

# Q3

2024  
MARKET  
REPORT

WESTCHESTER



**Brown Harris Stevens** THE Craft OF Research

# Westchester - All Towns

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	1540	1624	-5.2%
Average Closing Price 3rd Quarter	\$1,323,147	\$1,234,457	+7.2%
Closings Year's First 9 Months	3521	3678	-4.3%
Average Closing Price First 9 Months	\$1,267,672	\$1,157,715	+9.5%
Volume of Closings 3rd Quarter	\$2,037,645,682	\$2,004,757,642	+1.6%
Avg. DOM for Closings First 3rd Quarter	32	34	-4.4%
Avg. List-to-Sale Price ratio 3rd Quarter	104.6%	104.2%	+0.3%

## Single Family Houses

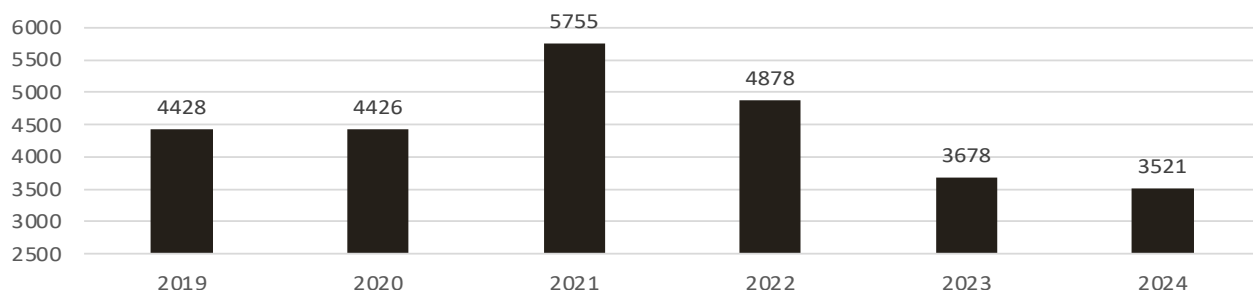
Number of Solds Q3  
2024 vs. 2023

↓ 5%

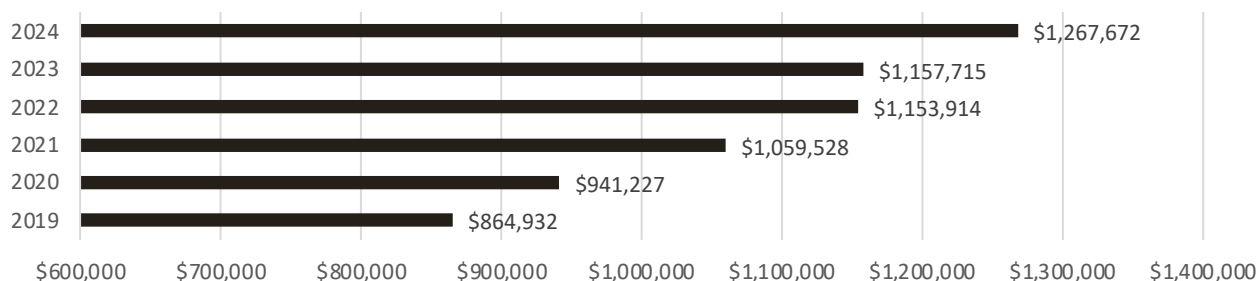
Average Sold Price Q3  
2024 vs. 2023

↑ 7%

## House Closings: First 9 Months



## Average House Closing Price: First 9 Months



## Number of Houses Closed by Price: First 9 Months

PRICE RANGE	2024 Q3	2023 Q3	% CHANGE	2024 FIRST 9 MO.S	2023 FIRST 9 MO.S	% CHANGE
Under \$400K	24	38	-36.8%	76	121	-37.2%
\$400K - \$800K	461	586	-21.3%	1189	1507	-21.1%
\$800K - \$1.2M	411	410	+0.2%	912	892	+2.2%
\$1.2M - \$1.6M	238	244	-2.5%	514	461	+11.5%
\$1.6M-\$2M	148	137	+8%	307	283	+8.5%
\$2M-\$2.4M	83	65	+27.7%	169	129	+31%
\$2.4M-\$2.8M	63	44	+43.2%	130	87	+49.4%
\$2.8M-\$3.2M	52	38	+36.8%	97	76	+27.6%
Over \$3.2M	60	62	-3.2%	127	122	+4.1%

