

Jul

2026
MARKET
REPORT

SEPT



Brown Harris Stevens THE Craft OF Research

183 Hickory Kingdom Road, Bedford, set on 7.3 acres.

Westchester County

July Overview

Brown Harris Stevens

House sales picked up in July, but the overall pattern in Westchester remained much the same: inventory is still limiting overall volume of sales, buyer competition remains strong, and the high end continues to see the biggest gains.

Westchester had 907 residential closings in July, up 4% from 873 last year. House sales drove the increase, rising 7%, while co-op sales were essentially flat and condo sales declined 7%. Year to date, however, closings remain 4% below last year, with house sales down 7% through July.

Inventory remains tight, particularly for houses. Active house listings were down 5% from a year ago, while condo inventory was essentially flat. Co-op inventory continued to move in the other direction, rising 17% from last year, continuing a pattern we've seen for much of the year.

Despite fewer sales year to date, prices rose across every property type. The median house sale price reached \$1.26M in July, up 9% from last year. The median condo price in July rose 18% to \$622,500, while the median co-op price increased 11% to \$249,500. Year to date, the median house price is up 15%, as buyer demand remained strong and more sales have gravitated to higher price points.

Competition also remained strong. Across all property types, 66% of July closings sold above asking price, up from 60% last year. Houses saw the strongest competition, with 75% selling over ask and a median time on market of just 14 days. That was even higher than the year-to-date rate, with 66% of house sales going over ask through July.

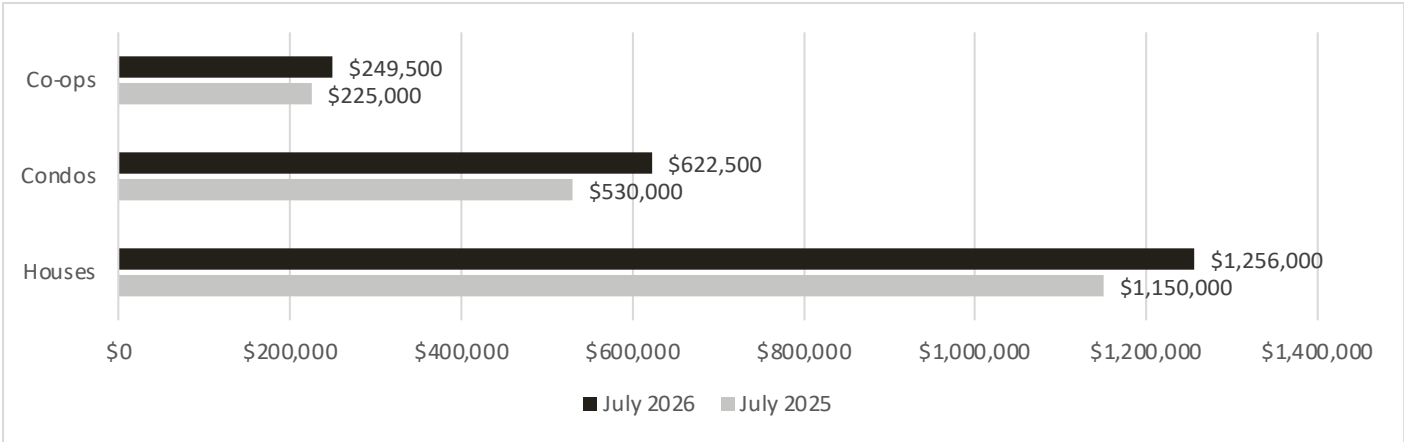
The high end remained notably active. There were 61 house sales above \$3M in July, up from 35 a year ago. Year to date, Westchester has had 214 house sales above \$3M, 94 above \$4M, and 46 above \$5M, all the highest January-through-July totals in at least the past decade. July's top sale was 42 Mamaronneck Road in Scarsdale, which closed for \$9.85M.

The 30-year fixed rate averaged 6.49% in July, unchanged from June and still relatively high compared with the spring. But limited inventory, rather than borrowing costs, continues to have the bigger impact on the market.



BHSID 983302

Westchester Median Sale Price by Property Type — July 2026 vs. July 2025



Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: July	639	598	+6.9%
Avg. Closing Price: July	\$1,558,342	\$1,416,667	+10.0%
Median DOM: July	14	15	-6.7%
Avg. List-to-Sale Price ratio: July	108.3%	106.5%	+1.7%
Avg. Price Per Sq. Ft.: July	\$561	\$500	+12.1%
Closings: First Seven Months	2467	2639	-6.5%
Average Closing Price: First Seven Months	\$1,482,478	\$1,332,510	+11.3%

