

Q2

2025
MARKET
REPORT

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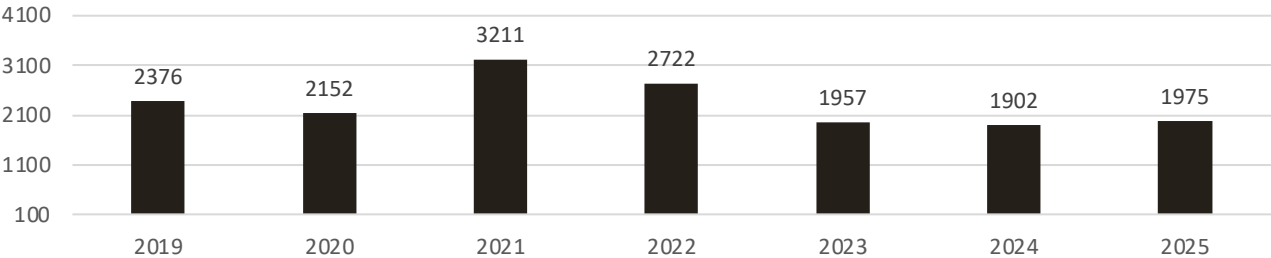
Brown Harris Stevens THE Craft OF Research

Contracts Signed: 21 Hemlock Road, Bronxville

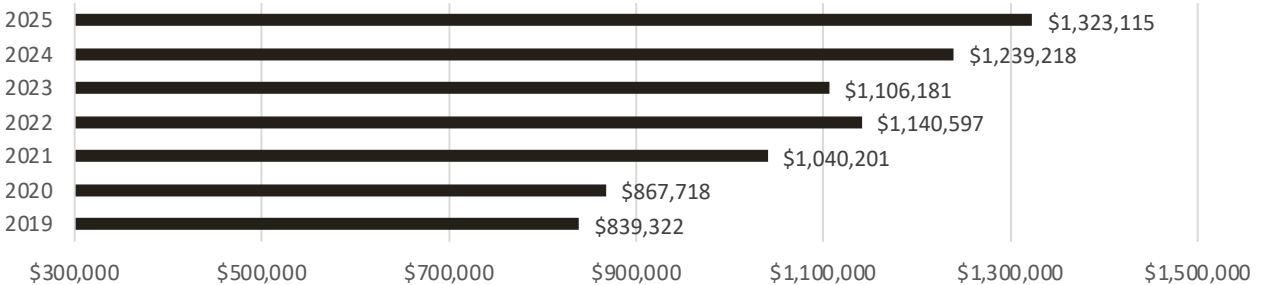
Westchester Houses - All Towns

Single Family Houses	2025	2024	% CHANGE	Single Family Houses
Closings in 2nd Quarter	1,162	1161	+0.1%	Number of Solds Q2
Average Closing Price in 2nd Quarter	\$1,427,497	\$1,314,653	+8.6%	2025 vs. 2024
Closings First Six Months	1,975	1,902	+3.8%	0%
Average Closing Price First Six Months	\$1,323,115	\$1,239,218	+6.8%	Average Sold Price Q2
Volume of Closings First Six Months	\$2,613,151,458	\$2,356,993,171	+10.9%	2025 vs. 2024
Avg. DOM for Closings First Six Months	41	40	+3.1%	↑9%
Avg. List-to-Sale Price ratio First Six Months	104.4%	103.7%	+0.7%	

House Closings: First Six Months



Average House Closing Price: First Six Months



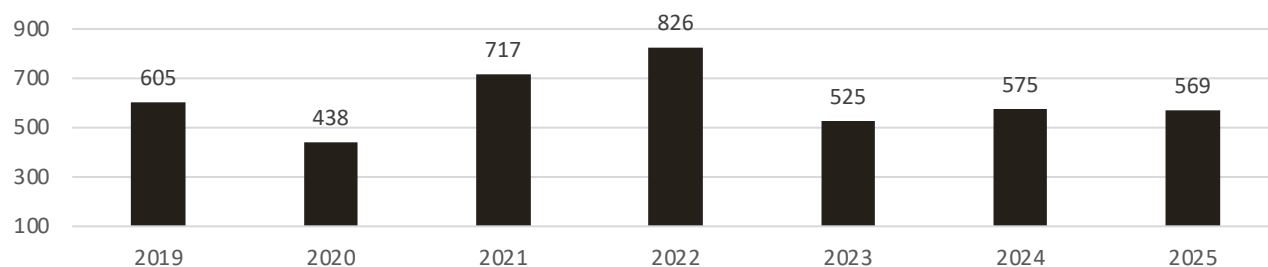
Houses: Number of Closed, by Price

PRICE RANGE	2025 Q2	2024 Q2	% CHANGE	2025 FIRST 6 MO.S	2024 FIRST 6 MO.S	% CHANGE
Under \$400K	16	28	-42.9%	33	51	-35.3%
\$400K - \$800K	312	366	-14.8%	630	685	-8%
\$800K - \$1.2M	305	298	+2.3%	532	484	+9.9%
\$1.2M - \$1.6M	196	179	+9.5%	291	267	+9%
\$1.6M-\$2M	115	100	+15%	174	154	+13%
\$2M-\$2.4M	55	65	-15.4%	85	85	0%
\$2.4M-\$2.8M	56	49	+14.3%	83	67	+23.9%
\$2.8M-\$3.2M	34	35	-2.9%	49	45	+8.9%
Over \$3.2M	73	41	+78%	99	67	+47.8%

