

Apr

2026
MARKET
REPORT

WILDEY STREET

Brown Harris Stevens THE Craft OF Research

Under Contract: 54 Wildey Street Unit #9, Tarrytown

Westchester County

April Overview

Sales held steady in April, while tight inventory continued to keep buyer competition high.

Westchester had 514 residential closings in April, essentially even with the 509 last year. Co-ops led the way with 140 closings, up 15% from a year ago, while houses and condos each saw slight decreases. Part of that reflects the inventory picture in April. Supply was tightest for houses and condos, each down about 9% from last year. Co-op inventory moved in the other direction, rising 9%, giving buyers more options in the county's most affordable segment.

Co-ops also led the way in pricing, with April's median price at \$235K, up 12% from a year ago. Meanwhile, the median house sale price was \$996K and the median condo sale price \$538K, both roughly in line with last April.

Houses saw the month's strongest buyer competition. The median time on market for house closings in April was just 18 days, unchanged from a year ago, and 63% sold above asking price. Across all property types, 49% of closings sold over ask, identical to last April. Condos moved more slowly, with median days on market rising to 32 from 24, while the pace of co-op sales held steady at 48 days.

Westchester also had another active month at the high end. There were 16 house closings over \$3M, up from 15 a year ago. Year to date, Westchester has had 57 house sales above \$3M, the highest January-through-April total on record.

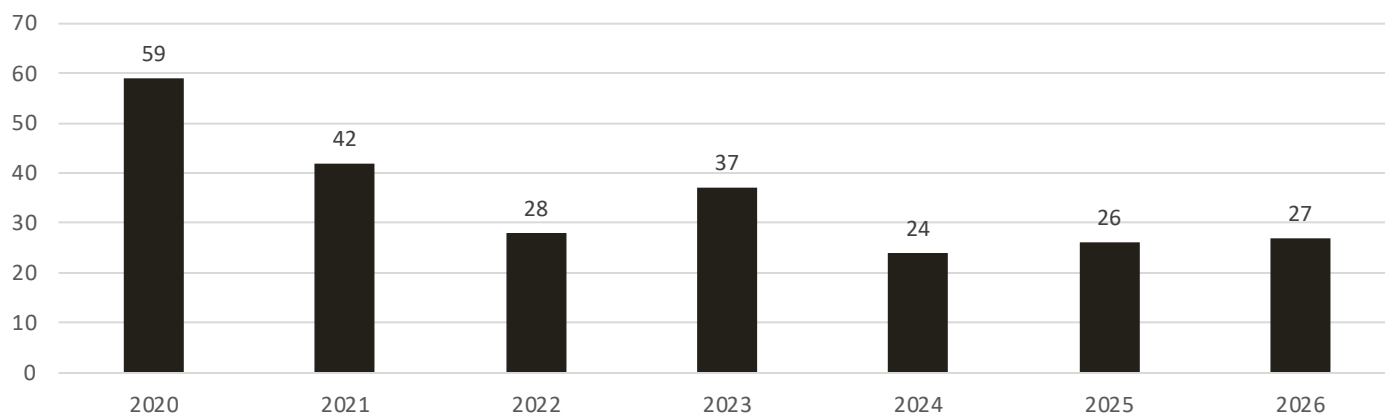
Competition at the top was clear. April's top sale was 17 Boxwood Lane in Rye, which closed for \$6.5M after just nine days on market and at 101.7% of the asking price. The next two highest-priced sales, 32 Seville Avenue in Rye at \$5.5M and 14 Stone Bridge Road in Purchase at \$5.475M, each sold in 15 days or less, with 32 Seville closing at 104.8% of the asking price.

The 30-year mortgage rate averaged 6.33% in April, up from 6.18% in March but still below the 6.73% average from last April. That fits the broader picture: rates are still high enough to temper some activity, but inventory is still the bigger constraint as we move to the second half of the spring season.

Brown Harris Stevens



Median Days on Market For Closings in April, Westchester Residential Properties



Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: April	266	278	-4.3%
Avg. Closing Price: April	\$1,312,698	\$1,281,996	+2.4%
Median DOM: April	18	18	-2.7%
Avg. List-to-Sale Price ratio: April	105.7%	104.3%	+1.3%
Avg. Price Per Sq. Ft.: April	\$495	\$460	+7.8%
Closings: First Four Months	983	1118	-12.1%
Average Closing Price: First Four Months	\$1,296,180	\$1,191,706	+8.8%

