

Q3

WESTCHESTER

2026
MARKET
REPORT

Brown Harris Stevens THE Craft OF Research

Under Contract: 183 Hickory Kingdom Road, Bedford

Westchester County

Q3 2026 Overview

Westchester's housing market grew more competitive in the third quarter, with prices rising across every property type, homes selling faster than a year ago, and a record share of sales closing above the asking price.

There were 1,624 house sales in the quarter, down just 1% from a year ago and in line with each of the past four years. Prices, however, continued to move higher. The median sale price rose 10% to \$1.184M. Through nine months, the year-to-date median house price hit \$1.125M, up from \$999K last year and past the million-dollar mark for the first time in Westchester's history.

Competition intensified, with 71% of house closings selling over the asking price, up from 63% a year ago. House sales averaged 106.8% of the asking price, while the median time on market fell to 17 days from 19.

The upper end also continued to be active. There were 150 closings above \$3M in the quarter, up from 95 a year ago, and through nine months there have been 303 sales above that mark, the most on record for a January-through-September period. September's top house closing was 149 Narrows Road in Bedford Hills at \$7.65M.

Mortgage rates rose throughout the quarter, from 6.43% in early July to 7.28% by the end of September, their highest level since late 2023. Yet condo sales, which might have been expected to be more affected by higher rates, remained strong. Condo sales rose 5% to 340, the fourth straight quarter where condos outpaced houses and co-ops in year-over-year sales growth. The median condo price rose 17% to \$612K, led by the September sale at 163 W Main Street in Tarrytown at \$4.025M, the highest-priced condo sale this year. It sold 15% over ask after 14 days on the market.

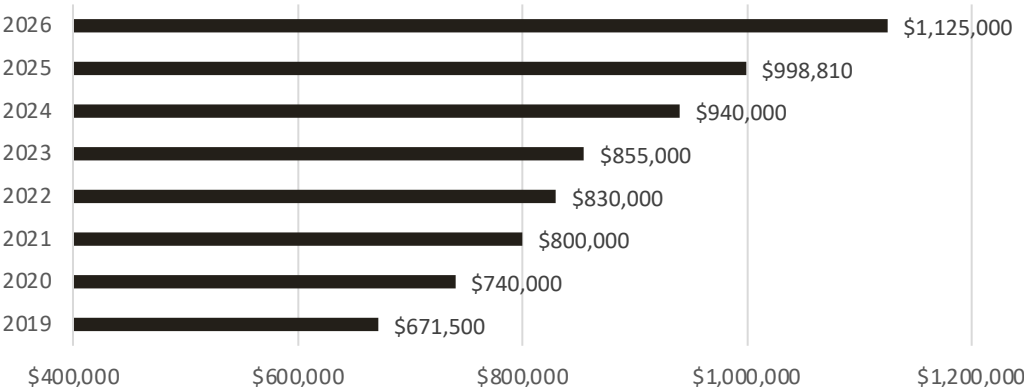
Co-op sales dipped 4% to 439, while the median price rose 6% to \$250K. Buyer competition remained very similar to a year ago, with 38% of closings going over ask and an average list-to-sale ratio of 100.5%.

While house and co-op inventory levels were relatively flat from a year ago, condo inventory was up 18% to 339. However, inventory is still well below historical norms across all three property types.

Brown Harris Stevens



Westchester Median House Sale Price: First Nine Months



Through the first 9 months of 2026, Westchester's median house sale price topped \$1M for the first time on record.

Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: Q3	1,624	1,643	-1.2%
Average Closing Price: Q3	\$1,518,880	\$1,371,504	+10.7%
Median DOM: Q3	17	19	-10.5%
Average List-to-Sale Price Ratio: Q3	106.8%	105.0%	+1.7%
Avg. Price Per Sq. Ft.: Q3	\$543	\$488	+11.2%
Closings: First Nine Months	3452	3684	-6.3%
Average Closing Price: First Nine Months	\$1,485,560	\$1,336,240	+11.2%