Single Family Houses

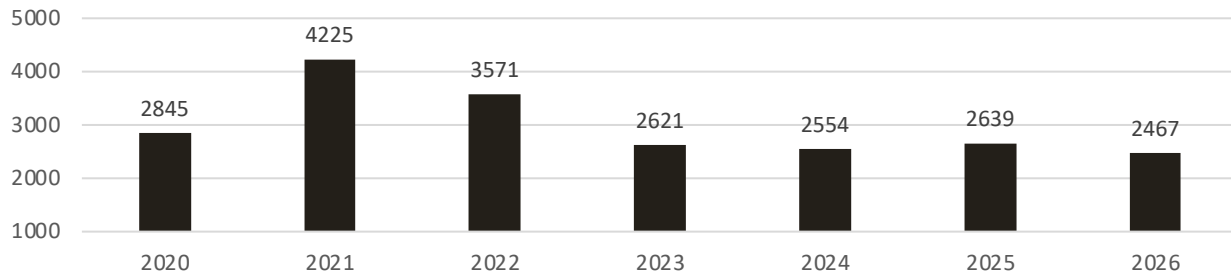
Number of Solds: July
2026 vs. 2025

↑ 7%

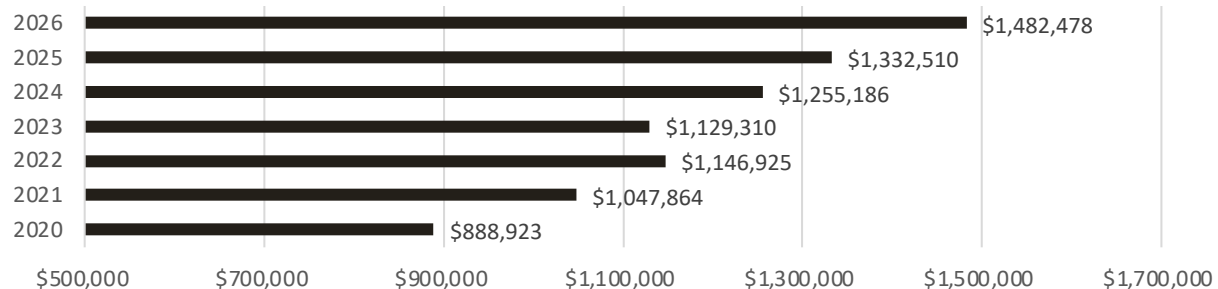
Avg. Sold Price: July
2026 vs. 2025

↑ 10%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



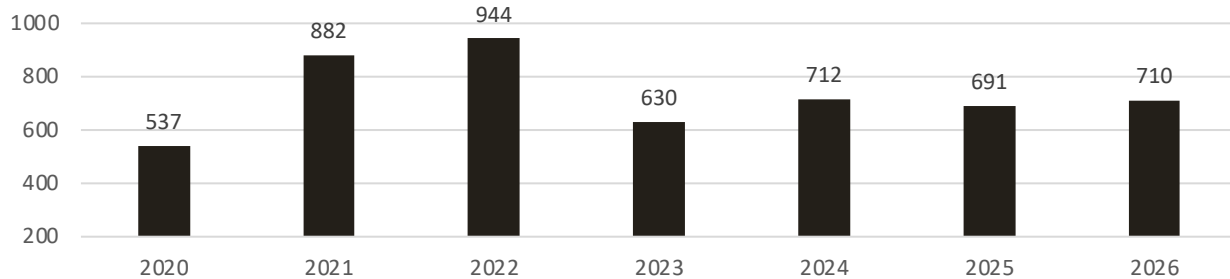
Houses: Number of Closed, by Price

PRICE RANGE	JULY 2026	JULY 2025	% CHANGE	2026 FIRST 7 MOS	2025 FIRST 7 MOS.	% CHANGE
Under \$400K	7	5	+40.0%	30	40	-25.0%
\$400K - \$800K	119	146	-18.5%	618	808	-23.5%
\$800K - \$1.2M	171	158	+8.2%	654	710	-7.9%
\$1.2M - \$1.6M	133	112	+18.8%	417	411	+1.5%
\$1.6M-\$2M	66	57	+15.8%	257	234	+9.8%
\$2M-\$2.4M	44	44	+0.0%	148	129	+14.7%
\$2.4M-\$2.8M	29	28	+3.6%	91	111	-18.0%
\$2.8M-\$3.2M	18	21	-14.3%	66	67	-1.5%
Over \$3.2M	52	27	+92.6%	185	129	+43.4%

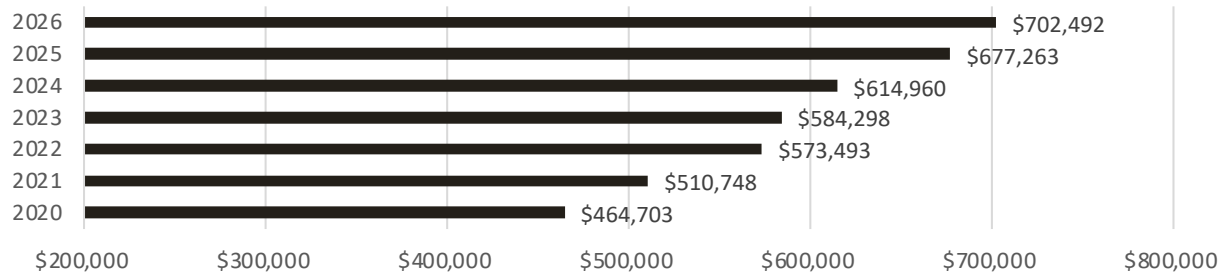
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: July	113	122	-7.4%	Number of Solds: July
Avg. Closing Price: July	\$731,452	\$631,627	+15.8%	2026 vs. 2025
Median DOM: July	22	22	+0.0%	↓ 7%
Avg. List-to-Sale Price ratio: July	102.8%	101.5%	+1.3%	
Avg. Price Per Sq. Ft.: July	\$486	\$444	+9.4%	
Closings: First Seven Months	710	691	+2.7%	Avg. Sold Price: July
Average Closing Price: First Seven Months	\$702,492	\$677,263	+3.7%	2026 vs. 2025
				↑ 16%