Single Family Houses

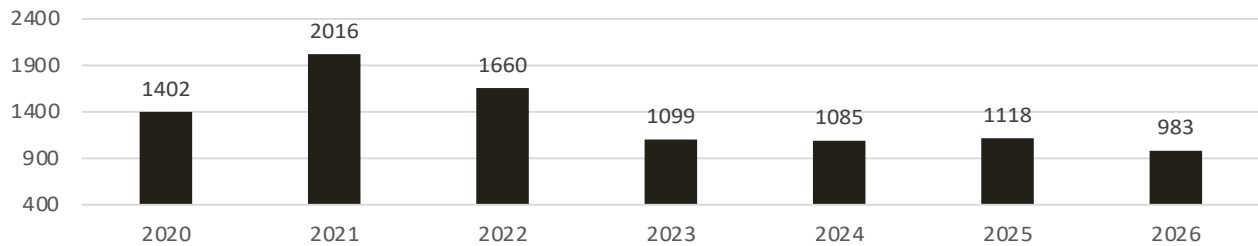
Number of Solds: April
2026 vs. 2025

↓ 4%

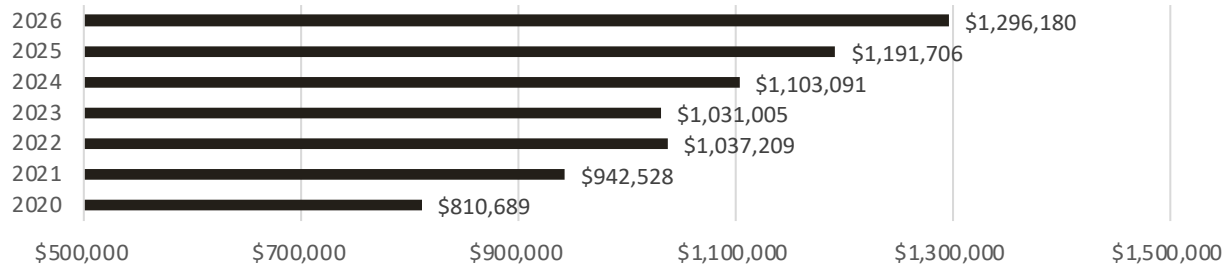
Avg. Sold Price: April
2026 vs. 2025

↑ 2%

House Closings: First Four Months



House Average Closing Price: First Four Months



Houses: Number of Closed, by Price

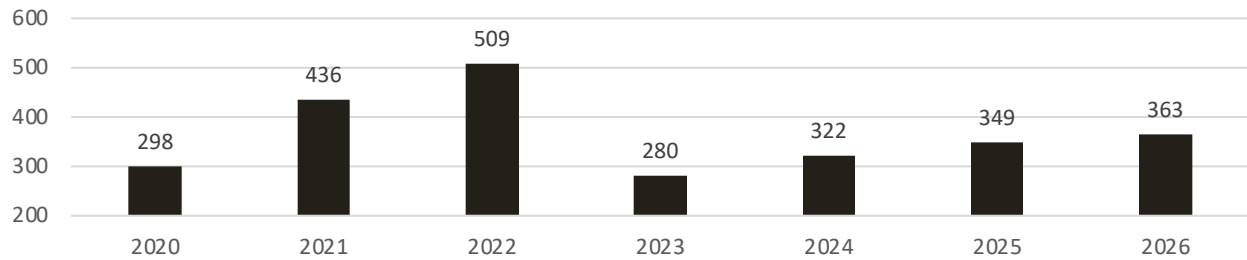
PRICE RANGE	APRIL 2026	APRIL 2025	% CHANGE	2026 FIRST 4 MOS	2025 FIRST 4 MOS.	% CHANGE
Under \$400K	3	9	-66.7%	18	27	-33.3%
\$400K - \$800K	78	82	-4.9%	316	414	-23.7%
\$800K - \$1.2M	81	73	+11.0%	285	309	-7.8%
\$1.2M - \$1.6M	39	49	-20.4%	142	144	-1.4%
\$1.6M-\$2M	25	29	-13.8%	88	90	-2.2%
\$2M-\$2.4M	18	10	+80.0%	47	40	+17.5%
\$2.4M-\$2.8M	4	11	-63.6%	20	38	-47.4%
\$2.8M-\$3.2M	4	2	+100.0%	18	17	+5.9%
Over \$3.2M	14	13	+7.7%	49	39	+25.6%

APRIL 2026

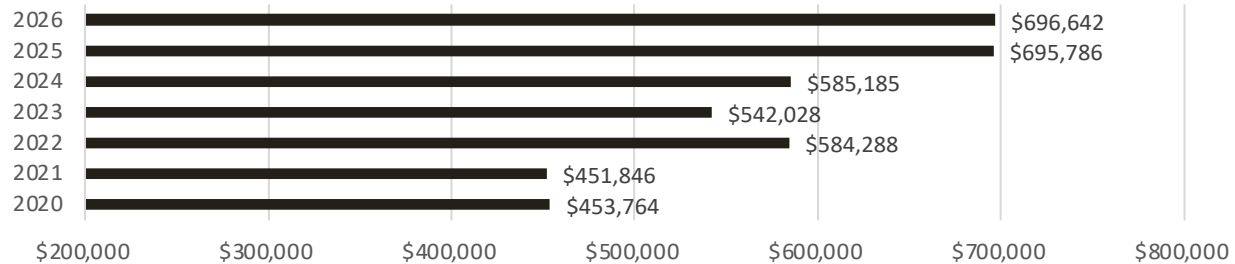
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: April	108	109	-0.9%	Number of Solds: April
Avg. Closing Price: April	\$724,557	\$742,508	-2.4%	2026 vs. 2025
Median DOM: April	32	24	+33.3%	↓1%
Avg. List-to-Sale Price ratio: April	100.6%	101.4%	-0.8%	
Avg. Price Per Sq. Ft.: April	\$495	\$479	+3.3%	Avg. Sold Price: April
Closings: First Four Months	363	349	+4.0%	2026 vs. 2025
Average Closing Price: First Four Months	\$696,642	\$695,786	+0.1%	↓2%