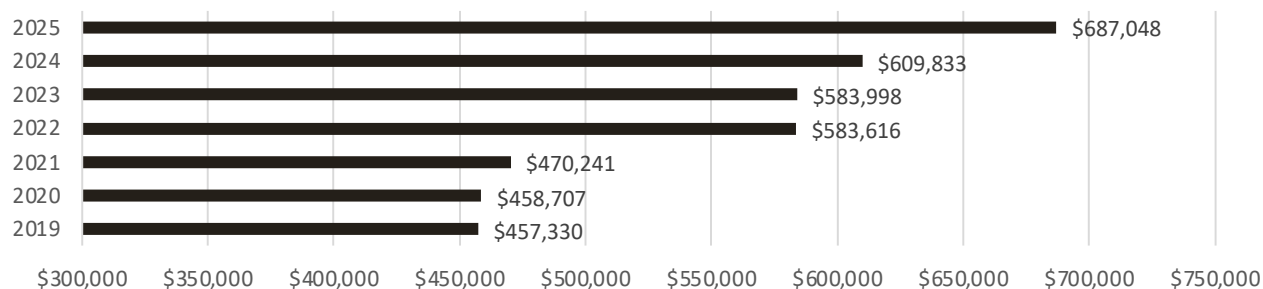
Westchester Condos - All Towns

Condos	2025	2024	% CHANGE	Condos Number of Solds Q2 2025 vs. 2024
Closings in 2nd Quarter	329	355	-7.3%	↓ 7%
Average Closing Price in 2nd Quarter	\$696,154	\$613,516	+13.5%	
Closings First Six Months	569	575	-1%	
Average Closing Price First Six Months	\$687,048	\$609,833	+12.7%	↑ 14%
Volume of Closings First Six Months	\$390,930,356	\$350,654,177	+11.5%	
Avg. DOM for Closings First Six Months	46	44	+4.2%	
Avg. List-to-Sale Price ratio First Six Months	101.0%	101.0%	0%	
				Average Sold Price Q2 2025 vs. 2024

Condo Closings: First Six Months



Average Condo Closing Price: First Six Months



Condos: Number of Closed, by Price

PRICE RANGE	2025 Q2	2024 Q2	% CHANGE	2025 FIRST 6 MO.S	2024 FIRST 6 MO.S	% CHANGE
Under \$250K	4	16	-75%	9	23	-60.9%
\$250K - \$500K	134	162	-17.3%	232	271	-14.4%
\$500K - \$750M	100	104	-3.8%	180	169	+6.5%
\$750K - \$1M	51	35	+45.7%	79	52	+51.9%
\$1M-\$1.25M	4	6	-33.3%	11	9	+22.2%
\$1.25M-\$1.5M	10	14	-28.6%	13	23	-43.5%
\$1.5M-\$1.75M	8	8	0%	12	14	-14.3%
Over \$1.75M	18	10	+80%	33	14	+135.7%

Southern Westchester

School Districts: Mount Vernon, New Rochelle, Pelham, and Yonkers.