Single Family Houses

Number of Solds: Q3

2026 vs. 2025

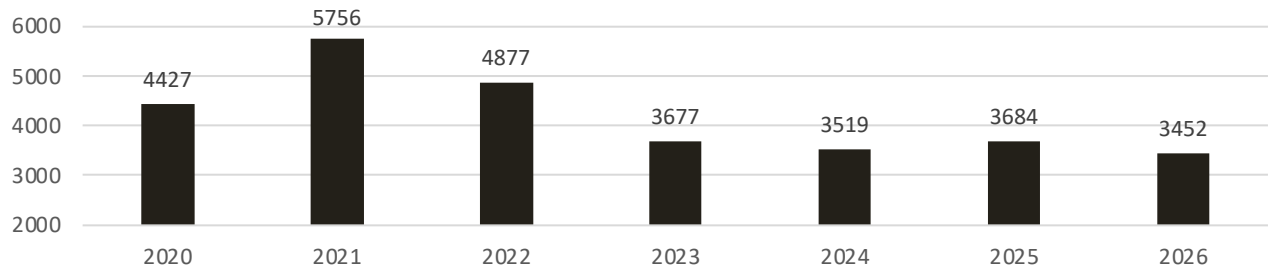
↓ 1%

Avg. Sold Price: Q3

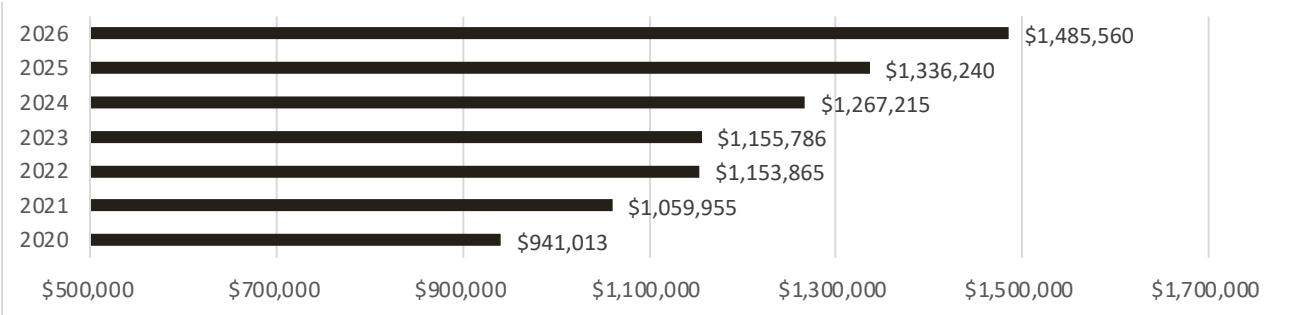
2026 vs. 2025

↑ 11%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



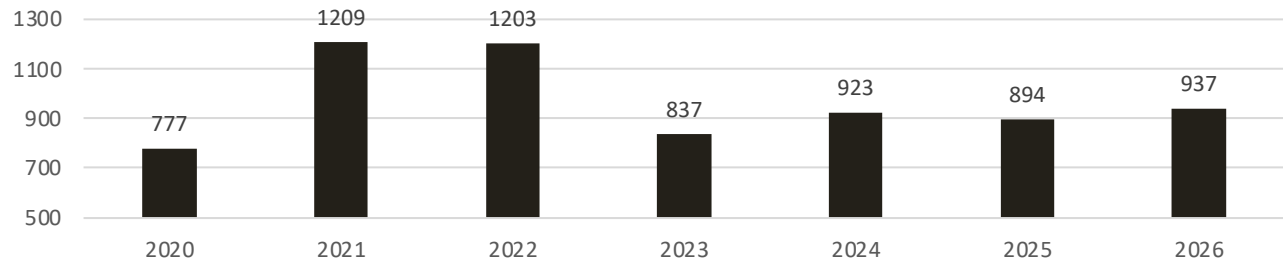
Houses: Number of Closed, by Price

PRICE RANGE	Q3 2026	Q3 2025	% CHANGE	2026 FIRST 9 MOS	2025 FIRST 9 MOS.	% CHANGE
Under \$400K	13	17	-23.5%	36	52	-30.8%
\$400K - \$800K	353	438	-19.4%	852	1100	-22.5%
\$800K - \$1.2M	452	454	-0.4%	935	1006	-7.1%
\$1.2M - \$1.6M	299	286	+4.5%	583	585	-0.3%
\$1.6M-\$2M	158	156	+1.3%	350	333	+5.1%
\$2M-\$2.4M	110	98	+12.2%	214	183	+16.9%
\$2.4M-\$2.8M	62	72	-13.9%	124	155	-20.0%
\$2.8M-\$3.2M	53	45	+17.8%	101	91	+11.0%
Over \$3.2M	124	77	+61.0%	257	179	+43.6%

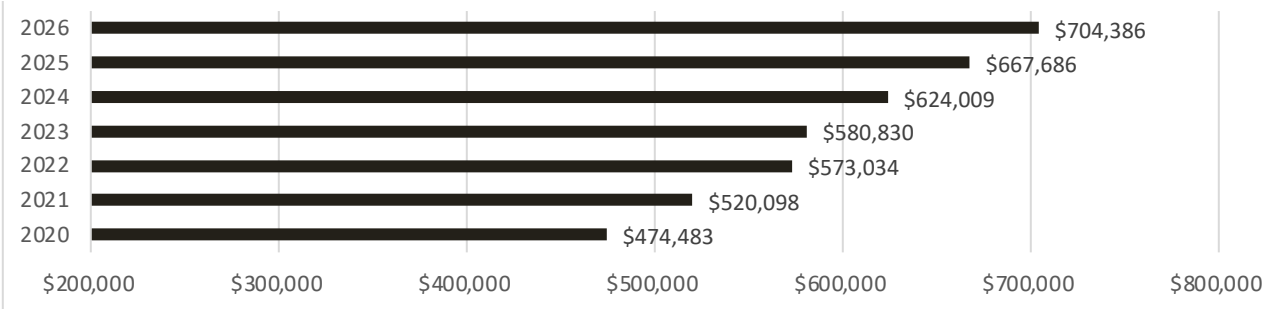
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: Q3	340	325	+4.6%	Number of Solds: Q3
Average Closing Price: Q3	\$717,338	\$633,787	+13.2%	2026 vs. 2025
Median DOM: Q3	24	25	-4.0%	↑5%
Average List-to-Sale Price Ratio: Q3	101.8%	101.3%	+0.5%	Avg. Sold Price: Q3
Avg. Price Per Sq. Ft.: Q3	\$481	\$445	+7.9%	2026 vs. 2025
Closings: First Nine Months	937	894	+4.8%	↑13%
Average Closing Price: First Nine Months	\$704,386	\$667,686	+5.5%	

