

Aug

2026
MARKET
REPORT

ESTATES

Brown Harris Stevens THE Craft OF Research

161 Rosedale Avenue, Hastings-on-Hudson

Westchester County

August Overview

Prices, competition and luxury activity all pushed higher again in August, even as overall sales volume held roughly steady with last year.

House prices continued to climb. The median sale price was \$1.2M in August, up 10%, and the year-to-date median has now reached \$1.15M, up 15%. That reflects a continued shift in where sales are happening. Below \$1.5M, house sales are down 13% year to date, while above \$1.5M they're up 10%.

Competition remained strong with 61% of residential closings in August selling above asking, up from 55% a year ago. For houses, that figure reached 70%, with a median time on market of just 18 days.

House sales volume was down slightly in August, but across the summer months (June–Aug.) was essentially flat with last year. Inventory also remained close to year-ago levels, with houses still the tightest of the three property types.

Activity at the high end remained especially strong. There were 55 house sales above \$3M in August, nearly double last year's 31. Across the summer, we had 177 sales above \$3M, up from 113 last year, with \$5M+ sales nearly doubling to 31 from 17.

August's top sale was the waterfront home at 217 Hommocks Road in Larchmont, which closed for \$19M, 9% over the asking price. It was the highest sale in the county this year and the third highest in Westchester over the past five years.

Condos stood out in August with 129 closings, up from 102 a year ago. For the summer, condo closing totals were up 11% year-over-year while the median condo closing price rose 16% to \$605K. There were 53 condo sales at \$1M or above over this three-month stretch, up from 37 last year.

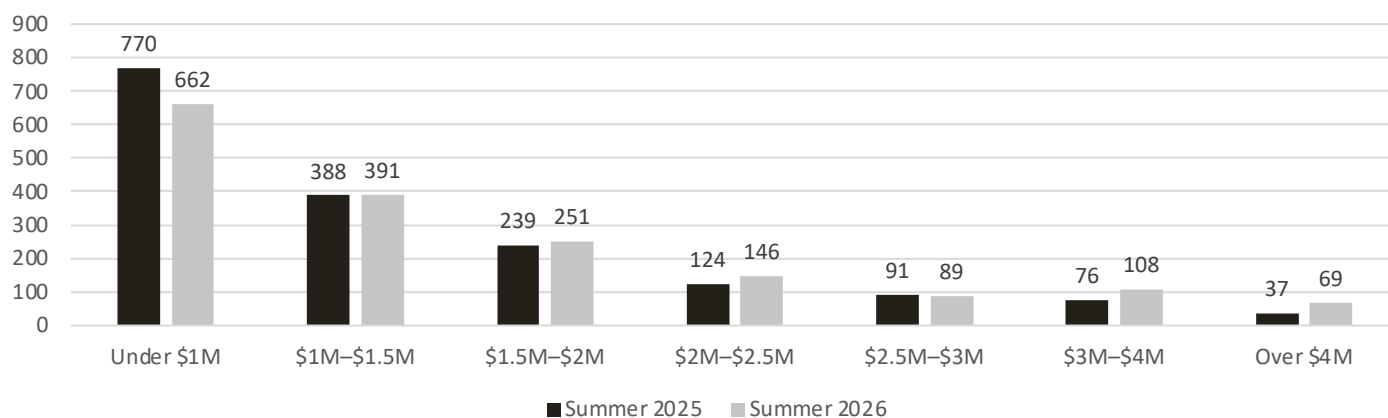
Co-op sales dipped 8% in August, but the median sale price continued to climb, up 10% to \$260,000. One shift worth noting: In August, co-op inventory was 31% higher than a year ago, reversing the tighter supply seen earlier in the year.

The 30-year fixed mortgage rate was at 6.6% at the end of August and edged higher again in early September, as lingering inflation concerns kept pressure on borrowing costs heading into the fall.



BHSID 1024754

House Sales by Price Tier: Summer (June–Aug.) 2025 vs 2026



Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: August	562	605	-7.1%
Avg. Closing Price: August	\$1,563,757	\$1,367,007	+14.4%
Median DOM: August	18	19	-5.3%
Avg. List-to-Sale Price ratio: August	106.3%	104.6%	+1.6%
Avg. Price Per Sq. Ft.: August	\$545	\$486	+12.1%
Closings: First Eight Months	3,029	3,244	-6.6%
Average Closing Price: First Eight Months	\$1,497,558	\$1,338,943	+11.8%