# Southern Westchester

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

## Single Family Houses

### Number of Solds Q3

2024 vs. 2023

↓ 4%

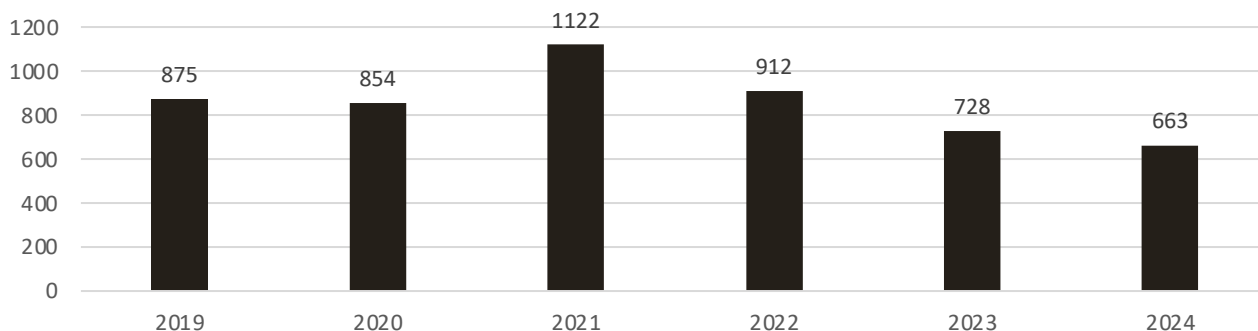
### Average Sold Price Q3

2024 vs. 2023

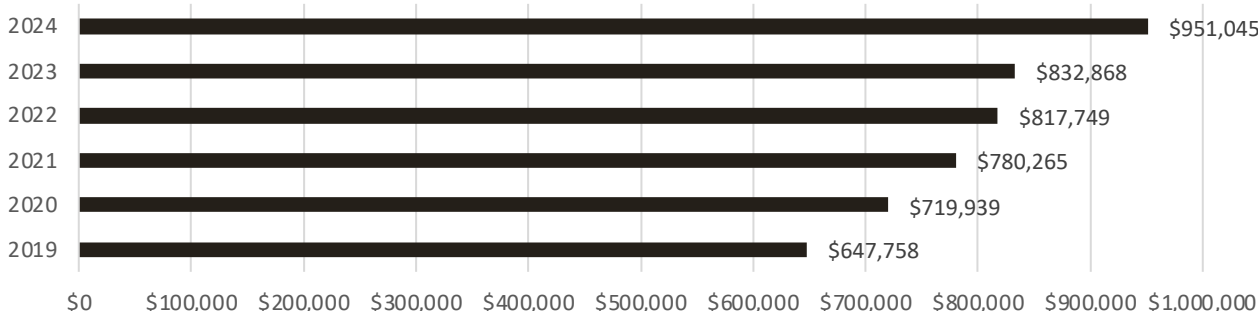
↑ 13%

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	266	276	-3.6%
Average Closing Price 3rd Quarter	\$991,378	\$881,346	+12.5%
Closings Year's First 9 Months	663	728	-8.9%
Average Closing Price First 9 Months	\$951,045	\$832,868	+14.2%
Volume of Closings 3rd Quarter	\$263,706,648	\$243,251,397	+8.4%
Avg. DOM for Closings First 3rd Quarter	35	42	-16.3%
Avg. List-to-Sale Price ratio 3rd Quarter	103.3%	102.3%	+0.9%

### House Closings: First 9 Months



### Average House Closing Price: First 9 Months



### Southern Westchester School Districts: First 9 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Mount Vernon	102	99	+3%	\$676,489	\$665,839	+1.6%	100.8%	99.3%	+1.5%
New Rochelle	224	222	+0.9%	\$1,114,246	\$960,444	+16%	104.7%	103.4%	+1.2%
Pelham	63	73	-13.7%	\$1,569,827	\$1,303,523	+20.4%	104.3%	102.9%	+1.3%
Yonkers	274	334	-18%	\$777,557	\$694,712	+11.9%	101.4%	99.8%	+1.6%