Condo Closings: First Four Months



Condo Average Closing Price: First Four Months



Condos: Number of Closed, by Price

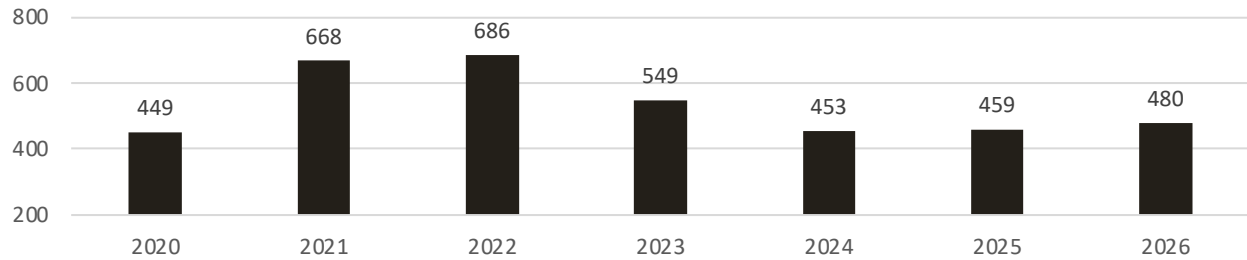
PRICE RANGE	APRIL 2026	APRIL 2025	% CHANGE	2026 FIRST 4 MOS	2025 FIRST 4 MOS.	% CHANGE
Under \$200K	1	1	+0.0%	2	1	+100.0%
\$200K - \$400K	20	21	-4.8%	64	76	-15.8%
\$400K - \$600K	38	39	-2.6%	152	125	+21.6%
\$600K - \$800K	19	17	+11.8%	47	67	-29.9%
\$800K - \$1M	9	15	-40.0%	42	35	+20.0%
\$1M - \$1.2M	6	3	+100.0%	13	10	+30.0%
\$1.2M - \$1.4M	4	3	+33.3%	12	6	+100.0%
\$1.4M - \$1.6M	2	2	+0.0%	11	2	+450.0%
Over \$1.6M	9	8	+12.5%	20	27	-25.9%

APRIL 2026

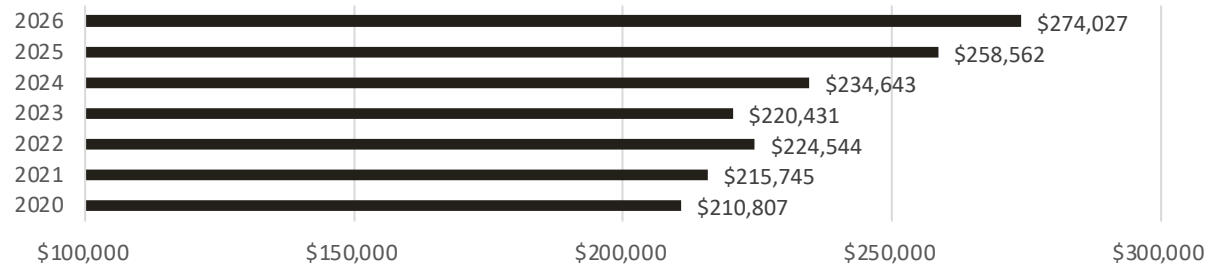
Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: April 2026 vs. 2025 ↑15%
Closings: April	140	122	+14.8%	
Avg. Closing Price: April	\$253,904	\$257,309	-1.3%	
Median DOM: April	48	46	+4.4%	
Avg. List-to-Sale Price ratio: April	99.8%	100.1%	-0.2%	
Avg. Price Per Sq. Ft.: April	\$278	\$260	+6.6%	
Closings: First Four Months	480	459	+4.6%	Avg. Sold Price: April 2026 vs. 2025 ↓1%
Average Closing Price: First Four Months	\$274,027	\$258,562	+6.0%	

Co-Op Closings: First Four Months



Co-Op Average Closing Price: First Four Months



Co-Ops: Number of Closed, by Price

PRICE RANGE	APRIL 2026	APRIL 2025	% CHANGE	2026 FIRST 4 MOS	2025 FIRST 4 MOS.	% CHANGE
Under \$100K	3	5	-40.0%	16	21	-23.8%
\$100K - \$200K	47	48	-2.1%	152	170	-10.6%
\$200K - \$300K	52	38	+36.8%	169	152	+11.2%
\$300K - \$400K	27	20	+35.0%	88	69	+27.5%
\$400K - \$500K	8	6	+33.3%	29	21	+38.1%
\$500K - \$600K	1	0	N/A	11	11	+0.0%
\$600K - \$700K	1	1	+0.0%	2	4	-50.0%
\$700K - \$800K	0	0	N/A	0	2	-100.0%
Over \$800K	1	4	-75.0%	13	8	+62.5%