Single Family Houses

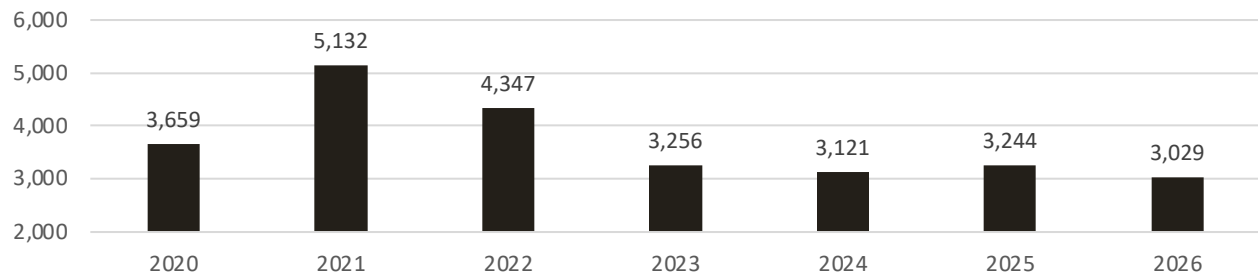
Number of Solds: Aug.
2026 vs. 2025

↓ 7%

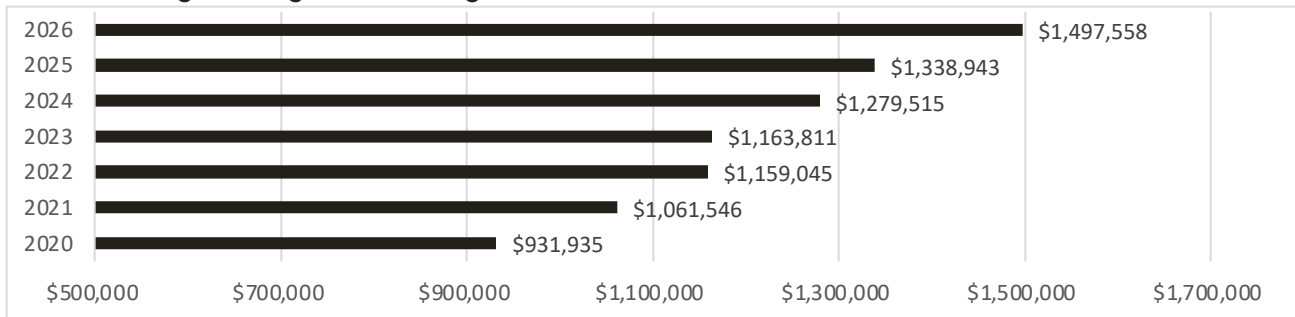
Avg. Sold Price: Aug.
2026 vs. 2025

↑ 14%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



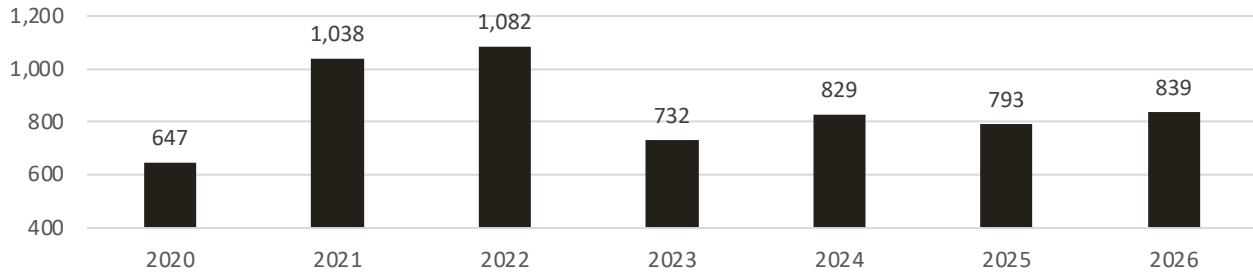
Houses: Number of Closed, by Price

PRICE RANGE	AUG. 2026	AUG. 2025	% CHANGE	2026 FIRST 8 MOS	2025 FIRST 8 MOS.	% CHANGE
Under \$400K	4	4	+0.0%	34	44	-22.7%
\$400K - \$800K	127	157	-19.1%	745	965	-22.8%
\$800K - \$1.2M	143	175	-18.3%	797	885	-9.9%
\$1.2M - \$1.6M	104	105	-1.0%	521	516	+1.0%
\$1.6M-\$2M	52	58	-10.3%	310	292	+6.2%
\$2M-\$2.4M	42	36	+16.7%	190	165	+15.2%
\$2.4M-\$2.8M	20	28	-28.6%	111	139	-20.1%
\$2.8M-\$3.2M	27	17	+58.8%	93	84	+10.7%
Over \$3.2M	43	25	+72.0%	228	154	+48.1%

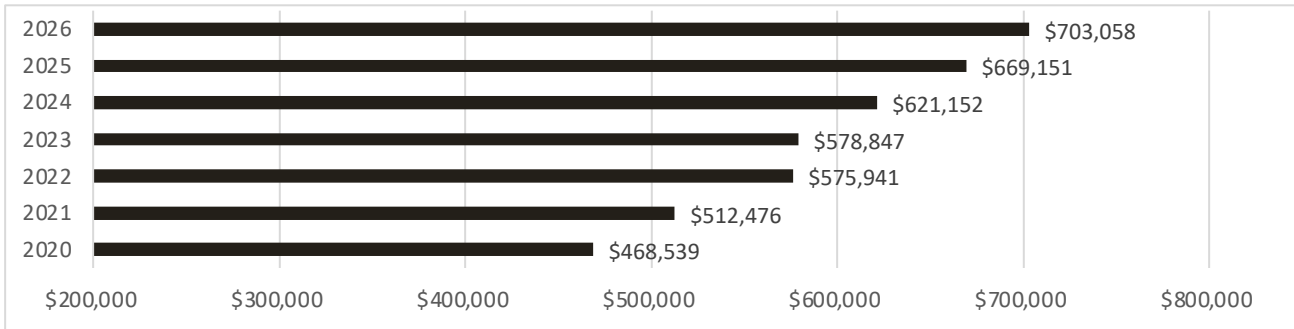
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: August	129	102	+26.5%	Number of Solds: Aug. 2026 vs. 2025
Avg. Closing Price: August	\$706,176	\$614,198	+15.0%	↑27%
Median DOM: August	27	24	+14.9%	
Avg. List-to-Sale Price ratio: August	101.3%	101.2%	+0.2%	
Avg. Price Per Sq. Ft.: August	\$475	\$441	+7.6%	
Closings: First Eight Months	839	793	+5.8%	Avg. Sold Price: Aug. 2026 vs. 2025
Average Closing Price: First Eight Months	\$703,058	\$669,151	+5.1%	↑15%