# Lower Central Westchester

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

## Single Family Houses

### Number of Solds Q3

2024 vs. 2023

↓ 14%

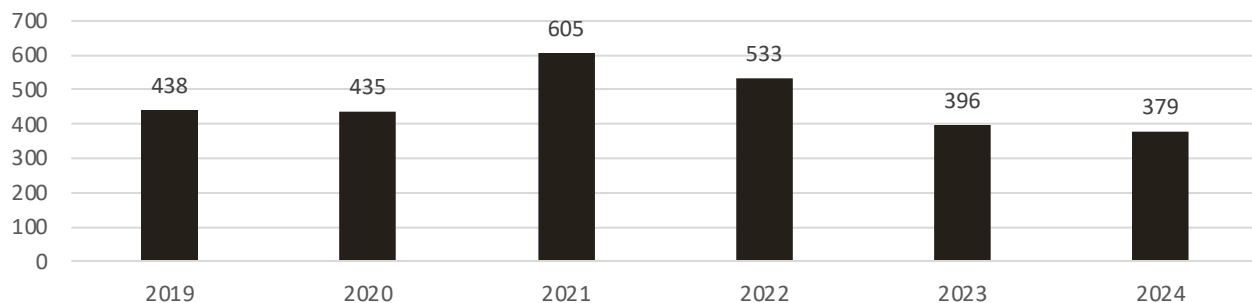
### Average Sold Price Q3

2024 vs. 2023

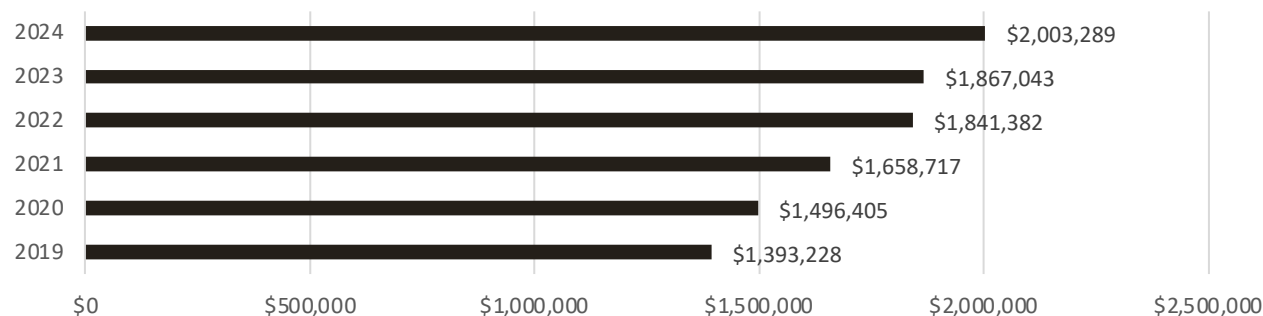
↑ 17%

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	178	207	-14%
Average Closing Price 3rd Quarter	\$2,150,861	\$1,843,024	+16.7%
Closings Year's First 9 Months	379	396	-4.3%
Average Closing Price First 9 Months	\$2,003,289	\$1,867,043	+7.3%
Volume of Closings 3rd Quarter	\$382,853,183	\$381,506,067	+0.4%
Avg. DOM for Closings First 3rd Quarter	36	32	+13%
Avg. List-to-Sale Price ratio 3rd Quarter	105.9%	104.7%	+1.1%

## House Closings: First 9 Months



## Average House Closing Price: First 9 Months



## Lower Central Westchester School Districts: First 9 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Bronxville	49	55	-10.9%	\$2,691,241	\$2,658,655	+1.2%	97.7%	98.1%	-0.3%
Eastchester	75	74	+1.4%	\$1,062,677	\$975,784	+8.9%	105.3%	102.6%	+2.6%
Edgemont	52	68	-23.5%	\$1,612,788	\$1,391,517	+15.9%	105.4%	103.2%	+2.1%
Scarsdale	171	165	+3.6%	\$2,478,294	\$2,355,224	+5.2%	107.5%	105.6%	+1.8%
Tuckahoe	32	34	-5.9%	\$1,250,683	\$1,108,235	+12.9%	99.7%	99.8%	-0.1%

