



Year In Review 2025

# Westchester County Market Report

COMPASS



# Compass Westchester & Hudson Valley

## Armonk

387 Main St  
Armonk, NY

## Chappaqua

68-70 The Crossing  
Chappaqua, NY

## Hastings-On-Hudson

36 Main St  
Hastings-On-Hudson, NY

## Pelham

207 Wolfs Ln  
Pelham, NY

## Rye Brook

138A South Ridge St  
Rye Brook, NY

## Yonkers

1730 Central Park Ave #1F  
Yonkers, NY

## Bronxville

27 Pondfield Rd  
Bronxville, NY

## Dobbs Ferry

2 Ashford Ave  
Dobbs Ferry, NY

## Larchmont

140 Larchmont Ave  
Larchmont, NY

## Rye

62 Purchase St, 2nd Fl  
Rye, NY

## Scarsdale

1082 Wilmot Rd  
Scarsdale, NY

## Yorktown Heights

1857 Commerce St  
Yorktown Heights

## Accord

5145 Route 209  
Accord, NY

## Cold Spring

135 Main Street  
Cold Spring, NY

## Hudson

429 Warren St  
Hudson, NY 12534

## Latham

2 Northway Lane, Suite A  
Latham, NY 12110

## Wappingers Falls

2658 East Main St  
Wappingers Falls, NY

## Beacon

490 Main St  
Beacon, NY

## Hillsdale

1 Anthony St  
Hillsdale, NY 12529

## Kingston

16 Hurley Ave  
Kingston, NY 12401

## Millbrook

3295 Franklin Ave #0  
Millbrook, NY

# Westchester County Overview

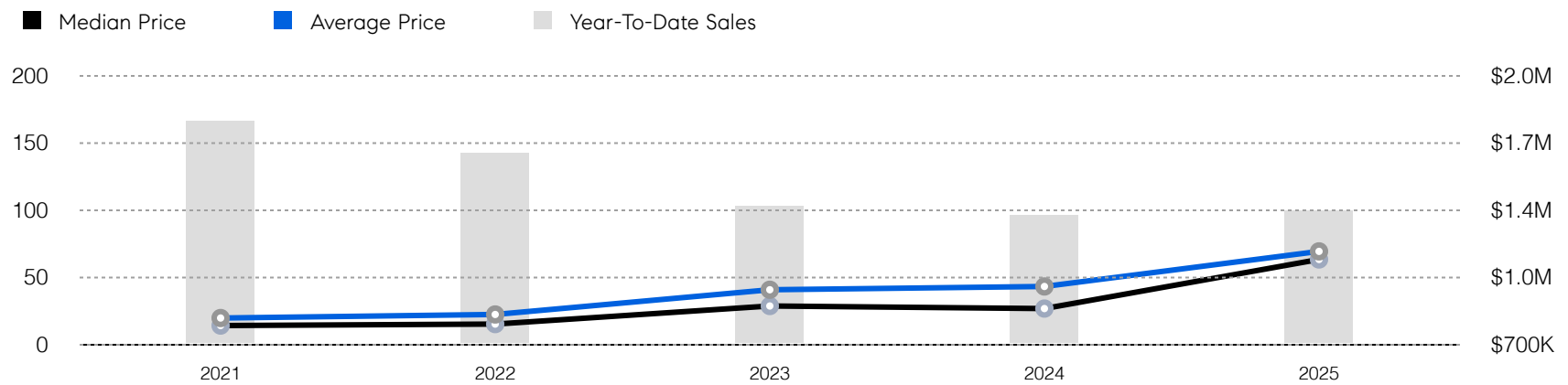
		YTD 2024	YTD 2025	% Change
Single Family	# OF SALES	4,595	4,793	4.3%
	SOLD VOLUME	\$5,694,337,060	\$6,298,269,767	10.6%
	MEDIAN PRICE	\$925,000	\$985,000	6.5%
	AVERAGE PRICE	\$1,239,246	\$1,314,056	6.0%
	AVERAGE DOM	39	40	2.6%
Condos	# OF SALES	1,201	1,200	-0.1%
	SOLD VOLUME	\$749,588,144	\$782,445,567	4.4%
	MEDIAN PRICE	\$500,000	\$529,500	5.9%
	AVERAGE PRICE	\$624,137	\$652,038	4.5%
	AVERAGE DOM	42	46	9.5%
Co-ops	# OF SALES	1,507	1,589	5.4%
	SOLD VOLUME	\$373,970,395	\$420,090,568	12.3%
	MEDIAN PRICE	\$207,500	\$225,000	8.4%
	AVERAGE PRICE	\$248,156	\$264,374	6.5%
	AVERAGE DOM	58	61	5.2%
Residential Rentals	# OF RENTALS	3,596	3,628	0.9%
	SOLD VOLUME	\$15,714,923	\$16,191,210	3.0%
	MEDIAN PRICE	\$3,300	\$3,400	3.0%
	AVERAGE PRICE	\$4,370	\$4,463	2.1%
	AVERAGE DOM	41	43	4.9%

Sources: OneKey MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

# Ardasley

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	84	90	7.1%
	SALES VOLUME	\$82,556,885	\$101,075,836	22.4%
	MEDIAN PRICE	\$860,000	\$1,038,500	20.8%
	AVERAGE PRICE	\$982,820	\$1,123,065	14.3%
	AVERAGE DOM	23	26	13.0%
Condos	# OF SALES	11	8	-27.3%
	SALES VOLUME	\$10,713,900	\$11,773,023	9.9%
	MEDIAN PRICE	\$999,500	\$1,305,000	30.6%
	AVERAGE PRICE	\$973,991	\$1,471,628	51.1%
	AVERAGE DOM	56	55	-1.8%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

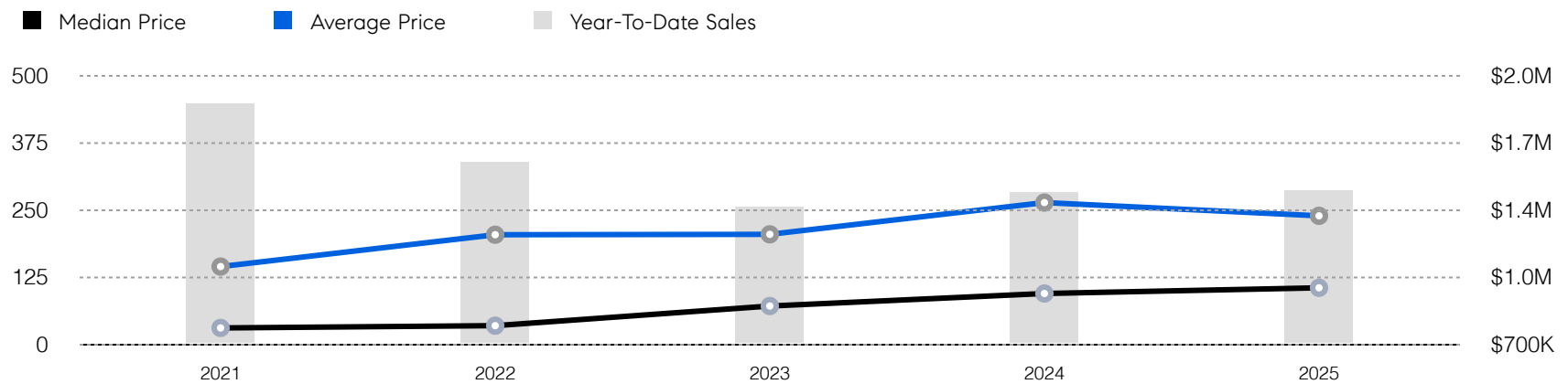
## Historic Sales Trends



# Bedford

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	208	217	4.3%
	SALES VOLUME	\$364,485,217	\$353,083,650	-3.1%
	MEDIAN PRICE	\$1,150,000	\$1,325,000	15.2%
	AVERAGE PRICE	\$1,752,333	\$1,627,114	-7.1%
	AVERAGE DOM	50	46	-8.0%
Condos	# OF SALES	39	32	-17.9%
	SALES VOLUME	\$18,103,150	\$15,563,000	-14.0%
	MEDIAN PRICE	\$440,000	\$472,500	7.4%
	AVERAGE PRICE	\$464,183	\$486,344	4.8%
	AVERAGE DOM	32	31	-3.1%
Co-ops	# OF SALES	33	35	6.1%
	SALES VOLUME	\$5,861,498	\$7,133,898	21.7%
	MEDIAN PRICE	\$180,000	\$200,000	11.1%
	AVERAGE PRICE	\$177,621	\$203,826	14.8%
	AVERAGE DOM	64	78	21.9%

