

Feb

**2026
MARKET
REPORT**

WESTER

Brown Harris Stevens THE Craft OF Research

Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: February	209	228	-8.3%
Avg. Closing Price: February	\$1,259,335	\$1,071,843	+17.5%
Median DOM: February	31	34	-8.8%
Avg. List-to-Sale Price ratio: February	102.0%	101.4%	+0.6%
Avg. Price Per Sq. Ft.: February	\$483	\$424	+13.7%
Closings: Dec.-Feb. (3 Months)	898	977	-8.1%
Average Closing Price: Dec.-Feb. (3 Months)	\$1,228,207	\$1,125,589	+9.1%

Single Family Houses

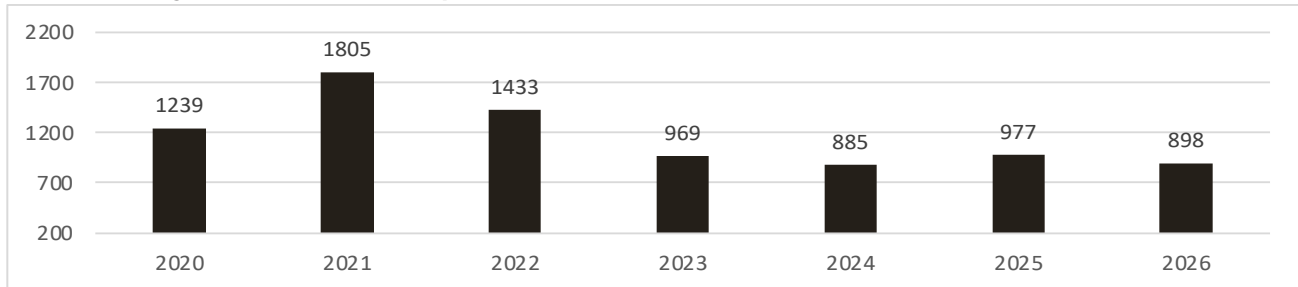
Number of Sold: Feb.
2026 vs. 2025

↓ 8%

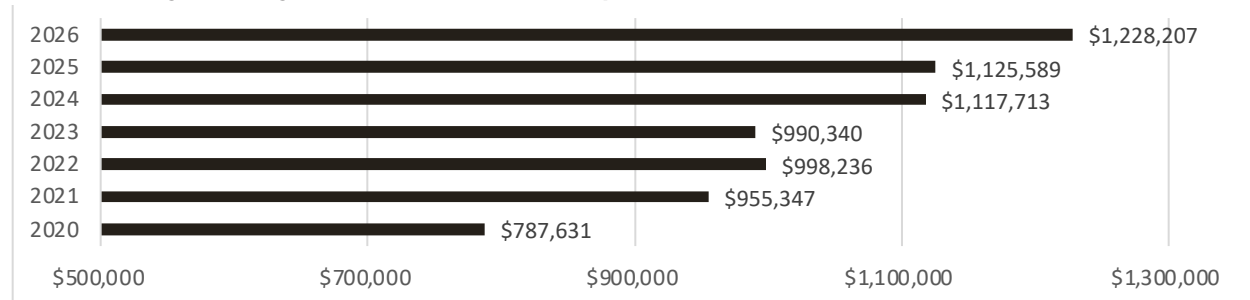
Avg. Sold Price: Feb.
2026 vs. 2025

↑ 18%

House Closings: December-February (3 Months)



House Average Closing Price: December-February (3 Months)



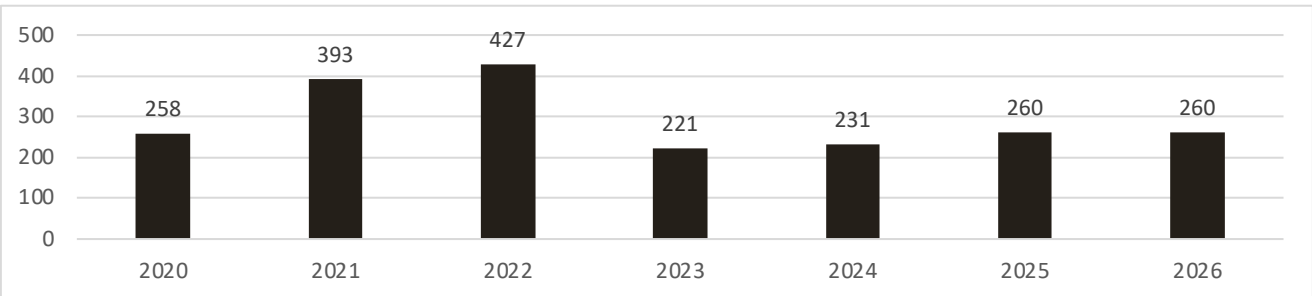
Houses: Number of Closed, by Price

PRICE RANGE	FEBRUARY 2026	FEBRUARY 2025	% CHANGE	2026 DEC.-FEB.	2025 DEC.-FEB.	% CHANGE
Under \$400K	6	5	+20.0%	24	25	-4.0%
\$400K - \$800K	58	98	-40.8%	287	369	-22.2%
\$800K - \$1.2M	58	65	-10.8%	252	292	-13.7%
\$1.2M - \$1.6M	46	26	+76.9%	160	132	+21.2%
\$1.6M-\$2M	18	16	+12.5%	75	66	+13.6%
\$2M-\$2.4M	8	5	+60.0%	28	28	+0.0%
\$2.4M-\$2.8M	2	8	-75.0%	24	31	-22.6%
\$2.8M-\$3.2M	6	1	+500.0%	19	12	+58.3%
Over \$3.2M	7	4	+75.0%	29	22	+31.8%