# Sound Shore

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

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	247	238	+3.8%
Average Closing Price 3rd Quarter	\$1,931,819	\$1,811,564	+6.6%
Closings Year's First 9 Months	565	561	+0.7%
Average Closing Price First 9 Months	\$1,910,854	\$1,724,325	+10.8%
Volume of Closings 3rd Quarter	\$477,159,207	\$431,152,133	+10.7%
Avg. DOM for Closings First 3rd Quarter	31	34	-7.2%
Avg. List-to-Sale Price ratio 3rd Quarter	105.2%	105.4%	-0.2%

## Single Family Houses

### Number of Solds Q3

2024 vs. 2023

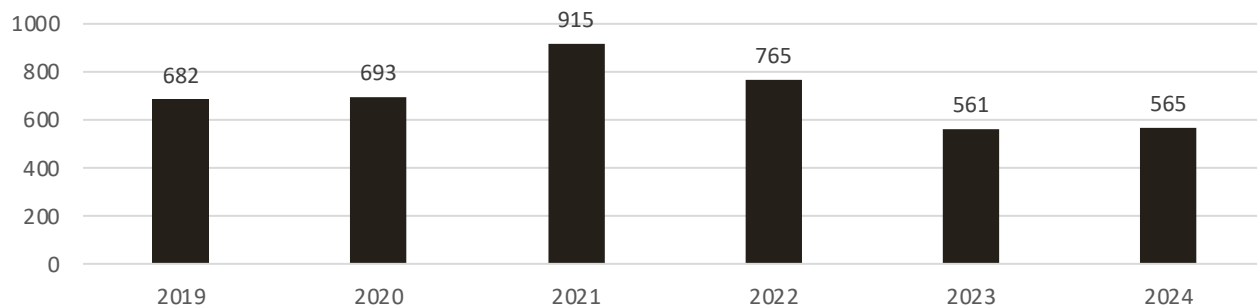


### Average Sold Price Q3

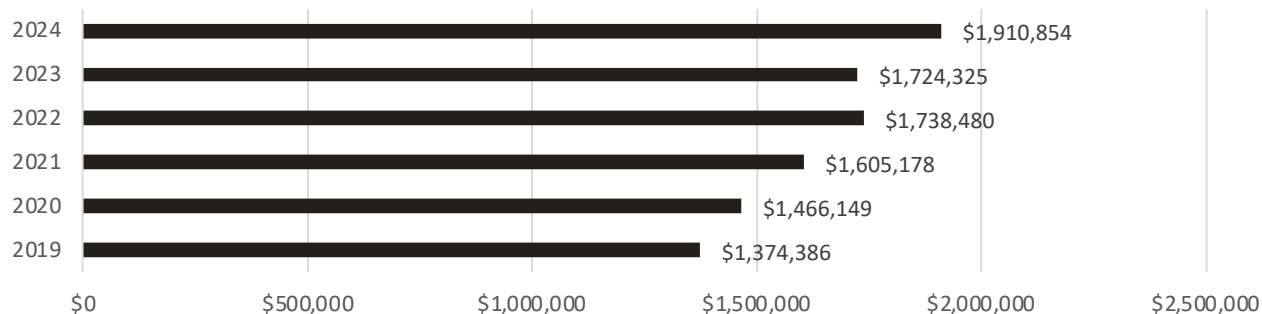
2024 vs. 2023



## House Closings: First 9 Months



## Average House Closing Price: First 9 Months



## Sound Shore School Districts: First 9 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Blind Brook	64	74	-13.5%	\$1,307,231	\$1,213,159	+7.8%	103.9%	102.7%	+1.2%
Harrison	103	98	+5.1%	\$2,132,916	\$1,886,786	+13%	103.3%	100.2%	+3.1%
Mamaroneck	174	172	+1.2%	\$1,891,027	\$1,809,904	+4.5%	106.0%	107.9%	-1.7%
Port Chester	58	74	-21.6%	\$752,940	\$710,005	+6%	104.7%	100.5%	+4.2%
Rye City	119	97	+22.7%	\$2,755,479	\$2,646,971	+4.1%	104.8%	103.1%	+1.7%
Rye Neck	47	46	+2.2%	\$1,609,964	\$1,566,680	+2.8%	108.0%	104.2%	+3.7%



