0%	133	136	-2.2%
\$300K - \$400K	28	14	+100.0%	68	53	+28.3%
\$400K - \$500K	5	5	+0.0%	23	17	+35.3%
\$500K - \$600K	4	6	-33.3%	12	9	+33.3%
\$600K - \$700K	1	1	+0.0%	1	3	-66.7%
\$700K - \$800K	0	1	-100.0%	1	5	-80.0%
Over \$800K	7	1	+600.0%	11	3	+266.7%

JANUARY 2026

Southern Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: January	58	64	-9.4%
Avg. Closing Price: January	\$940,159	\$882,002	+6.6%
Avg. DOM: January	55	43	+26.1%
Avg. List-to-Sale Price ratio: January	100.2%	102.3%	-2.1%
Avg. Price Per Sq. Ft.: January	\$428	\$396	+8.2%
Closings: Nov.-Jan. (3 Months)	222	208	+6.7%
Average Closing Price: Nov.-Jan. (3 Months)	\$950,398	\$927,108	+2.5%

Single Family Houses

Number of Solds: Jan.

2026 vs. 2025

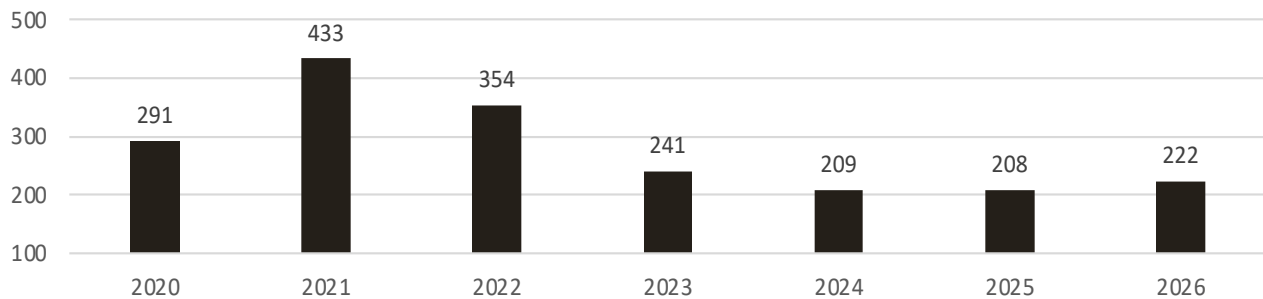
↓ 9%

Avg. Sold Price: Jan.

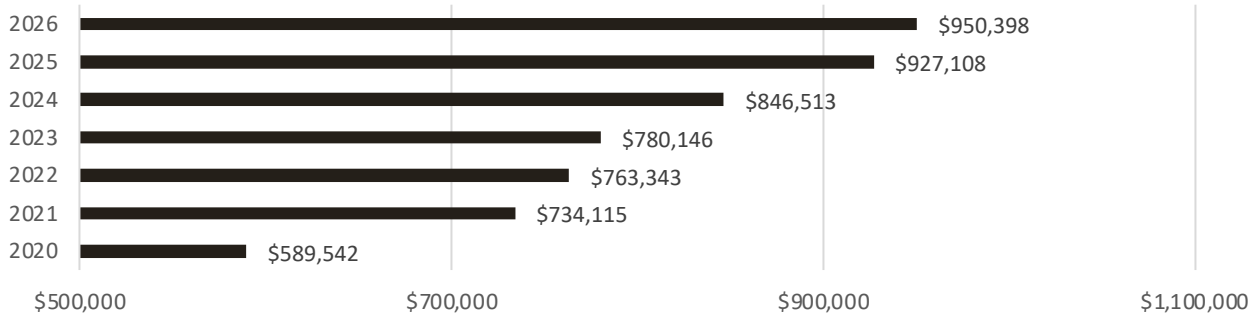
2026 vs. 2025

↑ 7%

House Closings: November - January (3 Months)



House Average Closing Price: November - January (3 Months)



Southern Westchester School Districts: November - January (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Mount Vernon	23	24	-4.2%	\$670,161	\$686,333	-2.4%	102.5%	99.2%	+3.3%
New Rochelle	63	69	-8.7%	\$1,062,151	\$1,088,629	-2.4%	102.2%	103.1%	-0.9%
Pelham	17	18	-5.6%	\$1,668,074	\$1,558,111	+7.1%	104.5%	103.2%	+1.3%
Yonkers	119	97	+22.7%	\$842,873	\$754,692	+11.7%	100.7%	101.3%	-0.6%

JANUARY 2026

Lower Central Westchester

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

Single Family Houses

Number of Solds: Jan.