APRIL 2026

Southern Westchester

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

Single Family Houses

Number of Solds: April

2026 vs. 2025

↑22%

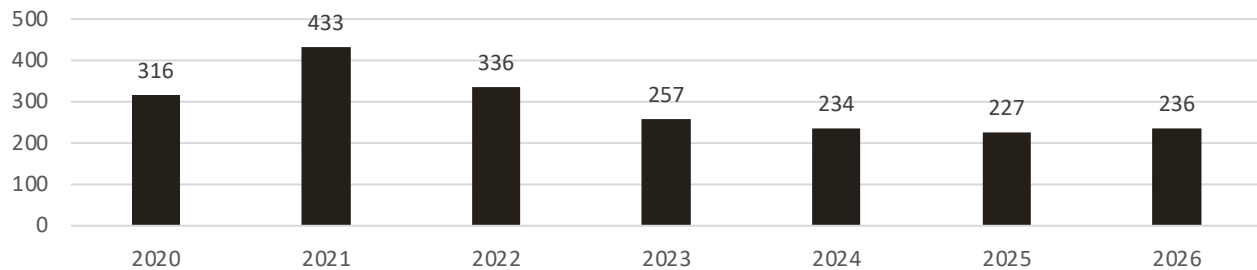
Avg. Sold Price: April

2026 vs. 2025

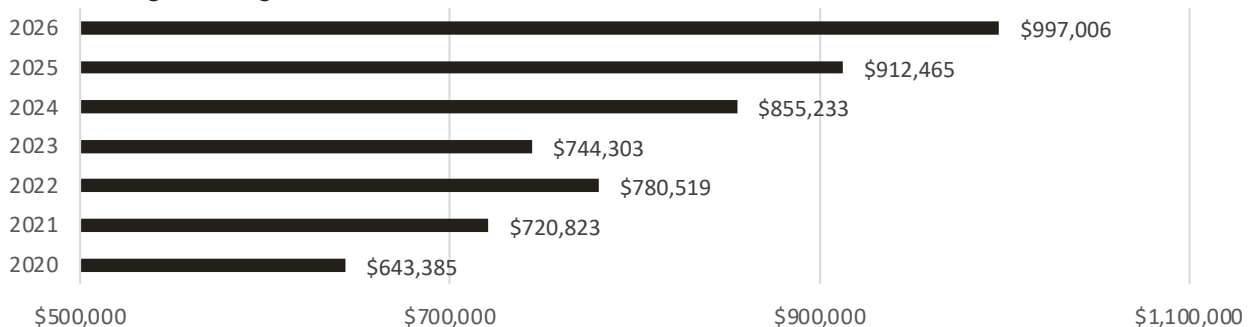
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Single Family Houses	2026	2025	% CHANGE
Closings: April	66	54	+22.2%
Avg. Closing Price: April	\$1,056,679	\$1,055,642	+0.1%
Median DOM: April	\$41	\$32	+27%
Avg. List-to-Sale Price ratio: April	1	1	-3.9%
Avg. Price Per Sq. Ft.: April	46984.0%	44817.4%	+4.8%
Closings: First Four Months	236	227	+4%
Average Closing Price: First Four Months	\$997,006	\$912,465	+9.3%

House Closings: First Four Months



House Average Closing Price: First Four Months



Southern Westchester School Districts: First Four Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Mount Vernon	28	28	0%	\$777,836	\$633,107	+22.9%	98.6%	99.1%	-0.5%
New Rochelle	62	72	-13.9%	\$1,170,314	\$1,093,872	+7%	102.7%	105.1%	-2.3%
Pelham	17	19	-10.5%	\$1,756,368	\$1,562,000	+12.4%	101.6%	104.4%	-2.6%
Yonkers	129	108	+19.4%	\$861,211	\$749,682	+14.9%	100.0%	101.0%	-1%

APRIL 2026

Lower Central Westchester

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

Single Family Houses

Number of Solds: April

2026 vs. 2025

↓ 11%

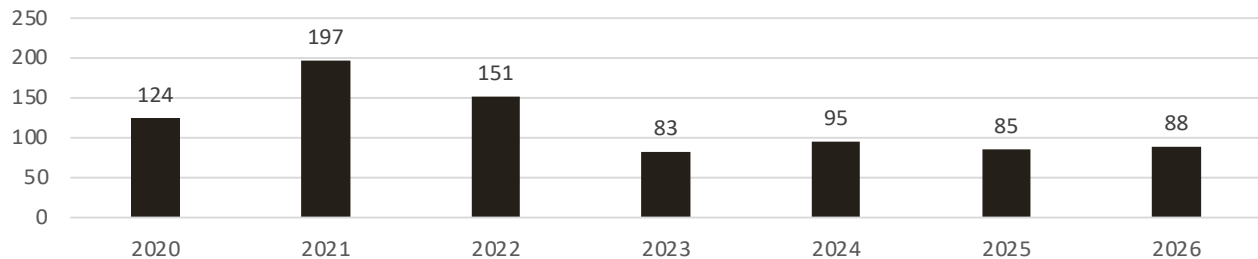
Avg. Sold Price: April

2026 vs. 2025

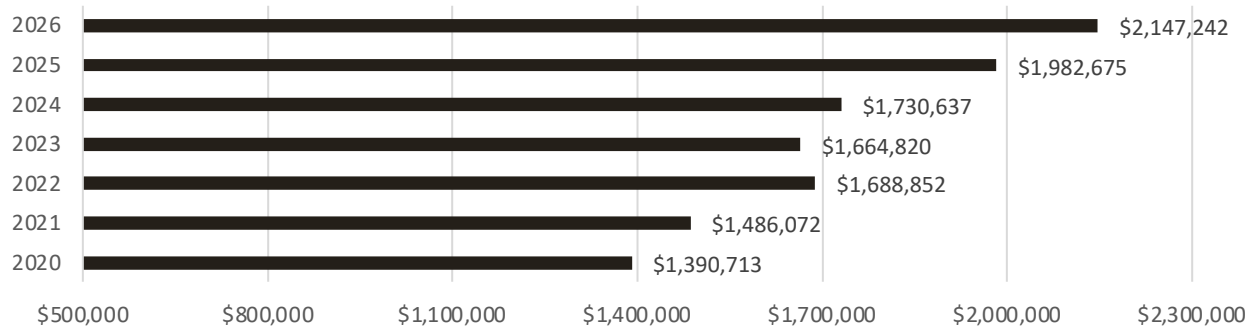
↓ 4%

Single Family Houses	2026	2025	% CHANGE
Closings: April	24	27	-11.1%
Avg. Closing Price: April	\$1,900,692	\$1,975,782	-3.8%
Median DOM: April	\$15	\$55	-73.3%
Avg. List-to-Sale Price ratio: April	1	1	+7.3%
Avg. Price Per Sq. Ft.: April	65551.4%	59645.5%	+9.9%
Closings: First Four Months	88	85	+3.5%
Average Closing Price: First Four Months	\$2,147,242	\$1,982,675	+8.3%