# White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	113	118	-4.2%
Average Closing Price 3rd Quarter	\$893,394	\$911,333	-2%
Closings Year's First 9 Months	264	290	-9%
Average Closing Price First 9 Months	\$881,406	\$858,251	+2.7%
Volume of Closings 3rd Quarter	\$100,953,576	\$107,537,301	-6.1%
Avg. DOM for Closings First 3rd Quarter	26	34	-23.8%
Avg. List-to-Sale Price ratio 3rd Quarter	104.6%	104.2%	+0.4%

## Single Family Houses

### Number of Solds Q3

2024 vs. 2023

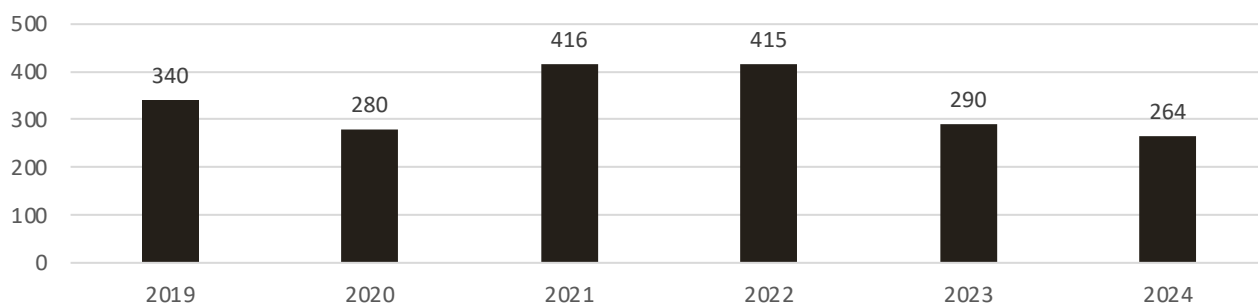


### Average Sold Price Q3

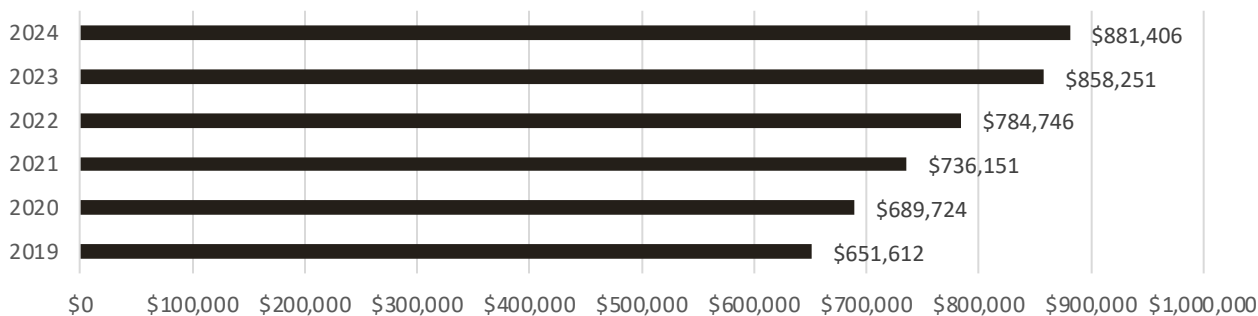
2024 vs. 2023



## House Closings: First 9 Months



## Average House Closing Price: First 9 Months



## White Plains Area School Districts: First 9 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Greenburgh	84	88	-4.5%	\$791,907	\$740,326	+7%	103.8%	104.3%	-0.5%
Valhalla	54	41	+31.7%	\$768,822	\$714,916	+7.5%	103.3%	102.3%	+0.9%
White Plains	126	161	-21.7%	\$989,322	\$959,209	+3.1%	105.8%	103.2%	+2.6%

# Rivertowns

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

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	235	245	-4.1%
Average Closing Price 3rd Quarter	\$1,100,751	\$988,226	+11.4%
Closings Year's First 9 Months	502	515	-2.5%
Average Closing Price First 9 Months	\$1,010,093	\$946,202	+6.8%
Volume of Closings 3rd Quarter	\$258,676,440	\$242,115,389	+6.8%
Avg. DOM for Closings First 3rd Quarter	28	30	-7%
Avg. List-to-Sale Price ratio 3rd Quarter	105.7%	105.8%	0%