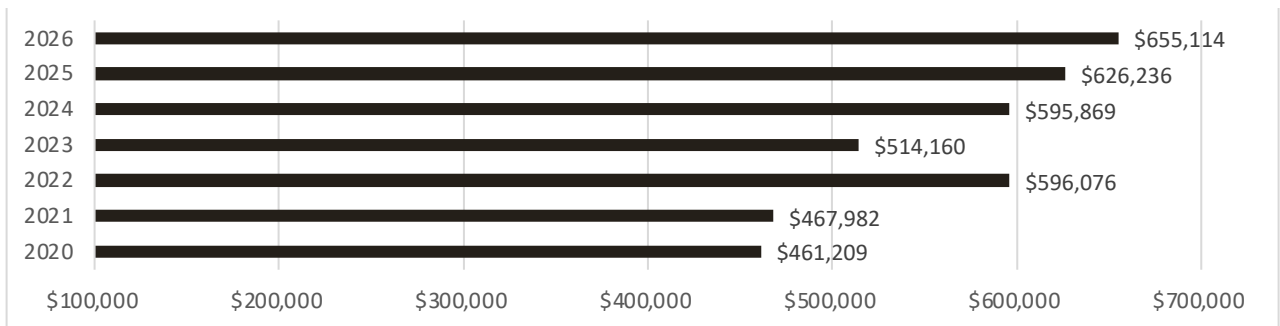
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: February	68	70	-2.9%	Number of Solds: Feb. 2026 vs. 2025
Avg. Closing Price: February	\$701,167	\$687,200	+2.0%	↓3%
Median DOM: February	38	37	+4.1%	
Avg. List-to-Sale Price ratio: February	100.2%	100.8%	-0.7%	
Avg. Price Per Sq. Ft.: February	\$470	\$487	-3.6%	
Closings: Dec.-Feb. (3 Months)	260	260	+0.0%	Avg. Sold Price: Feb. 2026 vs. 2025
Average Closing Price: Dec.-Feb. (3 Months)	\$655,114	\$626,236	+4.6%	↑2%

Condo Closings: December-February (3 Months)



Condo Average Closing Price: December-February (3 Months)



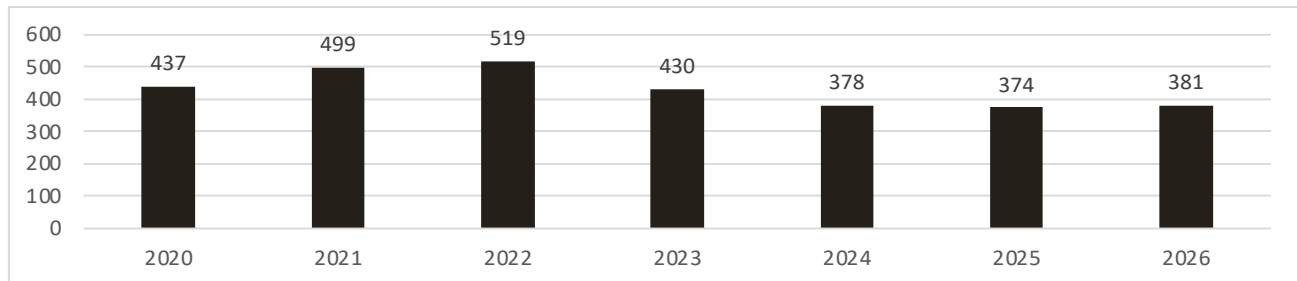
Condos: Number of Closed, by Price

PRICE RANGE	FEBRUARY 2026	FEBRUARY 2025	% CHANGE	2026 DEC.-FEB.	2025 DEC.-FEB.	% CHANGE
Under \$200K	0	0	N/A	1	3	-66.7%
\$200K - \$400K	13	17	-23.5%	45	71	-36.6%
\$400K - \$600K	26	23	+13.0%	114	91	+25.3%
\$600K - \$800K	6	15	-60.0%	39	48	-18.8%
\$800K - \$1M	13	6	+116.7%	31	18	+72.2%
\$1M - \$1.2M	1	2	-50.0%	8	6	+33.3%
\$1.2M - \$1.4M	4	0	N/A	8	3	+166.7%
\$1.4M - \$1.6M	2	0	N/A	6	2	+200.0%
Over \$1.6M	3	7	-57.1%	8	17	-52.9%

