

May

2026
MARKET
REPORT

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Brown Harris Stevens THE Craft OF Research

MAY 2026

Westchester County

May Overview

After a relatively steady April, sales pulled back in May, while buyer competition hit its highest level of the year.

Westchester had 525 residential closings in May, down 17% from last year. The decline was across property types, as house and condo sales dropped about 20%, each, while co-op sales dipped 4%. Low Inventory was the main culprit with inventory for residential homes down 5 percent from a year ago.

Despite fewer sales, pricing moved higher across the board. The median house price jumped to \$1,212,500, up 22% from last May. This increase reflected the shift in where sales are happening this spring. Under \$750K saw 38% fewer closings than last May, and the \$750K-to-\$1M range dropped 33%, while the \$1M-to-\$2M tier was flat and sales above \$4M rose. Meanwhile, condos and co-ops saw steady gains, up 9% and 6% respectively.

Competition was arguably the most notable story of the month. Across all property types, 60% of May closings sold above asking price, up from 56% last year. Houses led the way at 71% over ask, with a median time on market of just 15 days. Even co-ops, typically less competitive than other segments, saw the number of sales going over ask rise to 41%, up from 28% a year ago, reflecting the overall strong demand.

The high end continued its impressive pace. In May, there were 17 house sales above \$4M, up from 13 a year ago and the highest total for the month in the past decade. Condo luxury picked up as well with 14 sales above \$1M versus 8 a year ago. This high-end activity isn't limited to May. Year to date, Westchester has had 92 house sales above \$3M, up from 79 through the same point last year, the highest January-through-May total since at least 2016. While May's top sale was 13 Kirby Lane in Rye at \$10M, perhaps the most striking sale was 3 Cedar Island in Larchmont, which went for \$8.3M after just six days on market, and at 133% of the asking price.

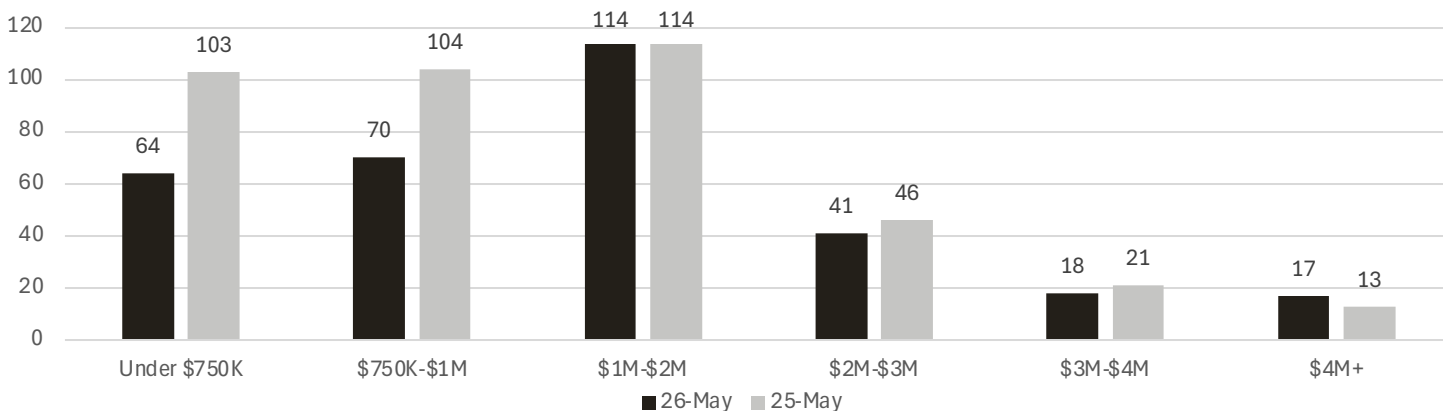
The 30-year mortgage rate averaged 6.44% in May, up slightly from 6.33% in April but still well below last year's 6.73%. Despite rates inching up, buyer demand remains strong, and with inventory tight, the competition for homes continues as well.

Brown Harris Stevens



BHSID 983302

Westchester May House Closings by Price Tier, 2026 vs. 2025



Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: May	324	401	-19.2%
Avg. Closing Price: May	\$1,614,325	\$1,389,050	+16.2%
Median DOM: May	15	14	+7.1%
Avg. List-to-Sale Price ratio: May	107.7%	106.0%	+1.6%
Avg. Price Per Sq. Ft.: May	\$550	\$497	+10.7%
Closings: First Five Months	1308	1519	-13.9%
Average Closing Price: First Five Months	\$1,374,711	\$1,243,803	+10.5%