Condo Closings: First Nine Months



Condo Average Closing Price: First Nine Months



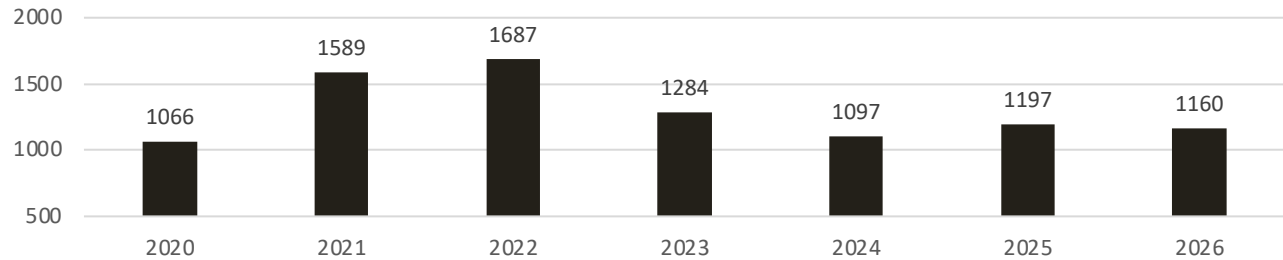
Condos: Number of Closed, by Price

PRICE RANGE	Q3 2026	Q3 2025	% CHANGE	2026 FIRST 9 MOS	2025 FIRST 9 MOS.	% CHANGE
Under \$200K	2	2	+0.0%	5	3	+66.7%
\$200K - \$400K	45	62	-27.4%	144	186	-22.6%
\$400K - \$600K	117	144	-18.8%	357	354	+0.8%
\$600K - \$800K	83	66	+25.8%	191	172	+11.0%
\$800K - \$1M	49	17	+188.2%	105	76	+38.2%
\$1M - \$1.2M	12	8	+50.0%	35	19	+84.2%
\$1.2M - \$1.4M	10	4	+150.0%	27	13	+107.7%
\$1.4M - \$1.6M	9	6	+50.0%	24	15	+60.0%
Over \$1.6M	13	16	-18.8%	49	56	-12.5%

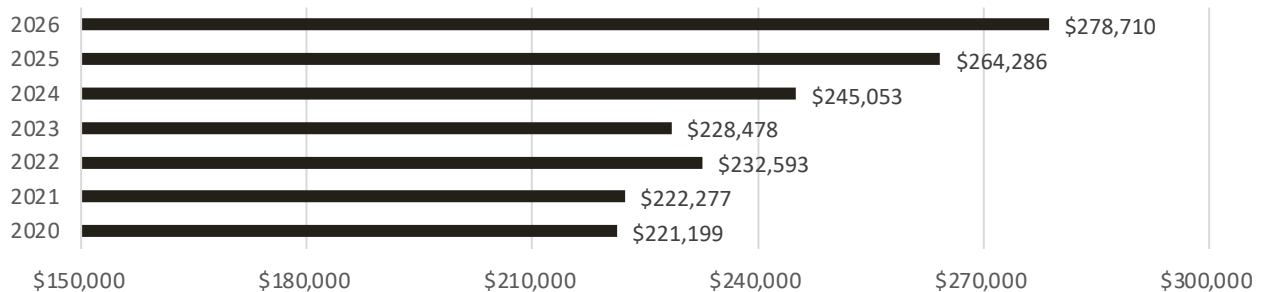
Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: Q3 2026 vs. 2025 ↓ 4%
Closings: Q3	439	455	-3.5%	
Average Closing Price: Q3	\$287,177	\$272,317	+5.5%	
Median DOM: Q3	33	33	0.0%	
Average List-to-Sale Price Ratio: Q3	100.5%	100.5%	0.0%	
Avg. Price Per Sq. Ft.: Q3	\$292	\$278	+5.0%	
Closings: First Nine Months	1160	1197	-3.1%	Avg. Sold Price: Q3 2026 vs. 2025 ↑ 6%
Average Closing Price: First Nine Months	\$278,710	\$264,286	+5.5%	

Co-Op Closings: First Nine Months



Co-Op Average Closing Price: First Nine Months



Co-Ops: Number of Closed, by Price

PRICE RANGE	Q3 2026	Q3 2025	% CHANGE	2026 FIRST 9 MOS	2025 FIRST 9 MOS.	% CHANGE
Under \$100K	8	18	-55.6%	34	51	-33.3%
\$100K - \$200K	120	149	-19.5%	350	432	-19.0%
\$200K - \$300K	157	138	+13.8%	411	367	+12.0%
\$300K - \$400K	83	88	-5.7%	206	207	-0.5%
\$400K - \$500K	41	29	+41.4%	87	65	+33.8%
\$500K - \$600K	11	15	-26.7%	28	33	-15.2%
\$600K - \$700K	3	7	-57.1%	7	12	-41.7%
\$700K - \$800K	9	1	+800.0%	11	6	+83.3%
Over \$800K	7	10	-30.0%	26	24	+8.3%

