

Local Market Update – February 2023

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



Westchester County

Single-Family Homes Key Metrics	February			Last 12 Months		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	564	423	- 25.0%	8,434	6,968	- 17.4%
Closed Sales	341	234	- 31.4%	7,174	5,819	- 18.9%
Days on Market Until Sale	56	59	+ 5.4%	47	38	- 19.1%
Median Sales Price*	\$705,000	\$729,500	+ 3.5%	\$787,500	\$825,000	+ 4.8%
Percent of Original List Price Received*	98.6%	96.7%	- 1.9%	99.8%	101.6%	+ 1.8%
Inventory of Homes for Sale	1,018	777	- 23.7%	1,522	1,235	- 18.9%

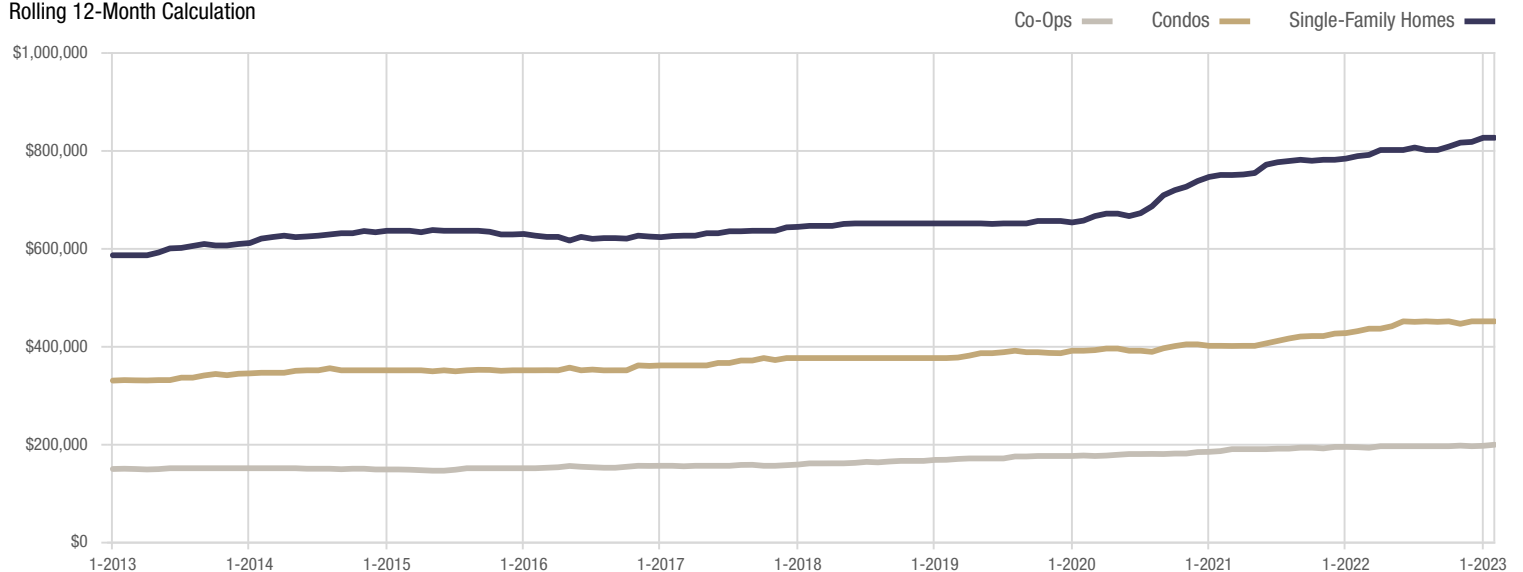
Condos Key Metrics	February			Last 12 Months		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	132	104	- 21.2%	2,053	1,455	- 29.1%
Closed Sales	121	49	- 59.5%	1,710	1,339	- 21.7%
Days on Market Until Sale	66	56	- 15.2%	59	46	- 22.0%
Median Sales Price*	\$438,000	\$450,000	+ 2.7%	\$430,000	\$450,000	+ 4.7%
Percent of Original List Price Received*	97.2%	97.9%	+ 0.7%	97.8%	99.5%	+ 1.7%
Inventory of Homes for Sale	321	192	- 40.2%	428	258	- 39.7%

Co-Ops Key Metrics	February			Last 12 Months		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	246	191	- 22.4%	3,052	2,414	- 20.9%
Closed Sales	151	123	- 18.5%	2,110	2,068	- 2.0%
Days on Market Until Sale	75	84	+ 12.0%	74	72	- 2.7%
Median Sales Price*	\$190,000	\$190,000	0.0%	\$193,000	\$198,000	+ 2.6%
Percent of Original List Price Received*	96.0%	94.7%	- 1.4%	95.8%	96.2%	+ 0.4%
Inventory of Homes for Sale	798	509	- 36.2%	892	672	- 24.7%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.