Single Family Houses

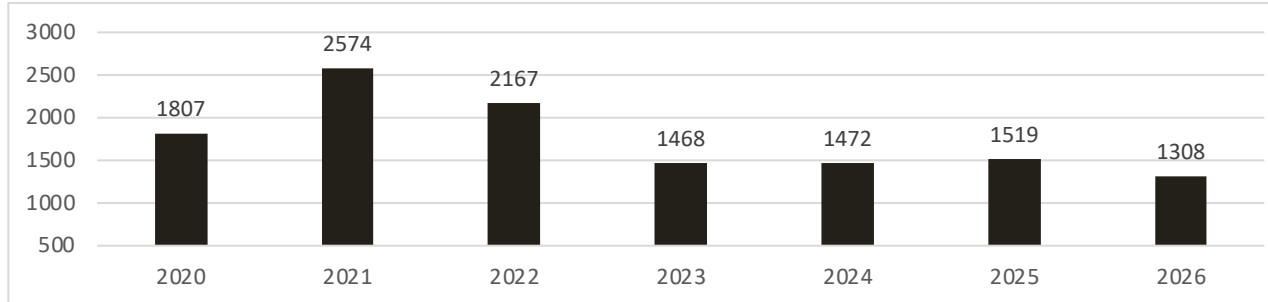
Number of Solds: May
2026 vs. 2025

↓19%

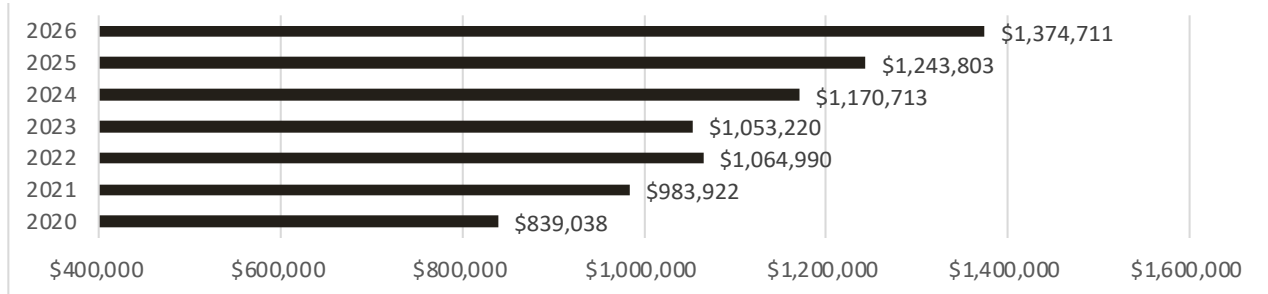
Avg. Sold Price: May
2026 vs. 2025

↑16%

House Closings: First Five Months



House Average Closing Price: First Five Months



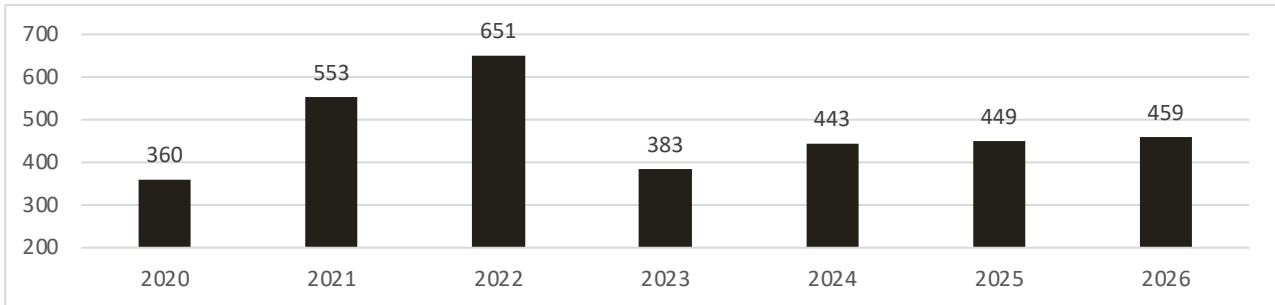
Houses: Number of Closed, by Price

PRICE RANGE	MAY 2026	MAY 2025	% CHANGE	2026 FIRST 5 MOS	2025 FIRST 5 MOS.	% CHANGE
Under \$400K	0	6	-100.0%	18	33	-45.5%
\$400K - \$800K	78	123	-36.6%	394	537	-26.6%
\$800K - \$1.2M	81	107	-24.3%	367	416	-11.8%
\$1.2M - \$1.6M	50	60	-16.7%	192	204	-5.9%
\$1.6M-\$2M	38	25	+52.0%	126	115	+9.6%
\$2M-\$2.4M	17	27	-37.0%	64	67	-4.5%
\$2.4M-\$2.8M	17	16	+6.2%	37	54	-31.5%
\$2.8M-\$3.2M	12	10	+20.0%	30	27	+11.1%
Over \$3.2M	30	27	+11.1%	79	66	+19.7%

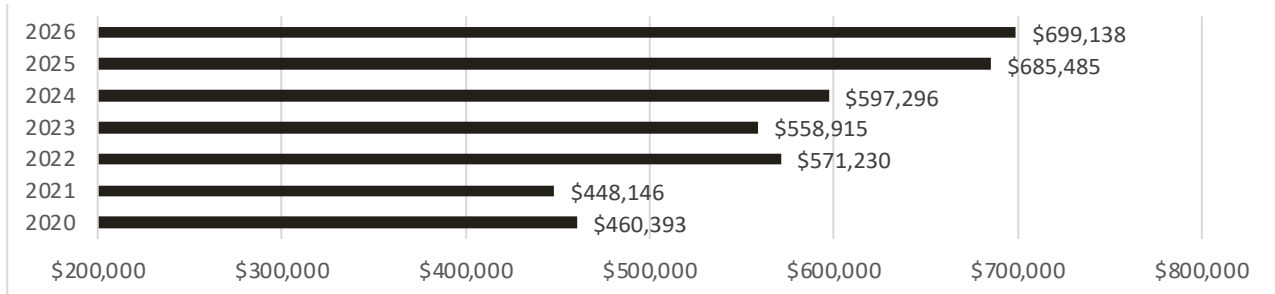
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: May	96	100	-4.0%	Number of Solds: May
Avg. Closing Price: May	\$708,577	\$649,534	+9.1%	2026 vs. 2025
Median DOM: May	23	24	-4.2%	↓ 4%
Avg. List-to-Sale Price ratio: May	101.5%	100.7%	+0.9%	
Avg. Price Per Sq. Ft.: May	\$489	\$457	+7.2%	Avg. Sold Price: May
Closings: First Five Months	459	449	+2.2%	2026 vs. 2025
Average Closing Price: First Five Months	\$699,138	\$685,485	+2.0%	↑ 9%