Southern Westchester

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

Single Family Houses

Number of Solds: Q3

2026 vs. 2025

↓13%

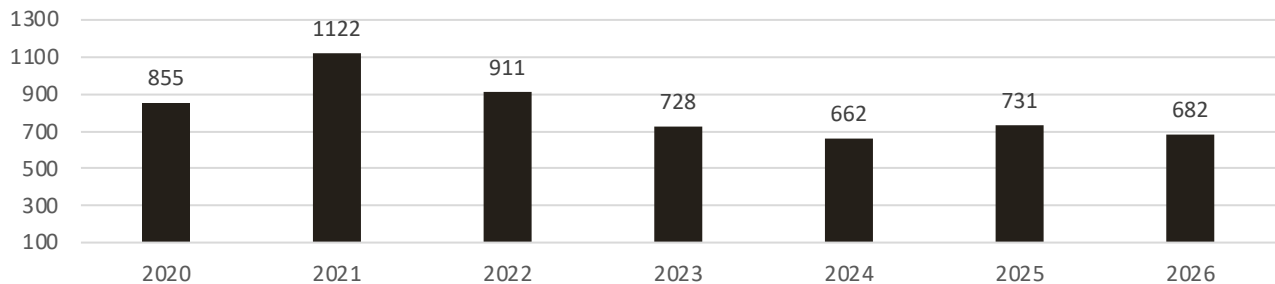
Avg. Sold Price: Q3

2026 vs. 2025

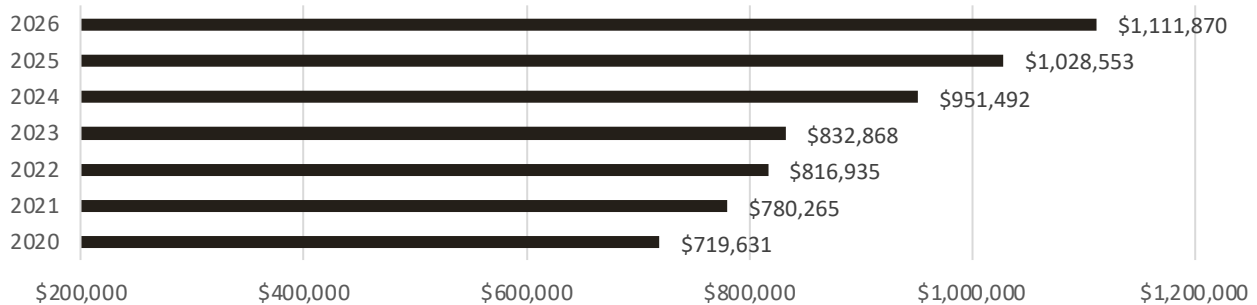
↑1%

Single Family Houses	2026	2025	% CHANGE
Closings: Q3	282	323	-12.7%
Average Closing Price: Q3	\$1,117,571	\$1,126,442	-0.8%
Median DOM: Q3	30	32	-7.5%
Average List-to-Sale Price Ratio: Q3	103.9%	102.8%	+1.2%
Avg. Price Per Sq. Ft.: Q3	\$499	\$467	+6.8%
Closings: First Nine Months	682	731	-6.7%
Average Closing Price: First Nine Months	\$1,111,870	\$1,028,553	+8.1%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



Southern Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Mount Vernon	78	91	-14.3%	\$811,600	\$741,460	+9.5%	100.0%	101.0%	-1%
New Rochelle	210	237	-11.4%	\$1,305,230	\$1,222,974	+6.7%	106.9%	105.2%	+1.7%
Pelham	74	82	-9.8%	\$1,826,464	\$1,767,328	+3.3%	104.0%	106.2%	-2.1%
Yonkers	320	321	-0.3%	\$892,919	\$777,675	+14.8%	101.2%	101.3%	-0.1%