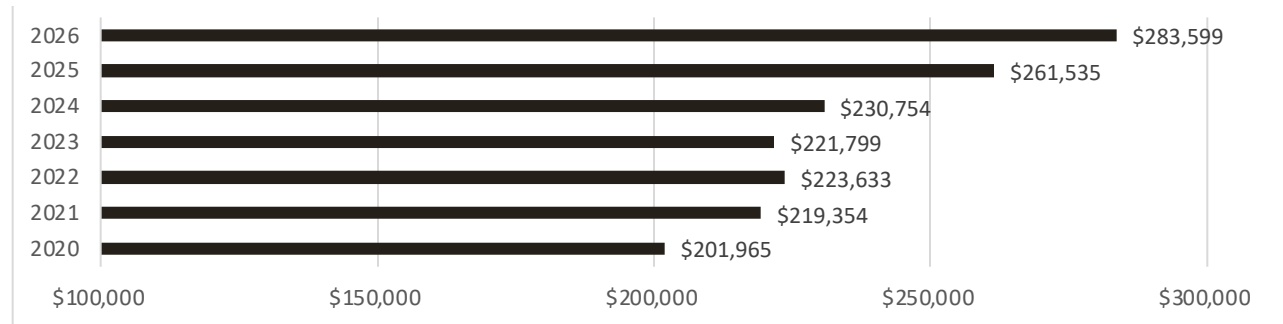
Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: Feb. 2026 vs. 2025 ↑1%
Closings: February	107	106	+0.9%	
Avg. Closing Price: February	\$274,278	\$278,251	-1.4%	
Median DOM: February	44	38	+14.3%	
Avg. List-to-Sale Price ratio: February	99.3%	100.1%	-0.7%	
Avg. Price Per Sq. Ft.: February	\$279	\$274	+1.7%	
Closings: Dec.-Feb. (3 Months)	381	374	+1.9%	Avg. Sold Price: Feb. 2026 vs. 2025 ↓1%
Average Closing Price: Dec.-Feb. (3 Months)	\$283,599	\$261,535	+8.4%	

Co-Op Closings: December-February (3 Months)



Co-Op Average Closing Price: December-February (3 Months)



Co-Ops: Number of Closed, by Price

PRICE RANGE	FEBRUARY 2026	FEBRUARY 2025	% CHANGE	2026 DEC.-FEB.	2025 DEC.-FEB.	% CHANGE
Under \$100K	6	7	-14.3%	14	14	+0.0%
\$100K - \$200K	38	38	+0.0%	117	142	-17.6%
\$200K - \$300K	33	32	+3.1%	126	124	+1.6%
\$300K - \$400K	15	16	-6.2%	68	54	+25.9%
\$400K - \$500K	10	6	+66.7%	30	18	+66.7%
\$500K - \$600K	3	1	+200.0%	14	8	+75.0%
\$600K - \$700K	0	2	-100.0%	1	5	-80.0%
\$700K - \$800K	0	1	-100.0%	0	3	-100.0%
Over \$800K	2	3	-33.3%	11	5	+120.0%

FEBRUARY 2026

Southern Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: February	50	55	-9.1%
Avg. Closing Price: February	\$923,426	\$903,810	+2.2%
Avg. DOM: February	50	51	-1.1%
Avg. List-to-Sale Price ratio: February	99.4%	100.0%	-0.6%
Avg. Price Per Sq. Ft.: February	\$435	\$399	+9.1%
Closings: Dec.-Feb. (3 Months)	202	198	+2%
Average Closing Price: Dec.-Feb. (3 Months)	\$956,431	\$934,875	+2.3%

Single Family Houses

Number of Sold: Feb.

2026 vs. 2025

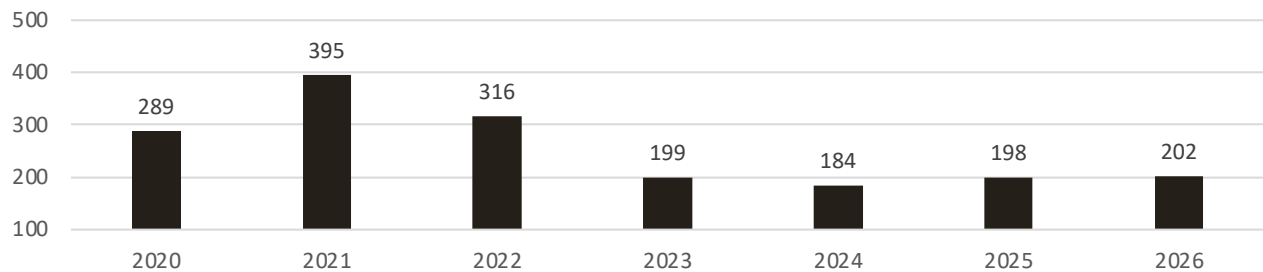
↓ 9%

Avg. Sold Price: Feb.

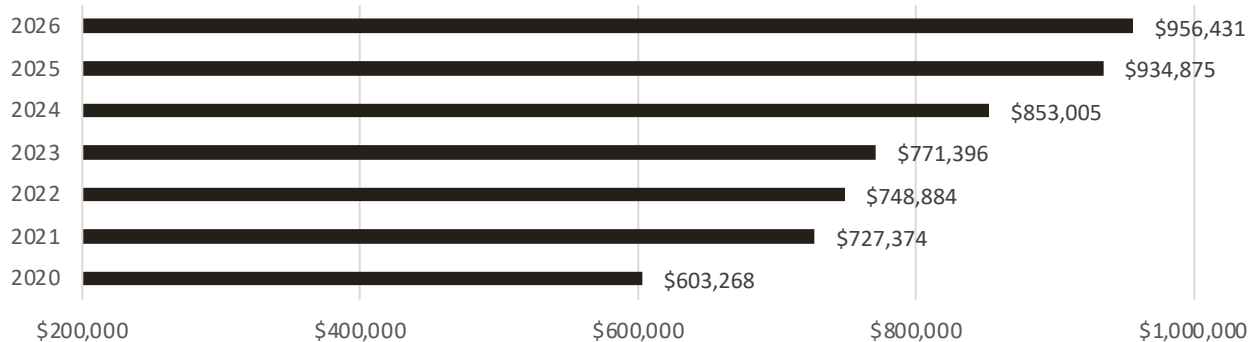
2026 vs. 2025

↑ 2%

House Closings: December-February (3 Months)