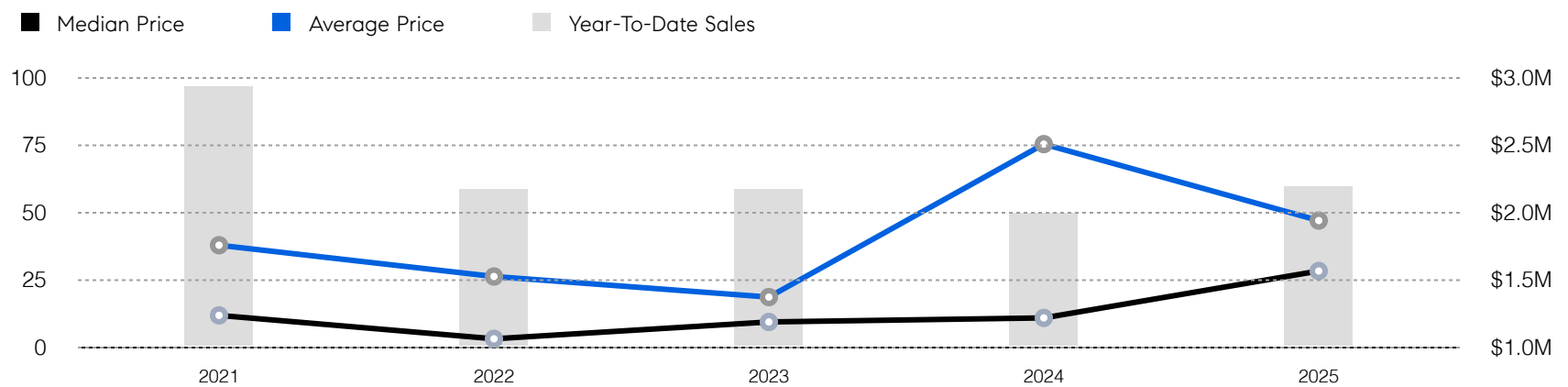
## Historic Sales Trends



# Bedford P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	49	59	20.4%
	SALES VOLUME	\$122,951,425	\$114,578,788	-6.8%
	MEDIAN PRICE	\$1,220,000	\$1,568,000	28.5%
	AVERAGE PRICE	\$2,509,213	\$1,942,013	-22.6%
	AVERAGE DOM	53	42	-20.8%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

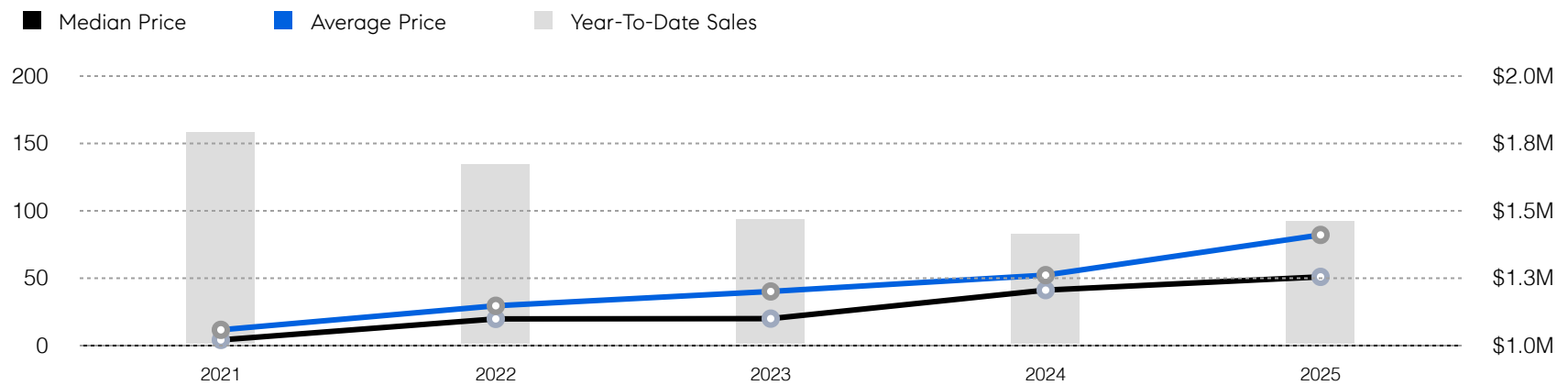
## Historic Sales Trends



# Blind Brook

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	80	89	11.3%
	SALES VOLUME	\$101,499,058	\$126,440,146	24.6%
	MEDIAN PRICE	\$1,215,400	\$1,268,000	4.3%
	AVERAGE PRICE	\$1,268,738	\$1,420,676	12.0%
	AVERAGE DOM	31	35	12.9%
Condos	# OF SALES	1	2	100.0%
	SALES VOLUME	\$675,000	\$1,927,500	185.6%
	MEDIAN PRICE	\$675,000	\$963,750	42.8%
	AVERAGE PRICE	\$675,000	\$963,750	42.8%
	AVERAGE DOM	9	24	166.7%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

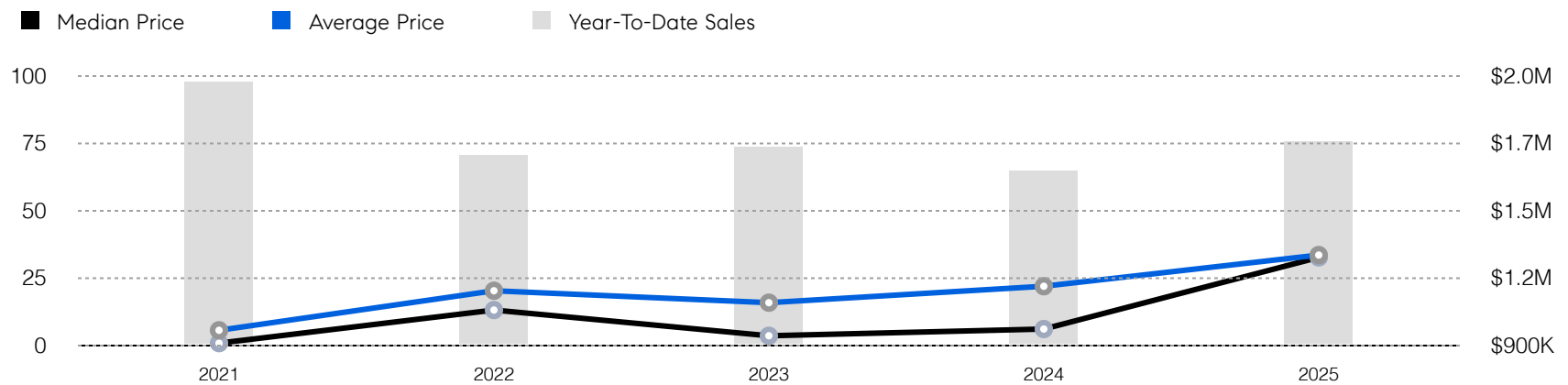
## Historic Sales Trends



# Briarcliff Manor

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	51	59	15.7%
	SALES VOLUME	\$63,321,990	\$87,259,974	37.8%
	MEDIAN PRICE	\$1,137,500	\$1,395,000	22.6%
	AVERAGE PRICE	\$1,241,608	\$1,478,983	19.1%
	AVERAGE DOM	33	35	6.1%
Condos	# OF SALES	10	10	0.0%
	SALES VOLUME	\$8,993,000	\$6,393,000	-28.9%
	MEDIAN PRICE	\$836,500	\$607,500	-27.4%
	AVERAGE PRICE	\$899,300	\$639,300	-28.9%
	AVERAGE DOM	19	52	173.7%
Co-ops	# OF SALES	3	6	100.0%
	SALES VOLUME	\$785,000	\$1,561,499	98.9%
	MEDIAN PRICE	\$260,000	\$270,000	3.8%
	AVERAGE PRICE	\$261,667	\$260,250	-0.5%
	AVERAGE DOM	19	48	152.6%