Condo Closings: First Eight Months



Condo Average Closing Price: First Eight Months



Condos: Number of Closed, by Price

PRICE RANGE	AUG. 2026	AUG. 2025	% CHANGE	2026 FIRST 8 MOS	2025 FIRST 8 MOS.	% CHANGE
Under \$200K	1	2	-50.0%	4	3	+33.3%
\$200K - \$400K	13	19	-31.6%	128	163	-21.5%
\$400K - \$600K	47	48	-2.1%	324	316	+2.5%
\$600K - \$800K	33	18	+83.3%	166	151	+9.9%
\$800K - \$1M	22	5	+340.0%	94	70	+34.3%
\$1M - \$1.2M	1	3	-66.7%	32	17	+88.2%
\$1.2M - \$1.4M	4	1	+300.0%	25	10	+150.0%
\$1.4M - \$1.6M	2	0	N/A	21	13	+61.5%
Over \$1.6M	6	6	+0.0%	45	50	-10.0%

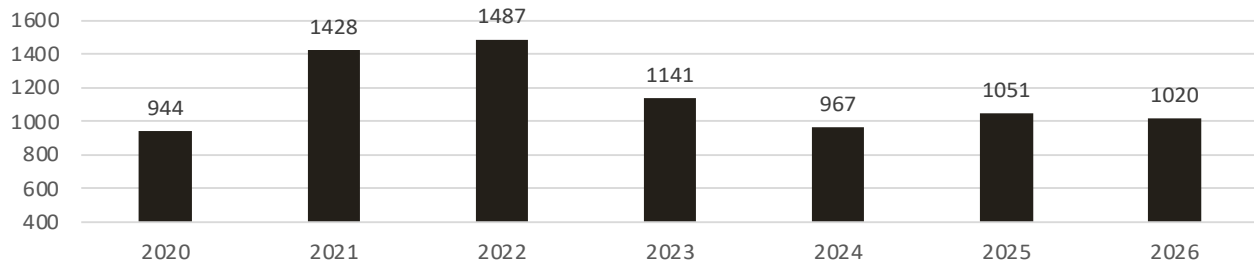
Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: Aug. 2026 vs. 2025
Closings: August	144	156	-7.7%	↓8%
Avg. Closing Price: August	\$290,691	\$271,647	+7.0%	
Median DOM: August	31	32	-1.6%	
Avg. List-to-Sale Price ratio: August	100.8%	99.3%	+1.5%	Avg. Sold Price: Aug. 2026 vs. 2025
Avg. Price Per Sq. Ft.: August	\$294	\$282	+4.3%	
Closings: First Eight Months	1020	1051	-2.9%	
Average Closing Price: First Eight Months	\$278,270	\$262,543	+6.0%	

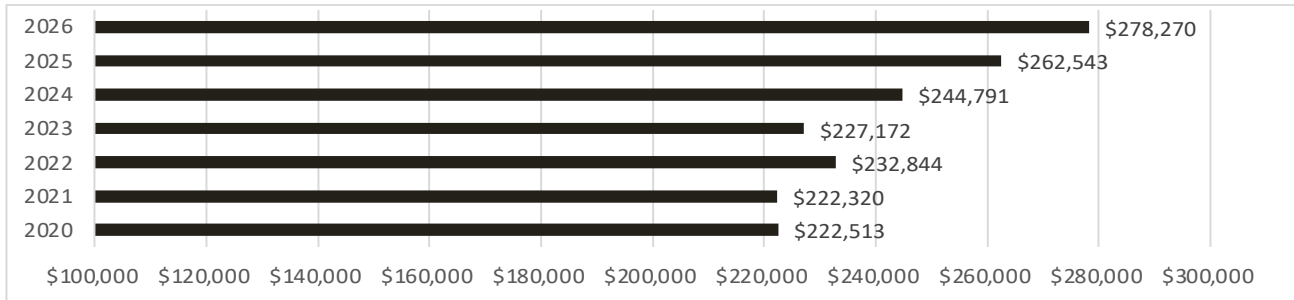
↓8%

↑7%

Co-Op Closings: First Eight Months



Co-Op Average Closing Price: First Eight Months



Co-Ops: Number of Closed, by Price

PRICE RANGE	AUG. 2026	AUG. 2025	% CHANGE	2026 FIRST 8 MOS	2025 FIRST 8 MOS.	% CHANGE
Under \$100K	1	6	-83.3%	32	43	-25.6%
\$100K - \$200K	36	46	-21.7%	309	385	-19.7%
\$200K - \$300K	55	52	+5.8%	362	324	+11.7%
\$300K - \$400K	31	30	+3.3%	178	181	-1.7%
\$400K - \$500K	12	11	+9.1%	76	54	+40.7%
\$500K - \$600K	3	6	-50.0%	26	28	-7.1%
\$600K - \$700K	0	2	-100.0%	4	11	-63.6%
\$700K - \$800K	3	0	N/A	9	5	+80.0%
Over \$800K	3	3	+0.0%	24	20	+20.0%

AUGUST 2026

Southern Westchester

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

Single Family Houses

Number of Solds: Aug.