House Average Closing Price: December-February (3 Months)



Southern Westchester School Districts: December-February (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	26	26	0%	\$745,162	\$709,423	+5%	101.3%	99.5%	+1.9%
New Rochelle	56	59	-5.1%	\$1,081,729	\$1,129,884	-4.3%	101.2%	102.1%	-0.8%
Pelham	14	17	-17.6%	\$1,629,697	\$1,622,529	+0.4%	101.5%	103.0%	-1.5%
Yonkers	106	96	+10.4%	\$853,135	\$754,314	+13.1%	99.8%	101.3%	-1.5%

Lower Central Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: February	16	17	-5.9%
Avg. Closing Price: February	\$2,188,469	\$2,022,235	+8.2%
Avg. DOM: February	33	72	-54.2%
Avg. List-to-Sale Price ratio: February	109.0%	101.2%	+7.6%
Avg. Price Per Sq. Ft.: February	\$687	\$580	+18.5%
Closings: Dec.-Feb. (3 Months)	74	76	-2.6%
Average Closing Price: Dec.-Feb. (3 Months)	\$2,088,895	\$1,745,231	+19.7%

Single Family Houses

Number of Solds: Feb.

2026 vs. 2025

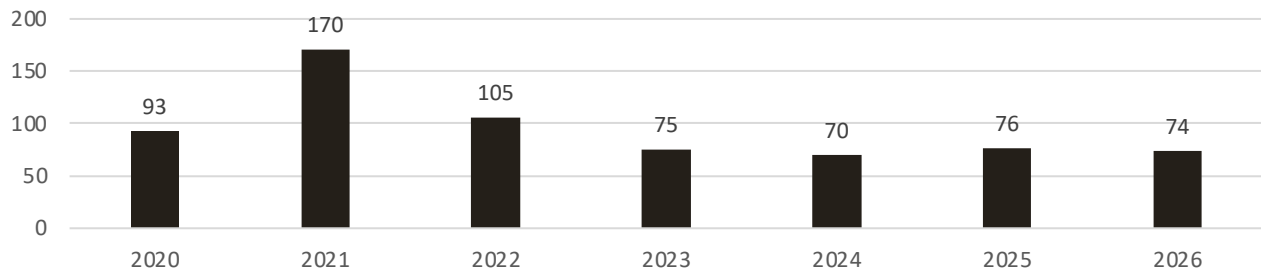
↓ 6%

Avg. Sold Price: Feb.

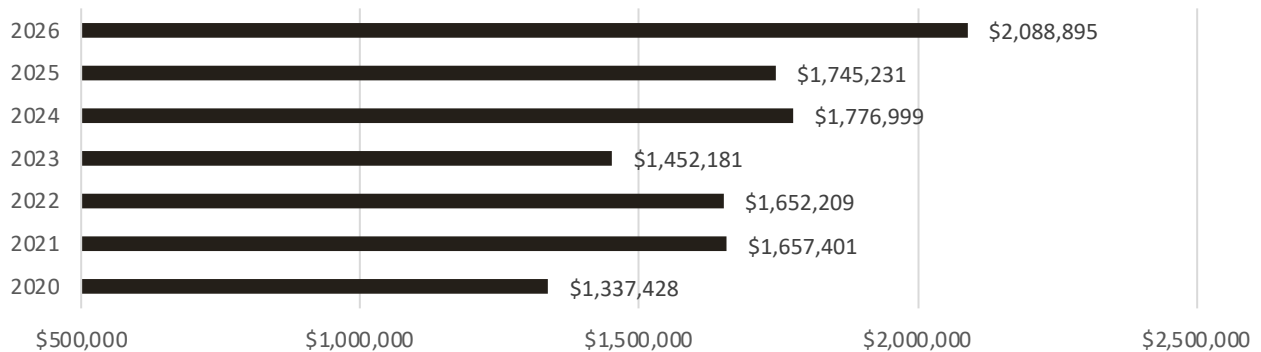
2026 vs. 2025

↑ 8%

House Closings: December-February (3 Months)



House Average Closing Price: December-February (3 Months)



Lower Central Westchester School Districts: December-February (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	7	5	+40%	\$2,628,071	\$1,960,000	+34.1%	103.4%	95.9%	+7.8%
Eastchester	23	20	+15%	\$1,121,978	\$1,009,792	+11.1%	102.0%	101.6%	+0.3%
Edgemont	8	16	-50%	\$2,028,125	\$1,276,125	+58.9%	97.9%	100.8%	-2.9%
Scarsdale	30	31	-3.2%	\$2,813,983	\$2,431,250	+15.7%	107.3%	111.8%	-4%
Tuckahoe	6	4	+50%	\$1,621,955	\$1,713,750	-5.4%	104.8%	97.9%	+7.1%