## Single Family Houses

### Number of Solds Q3

2024 vs. 2023

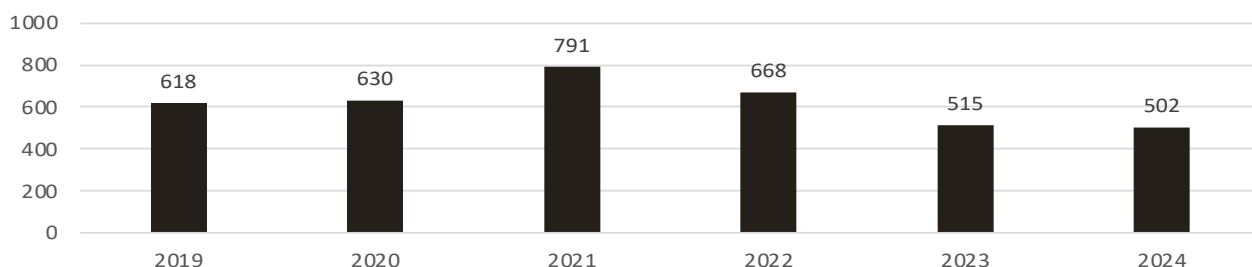


### Average Sold Price Q3

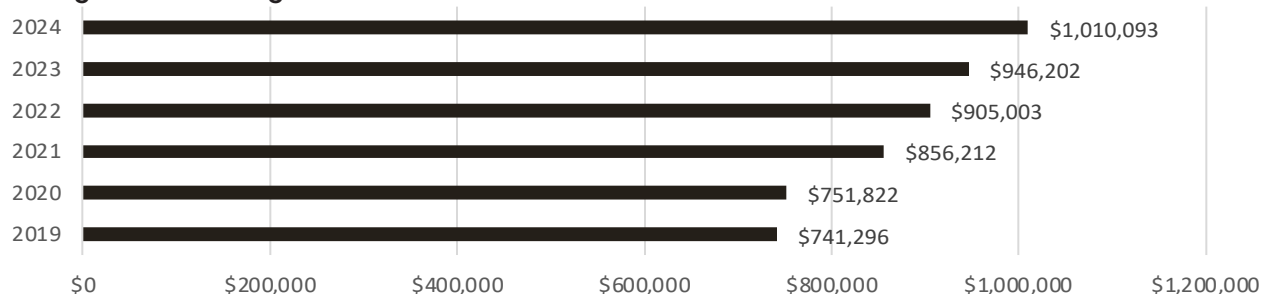
2024 vs. 2023



## House Closings: First 9 Months



## Average House Closing Price: First 9 Months



## Rivertowns School Districts: First 9 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Ardsley	61	74	-17.6%	\$952,895	\$940,316	+1.3%	106.9%	104.6%	+2.2%
Briarcliff Manor	43	44	-2.3%	\$1,195,948	\$1,136,824	+5.2%	105.0%	105.2%	-0.2%
Dobbs Ferry	47	35	+34.3%	\$1,363,455	\$1,157,091	+17.8%	104.5%	102.4%	+2.1%
Elmsford	40	36	+11.1%	\$685,464	\$654,523	+4.7%	103.8%	101.2%	+2.6%
Hastings	53	57	-7%	\$1,203,875	\$1,069,015	+12.6%	103.9%	108.3%	-4%
Irvington	58	51	+13.7%	\$1,338,990	\$1,355,000	-1.2%	104.6%	103.3%	+1.3%
Mount Pleasant	50	57	-12.3%	\$857,680	\$771,821	+11.1%	102.9%	101.1%	+1.8%
Ossining	114	121	-5.8%	\$715,153	\$699,072	+2.3%	104.6%	103.2%	+1.3%
Pocantico Hills	4	9	-55.6%	\$1,335,090	\$1,290,156	+3.5%	99.9%	104.0%	-3.9%
Tarrytown	32	31	+3.2%	\$1,087,338	\$1,077,335	+0.9%	107.1%	102.7%	+4.2%