Q3 2026

Lower Central Westchester

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

Single Family Houses

Number of Solds: Q3

2026 vs. 2025

↓ 8%

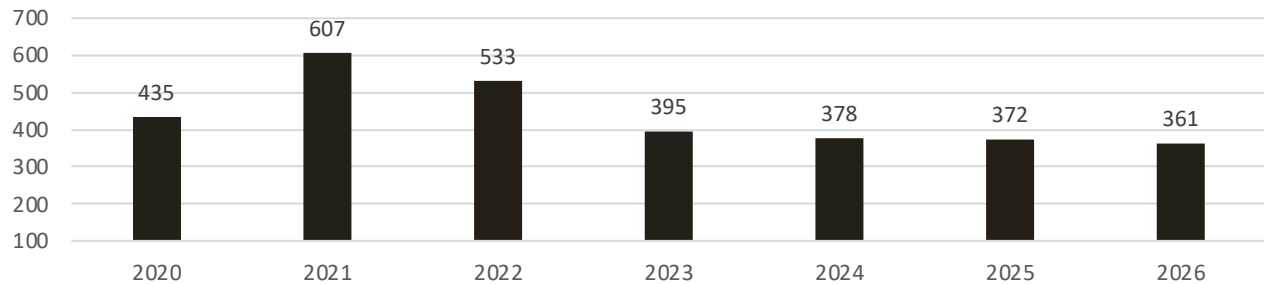
Avg. Sold Price: Q3

2026 vs. 2025

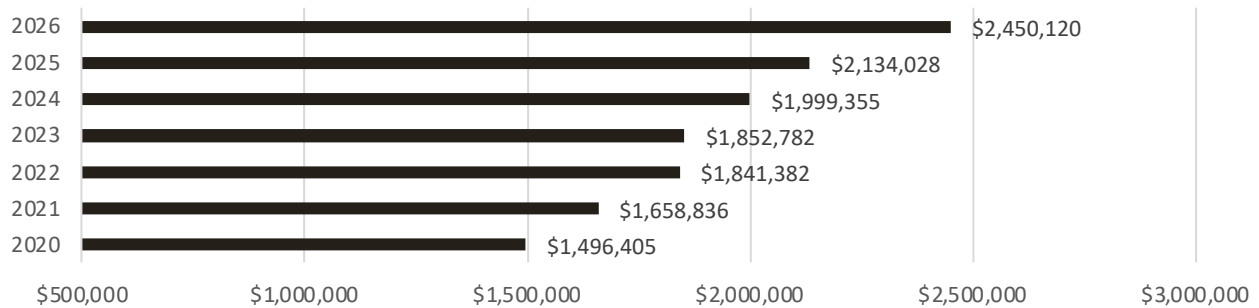
↑ 17%

Single Family Houses	2026	2025	% CHANGE
Closings: Q3	164	179	-8.4%
Average Closing Price: Q3	\$2,489,912	\$2,131,465	+16.8%
Median DOM: Q3	27	33	-17%
Average List-to-Sale Price Ratio: Q3	110.8%	106.4%	+4.2%
Avg. Price Per Sq. Ft.: Q3	\$700	\$614	+14.1%
Closings: First Nine Months	361	372	-3%
Average Closing Price: First Nine Months	\$2,450,120	\$2,134,028	+14.8%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



Lower Central Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	39	36	+8.3%	\$2,841,597	\$2,778,656	+2.3%	104.1%	101.1%	+3%
Eastchester	84	78	+7.7%	\$1,223,338	\$1,183,141	+3.4%	108.5%	105.8%	+2.5%
Edgemont	60	63	-4.8%	\$1,923,913	\$1,566,014	+22.9%	111.0%	107.3%	+3.5%
Scarsdale	155	164	-5.5%	\$3,380,394	\$2,810,203	+20.3%	113.9%	107.7%	+5.7%
Tuckahoe	23	31	-25.8%	\$1,370,206	\$1,355,154	+1.1%	102.2%	100.5%	+1.6%

Sound Shore

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q3	271	243	+11.5%
Average Closing Price: Q3	\$2,313,331	\$2,016,289	+14.7%
Median DOM: Q3	21	23	-10.1%
Average List-to-Sale Price Ratio: Q3	108.5%	106.6%	+1.8%
Avg. Price Per Sq. Ft.: Q3	\$708	\$626	+13.1%
Closings: First Nine Months	513	552	-7.1%
Average Closing Price: First Nine Months	\$2,274,878	\$2,018,732	+12.7%

Single Family Houses

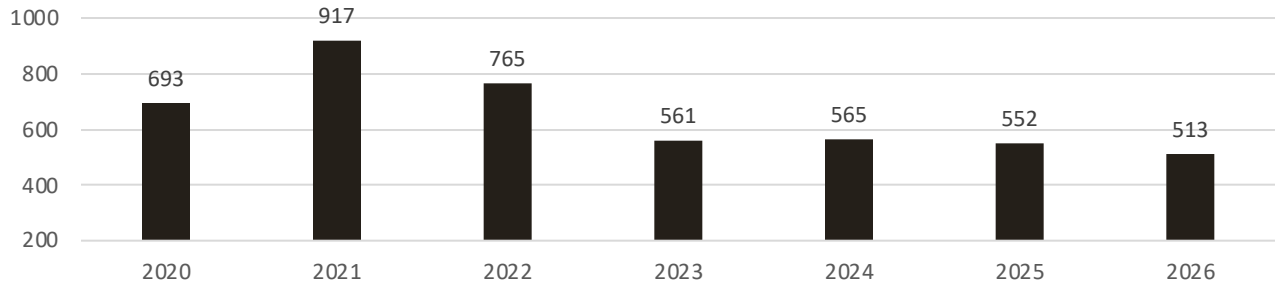
Number of Solds: Q3
2026 vs. 2025

↑12%

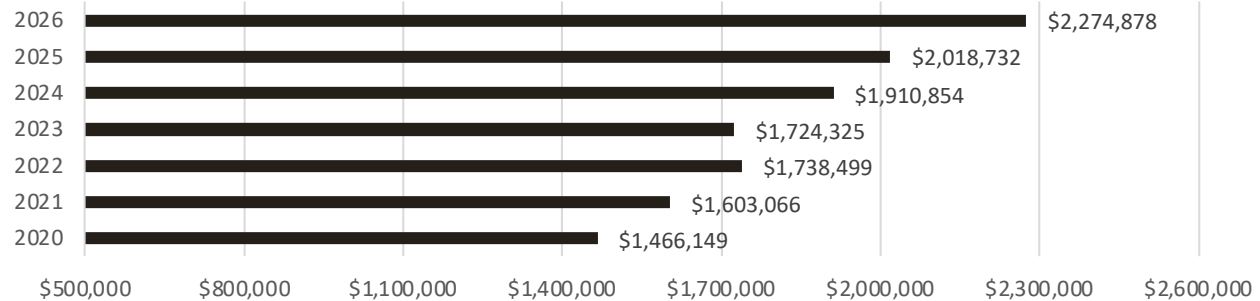
Avg. Sold Price: Q3
2026 vs. 2025

↑15%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



Sound Shore School Districts: First Nine 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	48	70	-31.4%	\$1,559,211	\$1,445,236	+7.9%	110.4%	103.2%	+7%
Harrison	96	119	-19.3%	\$2,741,059	\$2,119,858	+29.3%	106.1%	103.4%	+2.6%
Mamaroneck	161	168	-4.2%	\$2,555,945	\$2,128,716	+20.1%	110.4%	108.4%	+1.8%
Port Chester-Rye	71	57	+24.6%	\$864,221	\$770,181	+12.2%	104.1%	105.3%	-1.1%
Rye City	82	91	-9.9%	\$3,010,905	\$3,060,274	-1.6%	106.2%	104.3%	+1.8%
Rye Neck	55	47	+17%	\$1,986,686	\$1,721,297	+15.4%	111.9%	107.5%	+4.2%