Single Family Houses

Number of Solds Q2

2025 vs. 2024

↑ 4%

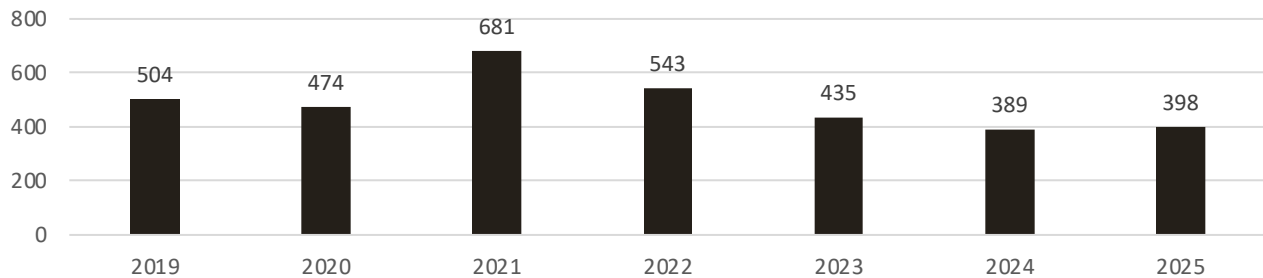
Average Sold Price Q2

2025 vs. 2024

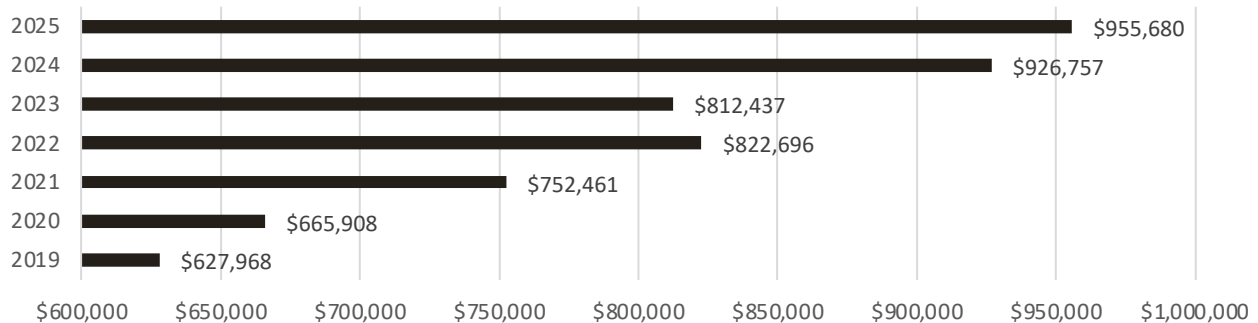
↑ 5%

Single Family Houses	2025	2024	% CHANGE
Closings in 2nd Quarter	229	221	+3.6%
Average Closing Price in 2nd Quarter	\$1,018,449	\$973,144	+4.7%
Closings First Six Months	398	389	+2.3%
Average Closing Price First Six Months	\$955,680	\$926,757	+3.1%
Volume of Closings First Six Months	\$380,360,731	\$360,508,515	+5.5%
Avg. DOM for Closings First Six Months	41	39	+3.9%
Avg. List-to-Sale Price ratio First Six Months	103.3%	102.3%	+1%

House Closings: First Six Months



Average House Closing Price: First Six Months



Southern Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Mount Vernon	58	61	-4.9%	\$681,698	\$677,833	+0.6%	100.2%	99.8%	+0.4%
New Rochelle	120	132	-9.1%	\$1,165,245	\$1,022,051	+14%	106.3%	104.0%	+2.2%
Pelham	37	40	-7.5%	\$1,679,581	\$1,531,215	+9.7%	106.0%	104.5%	+1.5%
Yonkers	183	156	+17.3%	\$758,734	\$788,470	-3.8%	101.8%	101.3%	+0.5%

Lower Central Westchester

School Districts: Bronxville, Eastchester, Edgemont, Scarsdale, and Tuckahoe.