Condo Closings: First Seven Months



Condo Average Closing Price: First Seven Months



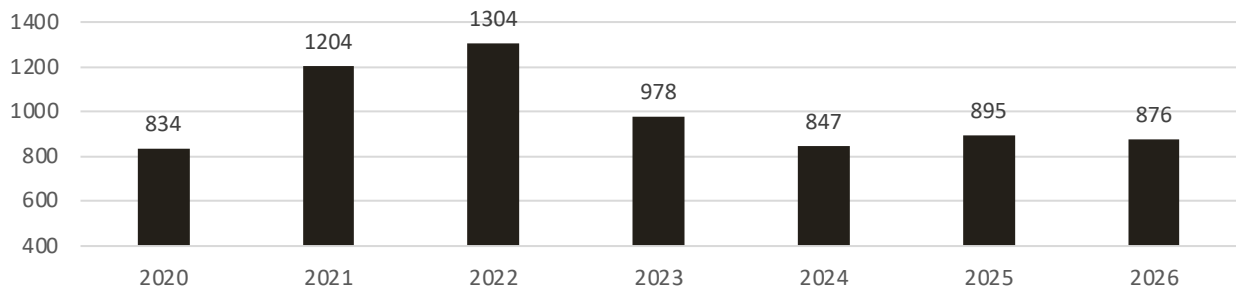
Condos: Number of Closed, by Price

PRICE RANGE	JULY 2026	JULY 2025	% CHANGE	2026 FIRST 7 MOS	2025 FIRST 7 MOS.	% CHANGE
Under \$200K	0	0	N/A	3	1	+200.0%
\$200K - \$400K	16	20	-20.0%	115	144	-20.1%
\$400K - \$600K	37	58	-36.2%	277	268	+3.4%
\$600K - \$800K	25	27	-7.4%	133	133	+0.0%
\$800K - \$1M	16	6	+166.7%	72	65	+10.8%
\$1M - \$1.2M	8	3	+166.7%	31	14	+121.4%
\$1.2M - \$1.4M	4	0	N/A	21	9	+133.3%
\$1.4M - \$1.6M	4	4	+0.0%	19	13	+46.2%
Over \$1.6M	3	4	-25.0%	39	44	-11.4%

Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: July 2026 vs. 2025
Closings: July	155	153	+1.3%	↑1%
Avg. Closing Price: July	\$288,670	\$268,691	+7.4%	
Median DOM: July	36	32	+12.5%	↑7%
Avg. List-to-Sale Price ratio: July	100.1%	101.2%	-1.1%	
Avg. Price Per Sq. Ft.: July	\$291	\$274	+6.2%	
Closings: First Seven Months	876	895	-2.1%	
Average Closing Price: First Seven Months	\$276,229	\$260,956	+5.9%	

Co-Op Closings: First Seven Months



Co-Op Average Closing Price: First Seven Months



Co-Ops: Number of Closed, by Price

PRICE RANGE	JULY 2026	JULY 2025	% CHANGE	2026 FIRST 7 MOS	2025 FIRST 7 MOS.	% CHANGE
Under \$100K	5	4	+25.0%	31	37	-16.2%
\$100K - \$200K	43	56	-23.2%	273	339	-19.5%
\$200K - \$300K	53	43	+23.3%	307	272	+12.9%
\$300K - \$400K	24	32	-25.0%	147	151	-2.6%
\$400K - \$500K	18	7	+157.1%	64	43	+48.8%
\$500K - \$600K	6	4	+50.0%	23	22	+4.5%
\$600K - \$700K	0	4	-100.0%	4	9	-55.6%
\$700K - \$800K	4	0	N/A	6	5	+20.0%
Over \$800K	2	3	-33.3%	21	17	+23.5%