House Closings: First Four Months



House Average Closing Price: First Four Months



Lower Central Westchester School Districts: First Four Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	10	3	+233.3%	\$2,724,760	\$2,581,667	+5.5%	102.3%	97.2%	+5.3%
Eastchester	24	19	+26.3%	\$1,070,354	\$1,033,737	+3.5%	105.9%	98.9%	+7.1%
Edgemont	14	17	-17.6%	\$1,956,929	\$1,246,559	+57%	106.5%	101.1%	+5.3%
Scarsdale	33	39	-15.4%	\$2,979,424	\$2,780,766	+7.1%	111.2%	107.8%	+3.2%
Tuckahoe	7	7	0%	\$1,471,890	\$1,642,857	-10.4%	104.7%	100.3%	+4.4%

APRIL 2026

Sound Shore

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

Single Family Houses

	2026	2025	% CHANGE
Closings: April	30	41	-26.8%
Avg. Closing Price: April	\$2,430,487	\$2,085,587	+16.5%
Median DOM: April	\$51	\$42	+20.7%
Avg. List-to-Sale Price ratio: April	1	1	+5.4%
Avg. Price Per Sq. Ft.: April	62919.5%	57814.5%	+8.8%
Closings: First Four Months	104	142	-26.8%
Average Closing Price: First Four Months	\$2,075,245	\$1,871,053	+10.9%

Single Family Houses

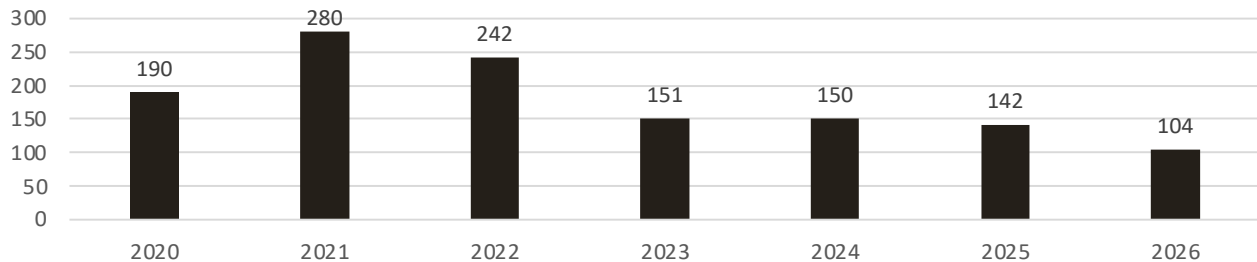
Number of Solds: April
2026 vs. 2025

↓ 27%

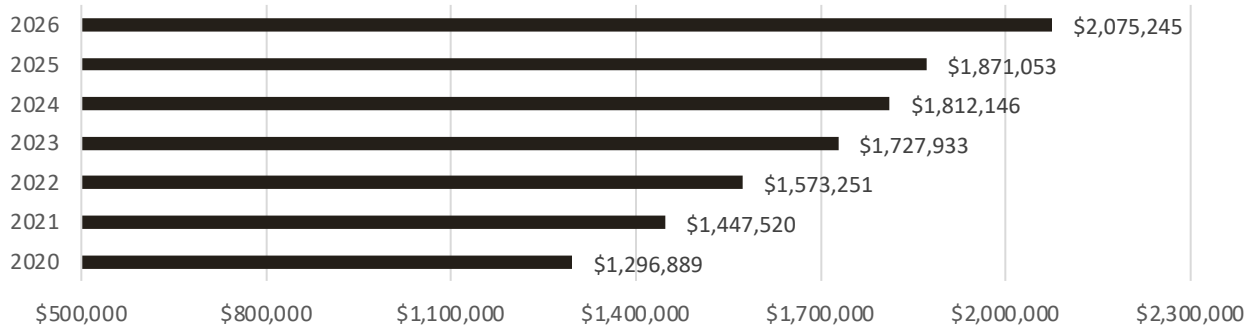
Avg. Sold Price: April
2026 vs. 2025

↑ 17%

House Closings: First Four Months



House Average Closing Price: First Four Months



Sound Shore School Districts: First Four 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	11	12	-8.3%	\$1,510,269	\$1,259,750	+19.9%	107.6%	101.7%	+5.8%
Harrison	25	32	-21.9%	\$3,149,084	\$1,820,887	+72.9%	99.7%	101.6%	-1.9%
Mamaroneck	21	41	-48.8%	\$2,040,492	\$1,925,100	+6%	108.3%	105.6%	+2.5%
Port Chester-Rye	23	19	+21.1%	\$777,545	\$747,742	+4%	100.2%	101.8%	-1.5%
Rye City	18	26	-30.8%	\$2,870,864	\$3,057,654	-6.1%	104.4%	102.5%	+1.9%
Rye Neck	6	12	-50%	\$1,346,000	\$1,639,083	-17.9%	113.4%	102.9%	+10.2%