Single Family Houses

Number of Solds Q2

2025 vs. 2024

↓ 2%

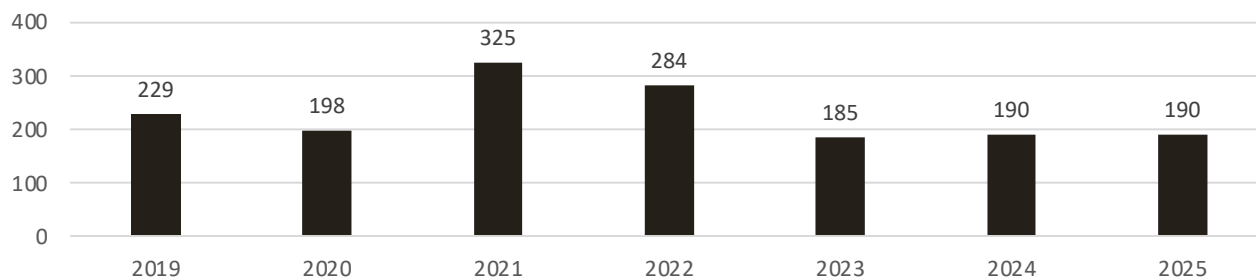
Average Sold Price Q2

2025 vs. 2024

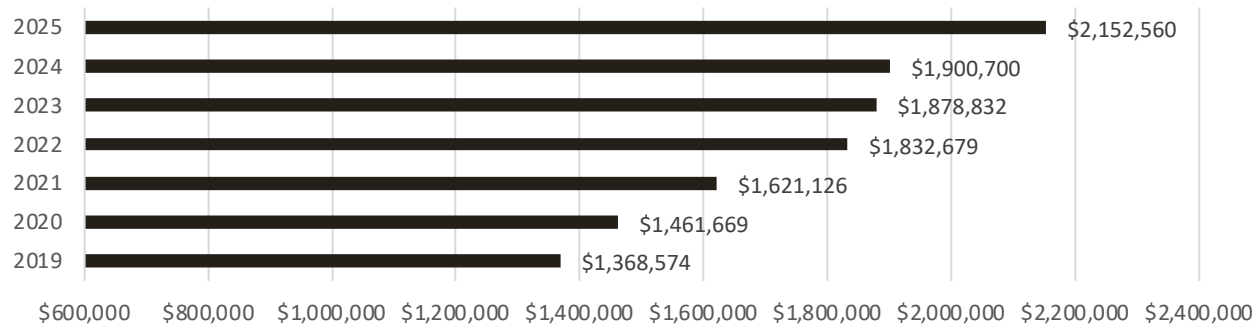
↑ 16%

Single Family Houses	2025	2024	% CHANGE
Closings in 2nd Quarter	132	135	-2.2%
Average Closing Price in 2nd Quarter	\$2,225,797	\$1,927,830	+15.5%
Closings First Six Months	190	190	0%
Average Closing Price First Six Months	\$2,152,560	\$1,900,700	+13.3%
Volume of Closings First Six Months	\$408,986,418	\$361,132,929	+13.3%
Avg. DOM for Closings First Six Months	48	44	+9.8%
Avg. List-to-Sale Price ratio First Six Months	105.7%	103.7%	+1.9%

House Closings: First Six Months



Average House Closing Price: First Six Months



Lower Central Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Bronxville	17	24	-29.2%	\$3,034,176	\$2,765,158	+9.7%	101.3%	96.8%	+4.7%
Eastchester	35	37	-5.4%	\$1,152,771	\$922,020	+25%	102.8%	101.8%	+1%
Edgemont	31	24	+29.2%	\$1,312,661	\$1,613,583	-18.6%	107.0%	105.1%	+1.8%
Scarsdale	90	79	+13.9%	\$2,798,360	\$2,389,516	+17.1%	108.3%	108.0%	+0.3%
Tuckahoe	17	26	-34.6%	\$1,441,971	\$1,275,255	+13.1%	100.1%	98.6%	+1.5%

Q2 2025

Sound Shore

School Districts: Blind Brook, Harrison, Mamaroneck, Port Chester, Rye City, and Rye Neck.

Single Family Houses

	2025	2024	% CHANGE
Closings in 2nd Quarter	199	203	-2%
Average Closing Price in 2nd Quarter	\$2,189,303	\$1,970,493	+11.1%
Closings First Six Months	297	304	-2.3%
Average Closing Price First Six Months	\$2,063,309	\$1,934,669	+6.6%
Volume of Closings First Six Months	\$612,802,842	\$588,139,256	+4.2%
Avg. DOM for Closings First Six Months	37	36	+4.6%
Avg. List-to-Sale Price ratio First Six Months	104.8%	105.0%	-0.2%