JULY 2026

Southern Westchester

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

Single Family Houses

Number of Solds: July

2026 vs. 2025

↑4%

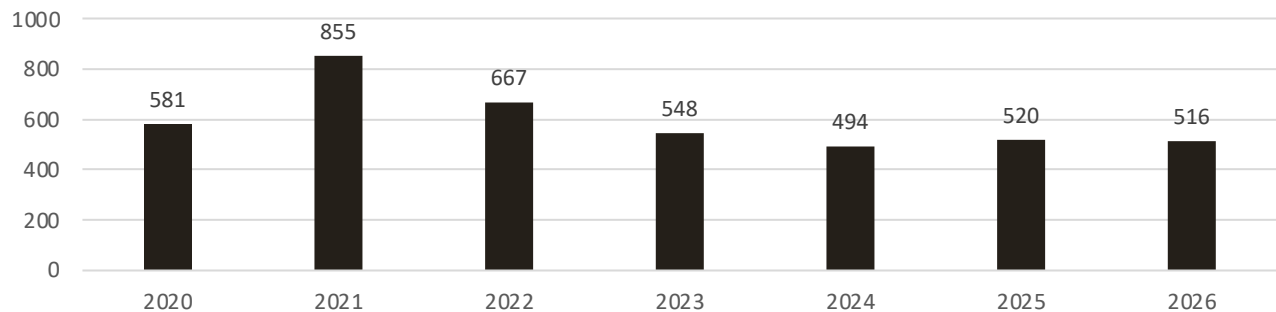
Avg. Sold Price: July

2026 vs. 2025

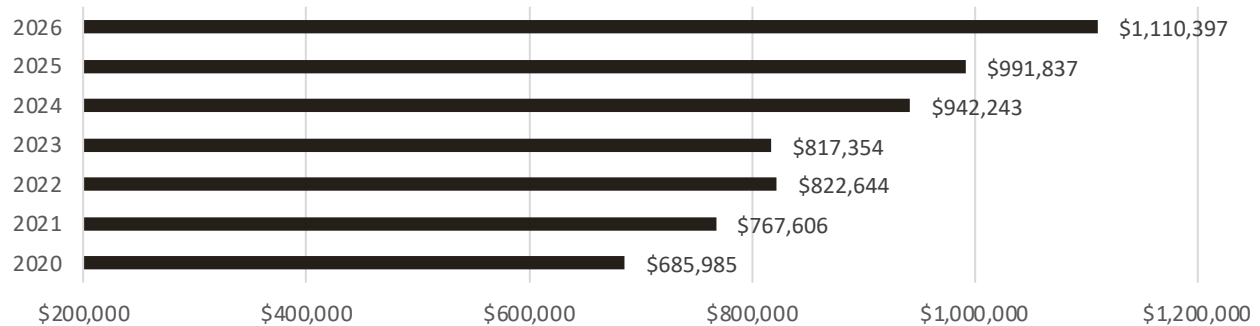
↓2%

Single Family Houses	2026	2025	% CHANGE
Closings: July	116	112	+3.6%
Avg. Closing Price: July	\$1,119,175	\$1,140,390	-1.9%
Avg. DOM: July	26	27	-5%
Avg. List-to-Sale Price ratio: July	105.8%	103.9%	+1.8%
Avg. Price Per Sq. Ft.: July	\$497	\$472	+5.4%
Closings: First Seven Months	516	520	-0.8%
Average Closing Price: First Seven Months	\$1,110,397	\$991,837	+12%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



Southern Westchester School Districts: First Seven Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Mount Vernon	59	72	-18.1%	\$815,836	\$697,415	+17%	100.3%	100.9%	-0.6%
New Rochelle	152	161	-5.6%	\$1,286,260	\$1,187,729	+8.3%	107.4%	105.8%	+1.5%
Pelham	59	58	+1.7%	\$1,818,786	\$1,736,594	+4.7%	103.6%	107.0%	-3.2%
Yonkers	246	229	+7.4%	\$902,483	\$758,055	+19.1%	101.3%	101.7%	-0.4%

JULY 2026

Lower Central Westchester

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

Single Family Houses

Number of Solds: July
2026 vs. 2025

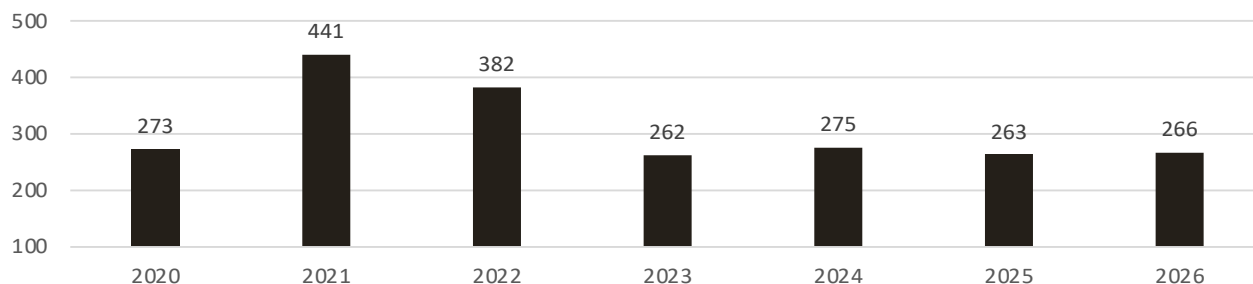
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Avg. Sold Price: July
2026 vs. 2025

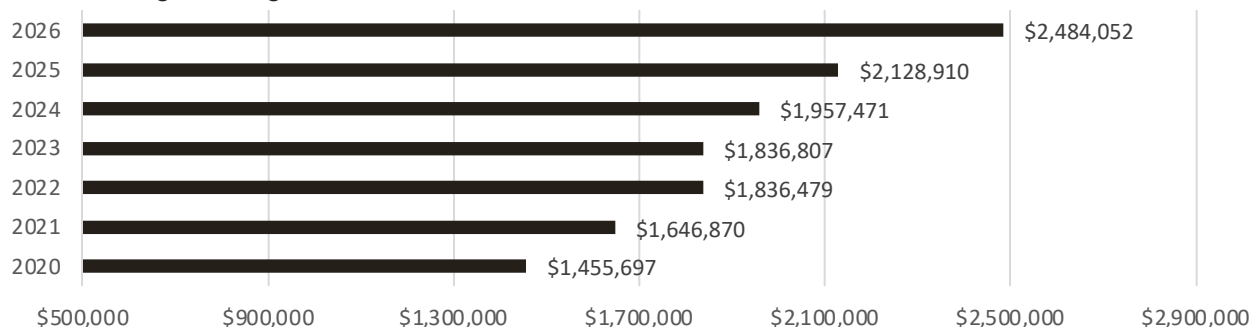
↑ 27%

Single Family Houses	2026	2025	% CHANGE
Closings: July	69	70	-1.4%
Avg. Closing Price: July	\$2,675,510	\$2,108,241	+26.9%
Avg. DOM: July	29	31	-6.4%
Avg. List-to-Sale Price ratio: July	112.1%	107.9%	+3.9%
Avg. Price Per Sq. Ft.: July	\$730	\$618	+18%
Closings: First Seven Months	266	263	+1.1%
Average Closing Price: First Seven Months	\$2,484,052	\$2,128,910	+16.7%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