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: Q3	134	107	+25.2%
Average Closing Price: Q3	\$1,030,154	\$948,496	+8.6%
Median DOM: Q3	25	26	-3.2%
Average List-to-Sale Price Ratio: Q3	107.3%	105.3%	+1.9%
Avg. Price Per Sq. Ft.: Q3	\$478	\$429	+11.5%
Closings: First Nine Months	280	284	-1.4%
Average Closing Price: First Nine Months	\$1,010,960	\$976,405	+3.5%

Single Family Houses

Number of Solds: Q3

2026 vs. 2025

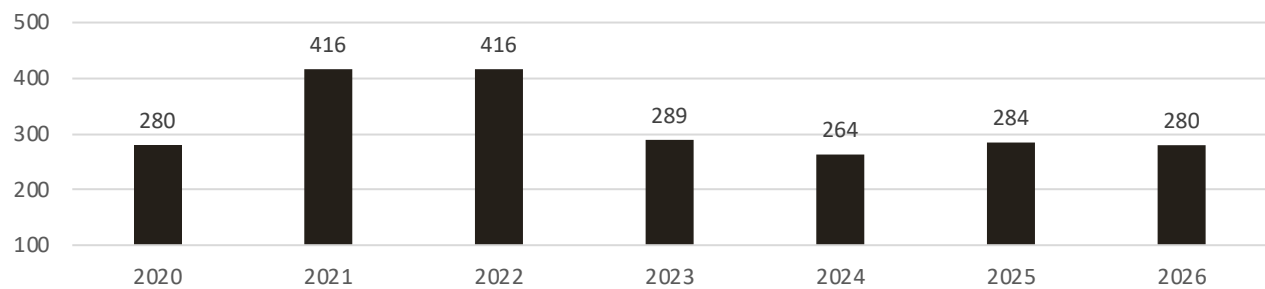
↑25%

Avg. Sold Price: Q3

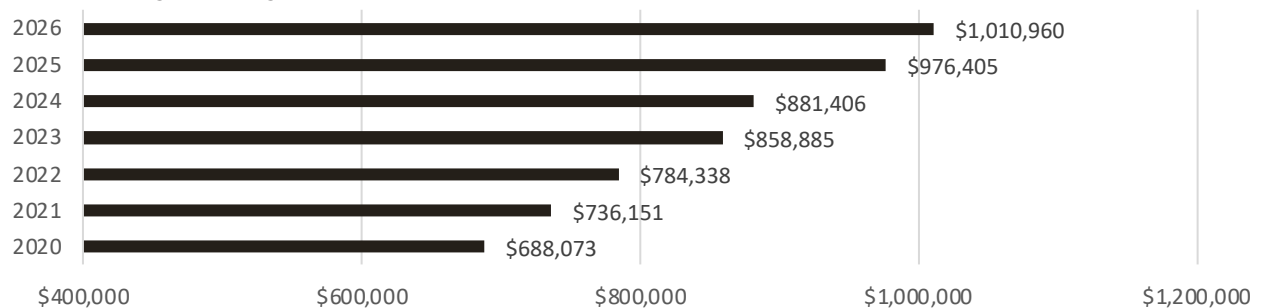
2026 vs. 2025

↑9%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



White Plains Area School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	85	69	+23.2%	\$895,846	\$880,562	+1.7%	104.7%	105.2%	-0.5%
Valhalla	43	53	-18.9%	\$1,004,649	\$864,065	+16.3%	105.6%	105.2%	+0.4%
White Plains	152	162	-6.2%	\$1,077,119	\$1,053,980	+2.2%	108.0%	105.6%	+2.3%

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q3	244	262	-6.9%
Average Closing Price: Q3	\$1,296,042	\$1,169,674	+10.8%
Median DOM: Q3	30	31	-3.9%
Average List-to-Sale Price Ratio: Q3	108.3%	106.4%	+1.8%
Avg. Price Per Sq. Ft.: Q3	\$528	\$476	+10.8%
Closings: First Nine Months	512	552	-7.2%
Average Closing Price: First Nine Months	\$1,257,162	\$1,117,691	+12.5%

Single Family Houses

Number of Solds: Q3

2026 vs. 2025

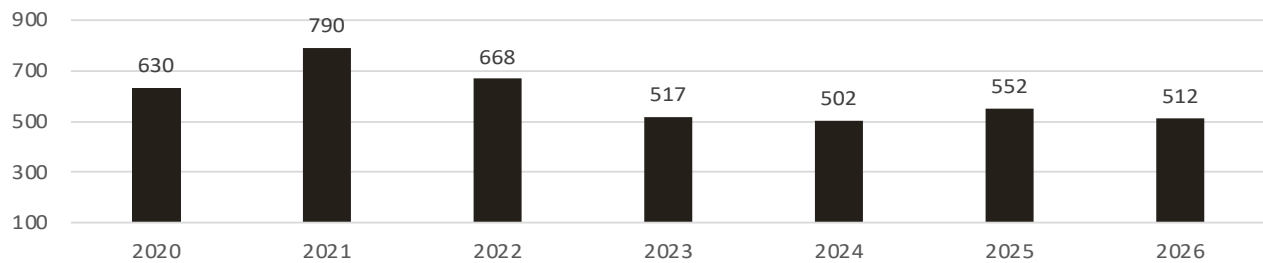
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Avg. Sold Price: Q3