Single Family Houses

Number of Solds Q2

2025 vs. 2024

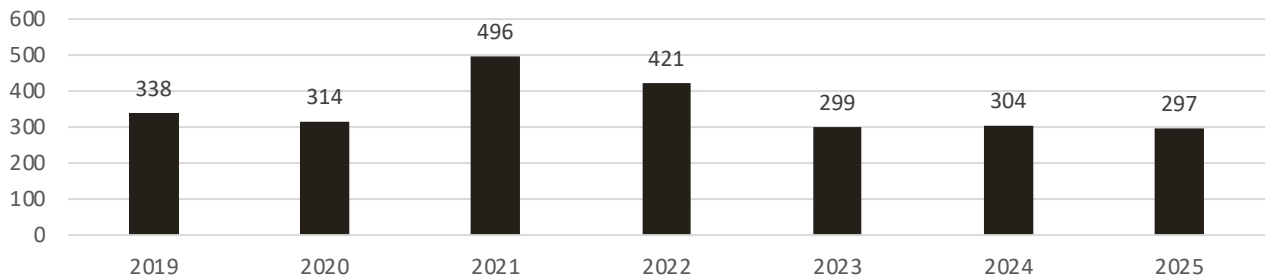
↓ 2%

Average Sold Price Q2

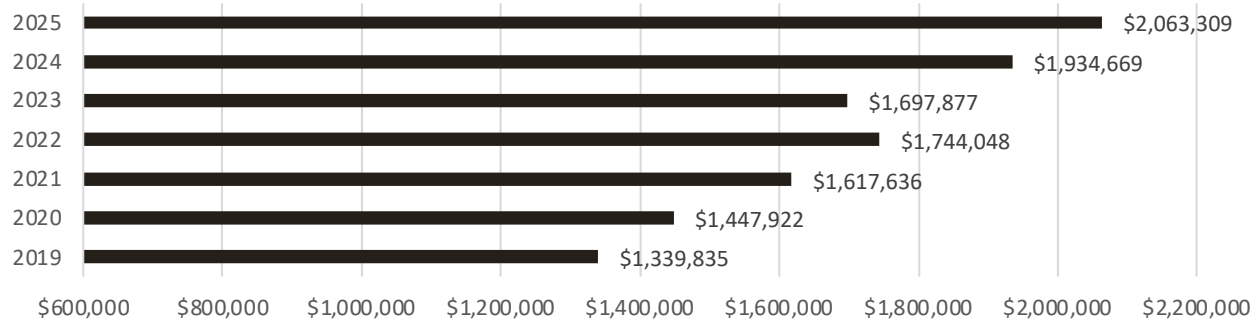
2025 vs. 2024

↑ 11%

House Closings: First Six Months



Average House Closing Price: First Six Months



Sound Shore School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Blind Brook-Rye	30	25	+20%	\$1,613,203	\$1,319,220	+22.3%	101.4%	105.7%	-4%
Harrison	61	62	-1.6%	\$2,163,860	\$2,141,961	+1%	103.4%	101.8%	+1.6%
Mamaroneck	93	101	-7.9%	\$2,118,239	\$1,886,515	+12.3%	107.2%	105.6%	+1.5%
Port Chester-Rye	32	28	+14.3%	\$768,816	\$746,125	+3%	103.9%	105.3%	-1.3%
Rye City	54	65	-16.9%	\$3,083,130	\$2,686,770	+14.8%	103.6%	105.6%	-1.9%
Rye Neck	27	23	+17.4%	\$1,641,630	\$1,577,722	+4.1%	107.1%	108.3%	-1.1%

Q2 2025

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2025	2024	% CHANGE
Closings in 2nd Quarter	96	94	+2.1%
Average Closing Price in 2nd Quarter	\$1,021,345	\$880,063	+16.1%
Closings First Six Months	174	147	+18.4%
Average Closing Price First Six Months	\$991,402	\$871,488	+13.8%
Volume of Closings First Six Months	\$172,503,876	\$128,108,721	+34.7%
Avg. DOM for Closings First Six Months	32	30	+4.5%
Avg. List-to-Sale Price ratio First Six Months	105.5%	104.8%	+0.6%

Single Family Houses

Number of Solds Q2

2025 vs. 2024

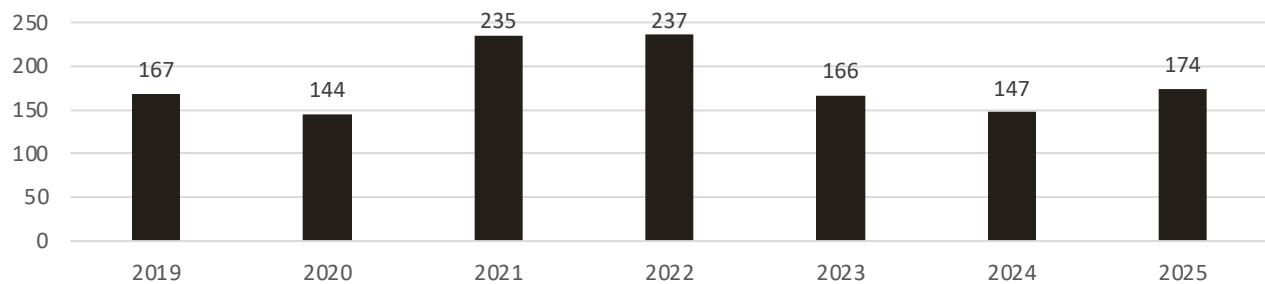
↑2%

Average Sold Price Q2

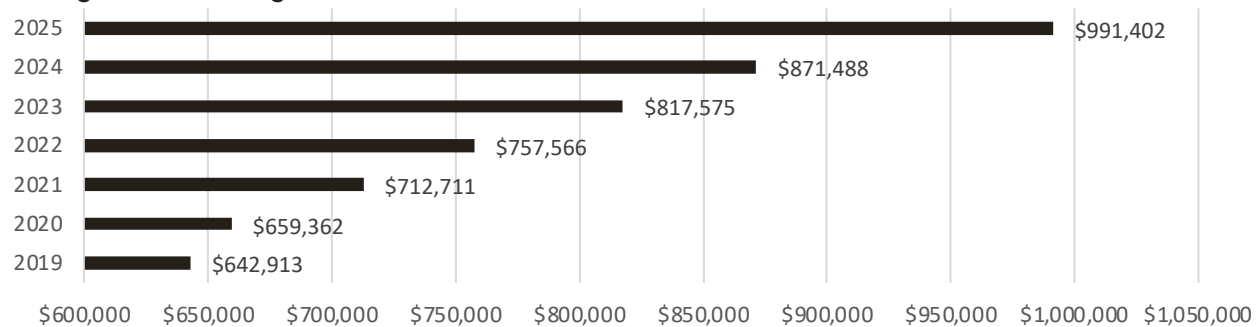
2025 vs. 2024

↑16%

House Closings: First Six Months



Average House Closing Price: First Six Months



White Plains Area School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Greenburgh	46	46	0%	\$931,272	\$783,468	+18.9%	106.0%	103.9%	+2%
Valhalla	32	27	+18.5%	\$825,266	\$761,644	+8.4%	104.9%	103.7%	+1.2%
White Plains	96	74	+29.7%	\$1,075,592	\$966,281	+11.3%	105.5%	105.8%	-0.3%