## Historic Sales Trends

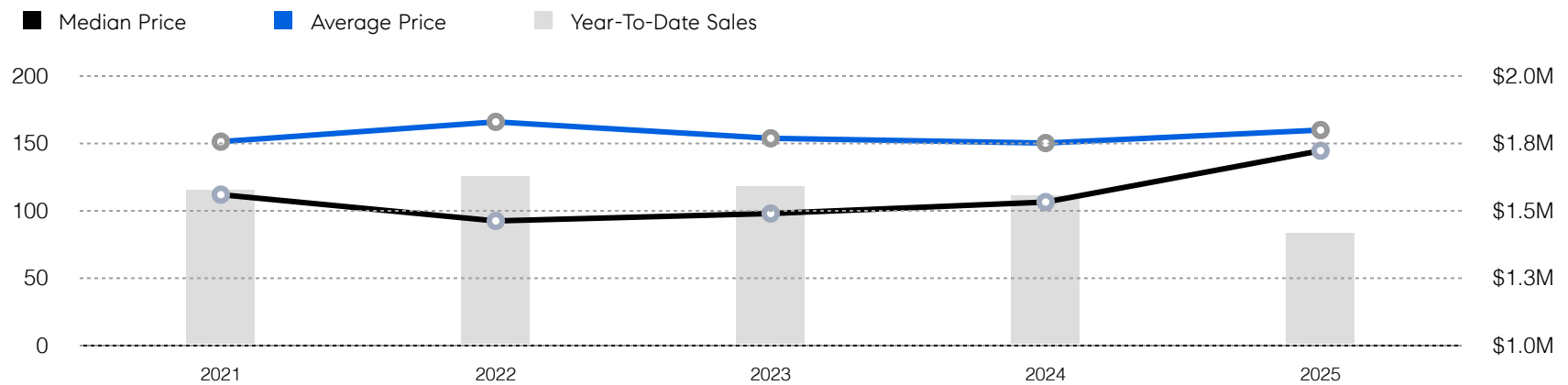




# Bronxville

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	56	42	-25.0%
	SALES VOLUME	\$148,175,799	\$114,843,108	-22.5%
	MEDIAN PRICE	\$2,597,500	\$2,750,000	5.9%
	AVERAGE PRICE	\$2,645,996	\$2,734,360	3.3%
	AVERAGE DOM	64	43	-32.8%
Condos	# OF SALES	10	8	-20.0%
	SALES VOLUME	\$13,775,000	\$12,610,000	-8.5%
	MEDIAN PRICE	\$1,617,500	\$1,812,500	12.1%
	AVERAGE PRICE	\$1,377,500	\$1,576,250	14.4%
	AVERAGE DOM	69	64	-7.2%
Co-ops	# OF SALES	44	32	-27.3%
	SALES VOLUME	\$30,715,000	\$20,122,000	-34.5%
	MEDIAN PRICE	\$687,000	\$645,000	-6.1%
	AVERAGE PRICE	\$698,068	\$628,813	-9.9%
	AVERAGE DOM	64	53	-17.2%

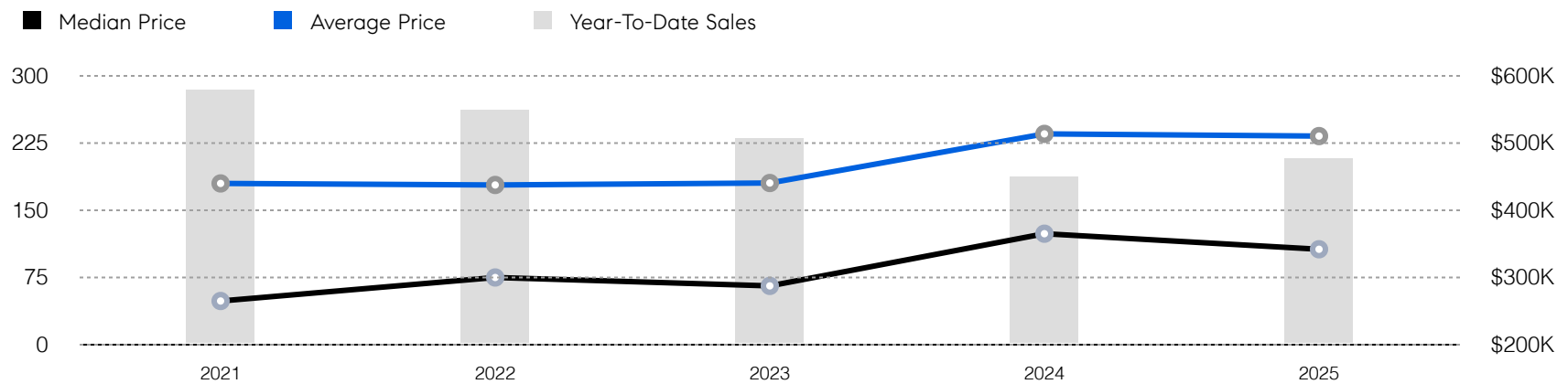
## Historic Sales Trends



# Bronxville P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	40	40	0.0%
	SALES VOLUME	\$49,740,000	\$52,886,497	6.3%
	MEDIAN PRICE	\$1,167,500	\$1,205,000	3.2%
	AVERAGE PRICE	\$1,243,500	\$1,322,162	6.3%
	AVERAGE DOM	52	28	-46.2%
Condos	# OF SALES	35	25	-28.6%
	SALES VOLUME	\$16,429,450	\$11,865,976	-27.8%
	MEDIAN PRICE	\$460,000	\$460,000	-
	AVERAGE PRICE	\$469,413	\$474,639	1.1%
	AVERAGE DOM	38	46	21.1%
Co-ops	# OF SALES	110	141	28.2%
	SALES VOLUME	\$28,861,295	\$40,396,498	40.0%
	MEDIAN PRICE	\$215,000	\$250,000	16.3%
	AVERAGE PRICE	\$262,375	\$286,500	9.2%
	AVERAGE DOM	55	63	14.5%

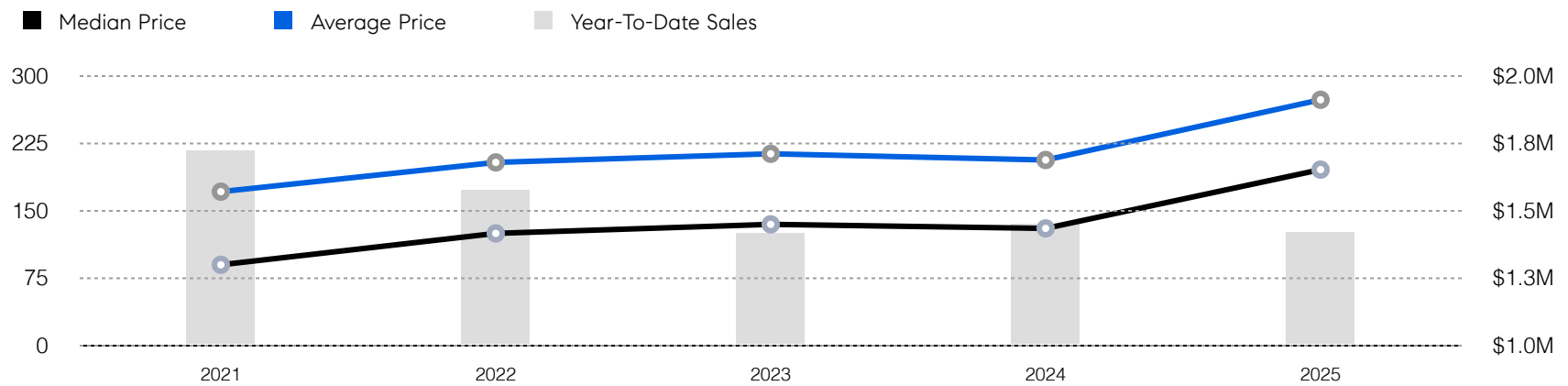
## Historic Sales Trends



# Byram Hills

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	120	118	-1.7%
	SALES VOLUME	\$207,777,328	\$230,543,244	11.0%
	MEDIAN PRICE	\$1,485,000	\$1,670,000	12.5%
	AVERAGE PRICE	\$1,731,478	\$1,953,756	12.8%
	AVERAGE DOM	43	38	-11.6%
Condos	# OF SALES	13	6	-53.8%
	SALES VOLUME	\$16,833,000	\$6,569,000	-61.0%
	MEDIAN PRICE	\$1,325,000	\$1,022,500	-22.8%
	AVERAGE PRICE	\$1,294,846	\$1,094,833	-15.4%
	AVERAGE DOM	83	87	4.8%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