2026 vs. 2025

↓15%

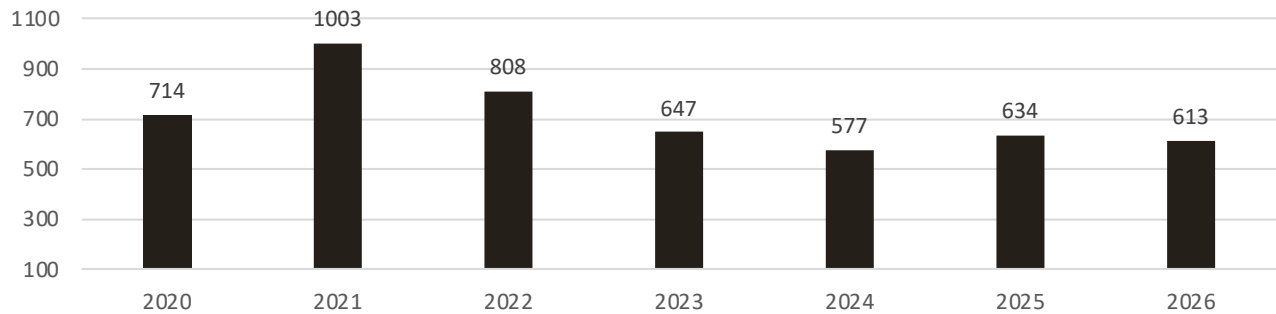
Avg. Sold Price: Aug.

2026 vs. 2025

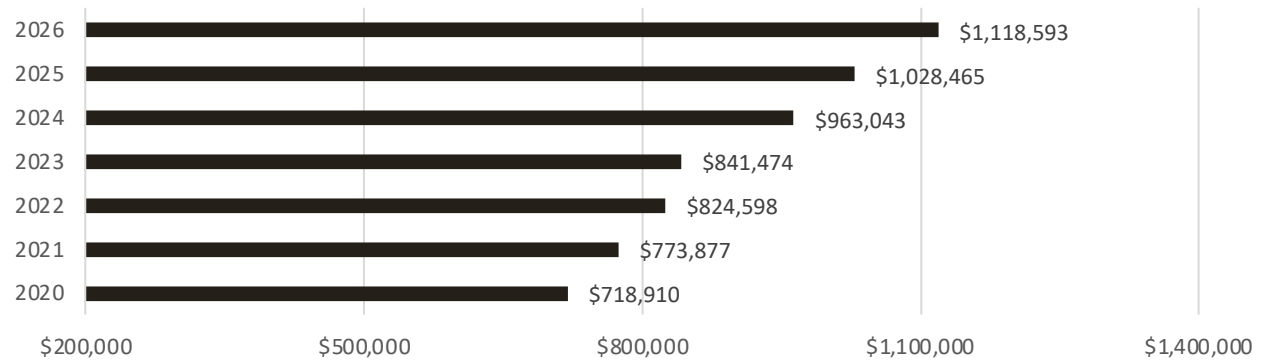
↓3%

Single Family Houses	2026	2025	% CHANGE
Closings: August	97	114	-14.9%
Avg. Closing Price: August	\$1,162,190	\$1,195,540	-2.8%
Median DOM: August	36	34	+5.1%
Avg. List-to-Sale Price ratio: August	102.2%	103.2%	-1%
Avg. Price Per Sq. Ft.: August	\$510	\$475	+7.5%
Closings: First Eight Months	613	634	-3.3%
Average Closing Price: First Eight Months	\$1,118,593	\$1,028,465	+8.8%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



Southern Westchester School Districts: First Eight Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Mount Vernon	72	82	-12.2%	\$817,150	\$734,328	+11.3%	99.8%	101.1%	-1.2%
New Rochelle	185	201	-8%	\$1,308,177	\$1,208,487	+8.2%	107.2%	105.6%	+1.5%
Pelham	71	76	-6.6%	\$1,801,511	\$1,778,828	+1.3%	103.9%	106.2%	-2.1%
Yonkers	285	275	+3.6%	\$901,553	\$777,219	+16%	101.0%	101.7%	-0.6%