Rivertowns

School Districts: Ardsley, Briarcliff Manor, Dobbs Ferry, Elmsford, Hastings, Irvington, Mount Pleasant, Ossining, and Tarrytown

Single Family Houses	2025	2024	% CHANGE
Closings in 2nd Quarter	150	145	+3.4%
Average Closing Price in 2nd Quarter	\$1,156,920	\$940,832	+23%
Closings First Six Months	274	252	+8.7%
Average Closing Price First Six Months	\$1,093,113	\$946,890	+15.4%
Volume of Closings First Six Months	\$299,513,091	\$238,616,349	+25.5%
Avg. DOM for Closings First Six Months	46	38	+18.4%
Avg. List-to-Sale Price ratio First Six Months	104.9%	103.8%	+1.1%

Single Family Houses

Number of Solds Q2

2025 vs. 2024

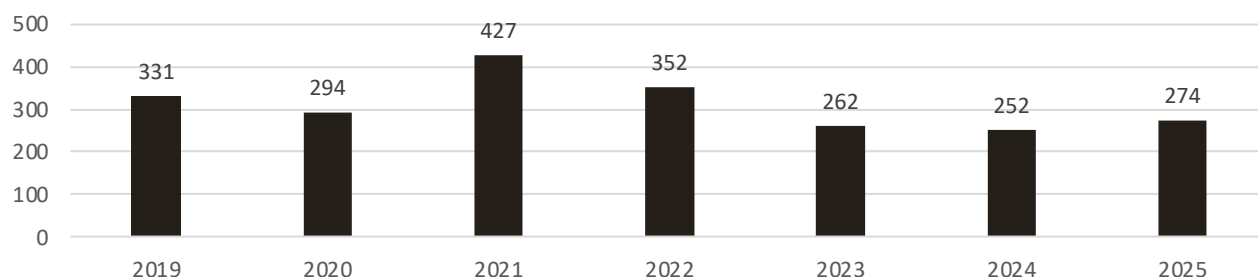
↑ 3%

Average Sold Price Q2

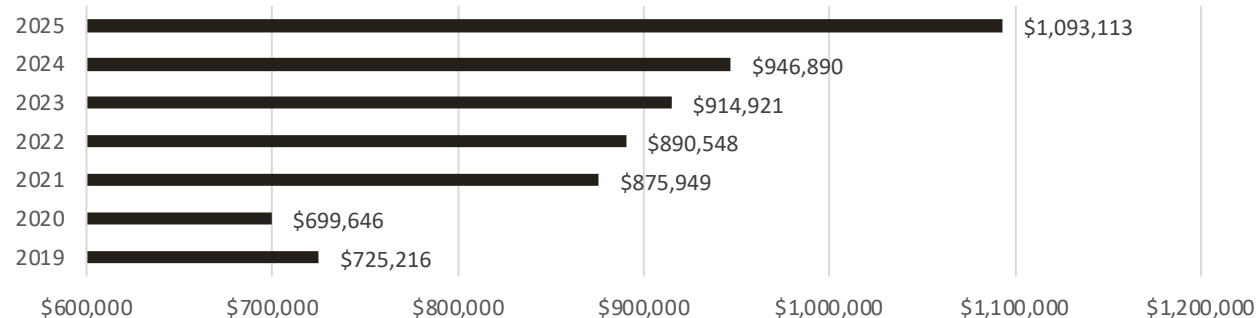
2025 vs. 2024

↑ 23%

House Closings: First Six Months



Average House Closing Price: First Six Months



Rivertowns School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Ardsley	28	30	-6.7%	\$1,126,430	\$885,762	+27.2%	106.2%	104.5%	+1.7%
Briarcliff Manor	29	24	+20.8%	\$1,317,107	\$1,165,277	+13%	107.7%	105.7%	+1.8%
Dobbs Ferry	29	24	+20.8%	\$1,442,854	\$1,445,281	-0.2%	106.4%	101.6%	+4.8%
Elmsford	17	25	-32%	\$706,335	\$704,180	+0.3%	102.0%	103.4%	-1.4%
Hastings	22	29	-24.1%	\$1,428,709	\$1,095,028	+30.5%	110.7%	102.7%	+7.8%
Irvington	29	25	+16%	\$1,364,241	\$1,105,023	+23.5%	102.3%	100.6%	+1.7%
Mount Pleasant	39	15	+160%	\$815,689	\$840,640	-3%	102.5%	102.4%	+0%
Ossining	62	62	0%	\$826,811	\$693,642	+19.2%	103.9%	104.8%	-0.8%
Tarrytown	19	18	+5.6%	\$1,150,407	\$932,712	+23.3%	104.4%	107.1%	-2.5%