# Northwest Westchester

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

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	207	204	+1.5%
Average Closing Price 3rd Quarter	\$750,871	\$701,765	+7%
Closings Year's First 9 Months	462	472	-2.1%
Average Closing Price First 9 Months	\$702,766	\$648,897	+8.3%
Volume of Closings 3rd Quarter	\$155,430,230	\$143,160,049	+8.6%
Avg. DOM for Closings First 3rd Quarter	33	29	+11.8%
Avg. List-to-Sale Price ratio 3rd Quarter	103.4%	103.3%	+0.1%

## Single Family Houses

### Number of Solds Q3

2024 vs. 2023

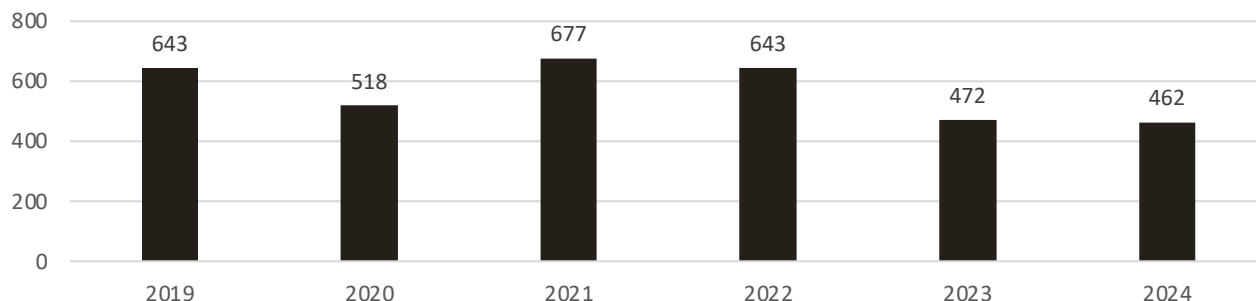


### Average Sold Price Q3

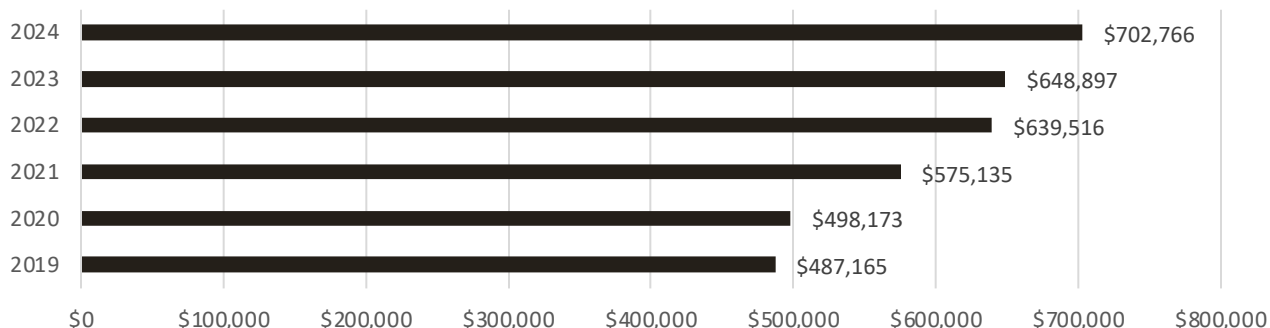
2024 vs. 2023



## House Closings: First 9 Months



## Average House Closing Price: First 9 Months



## Northwest Westchester School Districts: First 9 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Croton-Harmon	55	59	-6.8%	\$971,853	\$857,539	+13.3%	103.6%	104.9%	-1.2%
Hendrick Hudson	84	85	-1.2%	\$714,946	\$625,616	+14.3%	103.3%	100.8%	+2.5%
Lakeland	154	160	-3.8%	\$604,640	\$551,869	+9.6%	103.7%	102.2%	+1.4%
Peekskill	57	54	+5.6%	\$532,369	\$473,412	+12.5%	103.8%	104.2%	-0.4%
Yorktown	112	114	-1.8%	\$783,135	\$777,580	+0.7%	102.6%	101.3%	+1.2%



