

Local Market Update – March 2023

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



Westchester County

Single-Family Homes Key Metrics	March			Last 12 Months		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	867	622	- 28.3%	8,358	6,728	- 19.5%
Closed Sales	435	269	- 38.2%	7,126	5,654	- 20.7%
Days on Market Until Sale	51	69	+ 35.3%	46	38	- 17.4%
Median Sales Price*	\$735,000	\$751,000	+ 2.2%	\$790,000	\$830,000	+ 5.1%
Percent of Original List Price Received*	100.2%	96.6%	- 3.6%	99.9%	101.5%	+ 1.6%
Inventory of Homes for Sale	1,136	823	- 27.6%	1,488	1,227	- 17.5%

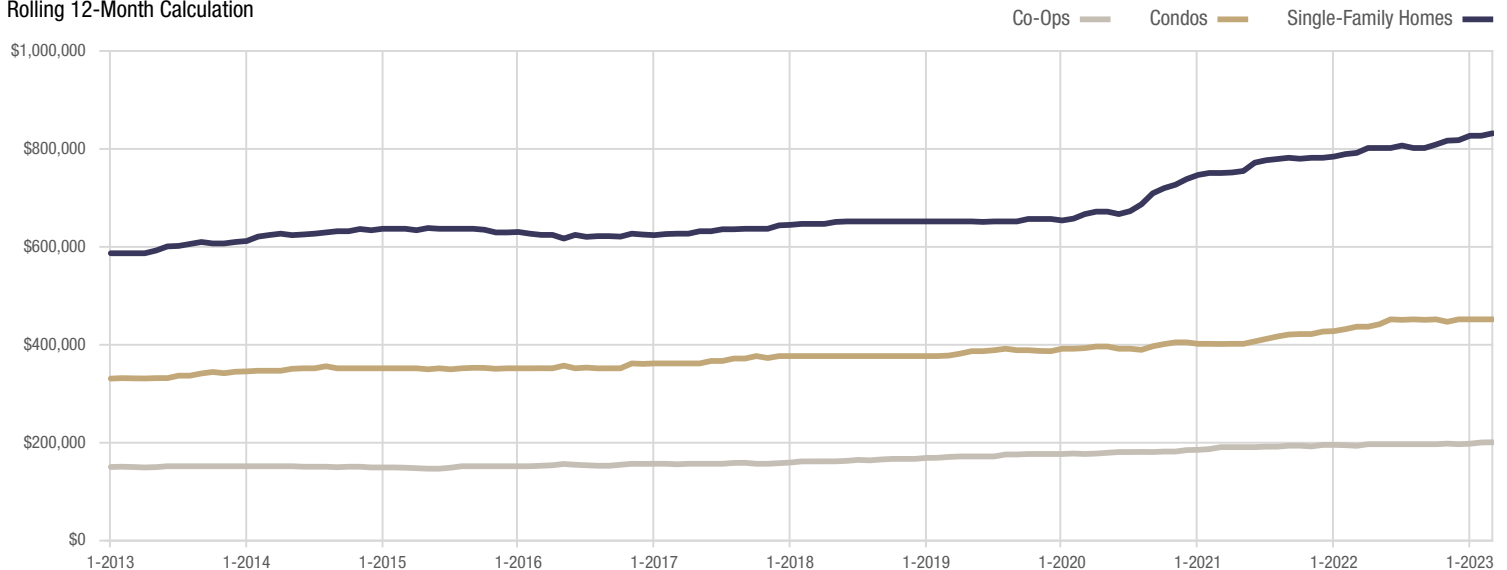
Condos Key Metrics	March			Last 12 Months		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	178	141	- 20.8%	2,020	1,420	- 29.7%
Closed Sales	132	77	- 41.7%	1,737	1,285	- 26.0%
Days on Market Until Sale	62	58	- 6.5%	58	45	- 22.4%
Median Sales Price*	\$447,500	\$463,000	+ 3.5%	\$435,000	\$450,000	+ 3.4%
Percent of Original List Price Received*	98.5%	99.7%	+ 1.2%	98.0%	99.6%	+ 1.6%
Inventory of Homes for Sale	298	211	- 29.2%	417	253	- 39.3%

Co-Ops Key Metrics	March			Last 12 Months		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	264	202	- 23.5%	2,961	2,353	- 20.5%
Closed Sales	191	131	- 31.4%	2,129	2,009	- 5.6%
Days on Market Until Sale	86	81	- 5.8%	75	71	- 5.3%
Median Sales Price*	\$190,000	\$193,000	+ 1.6%	\$191,750	\$199,000	+ 3.8%
Percent of Original List Price Received*	95.1%	95.0%	- 0.1%	95.8%	96.2%	+ 0.4%
Inventory of Homes for Sale	772	480	- 37.8%	878	658	- 25.1%

* 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.