Condo Closings: First Five Months



Condo Average Closing Price: First Five Months



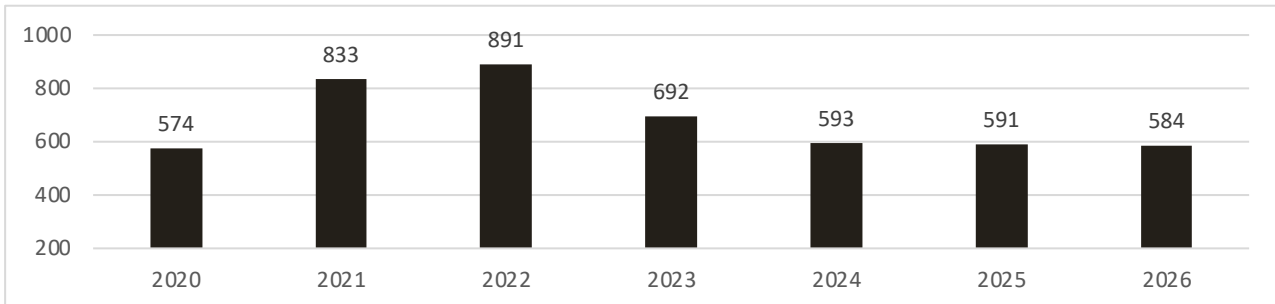
Condos: Number of Closed, by Price

PRICE RANGE	MAY 2026	MAY 2025	% CHANGE	2026 FIRST 5 MOS	2025 FIRST 5 MOS.	% CHANGE
Under \$200K	0	0	N/A	2	1	+100.0%
\$200K - \$400K	14	17	-17.6%	78	93	-16.1%
\$400K - \$600K	39	45	-13.3%	191	170	+12.4%
\$600K - \$800K	23	16	+43.8%	70	83	-15.7%
\$800K - \$1M	6	14	-57.1%	48	49	-2.0%
\$1M - \$1.2M	6	0	N/A	19	10	+90.0%
\$1.2M - \$1.4M	0	1	-100.0%	12	7	+71.4%
\$1.4M - \$1.6M	1	4	-75.0%	12	6	+100.0%
Over \$1.6M	7	3	+133.3%	27	30	-10.0%

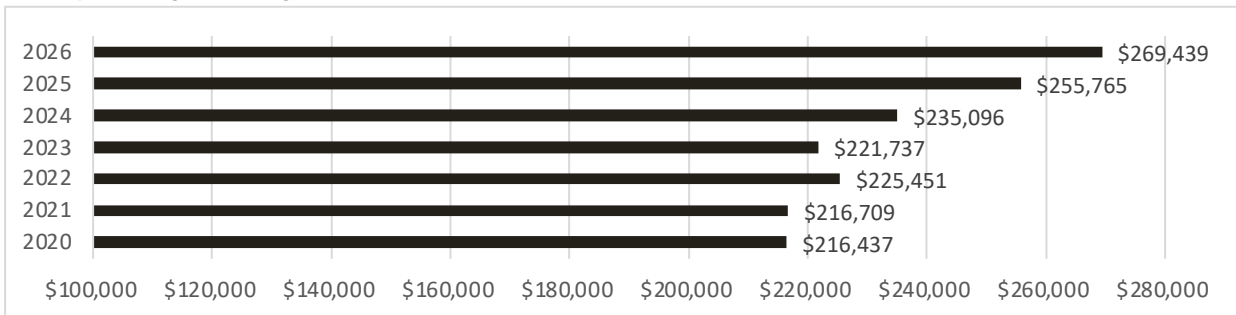
Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: May 2026 vs. 2025 ↓21%
Closings: May	105	132	-20.5%	
Avg. Closing Price: May	\$248,708	\$246,039	+1.1%	
Median DOM: May	37	42	-12.9%	
Avg. List-to-Sale Price ratio: May	100.5%	99.2%	+1.3%	
Avg. Price Per Sq. Ft.: May	\$267	\$257	+4.0%	
Closings: First Five Months	584	591	-1.2%	Avg. Sold Price: May 2026 vs. 2025 ↑1%
Average Closing Price: First Five Months	\$269,439	\$255,765	+5.3%	

Co-Op Closings: First Five Months



Co-Op Average Closing Price: First Five Months



Co-Ops: Number of Closed, by Price

PRICE RANGE	MAY 2026	MAY 2025	% CHANGE	2026 FIRST 5 MOS	2025 FIRST 5 MOS.	% CHANGE
Under \$100K	6	4	+50.0%	22	25	-12.0%
\$100K - \$200K	34	60	-43.3%	186	230	-19.1%
\$200K - \$300K	39	33	+18.2%	207	185	+11.9%
\$300K - \$400K	15	22	-31.8%	103	91	+13.2%
\$400K - \$500K	8	6	+33.3%	37	27	+37.0%
\$500K - \$600K	2	5	-60.0%	13	16	-18.8%
\$600K - \$700K	0	0	N/A	2	4	-50.0%
\$700K - \$800K	0	0	N/A	0	2	-100.0%
Over \$800K	1	2	-50.0%	14	10	+40.0%