FEBRUARY 2026

Sound Shore

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

Single Family Houses

	2026	2025	% CHANGE
Closings: February	19	19	0%
Avg. Closing Price: February	\$1,848,631	\$1,488,658	+24.2%
Avg. DOM: February	57	38	+50%
Avg. List-to-Sale Price ratio: February	101.9%	106.0%	-3.9%
Avg. Price Per Sq. Ft.: February	\$593	\$539	+10%
Closings: Dec.–Feb. (3 Months)	99	113	-12.4%
Average Closing Price: Dec.–Feb. (3 Months)	\$1,713,483	\$1,490,653	+14.9%

Single Family Houses

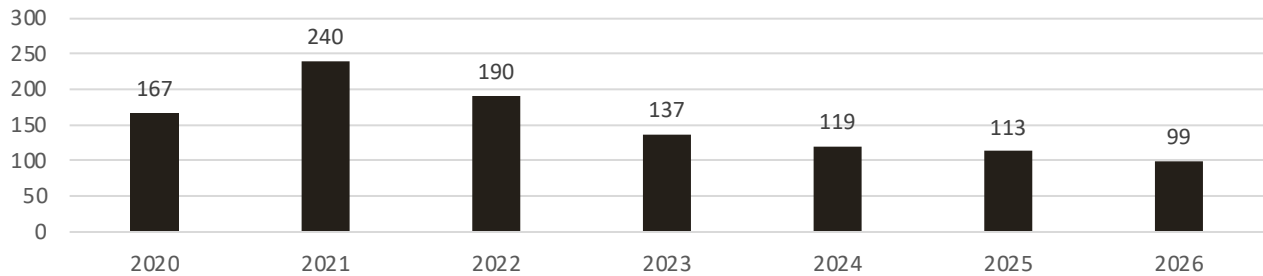
Number of Solds: Feb.
2026 vs. 2025

0%

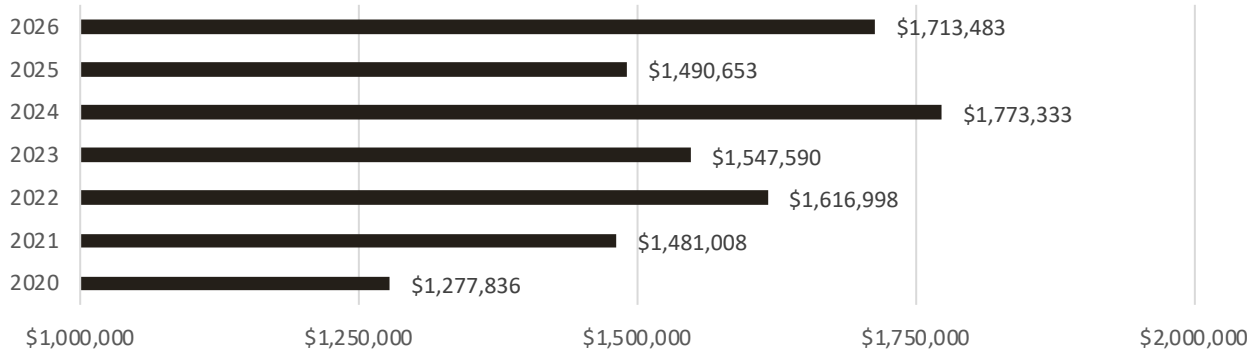
Avg. Sold Price: Feb.
2026 vs. 2025

↑ 24%

House Closings: December–February (3 Months)



House Average Closing Price: December–February (3 Months)



Sound Shore School Districts: December–February (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	15	15	0%	\$1,435,938	\$1,153,284	+24.5%	103.1%	109.1%	-5.5%
Harrison	21	25	-16%	\$1,973,667	\$1,820,116	+8.4%	101.2%	101.7%	-0.5%
Mamaroneck	25	36	-30.6%	\$1,984,027	\$1,614,229	+22.9%	108.8%	106.3%	+2.3%
Port Chester-Rye	19	19	0%	\$703,607	\$755,837	-6.9%	100.3%	100.5%	-0.3%
Rye City	14	8	+75%	\$2,555,968	\$2,589,375	-1.3%	100.5%	105.6%	-4.9%
Rye Neck	5	10	-50%	\$1,579,200	\$1,245,345	+26.8%	104.6%	101.5%	+3.1%

FEBRUARY 2026

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: February	19	29	-34.5%
Avg. Closing Price: February	\$1,009,211	\$969,095	+4.1%
Avg. DOM: February	33	40	-17.5%
Avg. List-to-Sale Price ratio: February	103.8%	101.5%	+2.2%
Avg. Price Per Sq. Ft.: February	\$456	\$423	+7.9%
Closings: Dec.-Feb. (3 Months)	71	102	-30.4%
Average Closing Price: Dec.-Feb. (3 Months)	\$968,446	\$926,046	+4.6%

Single Family Houses

Number of Solds: Feb.