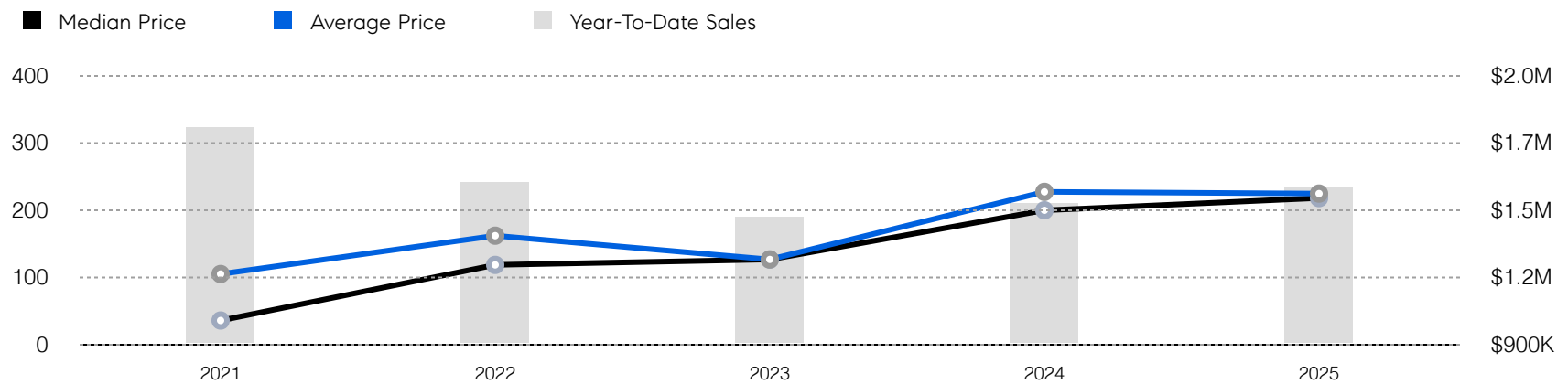
## Historic Sales Trends



# Chappaqua

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	160	196	22.5%
	SALES VOLUME	\$259,638,854	\$307,764,655	18.5%
	MEDIAN PRICE	\$1,502,500	\$1,500,000	-0.2%
	AVERAGE PRICE	\$1,622,743	\$1,570,228	-3.2%
	AVERAGE DOM	41	31	-24.4%
Condos	# OF SALES	48	36	-25.0%
	SALES VOLUME	\$57,668,864	\$44,510,392	-22.8%
	MEDIAN PRICE	\$1,399,498	\$1,502,000	7.3%
	AVERAGE PRICE	\$1,201,435	\$1,236,400	2.9%
	AVERAGE DOM	59	77	30.5%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

## Historic Sales Trends

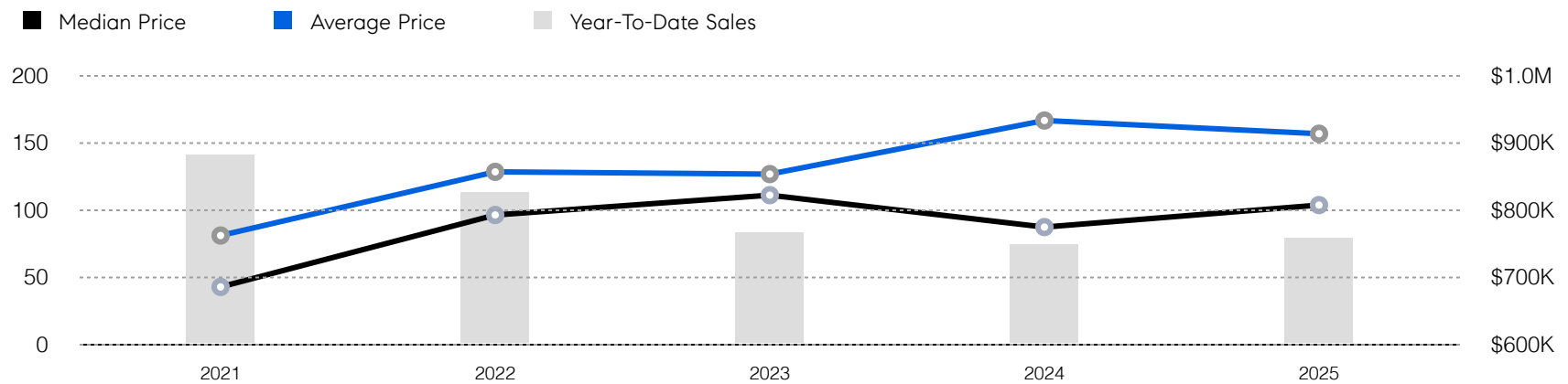




# Croton-Harmon

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	66	73	10.6%
	SALES VOLUME	\$65,358,364	\$69,150,255	5.8%
	MEDIAN PRICE	\$801,207	\$828,000	3.3%
	AVERAGE PRICE	\$990,278	\$947,264	-4.3%
	AVERAGE DOM	40	53	32.5%
Condos	# OF SALES	7	5	-28.6%
	SALES VOLUME	\$2,793,000	\$2,135,000	-23.6%
	MEDIAN PRICE	\$585,000	\$625,000	6.8%
	AVERAGE PRICE	\$399,000	\$427,000	7.0%
	AVERAGE DOM	34	101	197.1%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

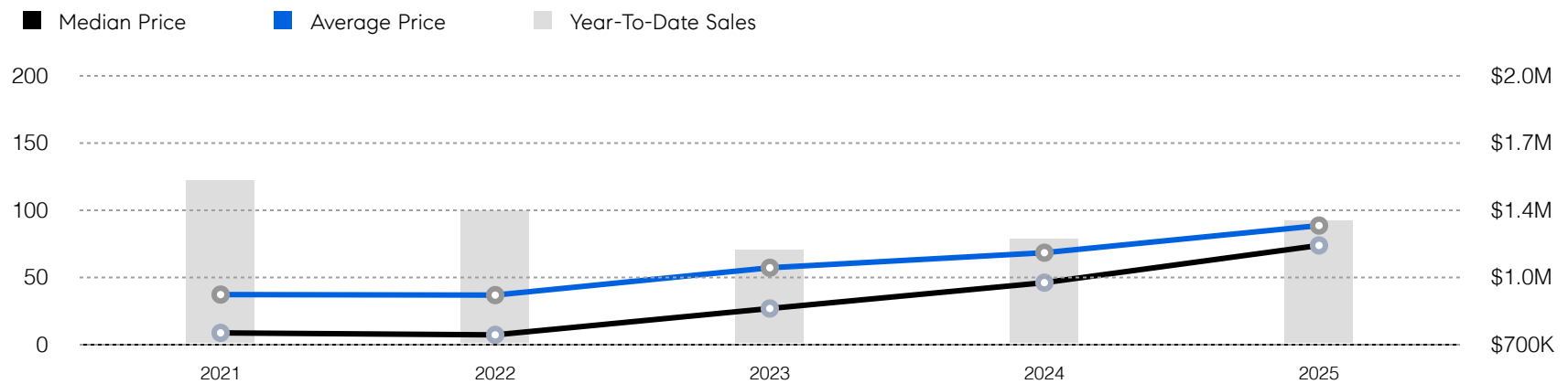
## Historic Sales Trends



# Dobbs Ferry

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	59	74	25.4%
	SALES VOLUME	\$76,610,375	\$98,295,667	28.3%
	MEDIAN PRICE	\$1,200,000	\$1,245,000	3.8%
	AVERAGE PRICE	\$1,298,481	\$1,328,320	2.3%
	AVERAGE DOM	38	48	26.3%
Condos	# OF SALES	8	12	50.0%
	SALES VOLUME	\$8,336,000	\$15,861,500	90.3%
	MEDIAN PRICE	\$1,125,500	\$1,205,000	7.1%
	AVERAGE PRICE	\$1,042,000	\$1,321,792	26.9%
	AVERAGE DOM	70	59	-15.7%
Co-ops	# OF SALES	10	5	-50.0%
	SALES VOLUME	\$3,203,900	\$1,961,000	-38.8%
	MEDIAN PRICE	\$322,500	\$359,000	11.3%
	AVERAGE PRICE	\$320,390	\$392,200	22.4%
	AVERAGE DOM	41	8	-80.5%