MAY 2026

Southern Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: May	65	95	-31.6%
Avg. Closing Price: May	\$1,232,766	\$982,429	+25.5%
Median DOM: May	50	34	+47.4%
Avg. List-to-Sale Price ratio: May	104.1%	104.0%	+0.1%
Avg. Price Per Sq. Ft.: May	\$478	\$448	+6.8%
Closings: First Five Months	301	322	-6.5%
Average Closing Price: First Five Months	\$1,047,917	\$933,106	+12.3%

Single Family Houses

Number of Solds: May

2026 vs. 2025

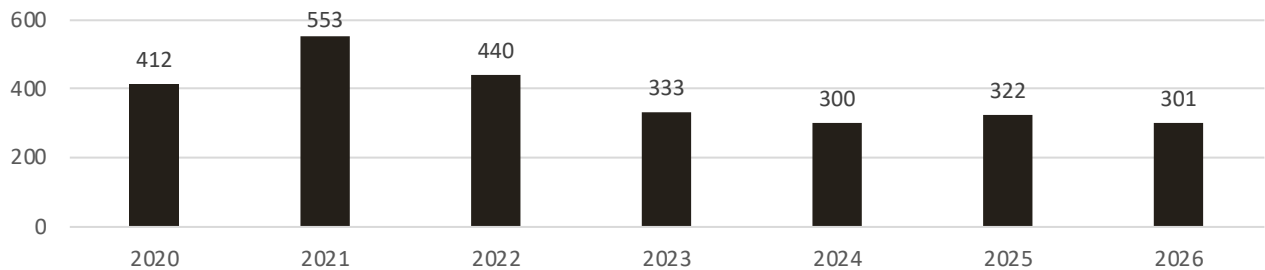
↓ 32%

Avg. Sold Price: May

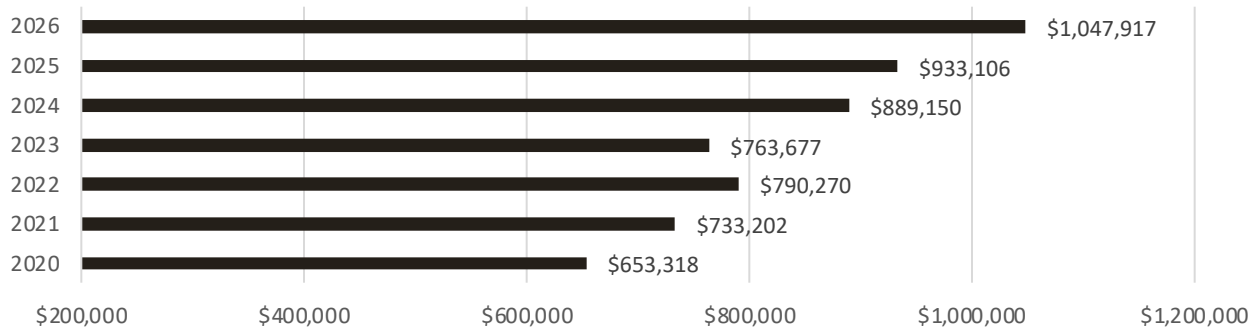
2026 vs. 2025

↑ 26%

House Closings: First Five Months



House Average Closing Price: First Five Months



Southern Westchester School Districts: First Five Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Mount Vernon	37	41	-9.8%	\$775,470	\$660,049	+17.5%	99.0%	99.7%	-0.7%
New Rochelle	85	94	-9.6%	\$1,239,538	\$1,129,111	+9.8%	103.9%	105.7%	-1.7%
Pelham	24	32	-25%	\$1,833,969	\$1,598,578	+14.7%	102.3%	104.7%	-2.3%
Yonkers	155	155	0%	\$886,160	\$749,079	+18.3%	100.5%	101.6%	-1%