2026 vs. 2025

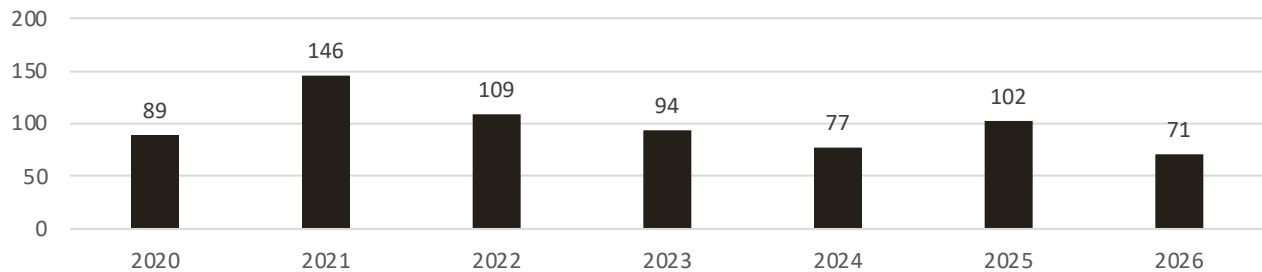
↓35%

Avg. Sold Price: Feb.

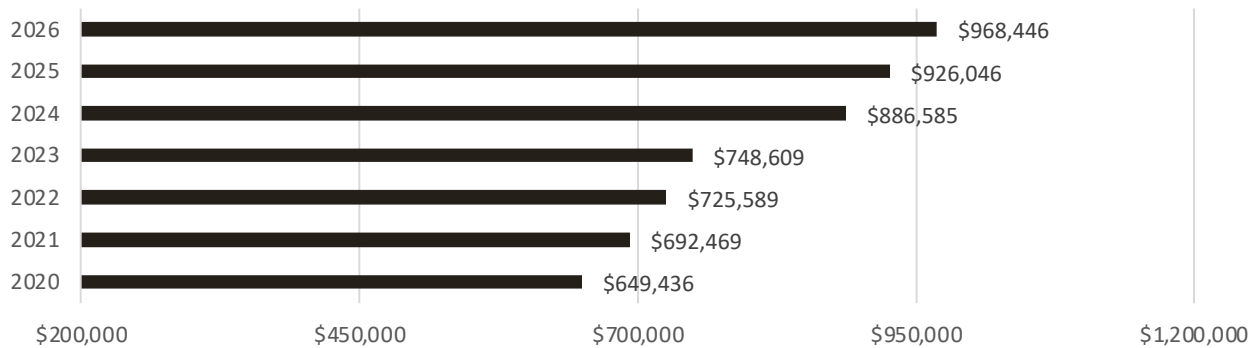
2026 vs. 2025

↑4%

House Closings: December-February (3 Months)



House Average Closing Price: December-February (3 Months)



White Plains Area School Districts: December-February (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	28	29	-3.4%	\$855,863	\$825,931	+3.6%	102.9%	102.3%	+0.6%
Valhalla	10	19	-47.4%	\$881,000	\$807,763	+9.1%	105.4%	101.9%	+3.4%
White Plains	33	54	-38.9%	\$1,090,470	\$1,021,429	+6.8%	104.2%	102.6%	+1.6%

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: February	35	36	-2.8%
Avg. Closing Price: February	\$1,044,943	\$931,761	+12.1%
Avg. DOM: February	54	69	-21.9%
Avg. List-to-Sale Price ratio: February	100.4%	101.4%	-1%
Avg. Price Per Sq. Ft.: February	\$437	\$422	+3.5%
Closings: Dec.-Feb. (3 Months)	130	169	-23.1%
Average Closing Price: Dec.-Feb. (3 Months)	\$986,247	\$992,106	-0.6%

Single Family Houses

Number of Sold: Feb.

2026 vs. 2025

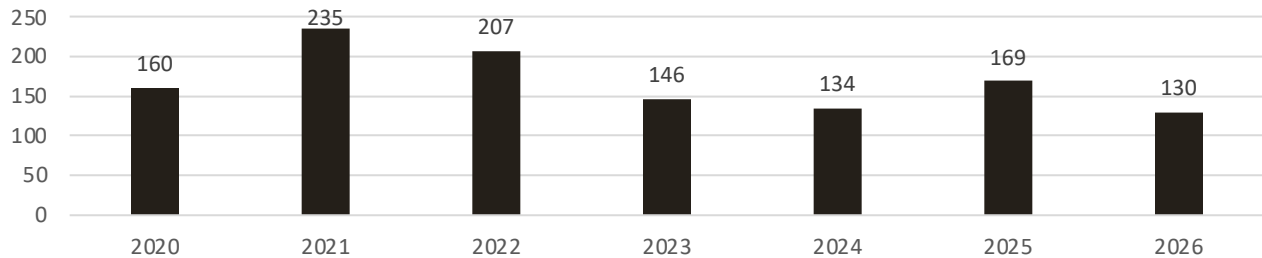
↓ 3%

Avg. Sold Price: Feb.

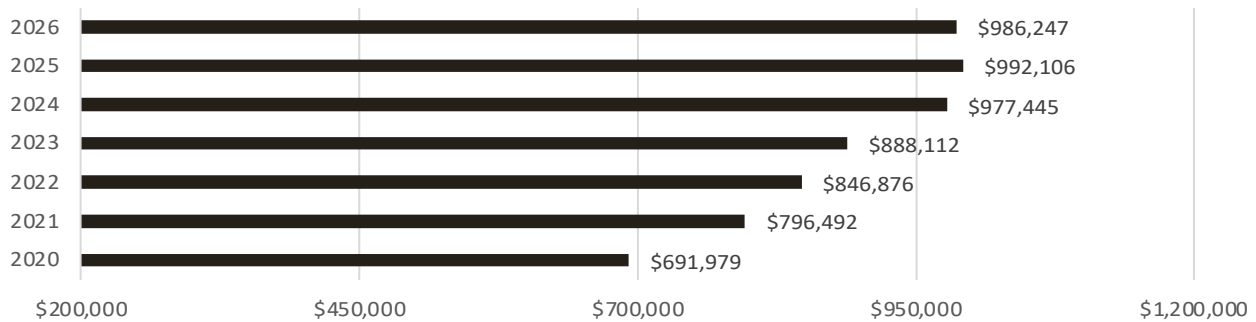
2026 vs. 2025

↑ 12%

House Closings: December–February (3 Months)