2026 vs. 2025

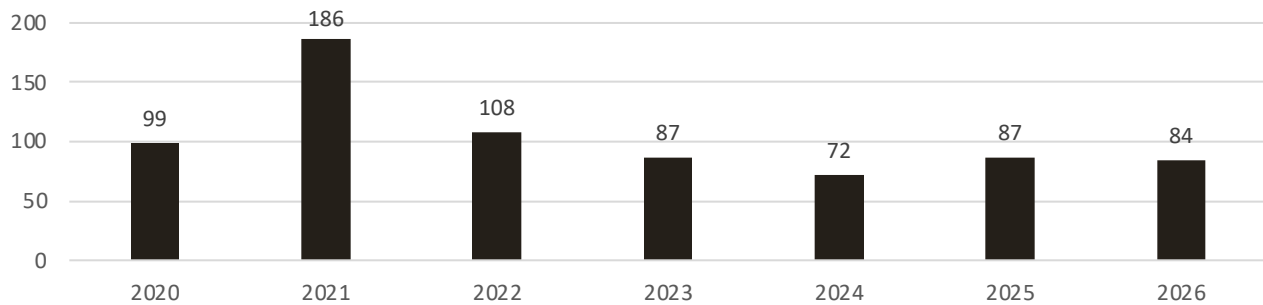
↑12%

Avg. Sold Price: Jan.

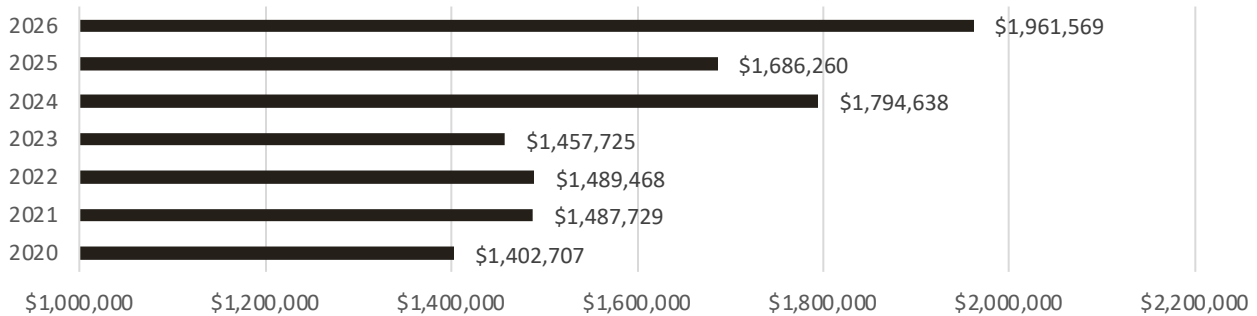
2026 vs. 2025

↑18%

Single Family Houses	2026	2025	% CHANGE
Closings: January	28	25	+12%
Avg. Closing Price: January	\$2,282,008	\$1,941,410	+17.5%
Avg. DOM: January	73	50	+47.6%
Avg. List-to-Sale Price ratio: January	105.2%	103.8%	+1.4%
Avg. Price Per Sq. Ft.: January	\$611	\$576	+6.1%
Closings: Nov.-Jan. (3 Months)	84	87	-3.4%
Average Closing Price: Nov.-Jan. (3 Months)	\$1,961,569	\$1,686,260	+16.3%



House Average Closing Price: November - January (3 Months)



Lower Central Westchester School Districts: First 11 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	5	7	-28.6%	\$2,880,300	\$2,042,857	+41%	105.6%	92.3%	+14.4%
Eastchester	26	24	+8.3%	\$1,116,538	\$1,073,743	+4%	101.3%	103.4%	-2.1%
Edgemont	9	13	-30.8%	\$1,846,111	\$1,335,462	+38.2%	98.3%	101.7%	-3.4%
Scarsdale	36	37	-2.7%	\$2,554,682	\$2,180,777	+17.1%	107.3%	109.9%	-2.4%
Tuckahoe	8	6	+33.3%	\$1,594,591	\$1,430,833	+11.4%	100.9%	97.0%	+4.1%

