

Local Market Update – November 2023

Provided by OneKey® MLS



Westchester County

Single-Family Homes Key Metrics	November			Last 12 Months		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	310	289	- 6.8%	7,337	5,560	- 24.2%
Closed Sales	396	297	- 25.0%	6,285	4,669	- 25.7%
Days on Market Until Sale	47	40	- 14.9%	39	43	+ 10.3%
Median Sales Price*	\$776,500	\$850,000	+ 9.5%	\$815,000	\$850,000	+ 4.3%
Percent of Original List Price Received*	97.9%	101.1%	+ 3.3%	101.6%	101.1%	- 0.5%
Inventory of Homes for Sale	1,195	743	- 37.8%	1,308	973	- 25.6%

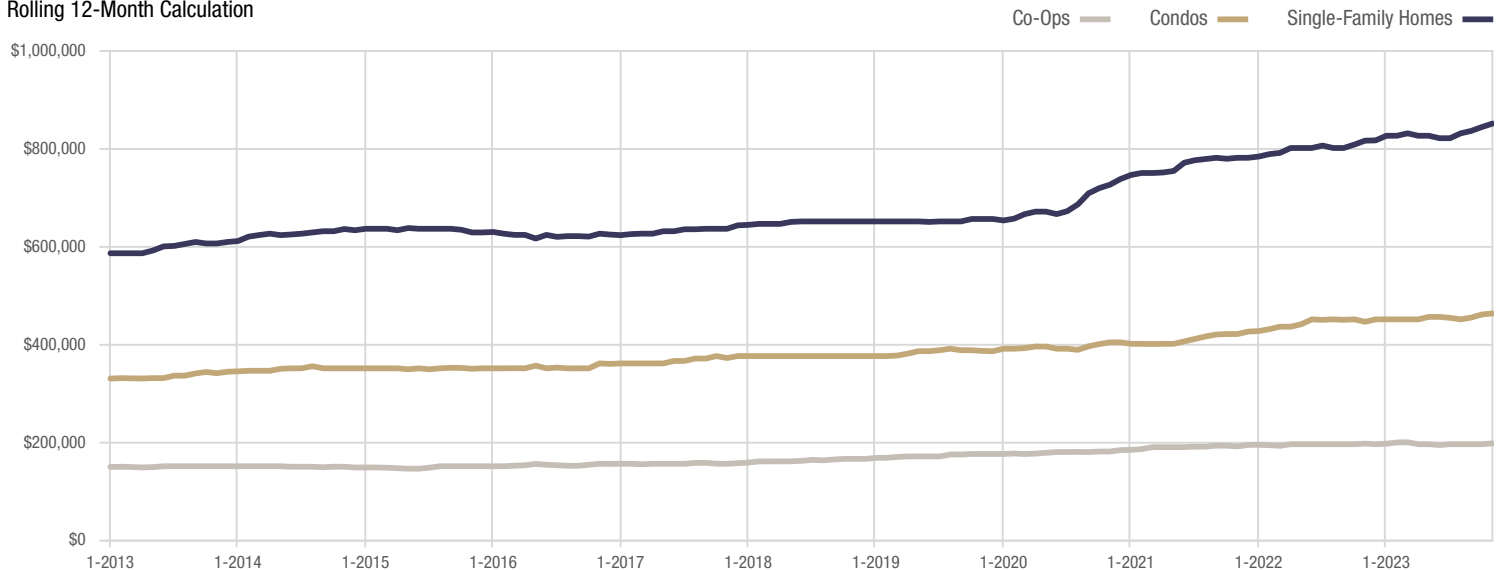
Condos Key Metrics	November			Last 12 Months		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	72	89	+ 23.6%	1,584	1,364	- 13.9%
Closed Sales	90	101	+ 12.2%	1,545	1,100	- 28.8%
Days on Market Until Sale	41	40	- 2.4%	51	44	- 13.7%
Median Sales Price*	\$430,000	\$479,000	+ 11.4%	\$445,000	\$462,125	+ 3.8%
Percent of Original List Price Received*	98.3%	100.2%	+ 1.9%	99.2%	99.5%	+ 0.3%
Inventory of Homes for Sale	252	214	- 15.1%	295	233	- 21.0%

Co-Ops Key Metrics	November			Last 12 Months		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	124	137	+ 10.5%	2,617	1,992	- 23.9%
Closed Sales	140	135	- 3.6%	2,156	1,723	- 20.1%
Days on Market Until Sale	72	66	- 8.3%	72	73	+ 1.4%
Median Sales Price*	\$191,000	\$210,000	+ 9.9%	\$196,200	\$196,750	+ 0.3%
Percent of Original List Price Received*	95.7%	97.9%	+ 2.3%	96.3%	96.5%	+ 0.2%
Inventory of Homes for Sale	647	356	- 45.0%	747	507	- 32.1%

* 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.