Lower Central Westchester School Districts: First Seven Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	33	21	+57.1%	\$2,868,554	\$2,979,571	-3.7%	103.8%	100.9%	+2.9%
Eastchester	60	55	+9.1%	\$1,206,658	\$1,169,036	+3.2%	109.0%	106.3%	+2.6%
Edgemont	44	46	-4.3%	\$1,850,836	\$1,498,424	+23.5%	111.5%	107.3%	+3.9%
Scarsdale	114	119	-4.2%	\$3,413,430	\$2,796,977	+22%	113.8%	108.2%	+5.2%
Tuckahoe	15	22	-31.8%	\$1,541,882	\$1,421,250	+8.5%	103.4%	99.1%	+4.3%

JULY 2026

Sound Shore

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

Single Family Houses

	2026	2025	% CHANGE
Closings: July	115	96	+19.8%
Avg. Closing Price: July	\$2,203,575	\$2,095,449	+5.2%
Avg. DOM: July	19	20	-5.2%
Avg. List-to-Sale Price ratio: July	108.9%	108.2%	+0.7%
Avg. Price Per Sq. Ft.: July	\$709	\$653	+8.5%
Closings: First Seven Months	357	405	-11.9%
Average Closing Price: First Seven Months	\$2,222,720	\$2,038,383	+9%

Single Family Houses

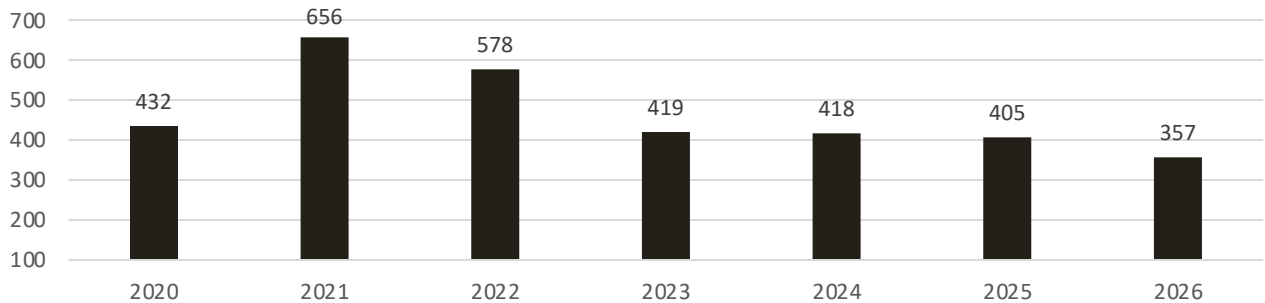
Number of Solds: July
2026 vs. 2025

↑20%

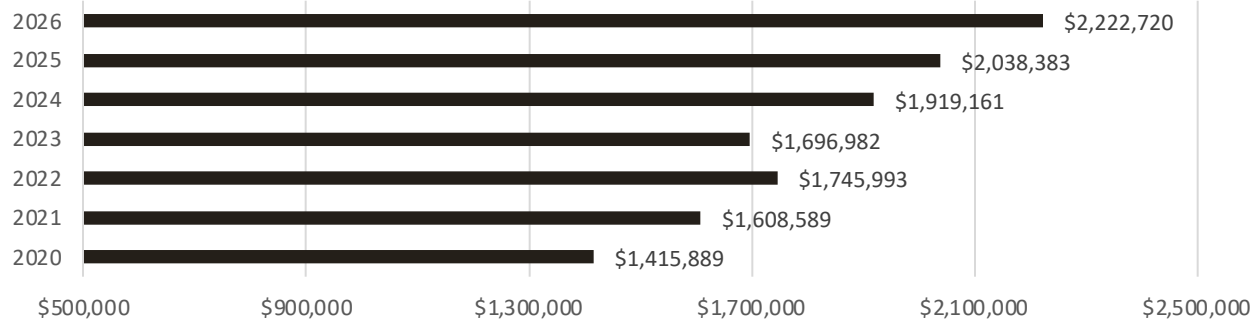
Avg. Sold Price: July
2026 vs. 2025

↑5%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



Sound Shore School Districts: First Seven 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	36	49	-26.5%	\$1,607,541	\$1,504,091	+6.9%	111.8%	103.2%	+8.4%
Harrison	63	81	-22.2%	\$2,830,629	\$2,080,128	+36.1%	104.9%	103.7%	+1.2%
Mamaroneck	113	125	-9.6%	\$2,418,072	\$2,171,694	+11.3%	111.3%	108.7%	+2.4%
Port Chester-Rye	54	44	+22.7%	\$851,215	\$755,139	+12.7%	104.0%	104.8%	-0.8%
Rye City	51	71	-28.2%	\$3,065,321	\$3,081,218	-0.5%	105.0%	103.4%	+1.5%
Rye Neck	40	35	+14.3%	\$2,044,271	\$1,711,422	+19.4%	111.3%	107.7%	+3.4%

