

Local Market Update – December 2023

Provided by OneKey® MLS



Westchester County

Single-Family Homes Key Metrics	December			Last 12 Months		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	159	130	- 18.2%	7,258	5,533	- 23.8%
Closed Sales	396	345	- 12.9%	6,068	4,629	- 23.7%
Days on Market Until Sale	47	43	- 8.5%	38	42	+ 10.5%
Median Sales Price*	\$749,500	\$860,250	+ 14.8%	\$817,000	\$852,000	+ 4.3%
Percent of Original List Price Received*	97.7%	100.8%	+ 3.2%	101.6%	101.3%	- 0.3%
Inventory of Homes for Sale	917	520	- 43.3%	1,304	959	- 26.5%

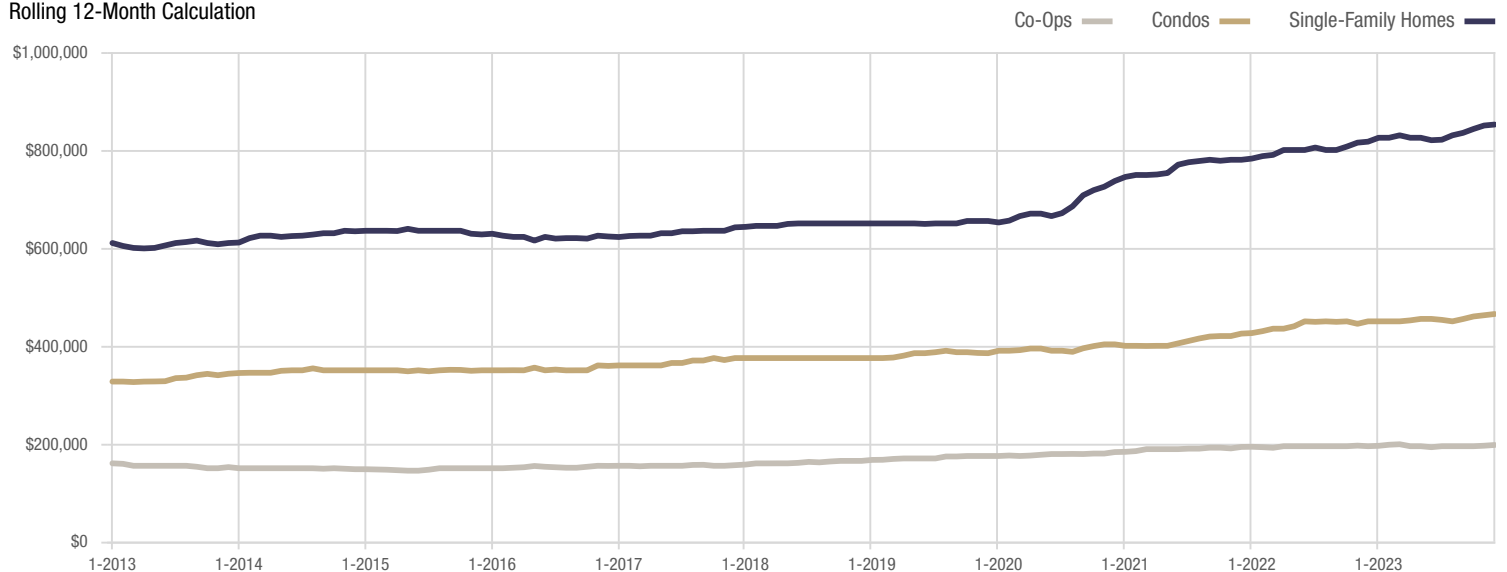
Condos Key Metrics	December			Last 12 Months		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	39	64	+ 64.1%	1,509	1,389	- 8.0%
Closed Sales	94	76	- 19.1%	1,481	1,085	- 26.7%
Days on Market Until Sale	51	45	- 11.8%	49	44	- 10.2%
Median Sales Price*	\$447,450	\$479,500	+ 7.2%	\$450,000	\$465,000	+ 3.3%
Percent of Original List Price Received*	97.2%	99.3%	+ 2.2%	99.2%	99.6%	+ 0.4%
Inventory of Homes for Sale	198	173	- 12.6%	285	236	- 17.2%

Co-Ops Key Metrics	December			Last 12 Months		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	91	92	+ 1.1%	2,557	1,994	- 22.0%
Closed Sales	156	142	- 9.0%	2,112	1,715	- 18.8%
Days on Market Until Sale	78	66	- 15.4%	72	72	0.0%
Median Sales Price*	\$197,500	\$199,500	+ 1.0%	\$195,000	\$197,500	+ 1.3%
Percent of Original List Price Received*	95.6%	98.0%	+ 2.5%	96.3%	96.7%	+ 0.4%
Inventory of Homes for Sale	532	302	- 43.2%	728	490	- 32.7%

* 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.