JANUARY 2026

Sound Shore

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

Single Family Houses	2026	2025	% CHANGE
Closings: January	25	41	-39%
Avg. Closing Price: January	\$1,648,342	\$1,531,232	+7.6%
Avg. DOM: January	44	64	-30.6%
Avg. List-to-Sale Price ratio: January	99.4%	103.0%	-3.5%
Avg. Price Per Sq. Ft.: January	\$592	\$556	+6.4%
Closings: Nov.-Jan. (3 Months)	123	127	-3.1%
Average Closing Price: Nov.-Jan. (3 Months)	\$1,706,199	\$1,510,514	+13%

Single Family Houses

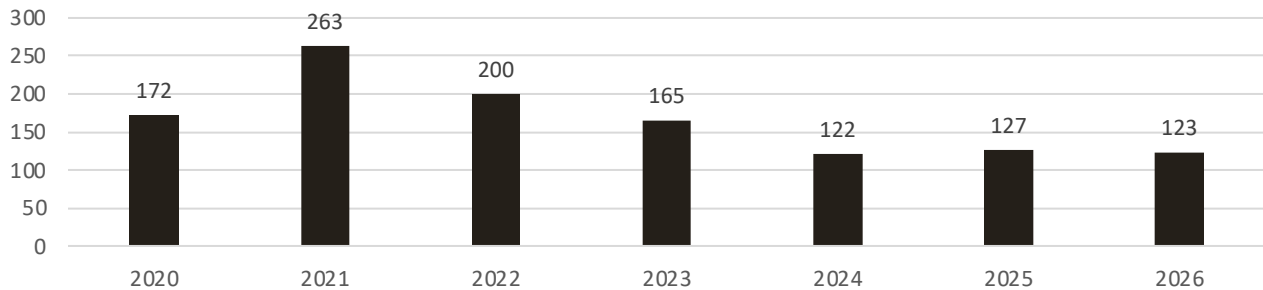
Number of Solds: Jan.
2026 vs. 2025

↓ 39%

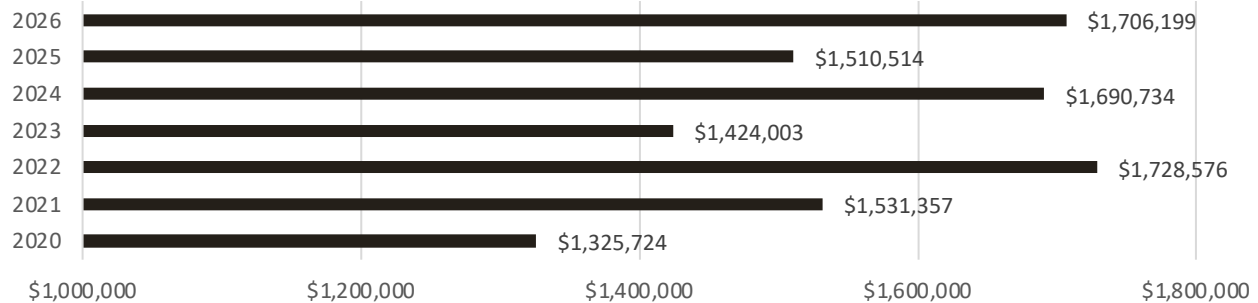
Avg. Sold Price: Jan.
2026 vs. 2025

↑ 8%

House Closings: November - January (3 Months)



House Average Closing Price: November - January (3 Months)



Sound Shore School Districts: November - January (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Blind Brook-Rye	17	15	+13.3%	\$1,422,301	\$1,067,417	+33.2%	101.6%	107.0%	-5.1%
Harrison	22	28	-21.4%	\$2,079,644	\$1,961,979	+6%	103.9%	100.5%	+3.3%
Mamaroneck	36	38	-5.3%	\$1,876,047	\$1,617,328	+16%	107.6%	105.3%	+2.2%
Port Chester-Rye	22	22	0%	\$752,250	\$744,814	+1%	101.3%	101.6%	-0.3%
Rye City	12	15	-20%	\$3,060,713	\$2,135,987	+43.3%	100.9%	109.8%	-8.1%
Rye Neck	14	9	+55.6%	\$1,365,387	\$1,222,717	+11.7%	107.5%	104.2%	+3.2%