APRIL 2026

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: April	27	18	+50%
Avg. Closing Price: April	\$934,561	\$1,027,140	-9%
Median DOM: April	\$41	\$23	+77.9%
Avg. List-to-Sale Price ratio: April	1	1	+4.7%
Avg. Price Per Sq. Ft.: April	45116.5%	43806.2%	+3%
Closings: First Four Months	87	98	-11.2%
Average Closing Price: First Four Months	\$981,412	\$973,258	+0.8%

Single Family Houses

Number of Solds: April

2026 vs. 2025

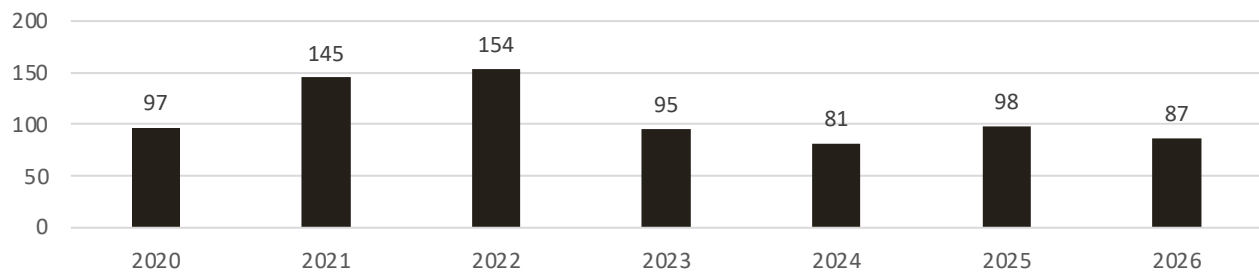
↑50%

Avg. Sold Price: April

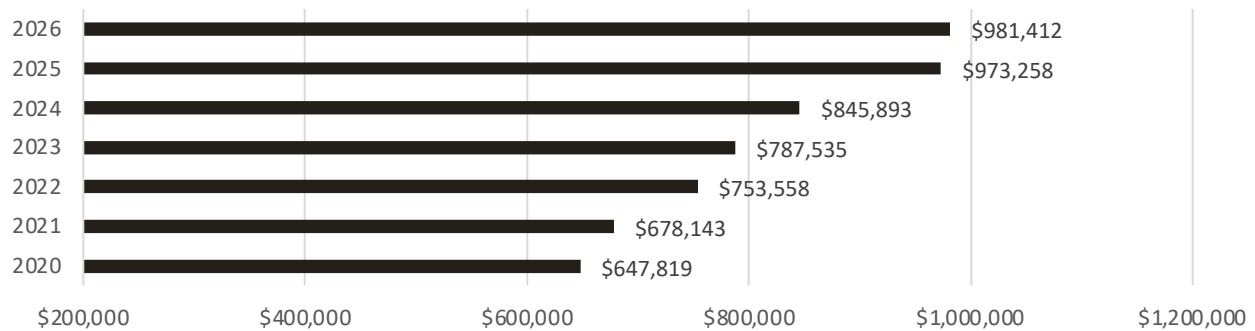
2026 vs. 2025

↓9%

House Closings: First Four Months



House Average Closing Price: First Four Months



White Plains Area School Districts: First Four Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	26	23	+13%	\$836,919	\$871,130	-3.9%	102.6%	103.3%	-0.7%
Valhalla	13	16	-18.8%	\$922,615	\$831,406	+11%	104.9%	103.2%	+1.6%
White Plains	48	59	-18.6%	\$1,075,604	\$1,051,538	+2.3%	105.5%	103.3%	+2.1%

APRIL 2026

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: April	36	47	-23.4%
Avg. Closing Price: April	\$1,080,737	\$956,156	+13%
Median DOM: April	\$45	\$62	-28.4%
Avg. List-to-Sale Price ratio: April	1	1	+1.9%
Avg. Price Per Sq. Ft.: April	48662.3%	45318.6%	+7.4%
Closings: First Four Months	142	179	-20.7%
Average Closing Price: First Four Months	\$1,151,867	\$983,469	+17.1%