Northwest Westchester

School Districts: Croton-Harmon, Hendrick Hudson, Lakeland, Peekskill, Putnam Valley, Yorktown

Single Family Houses	2025	2024	% CHANGE
Closings in 2nd Quarter	127	144	-11.8%
Average Closing Price in 2nd Quarter	\$746,022	\$679,863	+9.7%
Closings First Six Months	245	260	-5.8%
Average Closing Price First Six Months	\$702,643	\$663,724	+5.9%
Volume of Closings First Six Months	\$172,147,508	\$172,568,366	-0.2%
Avg. DOM for Closings First Six Months	40	40	+1.8%
Avg. List-to-Sale Price ratio First Six Months	103.0%	103.2%	-0.2%

Single Family Houses

Number of Solds Q2

2025 vs. 2024

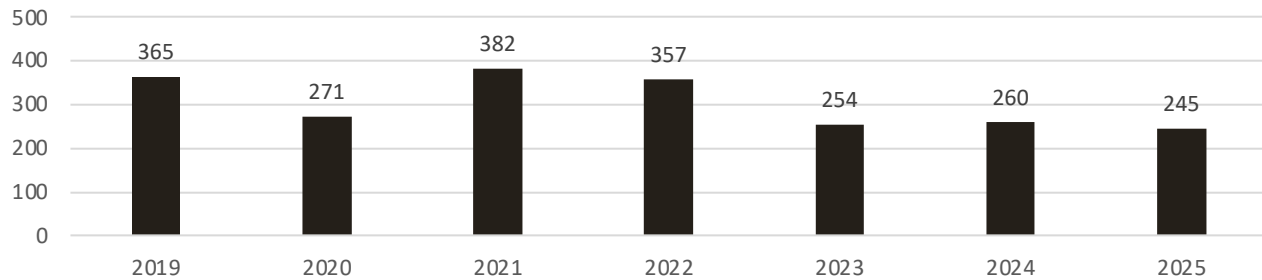
↓12%

Average Sold Price Q2

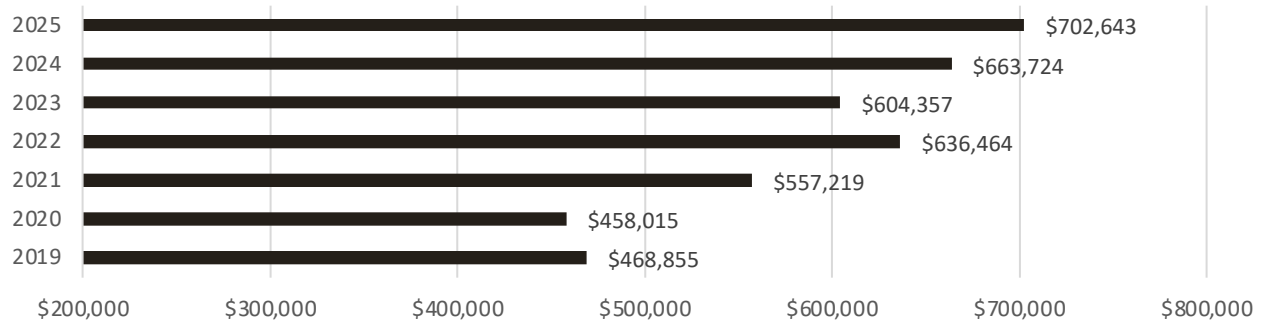
2025 vs. 2024

↑10%

House Closings: First Six Months



Average House Closing Price: First Six Months



Northwest Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Croton-Harmon	30	30	0%	\$909,453	\$901,006	+0.9%	103.1%	104.4%	-1.3%
Hendrick Hudson	46	44	+4.5%	\$725,654	\$672,744	+7.9%	102.3%	103.0%	-0.7%
Lakeland	80	81	-1.2%	\$642,381	\$569,605	+12.8%	103.6%	103.0%	+0.5%
Peekskill	30	31	-3.2%	\$562,267	\$521,362	+7.8%	101.4%	104.3%	-2.7%
Putnam Valley	6	15	-60%	\$542,375	\$604,633	-10.3%	101.5%	102.1%	-0.5%
Yorktown	53	59	-10.2%	\$754,171	\$755,385	-0.2%	103.6%	102.8%	+0.8%

Northeast Westchester

School Districts: Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem, Pleasantville, and Somers.