JANUARY 2026

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: January	20	34	-41.2%
Avg. Closing Price: January	\$969,250	\$916,853	+5.7%
Avg. DOM: January	36	32	+14.5%
Avg. List-to-Sale Price ratio: January	104.0%	104.0%	+0%
Avg. Price Per Sq. Ft.: January	\$408	\$409	-0.2%
Closings: Nov.-Jan. (3 Months)	75	104	-27.9%
Average Closing Price: Nov.-Jan. (3 Months)	\$934,082	\$911,007	+2.5%

Single Family Houses

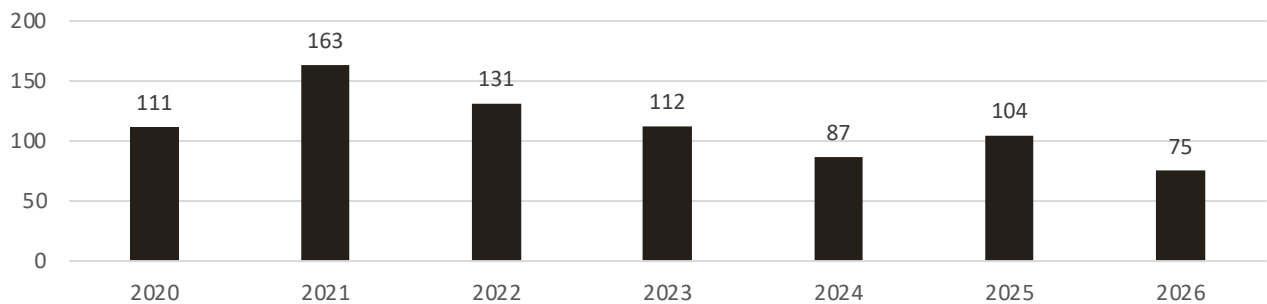
Number of Solds: Jan.
2026 vs. 2025

↓ 41%

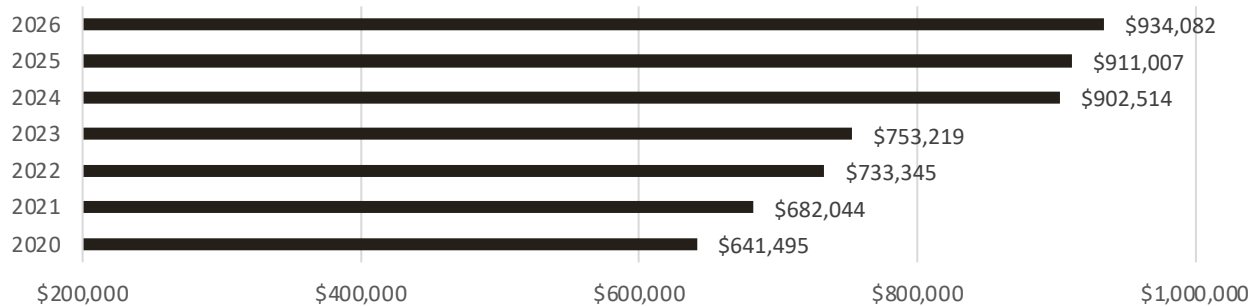
Avg. Sold Price: Jan.
2026 vs. 2025

↑ 6%

House Closings: November - January (3 Months)



House Average Closing Price: November - January (3 Months)



White Plains Area School Districts: First 11 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	22	28	-21.4%	\$842,917	\$812,750	+3.7%	102.7%	101.9%	+0.9%
Valhalla	13	20	-35%	\$838,769	\$815,256	+2.9%	105.3%	102.0%	+3.2%
White Plains	40	56	-28.6%	\$1,015,200	\$994,332	+2.1%	104.2%	103.2%	+1%

JANUARY 2026

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: January	32	58	-44.8%
Avg. Closing Price: January	\$982,141	\$1,075,957	-8.7%
Avg. DOM: January	42	47	-12.1%
Avg. List-to-Sale Price ratio: January	104.6%	102.4%	+2.2%
Avg. Price Per Sq. Ft.: January	\$459	\$414	+10.8%
Closings: Nov.-Jan. (3 Months)	141	179	-21.2%
Average Closing Price: Nov.-Jan. (3 Months)	\$1,036,257	\$1,007,376	+2.9%

Single Family Houses

Number of Solds: Jan.