Single Family Houses

Number of Solds: April

2026 vs. 2025

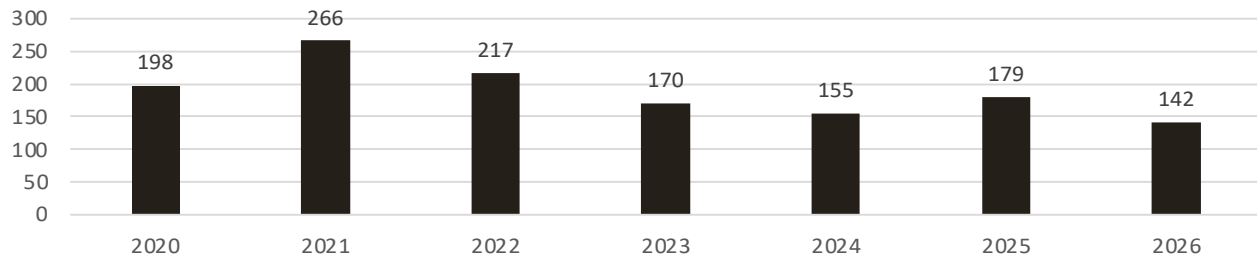
↓23%

Avg. Sold Price: April

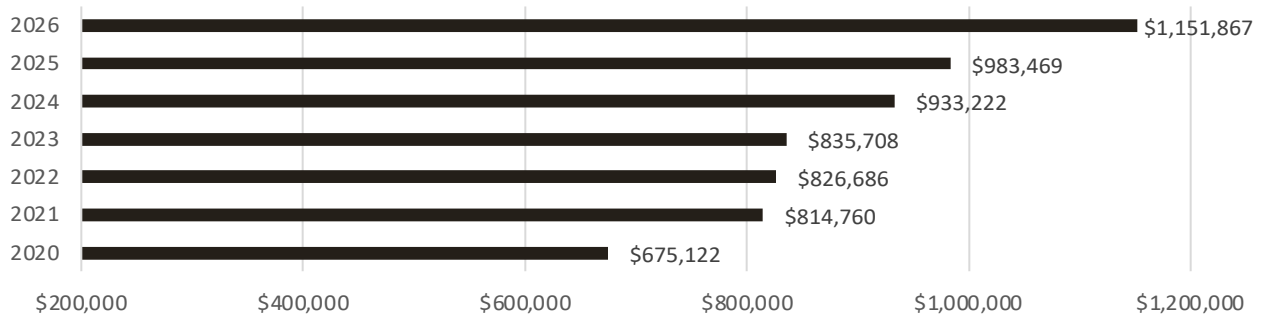
2026 vs. 2025

↑13%

House Closings: First Four Months



House Average Closing Price: First Four Months



Rivertowns School Districts: First Four Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	12	20	-40%	\$1,208,125	\$1,013,750	+19.2%	107.2%	105.0%	+2.1%
Briarcliff Manor	14	19	-26.3%	\$2,106,357	\$1,226,147	+71.8%	103.7%	106.8%	-2.9%
Dobbs Ferry	10	16	-37.5%	\$1,279,050	\$1,274,969	+0.3%	102.3%	101.3%	+1%
Elmsford	15	13	+15.4%	\$702,000	\$696,769	+0.8%	102.4%	103.0%	-0.6%
Hastings	9	9	0%	\$1,254,861	\$1,236,622	+1.5%	110.1%	103.2%	+6.6%
Irvington	14	22	-36.4%	\$1,924,595	\$1,245,182	+54.6%	99.8%	100.8%	-1%
Mount Pleasant	16	25	-36%	\$917,812	\$827,526	+10.9%	101.4%	102.9%	-1.4%
Ossining	41	45	-8.9%	\$779,512	\$704,821	+10.6%	104.3%	102.6%	+1.6%
Tarrytown	11	10	+10%	\$1,034,091	\$1,208,300	-14.4%	105.3%	105.3%	+0%

APRIL 2026

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: April	32	30	+6.7%
Avg. Closing Price: April	\$900,375	\$719,657	+25.1%
Median DOM: April	\$48	\$49	-2.4%
Avg. List-to-Sale Price ratio: April	1	1	+3.2%
Avg. Price Per Sq. Ft.: April	39449.8%	33780.0%	+16.8%
Closings: First Four Months	130	155	-16.1%
Average Closing Price: First Four Months	\$803,289	\$672,867	+19.4%

