

Local Market Update – April 2023

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



Westchester County

Single-Family Homes Key Metrics	April			Last 12 Months		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	864	619	- 28.4%	8,113	6,495	- 19.9%
Closed Sales	401	251	- 37.4%	7,031	5,506	- 21.7%
Days on Market Until Sale	43	60	+ 39.5%	44	39	- 11.4%
Median Sales Price*	\$860,000	\$745,000	- 13.4%	\$799,950	\$825,000	+ 3.1%
Percent of Original List Price Received*	103.1%	99.1%	- 3.9%	100.2%	101.2%	+ 1.0%
Inventory of Homes for Sale	1,302	921	- 29.3%	1,451	1,211	- 16.5%

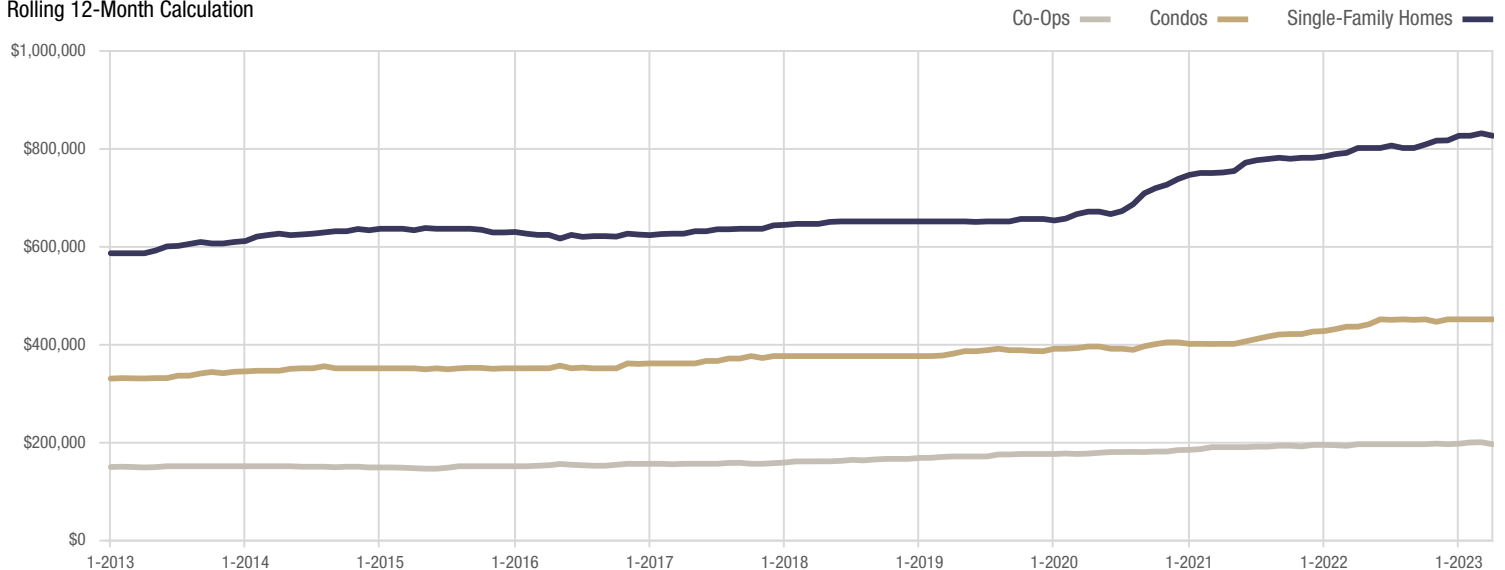
Condos Key Metrics	April			Last 12 Months		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	172	154	- 10.5%	1,946	1,402	- 28.0%
Closed Sales	108	76	- 29.6%	1,722	1,253	- 27.2%
Days on Market Until Sale	49	51	+ 4.1%	57	45	- 21.1%
Median Sales Price*	\$426,250	\$516,250	+ 21.1%	\$435,000	\$450,000	+ 3.4%
Percent of Original List Price Received*	100.2%	98.1%	- 2.1%	98.1%	99.4%	+ 1.3%
Inventory of Homes for Sale	299	229	- 23.4%	402	251	- 37.6%

Co-Ops Key Metrics	April			Last 12 Months		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	288	174	- 39.6%	2,960	2,239	- 24.4%
Closed Sales	170	142	- 16.5%	2,134	1,981	- 7.2%
Days on Market Until Sale	76	87	+ 14.5%	74	72	- 2.7%
Median Sales Price*	\$205,000	\$180,000	- 12.2%	\$195,000	\$195,000	0.0%
Percent of Original List Price Received*	96.1%	95.3%	- 0.8%	95.8%	96.1%	+ 0.3%
Inventory of Homes for Sale	757	469	- 38.0%	862	643	- 25.4%

* 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.