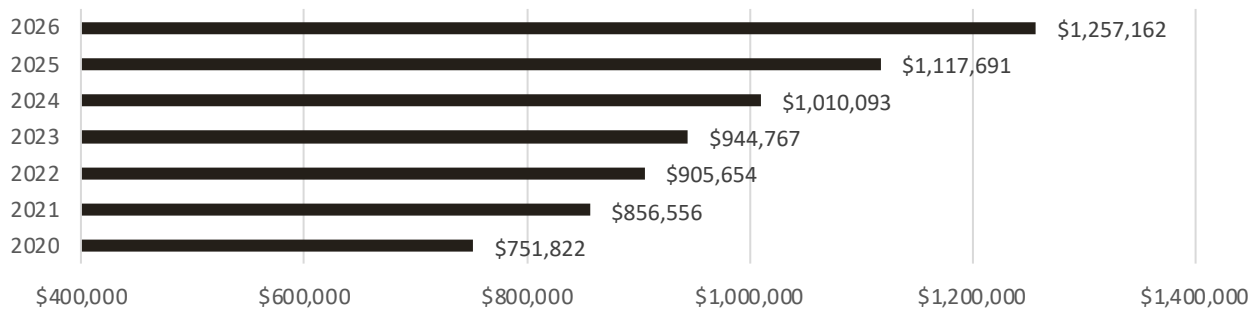
2026 vs. 2025

↑ 11%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



Rivertowns School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	69	76	-9.2%	\$1,260,312	\$1,152,754	+9.3%	110.5%	107.4%	+2.9%
Briarcliff Manor	54	51	+5.9%	\$1,873,493	\$1,400,529	+33.8%	111.4%	106.8%	+4.3%
Dobbs Ferry	41	61	-32.8%	\$1,360,152	\$1,386,726	-1.9%	107.2%	106.5%	+0.7%
Elmsford	35	37	-5.4%	\$805,029	\$762,162	+5.6%	104.4%	105.1%	-0.7%
Hastings	41	48	-14.6%	\$1,421,505	\$1,336,347	+6.4%	111.7%	108.5%	+3%
Irvington	64	58	+10.3%	\$1,876,791	\$1,569,761	+19.6%	106.2%	104.5%	+1.6%
Mount Pleasant	54	70	-22.9%	\$1,023,741	\$856,120	+19.6%	103.6%	102.9%	+0.7%
Ossining	123	117	+5.1%	\$802,592	\$778,921	+3%	105.0%	104.2%	+0.8%
Tarrytown	31	34	-8.8%	\$1,264,435	\$1,143,698	+10.6%	110.3%	106.7%	+3.4%

Q3 2026

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q3	190	191	-0.5%
Average Closing Price: Q3	\$816,362	\$752,964	+8.4%
Median DOM: Q3	33	29	+12.5%
Average List-to-Sale Price Ratio: Q3	103.7%	103.5%	+0.2%
Avg. Price Per Sq. Ft.: Q3	\$402	\$376	+6.9%
Closings: First Nine Months	417	446	-6.5%
Average Closing Price: First Nine Months	\$824,264	\$725,692	+13.6%

Single Family Houses

Number of Solds: Q3

2026 vs. 2025

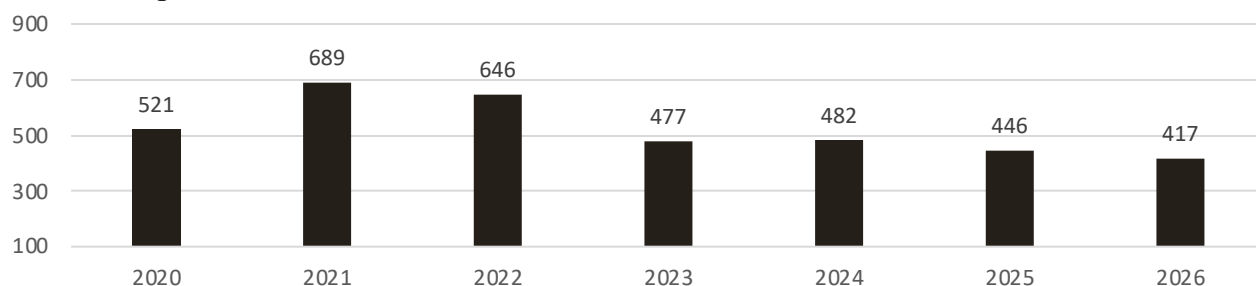
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Avg. Sold Price: Q3