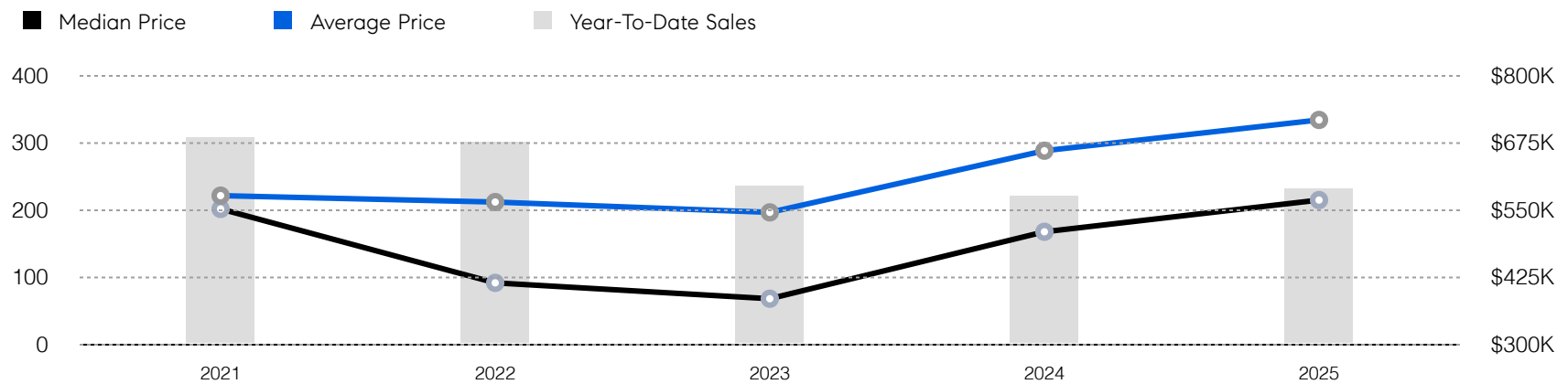
## Historic Sales Trends



# Eastchester

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	102	104	2.0%
	SALES VOLUME	\$108,323,583	\$122,804,986	13.4%
	MEDIAN PRICE	\$922,500	\$1,100,000	19.2%
	AVERAGE PRICE	\$1,061,996	\$1,180,817	11.2%
	AVERAGE DOM	39	33	-15.4%
Condos	# OF SALES	15	9	-40.0%
	SALES VOLUME	\$7,314,000	\$4,976,500	-32.0%
	MEDIAN PRICE	\$440,000	\$550,000	25.0%
	AVERAGE PRICE	\$487,600	\$552,944	13.4%
	AVERAGE DOM	26	53	103.8%
Co-ops	# OF SALES	101	116	14.9%
	SALES VOLUME	\$28,414,699	\$36,653,848	29.0%
	MEDIAN PRICE	\$250,000	\$275,000	10.0%
	AVERAGE PRICE	\$281,334	\$315,981	12.3%
	AVERAGE DOM	40	42	5.0%

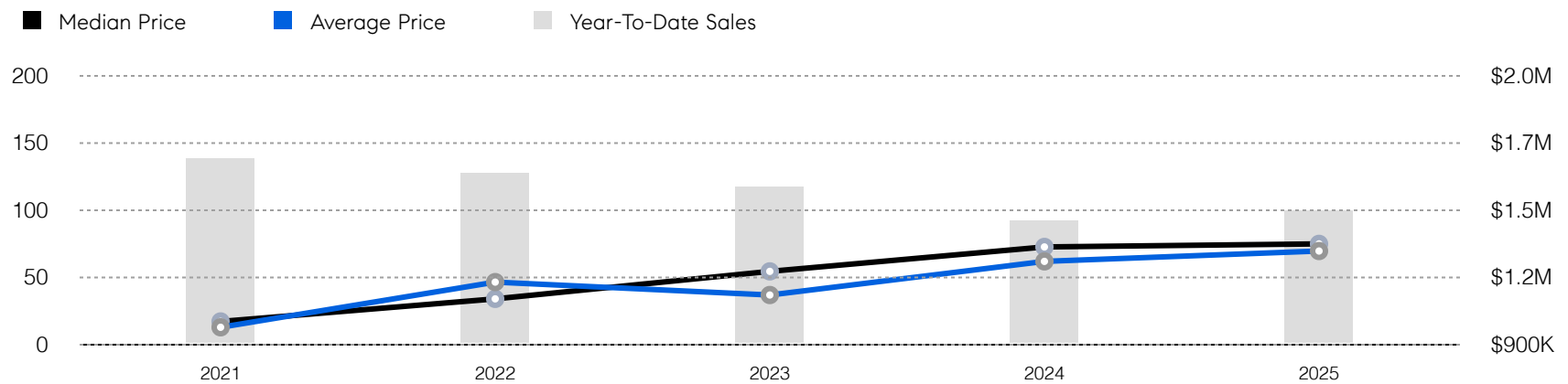
## Historic Sales Trends



# Edgemont

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	67	74	10.4%
	SALES VOLUME	\$104,128,498	\$116,983,886	12.3%
	MEDIAN PRICE	\$1,600,000	\$1,453,500	-9.2%
	AVERAGE PRICE	\$1,554,157	\$1,580,863	1.7%
	AVERAGE DOM	42	41	-2.4%
Condos	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$2,956,000	\$1,842,000	-37.7%
	MEDIAN PRICE	\$616,000	\$620,000	0.6%
	AVERAGE PRICE	\$591,200	\$614,000	3.9%
	AVERAGE DOM	13	17	30.8%
Co-ops	# OF SALES	19	20	5.3%
	SALES VOLUME	\$5,836,000	\$6,312,250	8.2%
	MEDIAN PRICE	\$335,000	\$295,000	-11.9%
	AVERAGE PRICE	\$307,158	\$315,613	2.8%
	AVERAGE DOM	64	42	-34.4%

## Historic Sales Trends

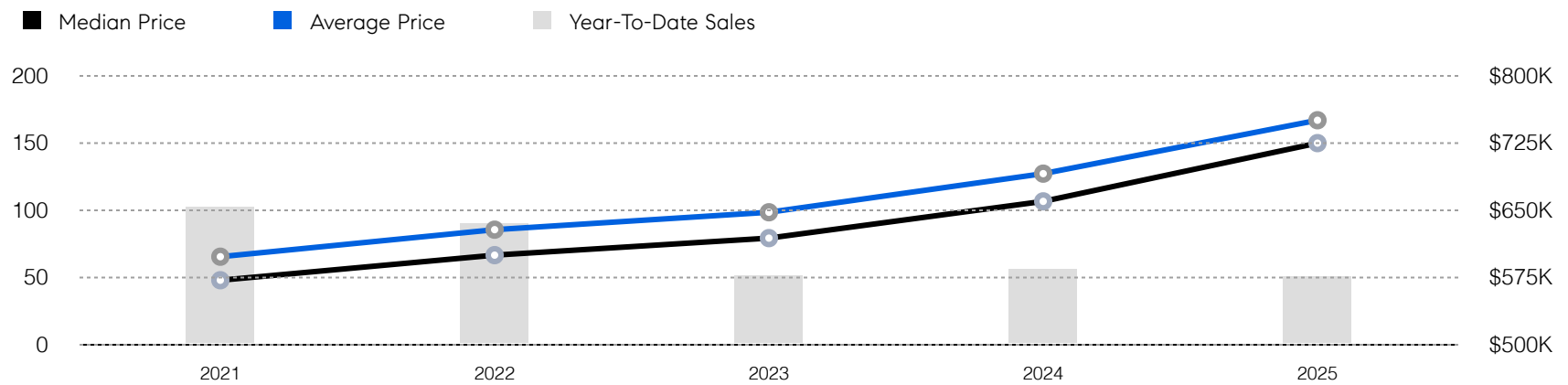




# Elmsford

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	53	49	-7.5%
	SALES VOLUME	\$37,183,055	\$36,775,750	-1.1%
	MEDIAN PRICE	\$666,000	\$725,000	8.9%
	AVERAGE PRICE	\$701,567	\$750,526	7.0%
	AVERAGE DOM	28	48	71.4%
Condos	# OF SALES	2	0	0.0%
	SALES VOLUME	\$818,400	-	-
	MEDIAN PRICE	\$409,200	-	-
	AVERAGE PRICE	\$409,200	-	-
	AVERAGE DOM	42	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