AUGUST 2026

Lower Central Westchester

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

Single Family Houses

Number of Solds: Aug.
2026 vs. 2025

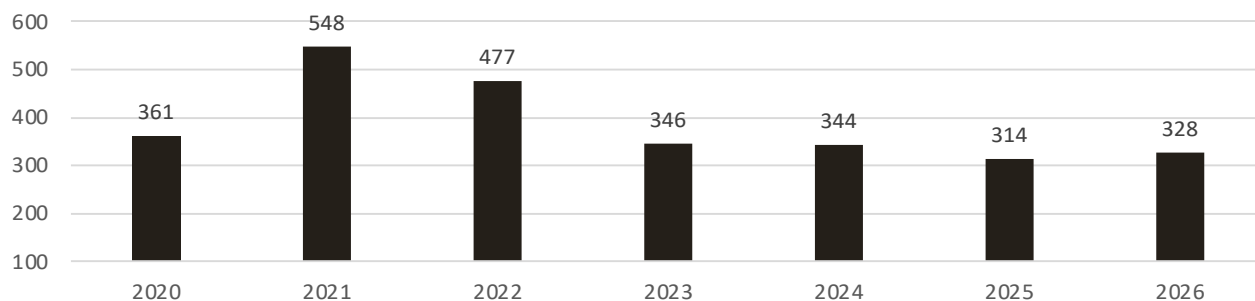
↑ 22%

Avg. Sold Price: Aug.
2026 vs. 2025

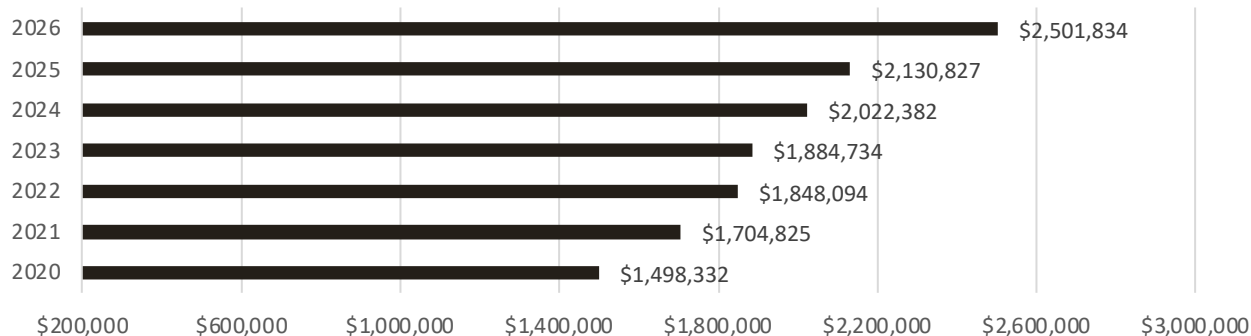
↑ 20%

Single Family Houses	2026	2025	% CHANGE
Closings: August	62	51	+21.6%
Avg. Closing Price: August	\$2,578,127	\$2,140,716	+20.4%
Median DOM: August	22	28	-19.7%
Avg. List-to-Sale Price ratio: August	111.0%	106.8%	+4%
Avg. Price Per Sq. Ft.: August	\$707	\$635	+11.4%
Closings: First Eight Months	328	314	+4.5%
Average Closing Price: First Eight Months	\$2,501,834	\$2,130,827	+17.4%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



Lower Central Westchester School Districts: First Eight Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	38	28	+35.7%	\$2,859,139	\$2,913,272	-1.9%	104.3%	101.8%	+2.5%
Eastchester	72	62	+16.1%	\$1,233,477	\$1,185,193	+4.1%	108.3%	106.2%	+2%
Edgemont	53	55	-3.6%	\$1,944,543	\$1,545,071	+25.9%	112.0%	107.6%	+4%
Scarsdale	145	144	+0.7%	\$3,392,111	\$2,740,415	+23.8%	114.0%	108.0%	+5.6%
Tuckahoe	20	25	-20%	\$1,411,362	\$1,377,100	+2.5%	102.7%	100.0%	+2.7%

AUGUST 2026

Sound Shore

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

Single Family Houses

	2026	2025	% CHANGE
Closings: August	102	85	+20%
Avg. Closing Price: August	\$2,432,827	\$2,150,062	+13.2%
Median DOM: August	22	25	-10.4%
Avg. List-to-Sale Price ratio: August	109.0%	105.6%	+3.2%
Avg. Price Per Sq. Ft.: August	\$720	\$635	+13.5%
Closings: First Eight Months	459	490	-6.3%
Average Closing Price: First Eight Months	\$2,269,411	\$2,057,756	+10.3%