2026 vs. 2025

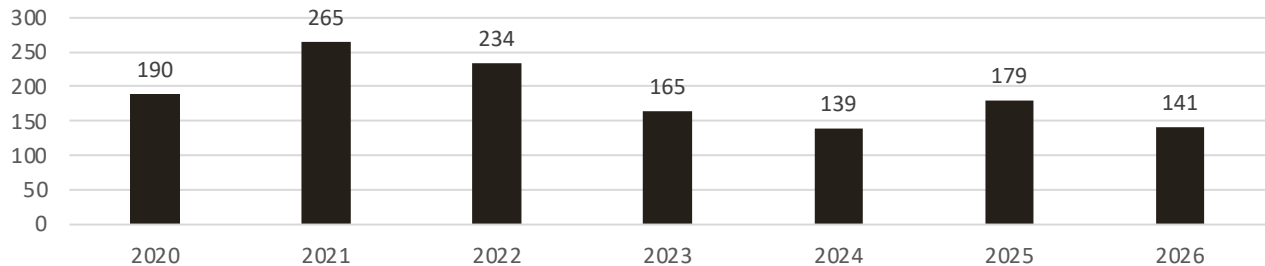
↓45%

Avg. Sold Price: Jan.

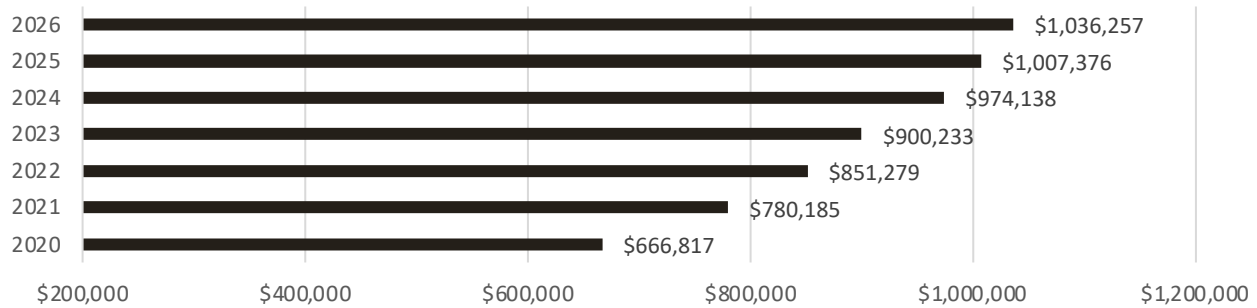
2026 vs. 2025

↓9%

House Closings: November - January (3 Months)



House Average Closing Price: November - January (3 Months)



Rivertowns School Districts: November - January (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	15	29	-48.3%	\$1,005,500	\$1,089,700	-7.7%	105.2%	104.5%	+0.7%
Briarcliff Manor	12	18	-33.3%	\$1,356,917	\$1,338,958	+1.3%	104.2%	102.8%	+1.4%
Dobbs Ferry	8	11	-27.3%	\$1,071,250	\$974,636	+9.9%	103.0%	98.4%	+4.7%
Elmsford	11	15	-26.7%	\$695,523	\$745,400	-6.7%	102.1%	104.6%	-2.3%
Hastings	13	13	0%	\$1,323,578	\$1,118,338	+18.4%	110.3%	99.2%	+11.2%
Irvington	12	16	-25%	\$1,509,575	\$1,407,539	+7.2%	104.7%	103.3%	+1.3%
Mount Pleasant	19	23	-17.4%	\$992,500	\$846,957	+17.2%	103.4%	102.1%	+1.3%
Ossining	38	47	-19.1%	\$720,199	\$795,565	-9.5%	102.4%	103.2%	-0.7%
Tarrytown	13	7	+85.7%	\$1,306,115	\$1,255,029	+4.1%	106.1%	107.8%	-1.5%

