

# Local Market Update – September 2023

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



## Westchester County

Single-Family Homes Key Metrics	September			Last 12 Months		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	560	482	- 13.9%	7,648	5,540	- 27.6%
Closed Sales	528	416	- 21.2%	6,505	4,860	- 25.3%
Days on Market Until Sale	33	34	+ 3.0%	39	43	+ 10.3%
Median Sales Price*	\$807,000	\$868,375	+ 7.6%	\$800,000	\$835,000	+ 4.4%
Percent of Original List Price Received*	100.1%	101.9%	+ 1.8%	101.6%	100.6%	- 1.0%
Inventory of Homes for Sale	1,485	866	- 41.7%	1,334	1,022	- 23.4%

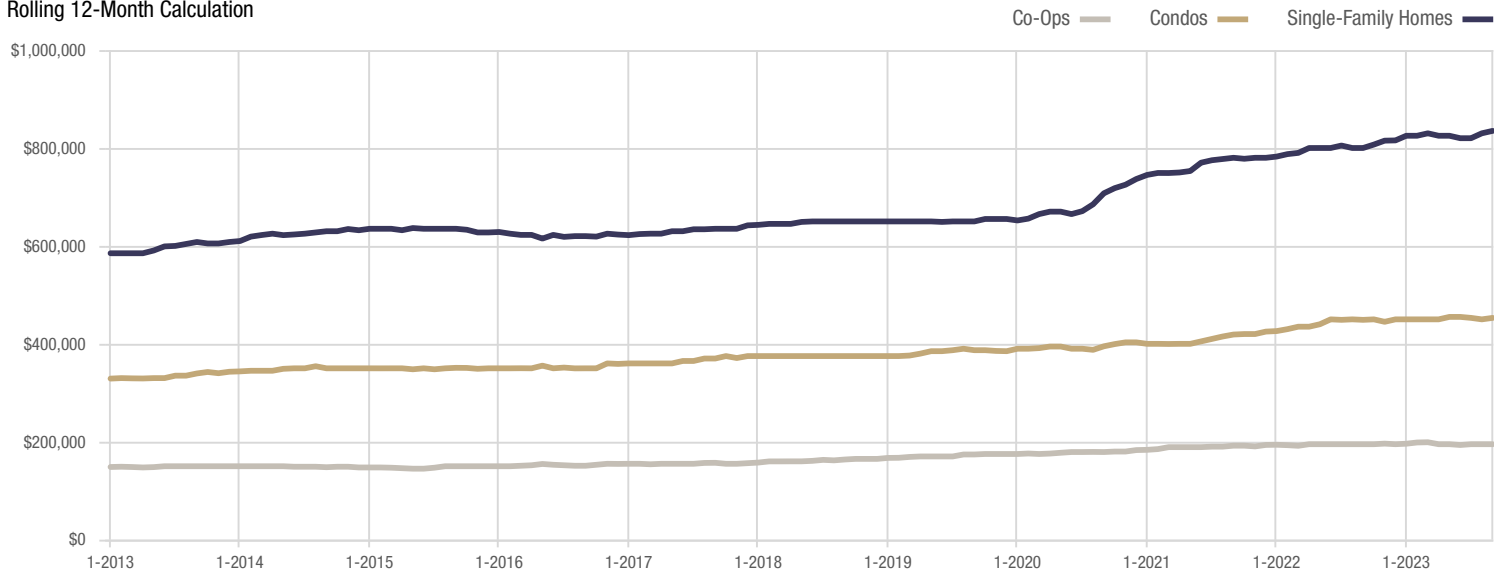
Condos Key Metrics	September			Last 12 Months		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	126	129	+ 2.4%	1,662	1,337	- 19.6%
Closed Sales	119	104	- 12.6%	1,644	1,117	- 32.1%
Days on Market Until Sale	37	39	+ 5.4%	53	44	- 17.0%
Median Sales Price*	\$440,000	\$480,000	+ 9.1%	\$449,000	\$453,000	+ 0.9%
Percent of Original List Price Received*	99.7%	100.2%	+ 0.5%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	285	207	- 27.4%	318	236	- 25.8%

Co-Ops Key Metrics	September			Last 12 Months		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	200	160	- 20.0%	2,744	2,008	- 26.8%
Closed Sales	197	139	- 29.4%	2,208	1,717	- 22.2%
Days on Market Until Sale	65	68	+ 4.6%	73	74	+ 1.4%
Median Sales Price*	\$204,000	\$210,000	+ 2.9%	\$195,000	\$195,000	0.0%
Percent of Original List Price Received*	96.4%	98.3%	+ 2.0%	96.2%	96.3%	+ 0.1%
Inventory of Homes for Sale	726	379	- 47.8%	781	543	- 30.5%

\* 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.