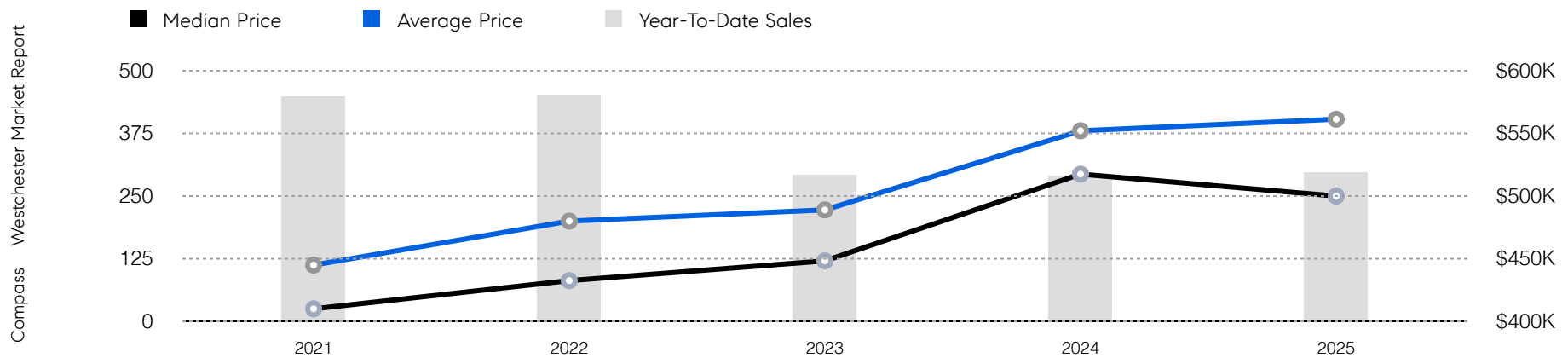
## Historic Sales Trends



# Greenburgh

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	122	96	-21.3%
	SALES VOLUME	\$96,413,699	\$82,999,431	-13.9%
	MEDIAN PRICE	\$742,500	\$824,000	11.0%
	AVERAGE PRICE	\$790,276	\$864,577	9.4%
	AVERAGE DOM	35	40	14.3%
Condos	# OF SALES	76	93	22.4%
	SALES VOLUME	\$39,881,805	\$53,591,190	34.4%
	MEDIAN PRICE	\$489,500	\$505,000	3.2%
	AVERAGE PRICE	\$524,761	\$576,249	9.8%
	AVERAGE DOM	29	35	20.7%
Co-ops	# OF SALES	88	105	19.3%
	SALES VOLUME	\$21,600,648	\$28,440,425	31.7%
	MEDIAN PRICE	\$229,150	\$250,500	9.3%
	AVERAGE PRICE	\$245,462	\$270,861	10.3%
	AVERAGE DOM	35	47	34.3%

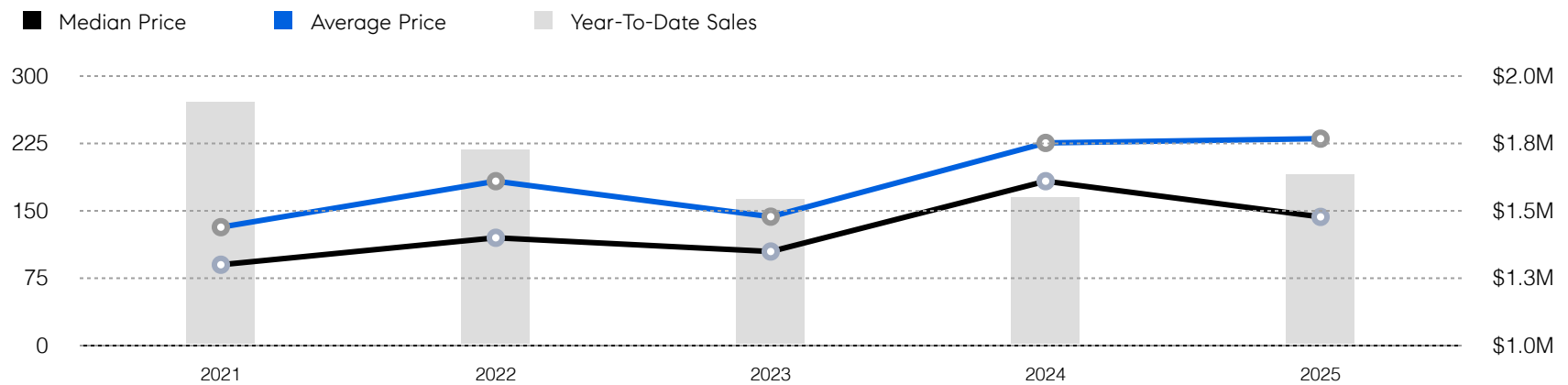
## Historic Sales Trends



# Harrison

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	130	150	15.4%
	SALES VOLUME	\$277,086,395	\$320,813,810	15.8%
	MEDIAN PRICE	\$1,858,250	\$1,775,000	-4.5%
	AVERAGE PRICE	\$2,131,434	\$2,138,759	0.3%
	AVERAGE DOM	60	50	-16.7%
Condos	# OF SALES	7	8	14.3%
	SALES VOLUME	\$2,741,000	\$3,982,880	45.3%
	MEDIAN PRICE	\$345,000	\$326,500	-5.4%
	AVERAGE PRICE	\$391,571	\$497,860	27.1%
	AVERAGE DOM	38	71	86.8%
Co-ops	# OF SALES	26	30	15.4%
	SALES VOLUME	\$5,745,000	\$7,561,500	31.6%
	MEDIAN PRICE	\$205,000	\$235,000	14.6%
	AVERAGE PRICE	\$220,962	\$252,050	14.1%
	AVERAGE DOM	31	50	61.3%

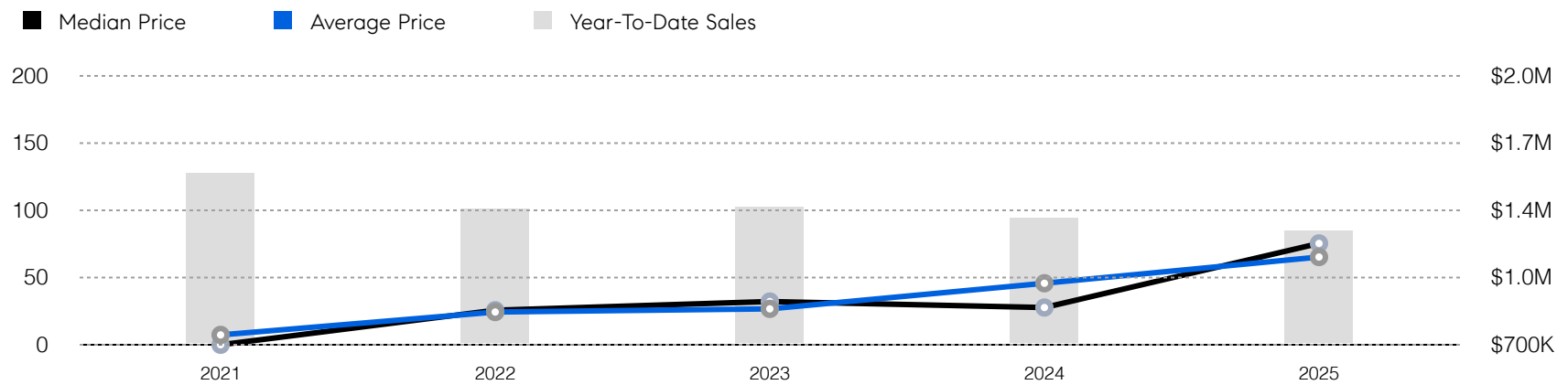
## Historic Sales Trends



# Hastings

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	68	59	-13.2%
	SALES VOLUME	\$79,026,100	\$80,108,665	1.4%
	MEDIAN PRICE	\$1,072,500	\$1,305,000	21.7%
	AVERAGE PRICE	\$1,162,149	\$1,357,774	16.8%
	AVERAGE DOM	35	35	0.0%
Condos	# OF SALES	8	11	37.5%
	SALES VOLUME	\$6,074,998	\$8,370,526	37.8%
	MEDIAN PRICE	\$797,500	\$710,000	-11.0%
	AVERAGE PRICE	\$759,375	\$760,957	0.2%
	AVERAGE DOM	31	53	71.0%
Co-ops	# OF SALES	17	13	-23.5%
	SALES VOLUME	\$7,655,500	\$4,833,000	-36.9%
	MEDIAN PRICE	\$480,000	\$379,000	-21.0%
	AVERAGE PRICE	\$450,324	\$371,769	-17.4%
	AVERAGE DOM	46	51	10.9%