JULY 2026

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: July	51	36	+41.7%
Avg. Closing Price: July	\$1,003,980	\$990,947	+1.3%
Avg. DOM: July	27	22	+22.8%
Avg. List-to-Sale Price ratio: July	107.8%	108.6%	-0.7%
Avg. Price Per Sq. Ft.: July	\$487	\$455	+7%
Closings: First Seven Months	197	213	-7.5%
Average Closing Price: First Seven Months	\$996,098	\$992,883	+0.3%

Single Family Houses

Number of Solds: July

2026 vs. 2025

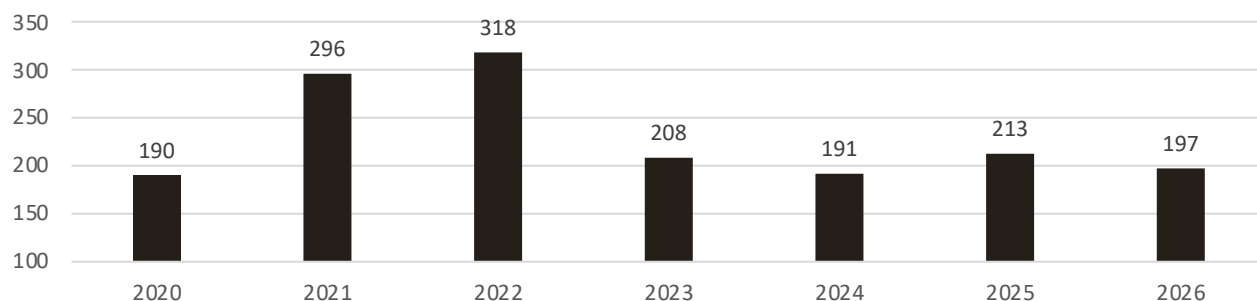
↑42%

Avg. Sold Price: July

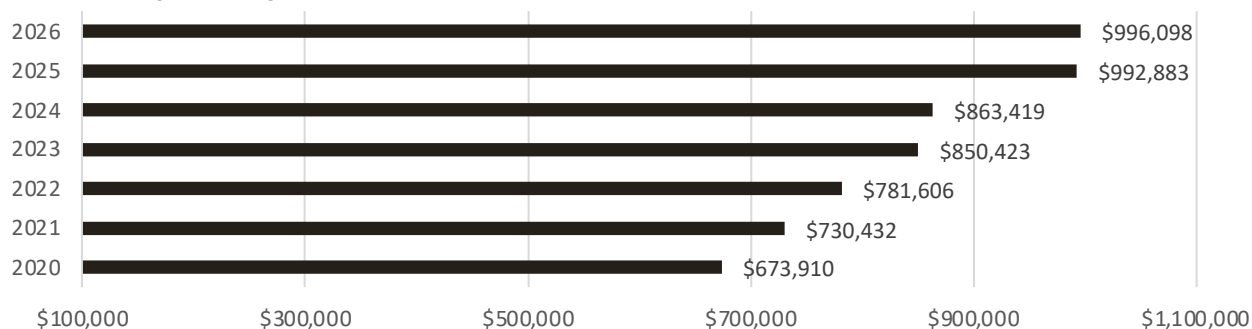
2026 vs. 2025

↑1%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



White Plains Area School Districts: First Seven Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	62	53	+17%	\$907,426	\$920,881	-1.5%	104.5%	106.0%	-1.4%
Valhalla	29	42	-31%	\$980,442	\$850,821	+15.2%	106.5%	105.4%	+1.1%
White Plains	106	118	-10.2%	\$1,052,245	\$1,075,786	-2.2%	107.6%	106.3%	+1.3%

JULY 2026

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: July	93	95	-2.1%
Avg. Closing Price: July	\$1,428,013	\$1,156,990	+23.4%
Avg. DOM: July	30	24	+25.6%
Avg. List-to-Sale Price ratio: July	109.3%	107.6%	+1.5%
Avg. Price Per Sq. Ft.: July	\$553	\$482	+14.9%
Closings: First Seven Months	361	385	-6.2%
Average Closing Price: First Seven Months	\$1,274,898	\$1,092,012	+16.7%