JANUARY 2026

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: January	42	56	-25%
Avg. Closing Price: January	\$726,143	\$668,972	+8.5%
Avg. DOM: January	39	39	+1.2%
Avg. List-to-Sale Price ratio: January	102.7%	101.8%	+0.9%
Avg. Price Per Sq. Ft.: January	\$349	\$360	-3.1%
Closings: Nov.-Jan. (3 Months)	141	144	-2.1%
Average Closing Price: Nov.-Jan. (3 Months)	\$738,114	\$658,790	+12%

Single Family Houses

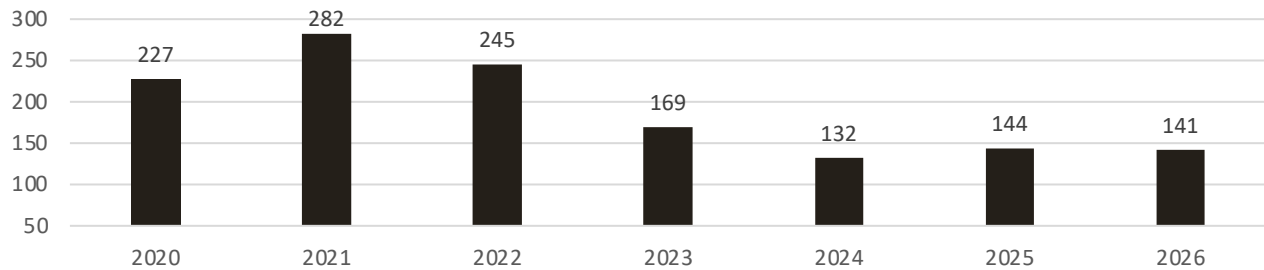
Number of Solds: Jan.
2026 vs. 2025

↓ 25%

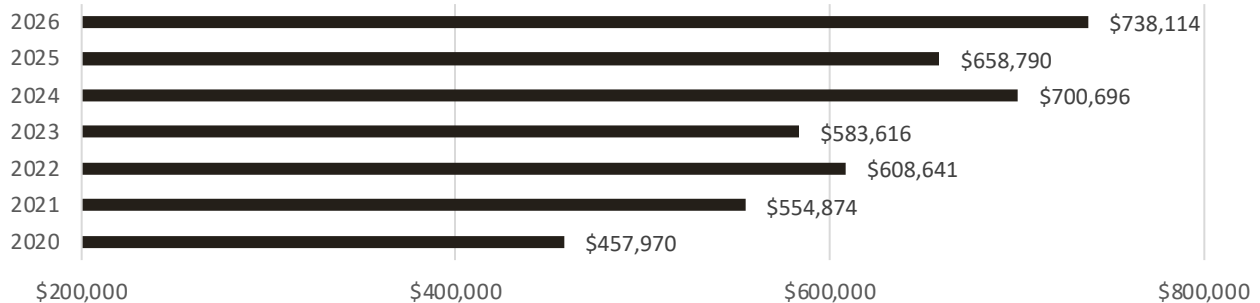
Avg. Sold Price: Jan.
2026 vs. 2025

↑ 9%

House Closings: November - January (3 Months)



House Average Closing Price: November - January (3 Months)



Northwest Westchester School Districts: November - January (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Croton-Harmon	21	15	+40%	\$950,544	\$908,589	+4.6%	101.5%	104.6%	-3%
Hendrick Hudson	19	28	-32.1%	\$710,574	\$769,220	-7.6%	100.0%	101.8%	-1.8%
Lakeland	51	59	-13.6%	\$678,057	\$562,700	+20.5%	101.9%	102.7%	-0.8%
Peekskill	22	24	-8.3%	\$573,791	\$527,667	+8.7%	102.4%	101.5%	+0.8%
Putnam Valley	1	1	0%	\$562,500	\$385,000	+46.1%	102.5%	101.9%	+0.6%
Yorktown	27	17	+58.8%	\$846,111	\$791,206	+6.9%	105.8%	100.6%	+5.2%

JANUARY 2026

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: January	50	74	-32.4%
Avg. Closing Price: January	\$1,410,309	\$1,332,168	+5.9%
Avg. DOM: January	53	56	-6.2%
Avg. List-to-Sale Price ratio: January	101.8%	101.8%	+0%
Avg. Price Per Sq. Ft.: January	\$439	\$429	+2.2%
Closings: Nov.-Jan. (3 Months)	213	209	+1.9%
Average Closing Price: Nov.-Jan. (3 Months)	\$1,442,849	\$1,475,959	-2.2%

Single Family Houses

Number of Solds: Jan.