House Average Closing Price: December–February (3 Months)



Rivertowns School Districts: December–February (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	12	24	-50%	\$975,542	\$1,037,592	-6%	102.6%	103.6%	-0.9%
Briarcliff Manor	11	17	-35.3%	\$1,201,273	\$1,354,250	-11.3%	102.7%	103.9%	-1.2%
Dobbs Ferry	7	12	-41.7%	\$1,216,714	\$1,009,667	+20.5%	102.9%	98.7%	+4.3%
Elmsford	12	13	-7.7%	\$665,813	\$670,077	-0.6%	100.8%	103.1%	-2.2%
Hastings	12	11	+9.1%	\$1,253,460	\$1,098,827	+14.1%	110.9%	101.7%	+9.1%
Irvington	12	21	-42.9%	\$1,223,533	\$1,282,905	-4.6%	102.2%	100.7%	+1.5%
Mount Pleasant	15	24	-37.5%	\$1,019,000	\$815,958	+24.9%	102.5%	101.1%	+1.4%
Ossining	37	40	-7.5%	\$740,284	\$775,734	-4.6%	101.8%	102.2%	-0.4%
Tarrytown	12	7	+71.4%	\$1,198,792	\$1,324,857	-9.5%	106.4%	103.9%	+2.5%

FEBRUARY 2026

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: February	21	33	-36.4%
Avg. Closing Price: February	\$822,500	\$684,091	+20.2%
Avg. DOM: February	53	47	+15%
Avg. List-to-Sale Price ratio: February	103.3%	101.5%	+1.8%
Avg. Price Per Sq. Ft.: February	\$360	\$356	+1.2%
Closings: Dec.-Feb. (3 Months)	119	133	-10.5%
Average Closing Price: Dec.-Feb. (3 Months)	\$748,457	\$660,448	+13.3%

Single Family Houses

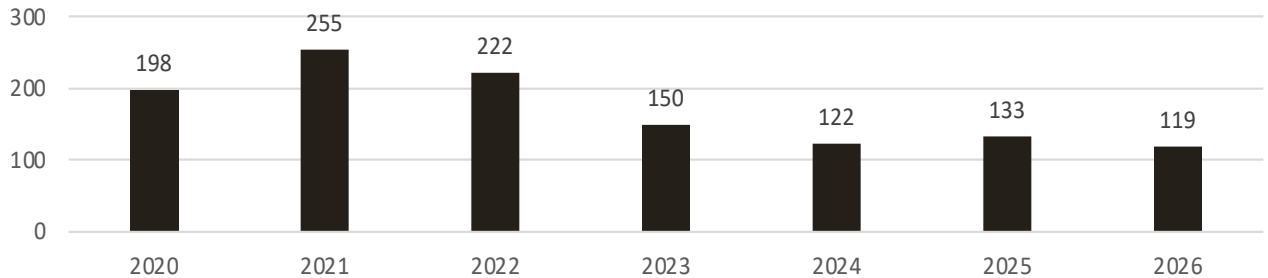
Number of Solds: Feb.
2026 vs. 2025

↓36%

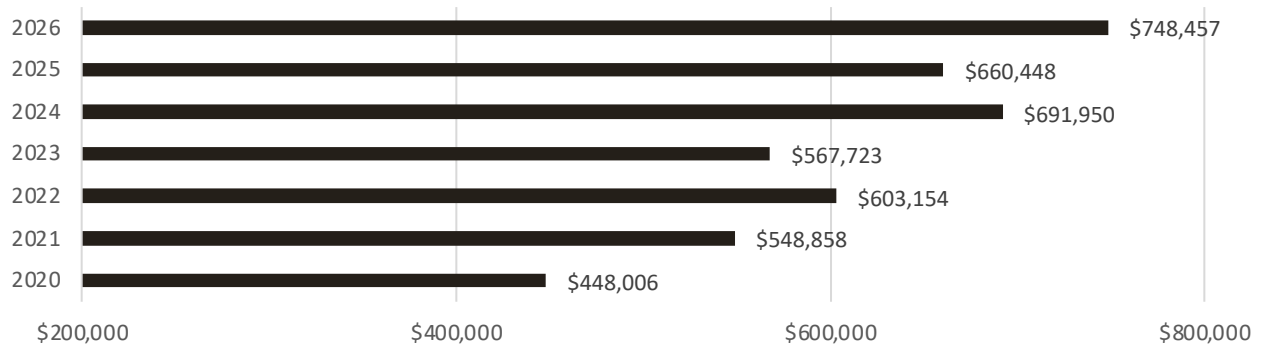
Avg. Sold Price: Feb.
2026 vs. 2025

↑20%

House Closings: December-February (3 Months)



House Average Closing Price: December-February (3 Months)