MAY 2026

Lower Central Westchester

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

Single Family Houses

Number of Solds: May

2026 vs. 2025

↓ 11%

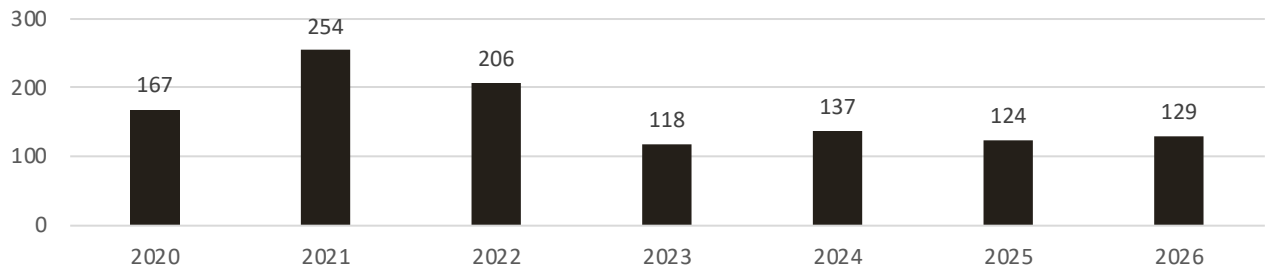
Avg. Sold Price: May

2026 vs. 2025

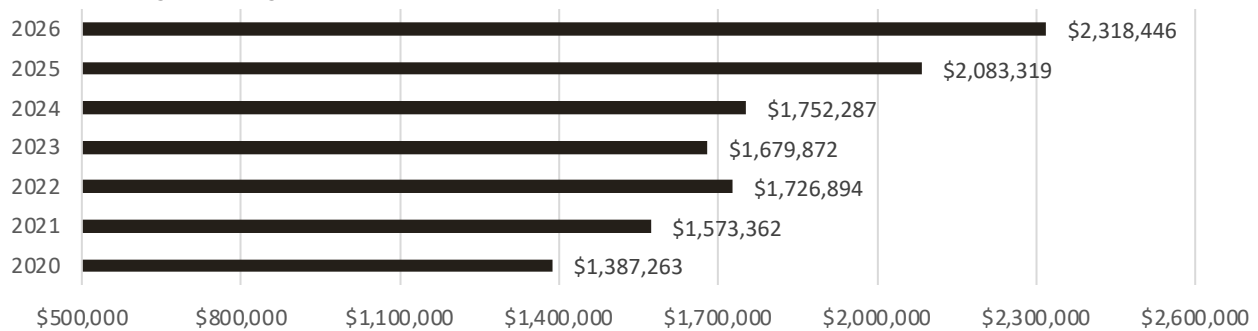
↓ 4%

Single Family Houses	2026	2025	% CHANGE
Closings: May	41	39	+5.1%
Avg. Closing Price: May	\$2,685,909	\$2,302,671	+16.6%
Median DOM: May	39	51	-22%
Avg. List-to-Sale Price ratio: May	110.3%	106.0%	+4.1%
Avg. Price Per Sq. Ft.: May	\$713	\$644	+10.7%
Closings: First Five Months	129	124	+4%
Average Closing Price: First Five Months	\$2,318,446	\$2,083,319	+11.3%

House Closings: First Five Months



House Average Closing Price: First Five Months



Lower Central Westchester School Districts: First Five Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	16	4	+300%	\$2,864,131	\$3,073,750	-6.8%	103.8%	96.6%	+7.5%
Eastchester	33	29	+13.8%	\$1,146,015	\$1,140,031	+0.5%	108.1%	101.1%	+6.8%
Edgemont	20	20	0%	\$1,862,100	\$1,308,325	+42.3%	107.1%	104.1%	+2.8%
Scarsdale	51	60	-15%	\$3,191,956	\$2,832,427	+12.7%	111.6%	107.0%	+4.3%
Tuckahoe	9	11	-18.2%	\$1,711,470	\$1,533,045	+11.6%	102.6%	100.6%	+2%

MAY 2026

Sound Shore

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

Single Family Houses

	2026	2025	% CHANGE
Closings: May	48	74	-35.1%
Avg. Closing Price: May	\$2,367,082	\$2,155,795	+9.8%
Median DOM: May	28	25	+13.7%
Avg. List-to-Sale Price ratio: May	113.4%	106.9%	+6.1%
Avg. Price Per Sq. Ft.: May	\$760	\$626	+21.3%
Closings: First Five Months	152	216	-29.6%
Average Closing Price: First Five Months	\$2,167,404	\$1,968,604	+10.1%

Single Family Houses

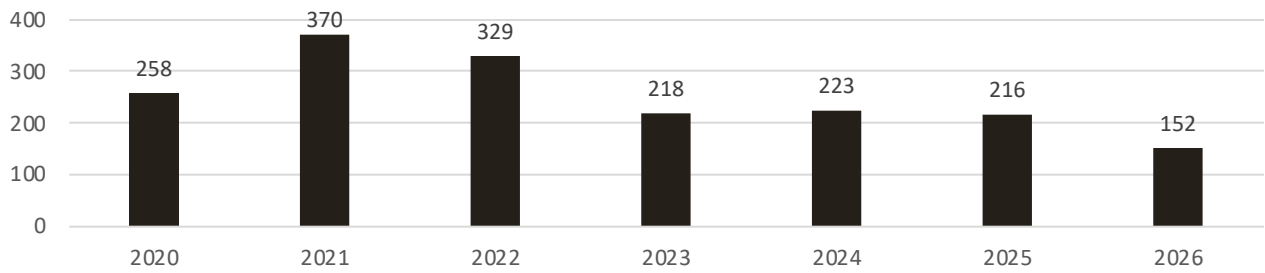
Number of Solds: May
2026 vs. 2025

↓ 35%

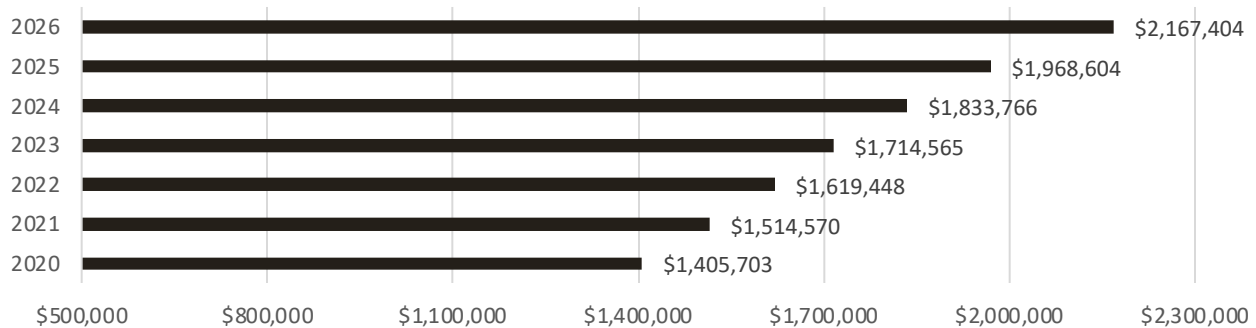
Avg. Sold Price: May
2026 vs. 2025

↑ 10%

House Closings: First Five Months



House Average Closing Price: First Five Months



Sound Shore School Districts: First Five 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	13	22	-40.9%	\$1,620,228	\$1,550,268	+4.5%	109.9%	102.3%	+7.4%
Harrison	34	42	-19%	\$2,960,444	\$1,972,588	+50.1%	103.3%	101.9%	+1.4%
Mamaroneck	43	63	-31.7%	\$2,305,583	\$1,946,059	+18.5%	112.2%	107.1%	+4.7%
Port Chester-Rye	31	30	+3.3%	\$787,856	\$753,837	+4.5%	102.3%	103.4%	-1.1%
Rye City	22	39	-43.6%	\$3,162,398	\$3,235,974	-2.3%	105.1%	102.9%	+2.1%
Rye Neck	9	20	-55%	\$1,621,222	\$1,842,200	-12%	112.3%	107.6%	+4.4%