## Historic Sales Trends

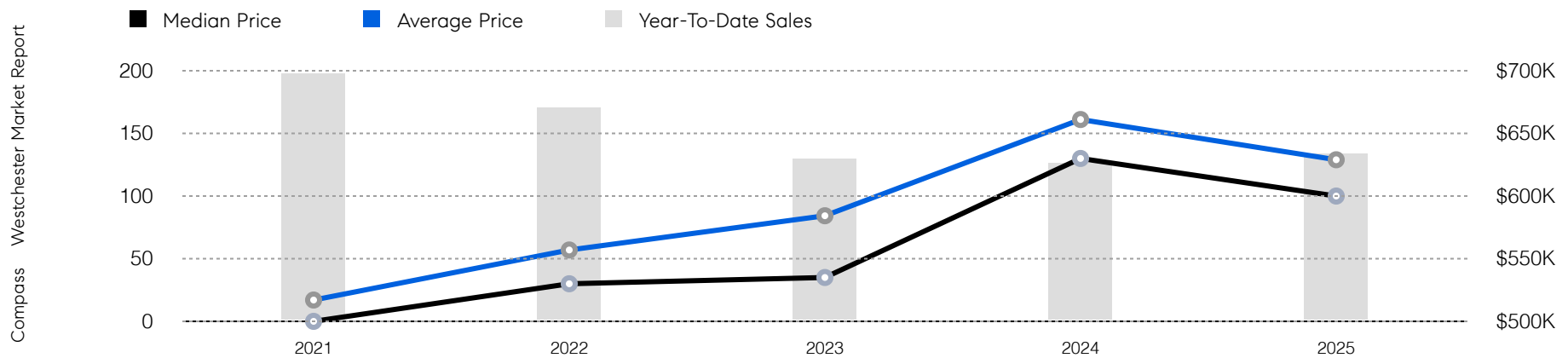




# Hendrick Hudson

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	102	103	1.0%
	SALES VOLUME	\$74,688,148	\$73,336,463	-1.8%
	MEDIAN PRICE	\$681,675	\$653,000	-4.2%
	AVERAGE PRICE	\$732,237	\$712,004	-2.8%
	AVERAGE DOM	41	48	17.1%
Condos	# OF SALES	14	16	14.3%
	SALES VOLUME	\$6,524,500	\$6,997,999	7.3%
	MEDIAN PRICE	\$415,000	\$412,500	-0.6%
	AVERAGE PRICE	\$466,036	\$437,375	-6.1%
	AVERAGE DOM	37	35	-5.4%
Co-ops	# OF SALES	9	12	33.3%
	SALES VOLUME	\$1,423,000	\$1,978,225	39.0%
	MEDIAN PRICE	\$151,000	\$162,750	7.8%
	AVERAGE PRICE	\$158,111	\$164,852	4.3%
	AVERAGE DOM	36	79	119.4%

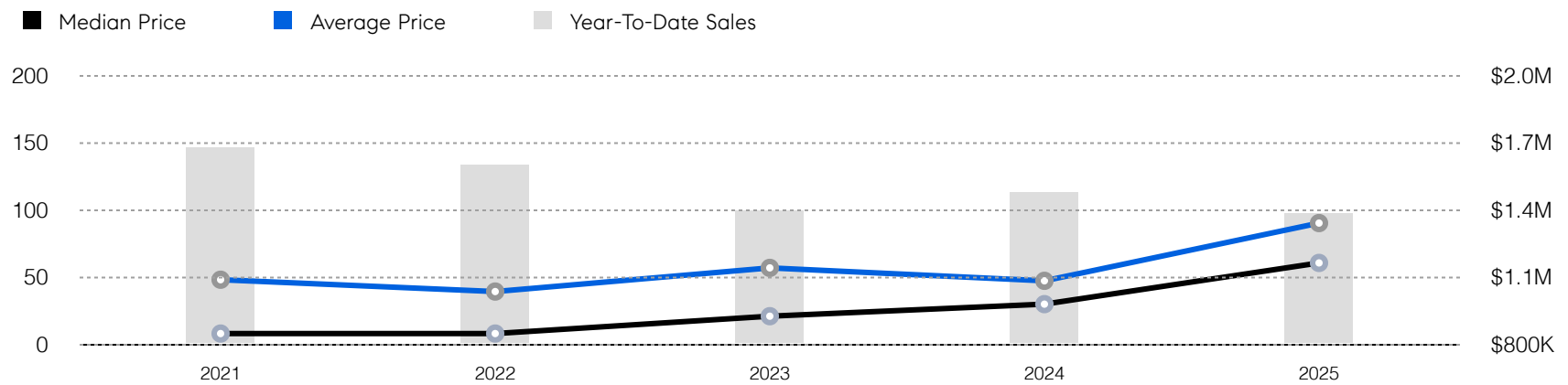
## Historic Sales Trends



# Irvington

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	74	73	-1.4%
	SALES VOLUME	\$100,900,034	\$116,544,709	15.5%
	MEDIAN PRICE	\$1,232,500	\$1,360,000	10.3%
	AVERAGE PRICE	\$1,363,514	\$1,596,503	17.1%
	AVERAGE DOM	50	74	48.0%
Condos	# OF SALES	16	10	-37.5%
	SALES VOLUME	\$14,049,000	\$8,074,555	-42.5%
	MEDIAN PRICE	\$832,500	\$755,000	-9.3%
	AVERAGE PRICE	\$878,063	\$807,456	-8.0%
	AVERAGE DOM	19	37	94.7%
Co-ops	# OF SALES	22	13	-40.9%
	SALES VOLUME	\$6,613,500	\$4,319,277	-34.7%
	MEDIAN PRICE	\$307,500	\$320,000	4.1%
	AVERAGE PRICE	\$300,614	\$332,252	10.5%
	AVERAGE DOM	48	48	0.0%

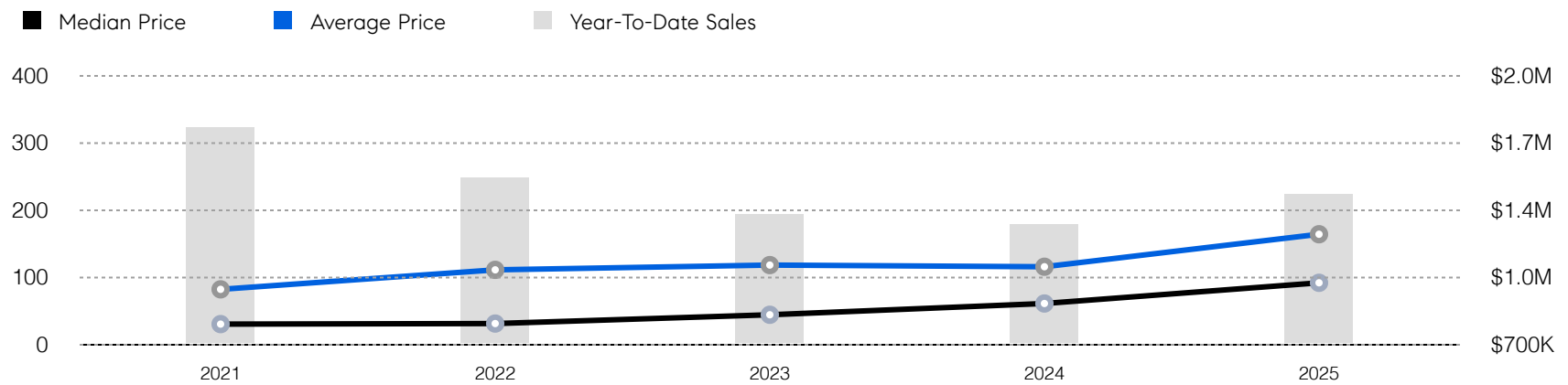
## Historic Sales Trends



# Katonah-Lewisboro

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	160	199	24.4%
	SALES VOLUME	\$182,522,524	\$261,435,488	43.2%
	MEDIAN PRICE	\$940,000	\$1,100,000	17.0%
	AVERAGE PRICE	\$1,140,766	\$1,313,746	15.2%
	AVERAGE DOM	41	43	4.9%
Condos	# OF SALES	16	21	31.3%
	SALES VOLUME	\$7,065,064	\$11,235,650	59.0%
	MEDIAN PRICE	\$514,500	\$510,000	-0.9%
	AVERAGE PRICE	\$441,567	\$535,031	21.2%
	AVERAGE DOM	31	37	19.4%
Co-ops	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$125,000	-
	MEDIAN PRICE	-	\$125,000	-
	AVERAGE PRICE	-	\$125,000	-
	AVERAGE DOM	-	33	-

