

# Local Market Update – August 2023

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



## Westchester County

Single-Family Homes Key Metrics	August			Last 12 Months		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	435	<b>343</b>	- 21.1%	7,707	<b>5,607</b>	- 27.2%
Closed Sales	768	<b>622</b>	- 19.0%	6,598	<b>4,979</b>	- 24.5%
Days on Market Until Sale	28	<b>32</b>	+ 14.3%	40	<b>43</b>	+ 7.5%
Median Sales Price*	\$869,000	<b>\$980,125</b>	+ 12.8%	\$800,000	<b>\$830,000</b>	+ 3.8%
Percent of Original List Price Received*	102.8%	<b>103.2%</b>	+ 0.4%	101.6%	<b>100.5%</b>	- 1.1%
Inventory of Homes for Sale	1,445	<b>754</b>	- 47.8%	1,354	<b>1,057</b>	- 21.9%

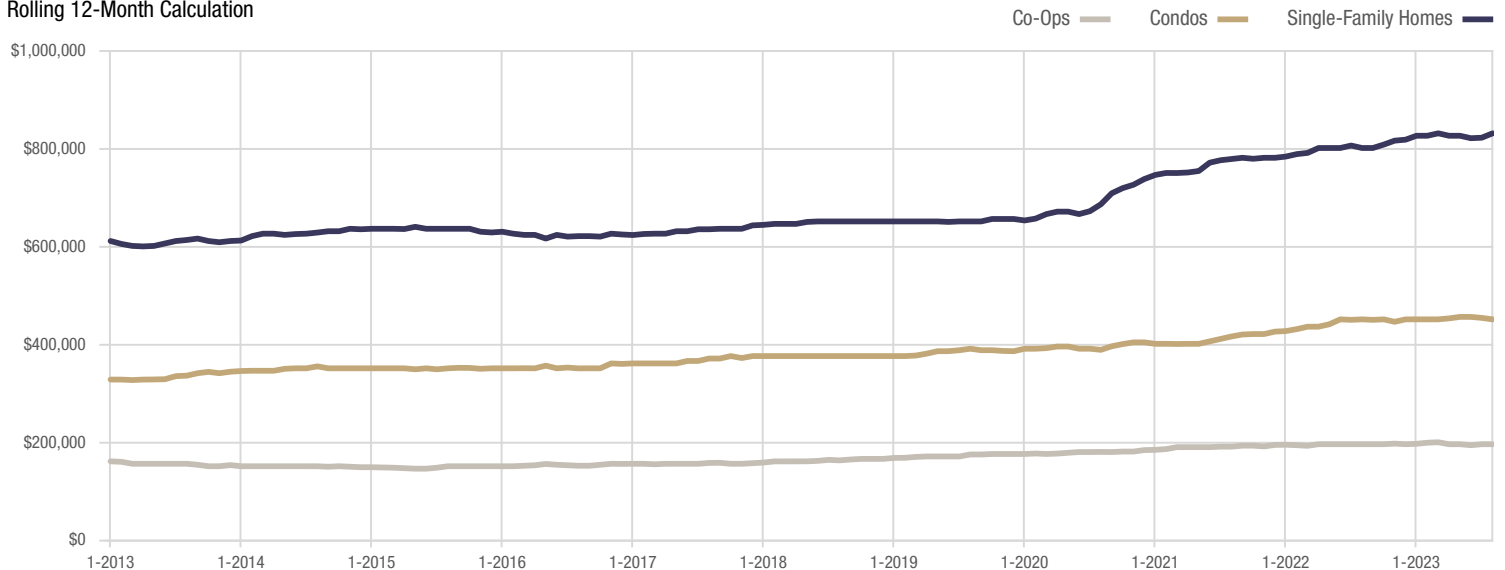
Condos Key Metrics	August			Last 12 Months		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	121	<b>93</b>	- 23.1%	1,713	<b>1,333</b>	- 22.2%
Closed Sales	134	<b>101</b>	- 24.6%	1,695	<b>1,134</b>	- 33.1%
Days on Market Until Sale	38	<b>37</b>	- 2.6%	54	<b>44</b>	- 18.5%
Median Sales Price*	\$480,000	<b>\$473,700</b>	- 1.3%	\$450,000	<b>\$450,000</b>	0.0%
Percent of Original List Price Received*	99.9%	<b>99.7%</b>	- 0.2%	98.8%	<b>99.3%</b>	+ 0.5%
Inventory of Homes for Sale	283	<b>190</b>	- 32.9%	335	<b>239</b>	- 28.7%

Co-Ops Key Metrics	August			Last 12 Months		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	185	<b>182</b>	- 1.6%	2,791	<b>2,048</b>	- 26.6%
Closed Sales	181	<b>162</b>	- 10.5%	2,171	<b>1,780</b>	- 18.0%
Days on Market Until Sale	73	<b>62</b>	- 15.1%	73	<b>73</b>	0.0%
Median Sales Price*	\$200,000	<b>\$202,250</b>	+ 1.1%	\$195,000	<b>\$195,000</b>	0.0%
Percent of Original List Price Received*	96.8%	<b>98.6%</b>	+ 1.9%	96.1%	<b>96.1%</b>	0.0%
Inventory of Homes for Sale	711	<b>395</b>	- 44.4%	799	<b>562</b>	- 29.7%

\* 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.