MAY 2026

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: May	19	38	-50%
Avg. Closing Price: May	\$945,148	\$976,434	-3.2%
Median DOM: May	19	22	-12.8%
Avg. List-to-Sale Price ratio: May	105.9%	108.7%	-2.5%
Avg. Price Per Sq. Ft.: May	\$451	\$442	+1.9%
Closings: First Five Months	106	136	-22.1%
Average Closing Price: First Five Months	\$974,912	\$974,145	+0.1%

Single Family Houses

Number of Solds: May

2026 vs. 2025

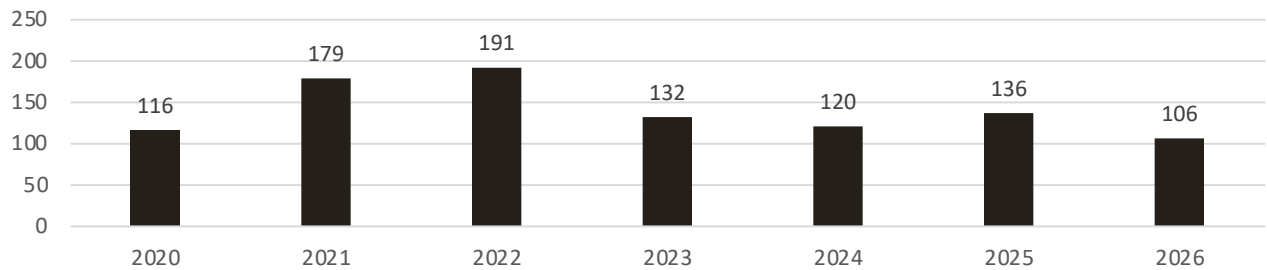
↓50%

Avg. Sold Price: May

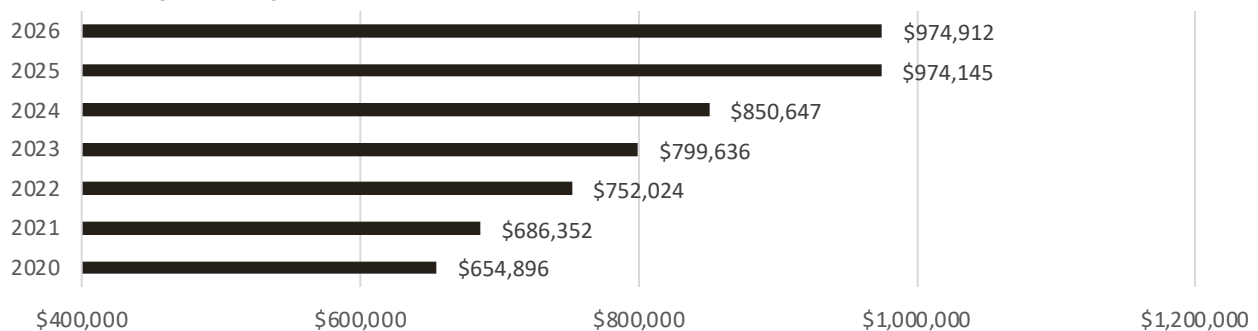
2026 vs. 2025

↓3%

House Closings: First Five Months



House Average Closing Price: First Five Months



White Plains Area School Districts: First Five Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	35	34	+2.9%	\$870,911	\$880,794	-1.1%	103.6%	106.0%	-2.3%
Valhalla	16	23	-30.4%	\$910,801	\$821,913	+10.8%	104.9%	104.8%	+0.1%
White Plains	55	79	-30.4%	\$1,059,745	\$1,058,643	+0.1%	105.5%	104.3%	+1.2%

MAY 2026

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: May	56	40	+40%
Avg. Closing Price: May	\$1,370,667	\$1,190,530	+15.1%
Median DOM: May	38	35	+9.1%
Avg. List-to-Sale Price ratio: May	109.5%	105.8%	+3.5%
Avg. Price Per Sq. Ft.: May	\$530	\$477	+11.2%
Closings: First Five Months	198	219	-9.6%
Average Closing Price: First Five Months	\$1,213,750	\$1,021,289	+18.8%