Single Family Houses

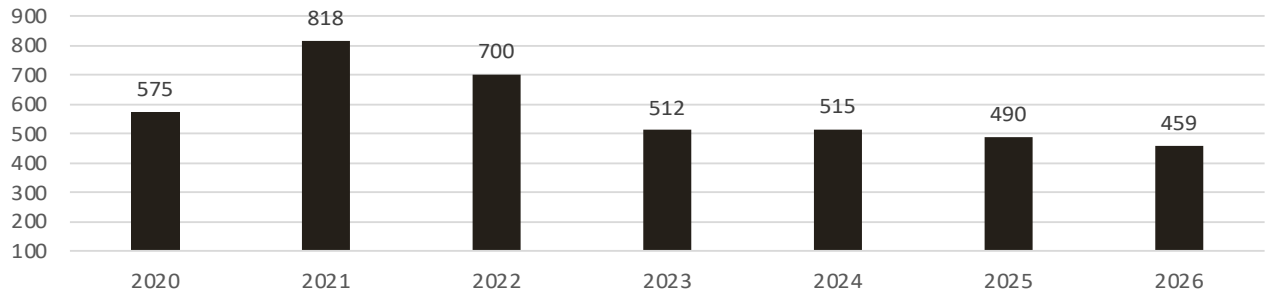
Number of Solds: Aug.
2026 vs. 2025

↑20%

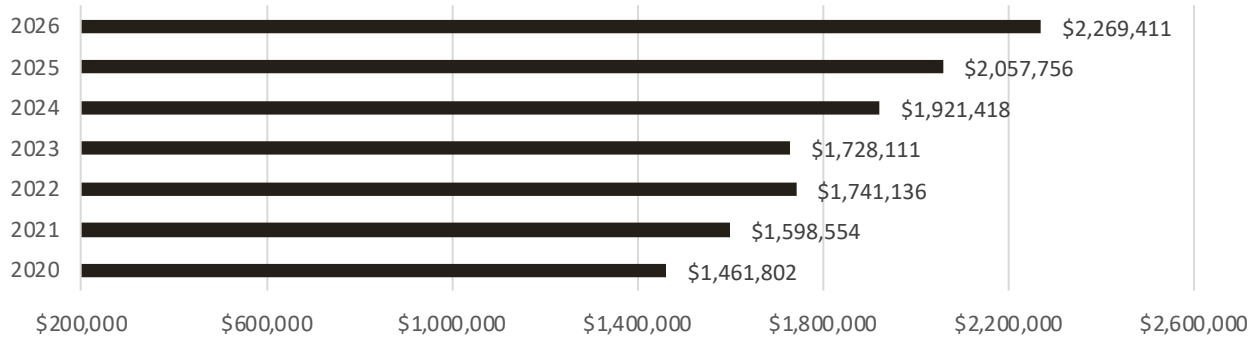
Avg. Sold Price: Aug.
2026 vs. 2025

↑13%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



Sound Shore School Districts: First Eight 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	45	60	-25%	\$1,555,381	\$1,483,983	+4.8%	110.9%	102.5%	+8.1%
Harrison	79	101	-21.8%	\$2,755,261	\$2,121,556	+29.9%	106.2%	104.0%	+2.1%
Mamaroneck	148	154	-3.9%	\$2,573,825	\$2,180,370	+18%	110.9%	108.5%	+2.2%
Port Chester-Rye	65	49	+32.7%	\$850,718	\$765,606	+11.1%	104.1%	104.9%	-0.8%
Rye City	70	83	-15.7%	\$3,064,331	\$3,137,283	-2.3%	105.5%	103.9%	+1.5%
Rye Neck	52	43	+20.9%	\$1,986,072	\$1,658,092	+19.8%	111.6%	107.5%	+3.9%

AUGUST 2026

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: August	39	43	-9.3%
Avg. Closing Price: August	\$1,035,105	\$934,698	+10.7%
Median DOM: August	27	31	-13.9%
Avg. List-to-Sale Price ratio: August	105.5%	103.1%	+2.4%
Avg. Price Per Sq. Ft.: August	\$477	\$409	+16.7%
Closings: First Eight Months	236	256	-7.8%
Average Closing Price: First Eight Months	\$1,002,544	\$983,109	+2%

Single Family Houses

Number of Solds: Aug.

2026 vs. 2025

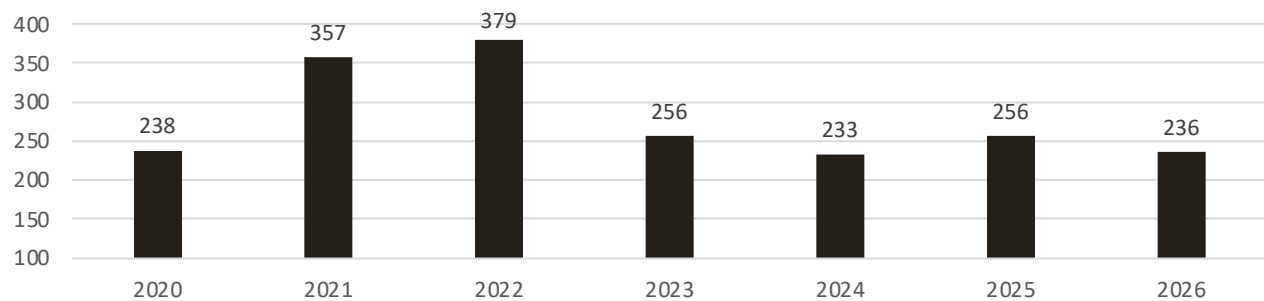
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Avg. Sold Price: Aug.

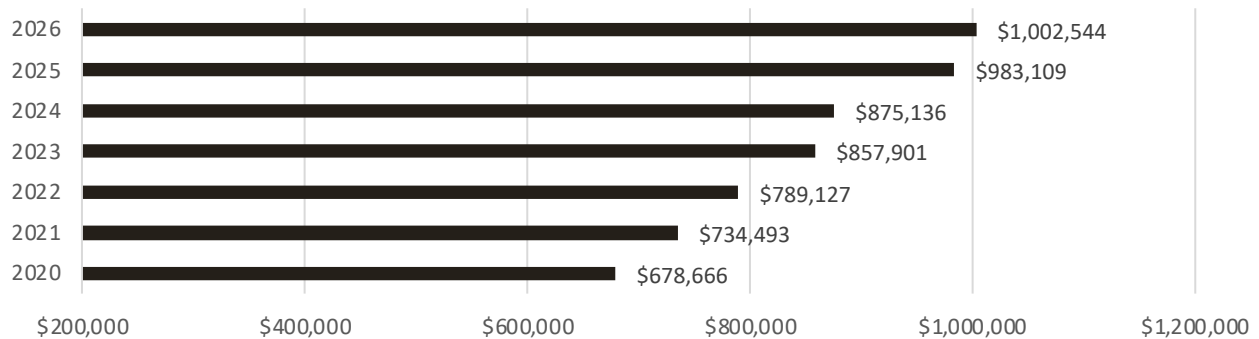
2026 vs. 2025

↑ 11%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



White Plains Area School Districts: First Eight Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	73	62	+17.7%	\$910,752	\$903,383	+0.8%	104.4%	105.7%	-1.2%
Valhalla	35	50	-30%	\$1,010,283	\$847,909	+19.1%	105.5%	105.2%	+0.3%
White Plains	128	144	-11.1%	\$1,052,777	\$1,064,380	-1.1%	107.6%	105.6%	+1.9%

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: August	86	103	-16.5%
Avg. Closing Price: August	\$1,236,373	\$1,155,209	+7%
Median DOM: August	29	33	-11%
Avg. List-to-Sale Price ratio: August	108.8%	105.6%	+3%
Avg. Price Per Sq. Ft.: August	\$508	\$485	+4.6%
Closings: First Eight Months	447	488	-8.4%
Average Closing Price: First Eight Months	\$1,267,486	\$1,105,351	+14.7%

Single Family Houses

Number of Solds: Aug.