# Northeast Westchester

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

Single Family Houses	2024	2023	% CHANGE
Closings in 3rd Quarter	289	334	-13.5%
Average Closing Price 3rd Quarter	\$1,368,572	\$1,361,690	+0.5%
Closings Year's First 9 Months	666	710	-6.2%
Average Closing Price First 9 Months	\$1,377,173	\$1,265,727	+8.8%
Volume of Closings 3rd Quarter	\$395,517,398	\$454,804,605	-13%
Avg. DOM for Closings First 3rd Quarter	34	34	+1.3%
Avg. List-to-Sale Price ratio 3rd Quarter	104.3%	104.1%	+0.2%

## Single Family Houses

### Number of Solds Q3

2024 vs. 2023

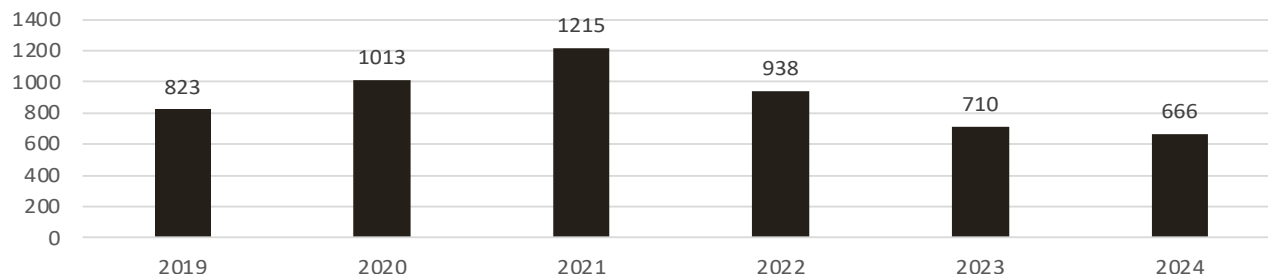


### Average Sold Price Q3

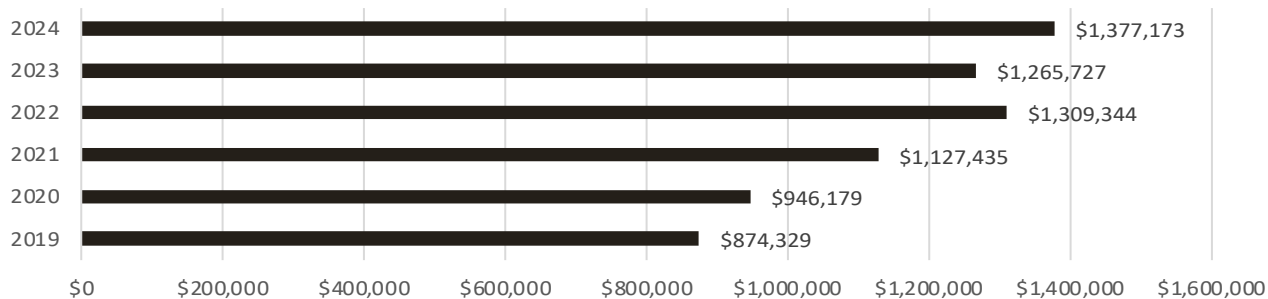
2024 vs. 2023



## House Closings: First 9 Months



## Average House Closing Price: First 9 Months



## Northeast Westchester School Districts: First 9 Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Bedford	151	167	-9.6%	\$1,671,693	\$1,412,326	+18.4%	101.6%	101.5%	+0.1%
Byram Hills	94	101	-6.9%	\$1,710,357	\$1,770,253	-3.4%	104.5%	102.1%	+2.3%
Chappaqua	126	119	+5.9%	\$1,614,529	\$1,400,782	+15.3%	108.1%	107.0%	+1%
Katonah-Lewisboro	119	133	-10.5%	\$1,082,408	\$1,179,378	-8.2%	105.3%	102.6%	+2.6%
North Salem	32	40	-20%	\$1,171,809	\$975,525	+20.1%	102.9%	102.8%	+0.1%
Pleasantville	43	51	-15.7%	\$1,083,775	\$917,138	+18.2%	104.8%	103.6%	+1.2%
Somers	101	99	+2%	\$867,924	\$754,207	+15.1%	101.7%	103.8%	-2%

# Contact Us

## 3RD QUARTER 2024

### Westchester Market Report

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