Single Family Houses

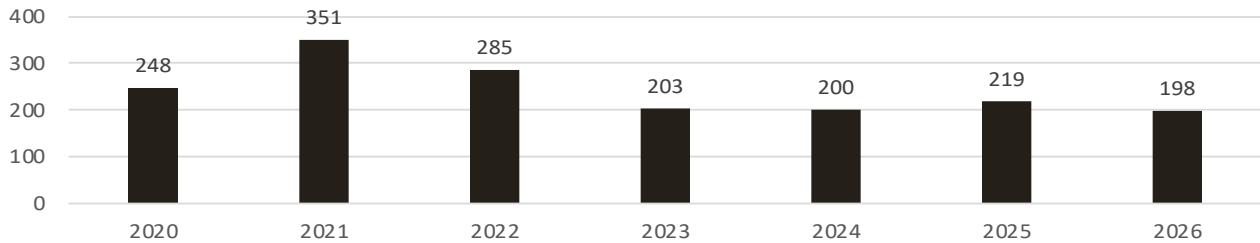
Number of Solds: May
2026 vs. 2025

↑40%

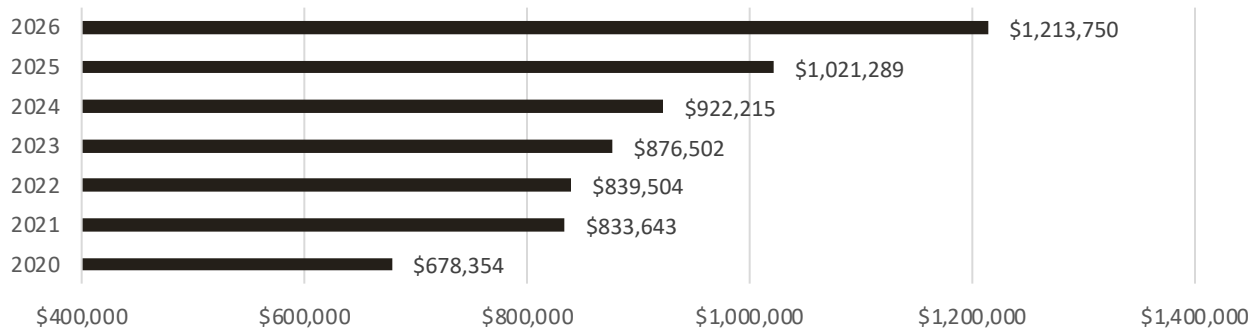
Avg. Sold Price: May
2026 vs. 2025

↑15%

House Closings: First Five Months



House Average Closing Price: First Five Months



Rivertowns School Districts: First Five Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	17	21	-19%	\$1,212,363	\$1,065,476	+13.8%	108.2%	105.6%	+2.5%
Briarcliff Manor	19	23	-17.4%	\$2,177,000	\$1,216,165	+79%	108.3%	107.1%	+1.1%
Dobbs Ferry	14	20	-30%	\$1,315,321	\$1,350,125	-2.6%	104.3%	104.2%	+0.1%
Elmsford	19	16	+18.8%	\$757,368	\$703,438	+7.7%	103.4%	102.4%	+1%
Hastings	16	15	+6.7%	\$1,339,861	\$1,443,307	-7.2%	114.2%	107.2%	+6.5%
Irvington	23	25	-8%	\$1,985,429	\$1,291,680	+53.7%	101.9%	100.7%	+1.2%
Mount Pleasant	18	31	-41.9%	\$957,500	\$816,415	+17.3%	102.1%	101.9%	+0.1%
Ossining	57	54	+5.6%	\$800,950	\$708,971	+13%	104.2%	103.0%	+1.2%
Tarrytown	15	14	+7.1%	\$1,036,867	\$1,251,643	-17.2%	107.2%	104.6%	+2.4%

MAY 2026

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: May	40	53	-24.5%
Avg. Closing Price: May	\$963,015	\$701,865	+37.2%
Median DOM: May	37	27	+38%
Avg. List-to-Sale Price ratio: May	104.3%	104.6%	-0.2%
Avg. Price Per Sq. Ft.: May	\$438	\$393	+11.5%
Closings: First Five Months	171	208	-17.8%
Average Closing Price: First Five Months	\$841,428	\$680,256	+23.7%