Single Family Houses

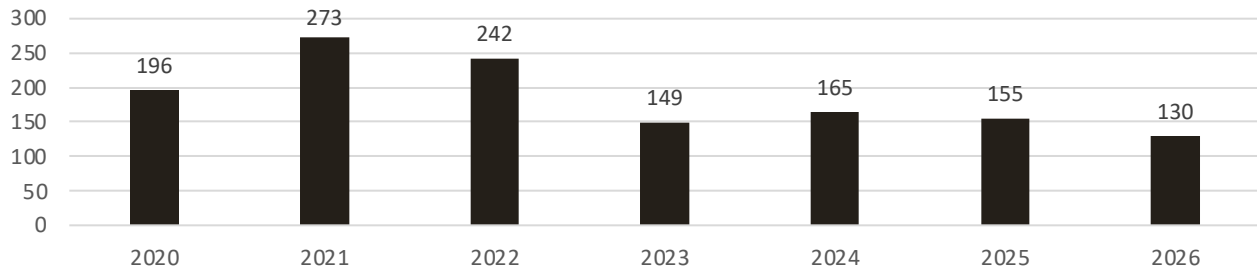
Number of Solds: April
2026 vs. 2025

↑ 7%

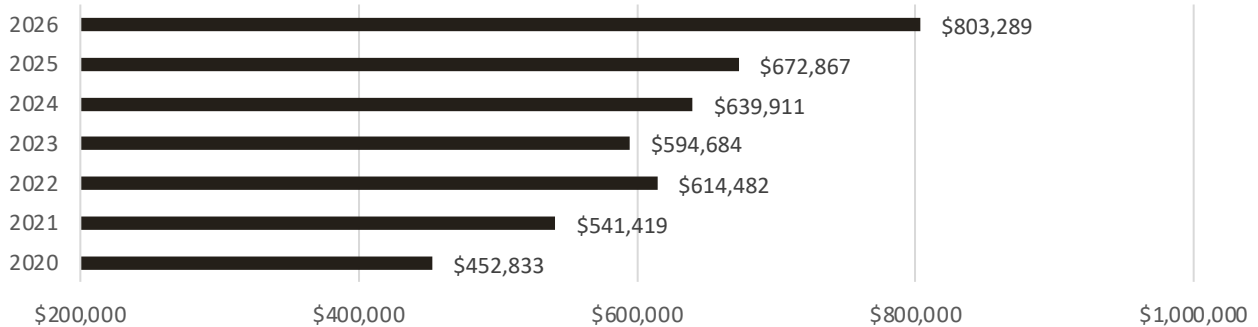
Avg. Sold Price: April
2026 vs. 2025

↑ 25%

House Closings: First Four Months



House Average Closing Price: First Four Months



Northwest Westchester School Districts: First Four Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Croton-Harmon	14	18	-22.2%	\$1,184,643	\$900,425	+31.6%	102.5%	102.1%	+0.5%
Hendrick Hudson	20	33	-39.4%	\$759,825	\$722,309	+5.2%	102.6%	102.2%	+0.3%
Lakeland	41	51	-19.6%	\$702,656	\$628,843	+11.7%	101.4%	101.6%	-0.2%
Peekskill	17	22	-22.7%	\$567,506	\$553,727	+2.5%	103.3%	101.1%	+2.1%
Putnam Valley	1	5	-80%	\$833,500	\$473,200	+76.1%	104.3%	102.5%	+1.7%
Yorktown	37	26	+42.3%	\$901,516	\$678,135	+32.9%	105.5%	100.8%	+4.6%

APRIL 2026

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: April	51	61	-16.4%
Avg. Closing Price: April	\$1,332,428	\$1,237,991	+7.6%
Median DOM: April	\$51	\$42	+20.4%
Avg. List-to-Sale Price ratio: April	1	1	-0.2%
Avg. Price Per Sq. Ft.: April	46707.8%	40111.7%	+16.4%
Closings: First Four Months	196	232	-15.5%
Average Closing Price: First Four Months	\$1,432,111	\$1,358,906	+5.4%

Single Family Houses

Number of Solds: April

2026 vs. 2025

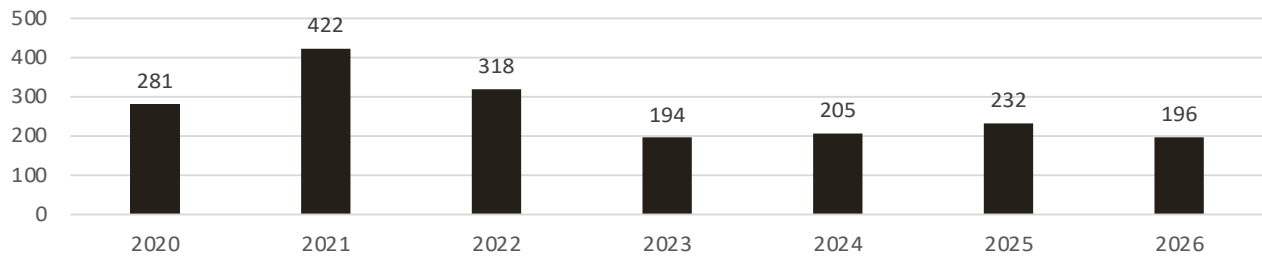
↓16%

Avg. Sold Price: April

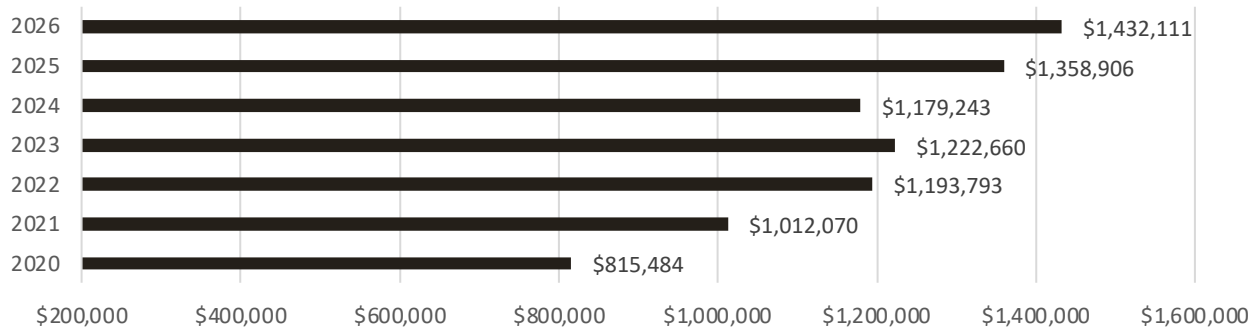
2026 vs. 2025

↑8%

House Closings: First Four Months



House Average Closing Price: First Four Months



Northeast Westchester School Districts: First Four Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	44	58	-24.1%	\$1,696,363	\$1,520,307	+11.6%	101.1%	101.1%	-0.1%
Byram Hills	22	21	+4.8%	\$1,745,750	\$1,588,963	+9.9%	101.2%	103.4%	-2.1%
Chappaqua	30	45	-33.3%	\$1,645,011	\$1,447,539	+13.6%	110.1%	106.9%	+3%
Katonah-Lewisboro	34	49	-30.6%	\$1,233,396	\$1,292,635	-4.6%	101.5%	101.0%	+0.5%
North Salem	16	13	+23.1%	\$1,718,299	\$1,624,738	+5.8%	98.2%	98.9%	-0.7%
Pleasantville	13	16	-18.8%	\$1,096,462	\$1,068,403	+2.6%	104.5%	102.5%	+1.9%
Somers	37	30	+23.3%	\$935,531	\$900,856	+3.8%	102.4%	102.5%	-0.2%

Contact Us

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