Northwest Westchester School Districts: December-February (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	17	17	0%	\$906,672	\$945,878	-4.1%	102.6%	103.0%	-0.4%
Hendrick Hudson	17	23	-26.1%	\$705,024	\$777,470	-9.3%	100.0%	101.9%	-1.9%
Lakeland	41	50	-18%	\$715,756	\$591,568	+21%	102.4%	102.7%	-0.2%
Peekskill	19	24	-20.8%	\$592,184	\$517,417	+14.5%	103.1%	99.7%	+3.4%
Putnam Valley	0	2	NA	0	\$380,000	NA	0	100.9%	NA
Yorktown	25	17	+47.1%	\$842,800	\$654,206	+28.8%	105.1%	102.2%	+2.9%

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: February	49	39	+25.6%
Avg. Closing Price: February	\$1,507,547	\$1,225,282	+23%
Avg. DOM: February	53	41	+29.7%
Avg. List-to-Sale Price ratio: February	102.4%	100.9%	+1.5%
Avg. Price Per Sq. Ft.: February	\$517	\$397	+30.2%
Closings: Dec.-Feb. (3 Months)	203	186	+9.1%
Average Closing Price: Dec.-Feb. (3 Months)	\$1,475,271	\$1,416,943	+4.1%

Single Family Houses

Number of Solds: Feb.

2026 vs. 2025

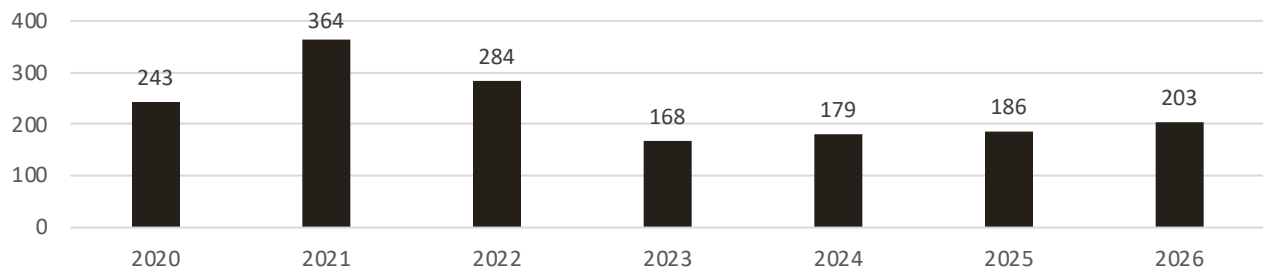
↑26%

Avg. Sold Price: Feb.

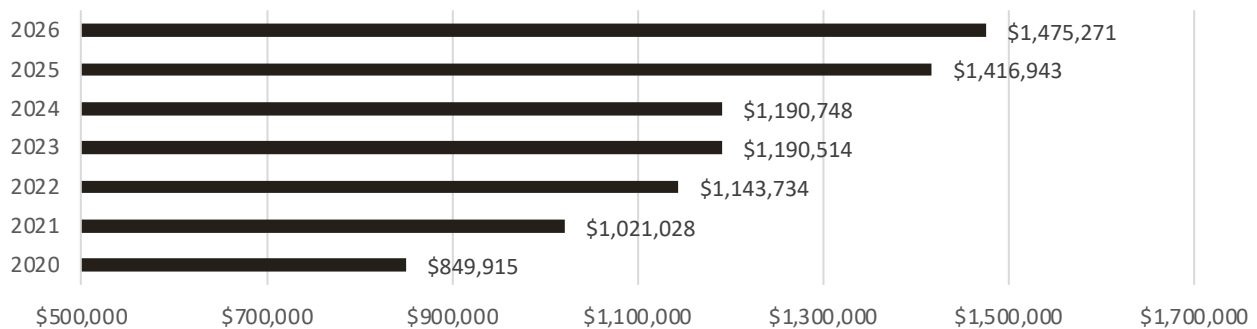
2026 vs. 2025

↑23%

House Closings: December-February (3 Months)



House Average Closing Price: December-February (3 Months)



Northeast Westchester School Districts: December-February (3 Months)

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	41	45	-8.9%	\$2,025,227	\$1,673,274	+21%	103.7%	101.2%	+2.5%
Byram Hills	21	18	+16.7%	\$1,692,905	\$1,838,770	-7.9%	102.8%	103.3%	-0.5%
Chappaqua	29	41	-29.3%	\$1,867,380	\$1,511,252	+23.6%	103.2%	104.2%	-0.9%
Katonah-Lewisboro	36	35	+2.9%	\$1,205,151	\$1,314,620	-8.3%	101.6%	99.8%	+1.8%
North Salem	19	9	+111.1%	\$1,512,804	\$1,583,889	-4.5%	99.1%	98.9%	+0.3%
Pleasantville	21	13	+61.5%	\$1,067,384	\$953,154	+12%	106.4%	102.2%	+4.1%
Somers	36	25	+44%	\$894,360	\$821,485	+8.9%	100.2%	101.9%	-1.7%

Contact Us

FEBRUARY 2026

Westchester Market Report

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Hudson

526 Warren Street
Hudson, NY 12534
518.828.0181

Rhinebeck

18 Garden Street
Rhinebeck, NY 12572
Phone: 845-871-2700

Greenwich

125 Mason Street
Greenwich, CT 06830
203.869.8100

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212.381.6521

BHS THE Craft of Research

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