Single Family Houses

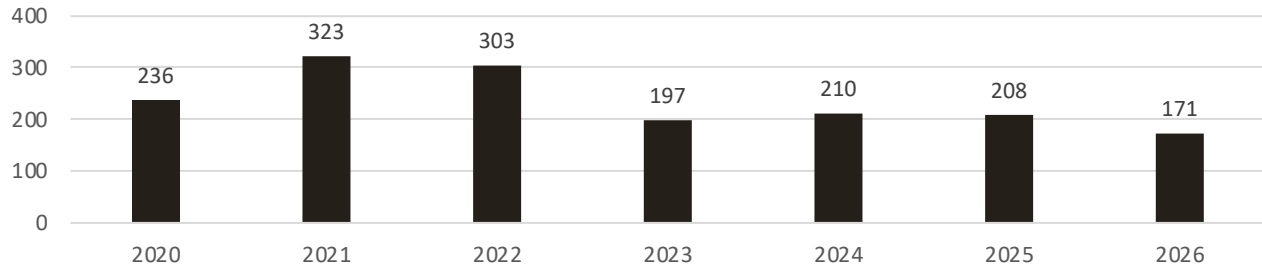
Number of Solds: May
2026 vs. 2025

↓ 25%

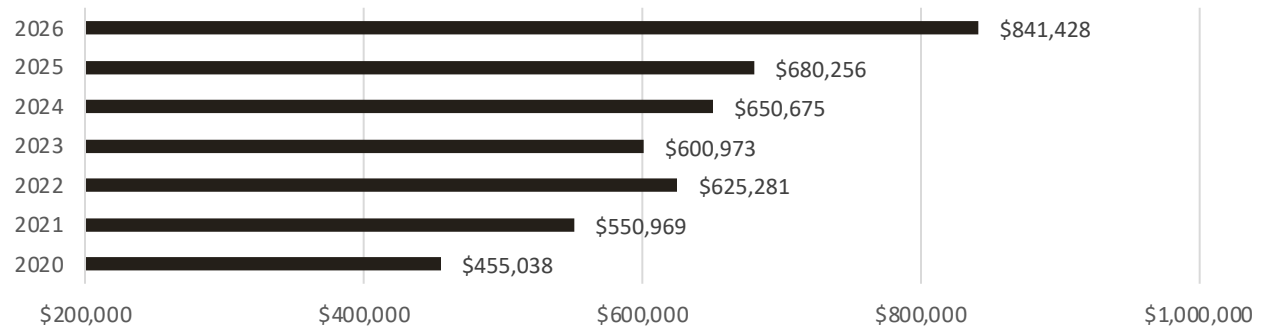
Avg. Sold Price: May
2026 vs. 2025

↑ 37%

House Closings: First Five Months



House Average Closing Price: First Five Months



Northwest Westchester School Districts: First Five 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	24	-12.5%	\$1,349,786	\$889,316	+51.8%	102.6%	103.1%	-0.4%
Hendrick Hudson	25	43	-41.9%	\$821,460	\$722,363	+13.7%	103.1%	101.2%	+1.8%
Lakeland	53	70	-24.3%	\$691,647	\$628,450	+10.1%	102.0%	102.8%	-0.8%
Peekskill	21	25	-16%	\$579,552	\$550,520	+5.3%	104.4%	100.5%	+3.9%
Putnam Valley	1	5	-80%	\$833,500	\$473,200	+76.1%	104.3%	102.5%	+1.7%
Yorktown	50	41	+22%	\$906,816	\$706,524	+28.3%	105.1%	103.5%	+1.6%

MAY 2026

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: May	55	62	-11.3%
Avg. Closing Price: May	\$1,562,426	\$1,490,655	+4.8%
Median DOM: May	45	23	+96.1%
Avg. List-to-Sale Price ratio: May	106.4%	107.9%	-1.4%
Avg. Price Per Sq. Ft.: May	\$468	\$464	+0.8%
Closings: First Five Months	251	294	-14.6%
Average Closing Price: First Five Months	\$1,460,666	\$1,386,690	+5.3%

Single Family Houses

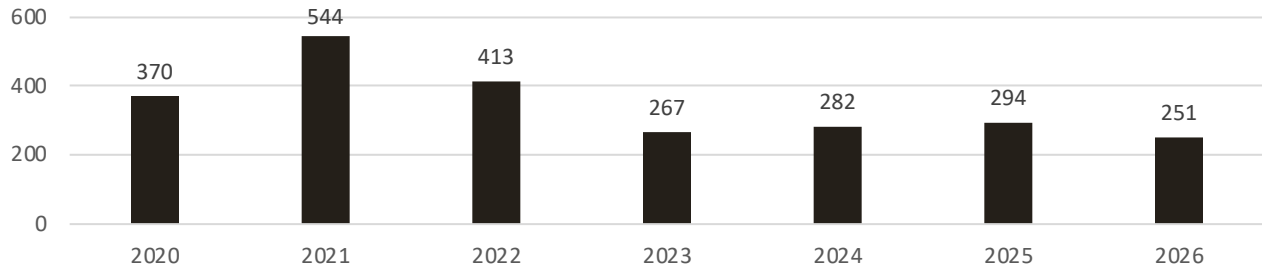
Number of Solds: May
2026 vs. 2025

↓ 11%

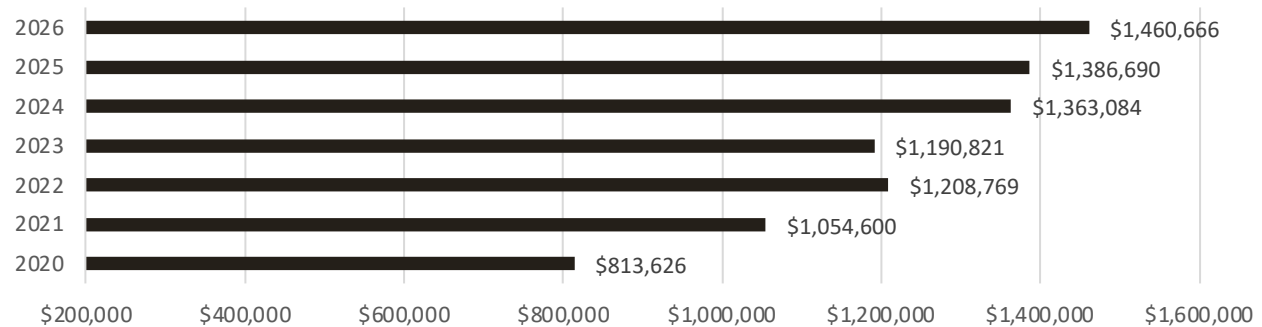
Avg. Sold Price: May
2026 vs. 2025

↑ 5%

House Closings: First Five Months



House Average Closing Price: First Five Months



Northeast Westchester School Districts: First Five Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	59	74	-20.3%	\$1,784,889	\$1,481,956	+20.4%	101.7%	102.3%	-0.6%
Byram Hills	32	28	+14.3%	\$1,786,069	\$1,571,358	+13.7%	102.4%	104.4%	-1.9%
Chappaqua	37	62	-40.3%	\$1,690,582	\$1,540,081	+9.8%	111.2%	108.4%	+2.5%
Katonah-Lewisboro	44	61	-27.9%	\$1,196,260	\$1,370,028	-12.7%	101.5%	101.7%	-0.1%
North Salem	16	14	+14.3%	\$1,718,299	\$1,633,686	+5.2%	98.2%	98.8%	-0.6%
Pleasantville	18	19	-5.3%	\$1,113,889	\$1,057,893	+5.3%	105.1%	102.7%	+2.4%
Somers	45	36	+25%	\$920,770	\$888,769	+3.6%	103.8%	103.6%	+0.3%

Contact Us

MAY 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.