2026 vs. 2025

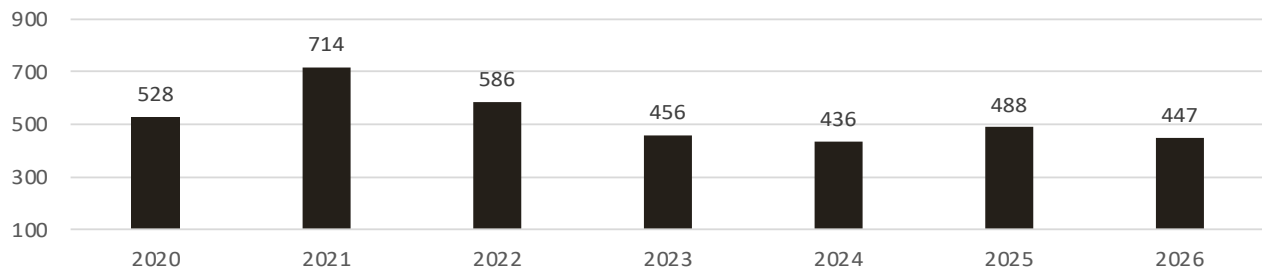
↓17%

Avg. Sold Price: Aug.

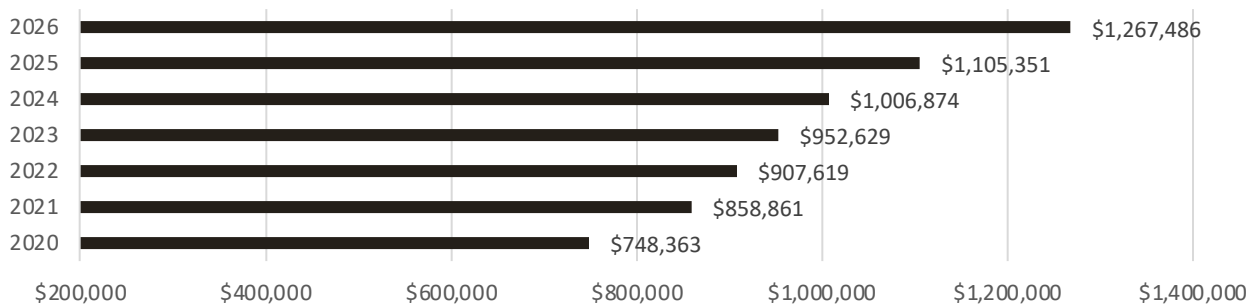
2026 vs. 2025

↑7%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



Rivertowns School Districts: First Eight Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	57	68	-16.2%	\$1,242,351	\$1,153,476	+7.7%	110.7%	107.3%	+3.2%
Briarcliff Manor	51	40	+27.5%	\$1,889,040	\$1,341,302	+40.8%	110.9%	107.3%	+3.4%
Dobbs Ferry	40	58	-31%	\$1,346,405	\$1,401,815	-4%	106.9%	106.5%	+0.5%
Elmsford	30	30	0%	\$782,133	\$728,983	+7.3%	104.0%	105.0%	-0.9%
Hastings	31	44	-29.5%	\$1,457,089	\$1,332,492	+9.4%	115.2%	109.1%	+5.7%
Irvington	60	51	+17.6%	\$1,865,627	\$1,498,711	+24.5%	106.7%	104.4%	+2.2%
Mount Pleasant	46	66	-30.3%	\$1,044,609	\$852,740	+22.5%	103.6%	102.7%	+0.9%
Ossining	105	104	+1%	\$804,190	\$785,803	+2.3%	104.7%	104.2%	+0.4%
Tarrytown	27	27	0%	\$1,203,389	\$1,151,101	+4.5%	110.8%	105.7%	+4.8%

AUGUST 2026

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: August	80	67	+19.4%
Avg. Closing Price: August	\$800,187	\$707,197	+13.1%
Median DOM: August	28	28	+1.8%
Avg. List-to-Sale Price ratio: August	102.5%	103.8%	-1.3%
Avg. Price Per Sq. Ft.: August	\$385	\$374	+2.8%
Closings: First Eight Months	364	390	-6.7%
Average Closing Price: First Eight Months	\$834,470	\$719,643	+16%