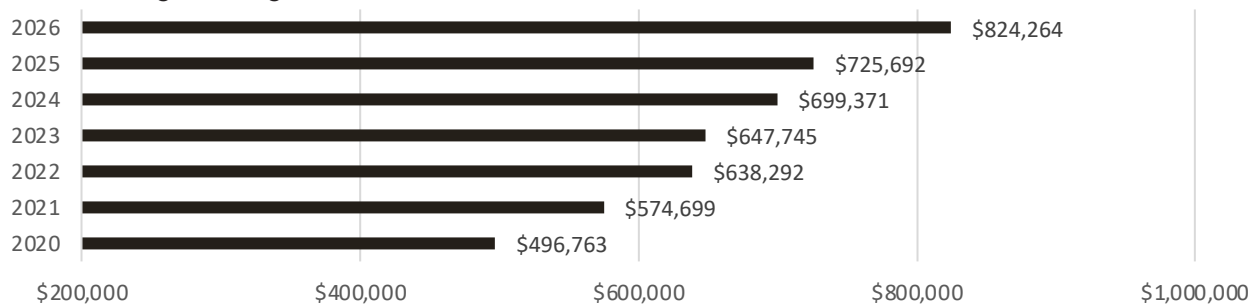
2026 vs. 2025

↑ 8%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



Northwest Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Croton-Harmon	52	53	-1.9%	\$1,169,469	\$918,412	+27.3%	105.2%	103.6%	+1.6%
Hendrick Hudson	86	86	0%	\$786,858	\$719,226	+9.4%	103.3%	102.2%	+1%
Lakeland	121	145	-16.6%	\$707,005	\$673,545	+5%	103.3%	103.7%	-0.4%
Peekskill	42	51	-17.6%	\$639,871	\$567,549	+12.7%	103.3%	102.2%	+1%
Putnam Valley	5	11	-54.5%	\$814,000	\$585,386	+39.1%	104.8%	104.2%	+0.6%
Yorktown	111	100	+11%	\$889,585	\$800,811	+11.1%	103.6%	103.3%	+0.3%

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q3	339	337	+0.6%
Average Closing Price: Q3	\$1,495,174	\$1,381,735	+8.2%
Median DOM: Q3	28	29	-4.8%
Average List-to-Sale Price Ratio: Q3	106.3%	104.9%	+1.3%
Avg. Price Per Sq. Ft.: Q3	\$486	\$434	+12%
Closings: First Nine Months	687	746	-7.9%
Average Closing Price: First Nine Months	\$1,525,323	\$1,399,554	+9%

Single Family Houses

Number of Solds: Q3

2026 vs. 2025

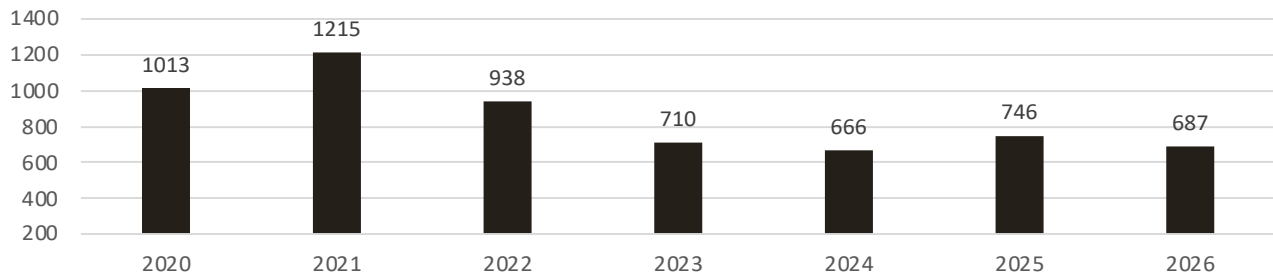
↑ 1%

Avg. Sold Price: Q3

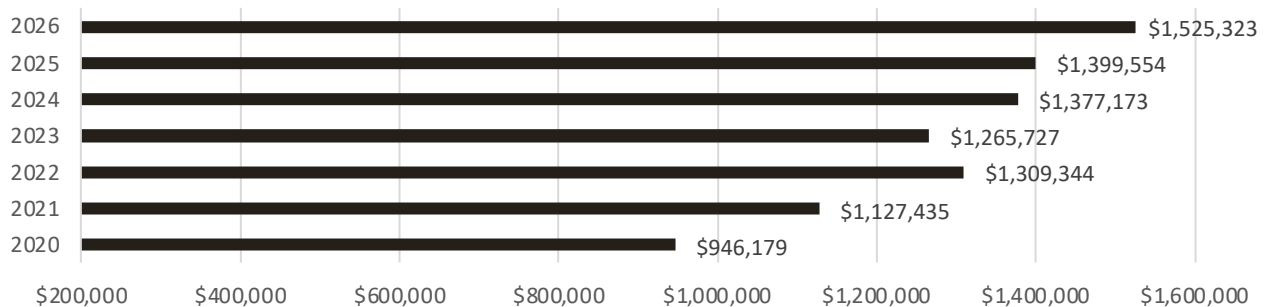
2026 vs. 2025

↑ 8%

House Closings: First Nine Months



House Average Closing Price: First Nine Months



Northeast Westchester School Districts: First Nine Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	177	168	+5.4%	\$1,823,576	\$1,502,215	+21.4%	103.8%	103.3%	+0.5%
Byram Hills	77	83	-7.2%	\$1,992,502	\$1,924,162	+3.6%	106.2%	106.7%	-0.5%
Chappaqua	98	154	-36.4%	\$1,778,542	\$1,562,920	+13.8%	112.4%	109.0%	+3.1%
Katonah-Lewisboro	133	155	-14.2%	\$1,308,697	\$1,364,571	-4.1%	103.7%	103.1%	+0.6%
North Salem	36	37	-2.7%	\$1,320,730	\$1,118,970	+18%	101.3%	99.6%	+1.7%
Pleasantville	43	46	-6.5%	\$1,196,827	\$1,045,635	+14.5%	107.0%	103.1%	+3.8%
Somers	123	103	+19.4%	\$1,010,876	\$876,610	+15.3%	105.7%	104.2%	+1.4%

Contact Us

Q3 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.