Single Family Houses

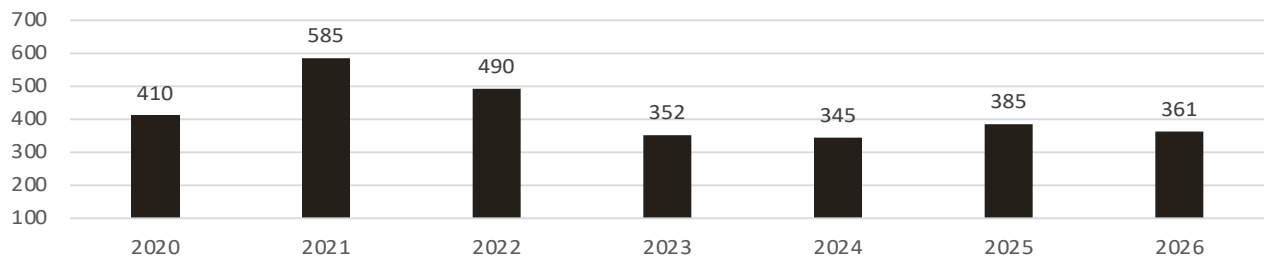
Number of Solds: July
2026 vs. 2025

↓ 2%

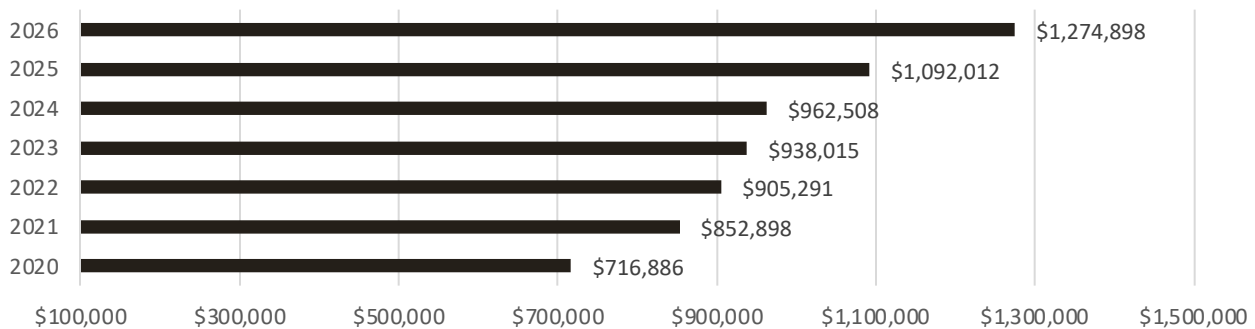
Avg. Sold Price: July
2026 vs. 2025

↑ 23%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



Rivertowns School Districts: First Seven Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	47	49	-4.1%	\$1,229,240	\$1,151,440	+6.8%	110.0%	106.8%	+3%
Briarcliff Manor	38	33	+15.2%	\$1,946,646	\$1,342,276	+45%	111.9%	106.9%	+4.7%
Dobbs Ferry	34	44	-22.7%	\$1,363,840	\$1,432,188	-4.8%	106.4%	106.3%	+0.1%
Elmsford	26	28	-7.1%	\$790,538	\$736,946	+7.3%	103.9%	105.0%	-1.1%
Hastings	26	31	-16.1%	\$1,429,107	\$1,375,344	+3.9%	116.1%	110.6%	+5%
Irvington	48	39	+23.1%	\$1,945,496	\$1,447,513	+34.4%	105.8%	105.0%	+0.7%
Mount Pleasant	33	51	-35.3%	\$1,055,121	\$827,448	+27.5%	103.9%	102.8%	+1%
Ossining	86	87	-1.1%	\$807,099	\$793,184	+1.8%	104.2%	104.3%	-0.1%
Tarrytown	23	23	0%	\$1,165,065	\$1,120,119	+4%	108.9%	104.9%	+3.8%

JULY 2026

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: July	57	68	-16.2%
Avg. Closing Price: July	\$896,887	\$785,826	+14.1%
Avg. DOM: July	30	23	+30%
Avg. List-to-Sale Price ratio: July	106.8%	103.9%	+2.8%
Avg. Price Per Sq. Ft.: July	\$433	\$377	+14.6%
Closings: First Seven Months	284	323	-12.1%
Average Closing Price: First Seven Months	\$844,127	\$722,225	+16.9%