2026 vs. 2025

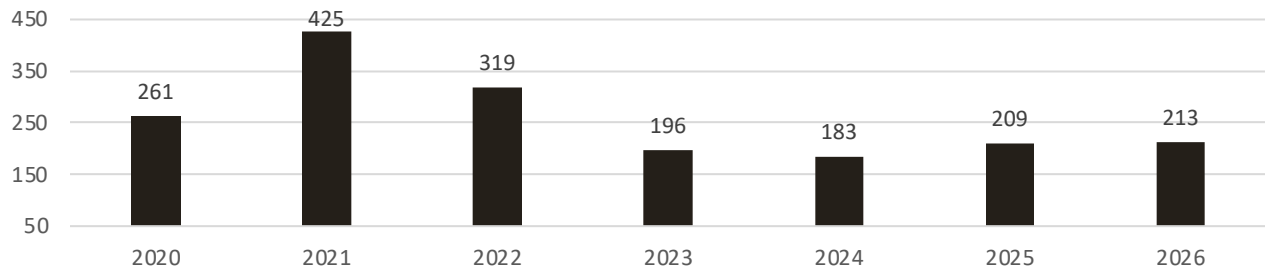
↓32%

Avg. Sold Price: Jan.

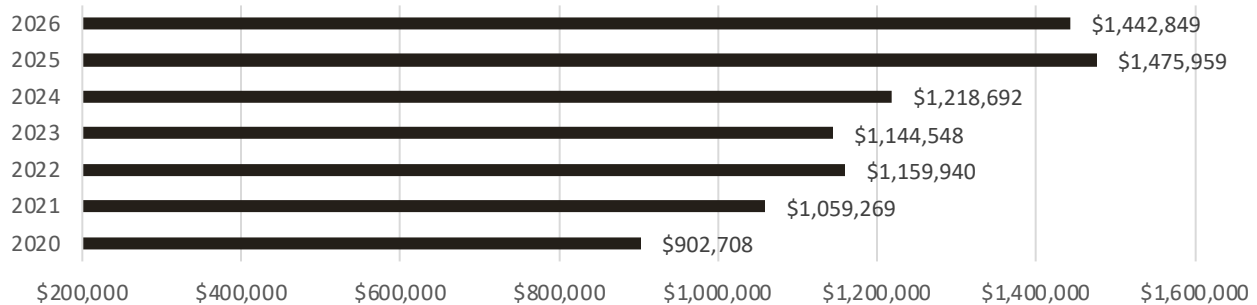
2026 vs. 2025

↑6%

House Closings: November - January (3 Months)



House Average Closing Price: November - January (3 Months)



Northeast Westchester School Districts: November - January (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	42	55	-23.6%	\$2,055,650	\$1,873,292	+9.7%	104.2%	100.9%	+3.3%
Byram Hills	22	19	+15.8%	\$1,959,651	\$1,937,811	+1.1%	105.6%	103.0%	+2.5%
Chappaqua	30	41	-26.8%	\$1,714,367	\$1,532,643	+11.9%	100.4%	104.2%	-3.6%
Katonah-Lewisboro	33	42	-21.4%	\$1,181,756	\$1,323,886	-10.7%	102.4%	100.9%	+1.5%
North Salem	17	14	+21.4%	\$1,383,075	\$1,280,357	+8%	98.9%	102.2%	-3.2%
Pleasantville	24	13	+84.6%	\$1,078,181	\$937,000	+15.1%	105.3%	103.6%	+1.6%
Somers	45	25	+80%	\$845,768	\$803,133	+5.3%	100.5%	101.0%	-0.5%

Contact Us

JANUARY 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

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.