Single Family Houses	2025	2024	% CHANGE
Closings in 2nd Quarter	229	219	+4.6%
Average Closing Price in 2nd Quarter	\$1,439,818	\$1,524,810	-5.6%
Closings First Six Months	397	360	+10.3%
Average Closing Price First Six Months	\$1,427,801	\$1,410,886	+1.2%
Volume of Closings First Six Months	\$566,836,992	\$507,919,035	+11.6%
Avg. DOM for Closings First Six Months	41	45	-10%
Avg. List-to-Sale Price ratio First Six Months	104.7%	104.2%	+0.5%

Single Family Houses

Number of Solds Q2

2025 vs. 2024

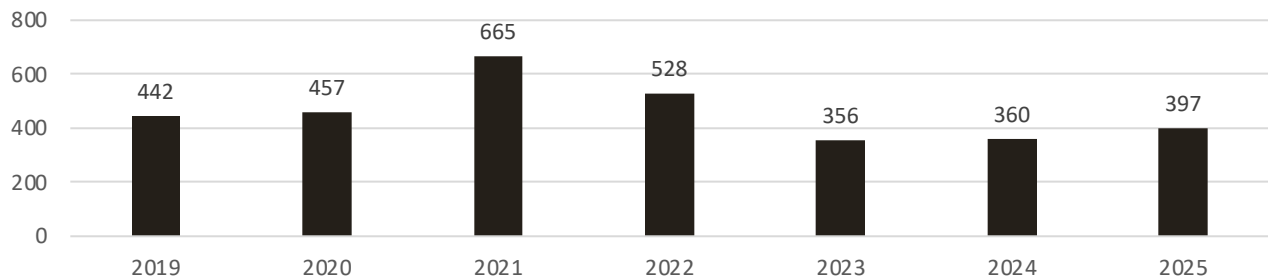
↑ 5%

Average Sold Price Q2

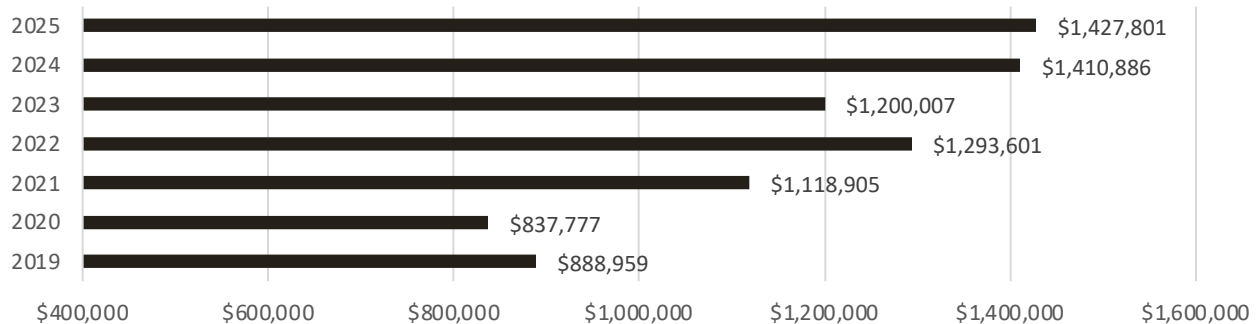
2025 vs. 2024

↓ 6%

House Closings: First Six Months



Average House Closing Price: First Six Months



Northeast Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025	2024	% CHG	2025	2024	% CHG	2025	2024	% CHG
Bedford	93	81	+14.8%	\$1,530,276	\$1,841,534	-16.9%	102.7%	101.5%	+1.2%
Byram Hills	42	52	-19.2%	\$1,858,643	\$1,765,599	+5.3%	106.2%	104.5%	+1.6%
Chappaqua	80	66	+21.2%	\$1,579,913	\$1,511,638	+4.5%	109.7%	107.1%	+2.4%
Katonah-Lewisboro	89	69	+29%	\$1,393,861	\$1,089,066	+28%	102.5%	107.2%	-4.4%
North Salem	16	13	+23.1%	\$1,642,925	\$1,651,769	-0.5%	98.7%	101.3%	-2.5%
Pleasantville	25	23	+8.7%	\$1,044,728	\$1,026,000	+1.8%	105.4%	104.6%	+0.8%
Somers	52	56	-7.1%	\$838,590	\$838,554	+0%	104.9%	101.6%	+3.3%

Contact Us

Q2 2025

Westchester Market Report

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Greenwich

125 Mason Street
Greenwich, CT 06830
203.869.8100

Midtown

770 Lexington Avenue, 10th Floor
New York, NY 10065
212.508.7200

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Hudson

526 Warren Street
Hudson, NY 12534
518.828.0181

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212.381.6521

Rhinebeck

18 Garden Street
Rhinebeck, NY 12572
Phone: 845-871-2700

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Report prepared by Brian Cleary, Brown Harris Stevens

All data sourced from One Key MLS. School Districts refer to the High School District.