Single Family Houses

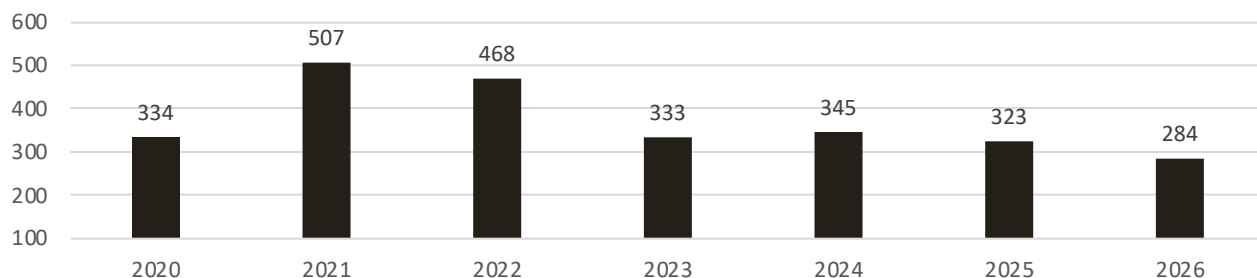
Number of Solds: July
2026 vs. 2025

↓16%

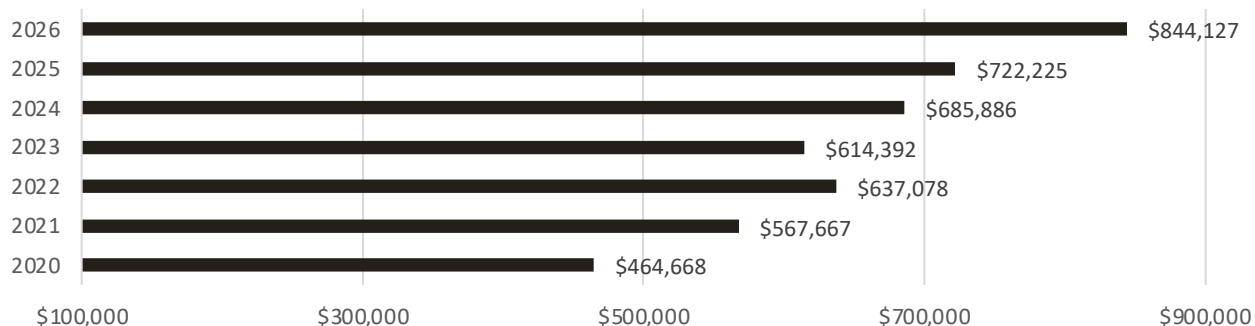
Avg. Sold Price: July
2026 vs. 2025

↑14%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



Northwest Westchester School Districts: First Seven Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Croton-Harmon	39	34	+14.7%	\$1,230,372	\$981,723	+25.3%	106.2%	103.2%	+2.9%
Hendrick Hudson	53	67	-20.9%	\$798,384	\$734,350	+8.7%	104.2%	102.5%	+1.7%
Lakeland	89	111	-19.8%	\$702,553	\$665,842	+5.5%	103.5%	103.3%	+0.1%
Peekskill	32	37	-13.5%	\$662,956	\$573,176	+15.7%	103.3%	102.1%	+1.2%
Putnam Valley	2	7	-71.4%	\$916,250	\$543,464	+68.6%	102.4%	103.4%	-1%
Yorktown	69	67	+3%	\$925,491	\$772,812	+19.8%	104.6%	104.0%	+0.6%

JULY 2026

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: July	138	121	+14%
Avg. Closing Price: July	\$1,397,131	\$1,418,835	-1.5%
Avg. DOM: July	23	24	-4.1%
Avg. List-to-Sale Price ratio: July	108.2%	106.7%	+1.4%
Avg. Price Per Sq. Ft.: July	\$491	\$435	+13%
Closings: First Seven Months	486	530	-8.3%
Average Closing Price: First Seven Months	\$1,509,953	\$1,415,287	+6.7%

Single Family Houses

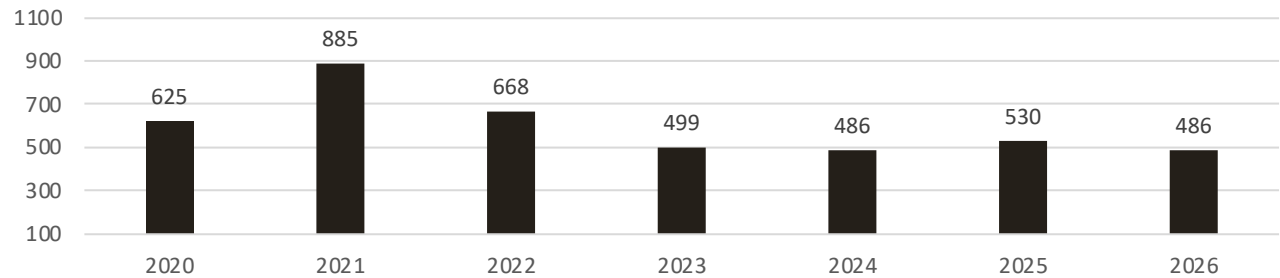
Number of Solds: July
2026 vs. 2025

↑14%

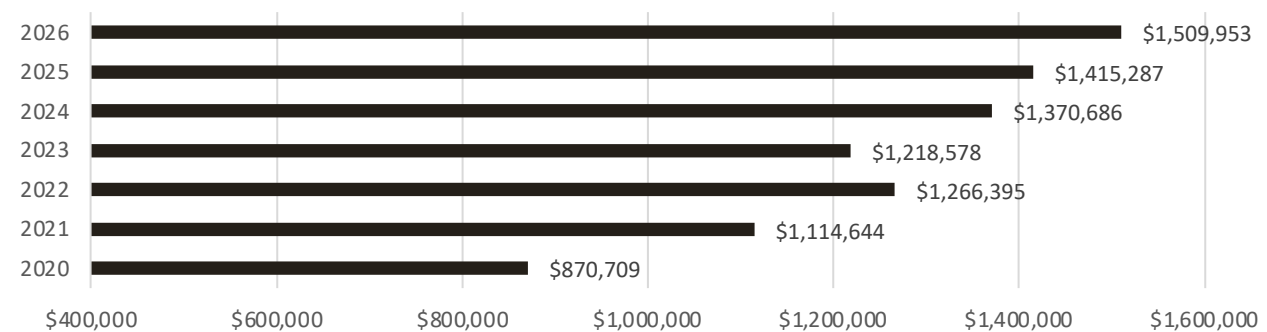
Avg. Sold Price: July
2026 vs. 2025

↓2%

House Closings: First Seven Months



House Average Closing Price: First Seven Months



Northeast Westchester School Districts: First Seven Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	117	120	-2.5%	\$1,783,240	\$1,581,418	+12.8%	104.4%	103.6%	+0.8%
Byram Hills	59	57	+3.5%	\$1,892,319	\$1,798,018	+5.2%	105.4%	105.9%	-0.4%
Chappaqua	68	111	-38.7%	\$1,800,016	\$1,567,552	+14.8%	113.6%	109.8%	+3.4%
Katonah-Lewisboro	94	112	-16.1%	\$1,358,721	\$1,372,929	-1%	104.0%	103.2%	+0.8%
North Salem	26	23	+13%	\$1,413,107	\$1,380,896	+2.3%	100.9%	98.5%	+2.4%
Pleasantville	31	35	-11.4%	\$1,214,903	\$1,029,578	+18%	105.6%	103.8%	+1.7%
Somers	91	72	+26.4%	\$978,327	\$865,038	+13.1%	106.2%	105.3%	+0.9%

Contact Us

JULY 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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Report prepared by Brian Cleary, Brown Harris Stevens

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