Single Family Houses

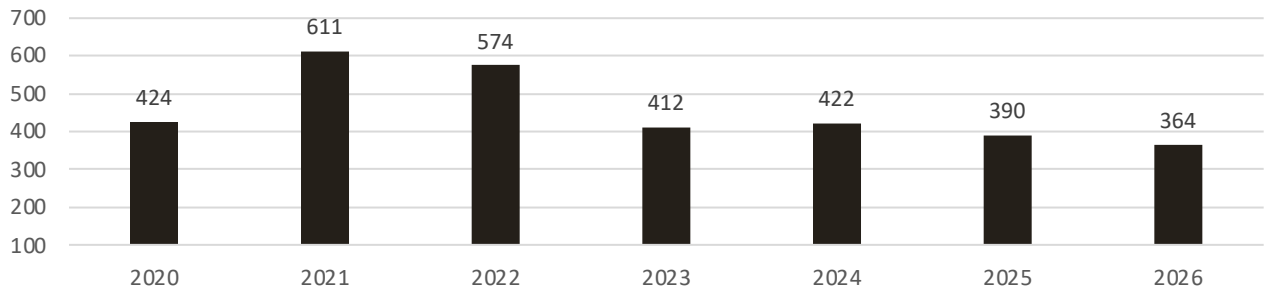
Number of Solds: Aug.
2026 vs. 2025

↑19%

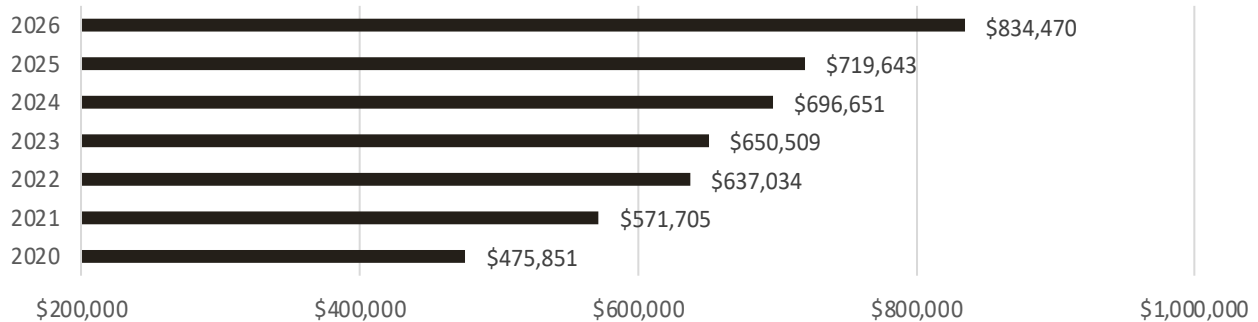
Avg. Sold Price: Aug.
2026 vs. 2025

↑13%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



Northwest Westchester School Districts: First Eight Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Croton-Harmon	44	45	-2.2%	\$1,211,125	\$920,424	+31.6%	105.3%	102.9%	+2.4%
Hendrick Hudson	74	76	-2.6%	\$797,241	\$734,927	+8.5%	103.9%	102.6%	+1.3%
Lakeland	112	130	-13.8%	\$702,702	\$663,419	+5.9%	103.5%	103.5%	-0.1%
Peekskill	36	43	-16.3%	\$656,989	\$569,198	+15.4%	103.2%	103.1%	+0.2%
Putnam Valley	4	11	-63.6%	\$882,500	\$585,386	+50.8%	101.6%	104.2%	-2.4%
Yorktown	94	85	+10.6%	\$910,398	\$779,154	+16.8%	103.9%	103.6%	+0.3%

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: August	96	142	-32.4%
Avg. Closing Price: August	\$1,535,358	\$1,353,911	+13.4%
Median DOM: August	30	29	+3.2%
Avg. List-to-Sale Price ratio: August	105.5%	104.2%	+1.2%
Avg. Price Per Sq. Ft.: August	\$484	\$431	+12.4%
Closings: First Eight Months	582	672	-13.4%
Average Closing Price: First Eight Months	\$1,514,144	\$1,402,318	+8%

Single Family Houses

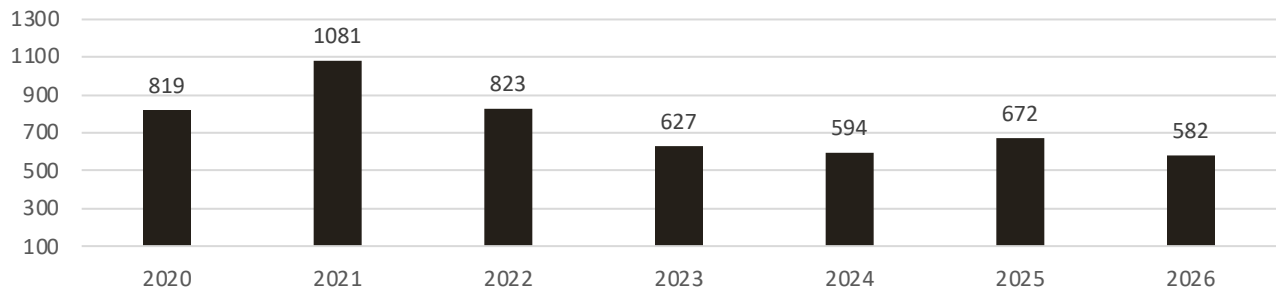
Number of Solds: Aug.
2026 vs. 2025

↓32%

Avg. Sold Price: Aug.
2026 vs. 2025

↑13%

House Closings: First Eight Months



House Average Closing Price: First Eight Months



Northeast Westchester School Districts: First Eight Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	143	148	-3.4%	\$1,753,053	\$1,527,991	+14.7%	104.0%	103.6%	+0.4%
Byram Hills	70	75	-6.7%	\$1,977,365	\$1,883,200	+5%	105.4%	106.7%	-1.2%
Chappaqua	83	142	-41.5%	\$1,842,556	\$1,571,316	+17.3%	113.7%	109.2%	+4.1%
Katonah-Lewisboro	109	140	-22.1%	\$1,317,282	\$1,349,425	-2.4%	103.9%	103.1%	+0.7%
North Salem	30	31	-3.2%	\$1,330,359	\$1,205,141	+10.4%	101.0%	99.2%	+1.8%
Pleasantville	38	43	-11.6%	\$1,209,660	\$1,037,796	+16.6%	106.5%	103.1%	+3.3%
Somers	109	93	+17.2%	\$1,006,750	\$870,363	+15.7%	105.9%	104.4%	+1.5%

Contact Us

AUGUST 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.