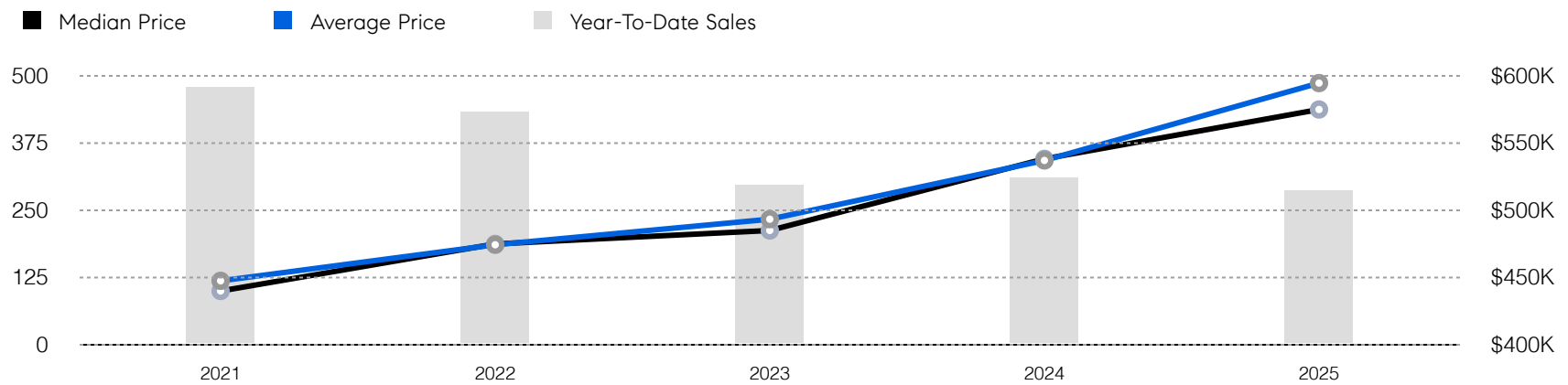
## Historic Sales Trends



# Lakeland

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	211	200	-5.2%
	SALES VOLUME	\$125,638,543	\$134,491,410	7.0%
	MEDIAN PRICE	\$590,000	\$650,000	10.2%
	AVERAGE PRICE	\$595,443	\$672,457	12.9%
	AVERAGE DOM	38	33	-13.2%
Condos	# OF SALES	87	76	-12.6%
	SALES VOLUME	\$37,245,872	\$32,731,574	-12.1%
	MEDIAN PRICE	\$400,000	\$400,000	-
	AVERAGE PRICE	\$428,113	\$430,679	0.6%
	AVERAGE DOM	42	48	14.3%
Co-ops	# OF SALES	9	8	-11.1%
	SALES VOLUME	\$2,010,000	\$1,659,625	-17.4%
	MEDIAN PRICE	\$245,000	\$198,500	-19.0%
	AVERAGE PRICE	\$223,333	\$207,453	-7.1%
	AVERAGE DOM	25	38	52.0%

## Historic Sales Trends

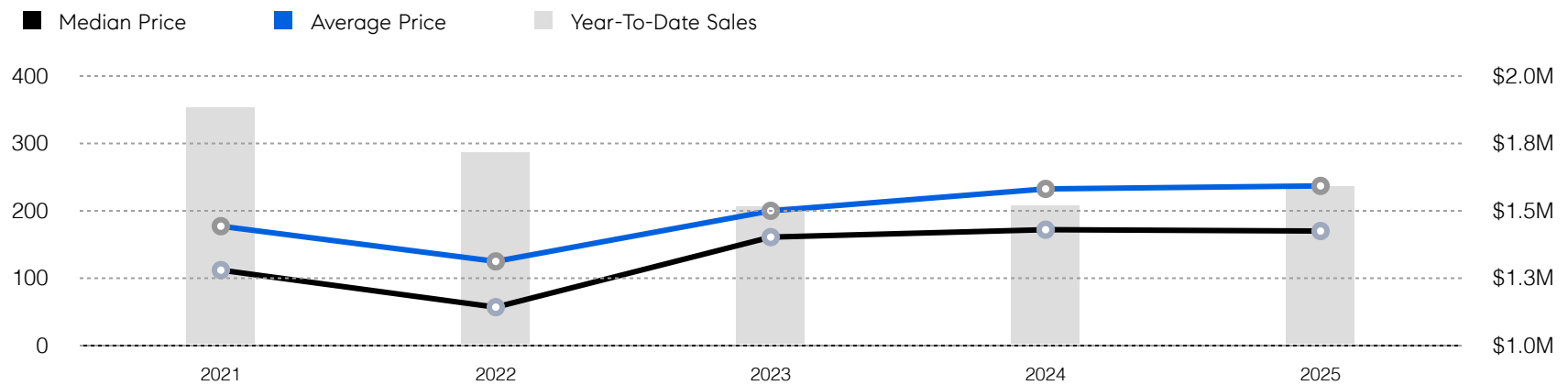




# Larchmont P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	156	157	0.6%
	SALES VOLUME	\$298,883,799	\$331,233,448	10.8%
	MEDIAN PRICE	\$1,659,750	\$1,851,000	11.5%
	AVERAGE PRICE	\$1,915,922	\$2,109,767	10.1%
	AVERAGE DOM	28	23	-17.9%
Condos	# OF SALES	26	28	7.7%
	SALES VOLUME	\$18,558,500	\$19,977,850	7.6%
	MEDIAN PRICE	\$618,000	\$697,500	12.9%
	AVERAGE PRICE	\$713,788	\$713,495	0.0%
	AVERAGE DOM	39	38	-2.6%
Co-ops	# OF SALES	23	49	113.0%
	SALES VOLUME	\$6,730,300	\$21,426,130	218.4%
	MEDIAN PRICE	\$240,000	\$311,500	29.8%
	AVERAGE PRICE	\$292,622	\$437,268	49.4%
	AVERAGE DOM	63	58	-7.9%

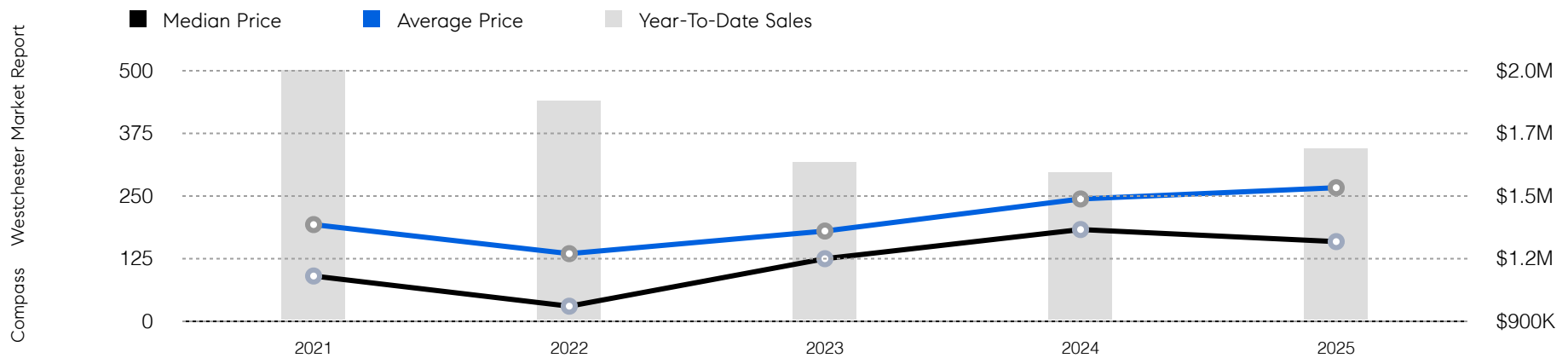
## Historic Sales Trends



# Mamaroneck

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	208	212	1.9%
	SALES VOLUME	\$382,364,802	\$441,054,799	15.3%
	MEDIAN PRICE	\$1,604,527	\$1,845,000	15.0%
	AVERAGE PRICE	\$1,838,292	\$2,080,447	13.2%
	AVERAGE DOM	32	26	-18.7%
Condos	# OF SALES	38	48	26.3%
	SALES VOLUME	\$26,250,000	\$35,431,070	35.0%
	MEDIAN PRICE	\$604,250	\$675,000	11.7%
	AVERAGE PRICE	\$690,789	\$738,147	6.9%
	AVERAGE DOM	41	45	9.8%
Co-ops	# OF SALES	47	81	72.3%
	SALES VOLUME	\$12,482,300	\$30,450,130	143.9%
	MEDIAN PRICE	\$215,000	\$290,000	34.9%
	AVERAGE PRICE	\$265,581	\$375,928	41.5%
	AVERAGE DOM	61	58	-4.9%

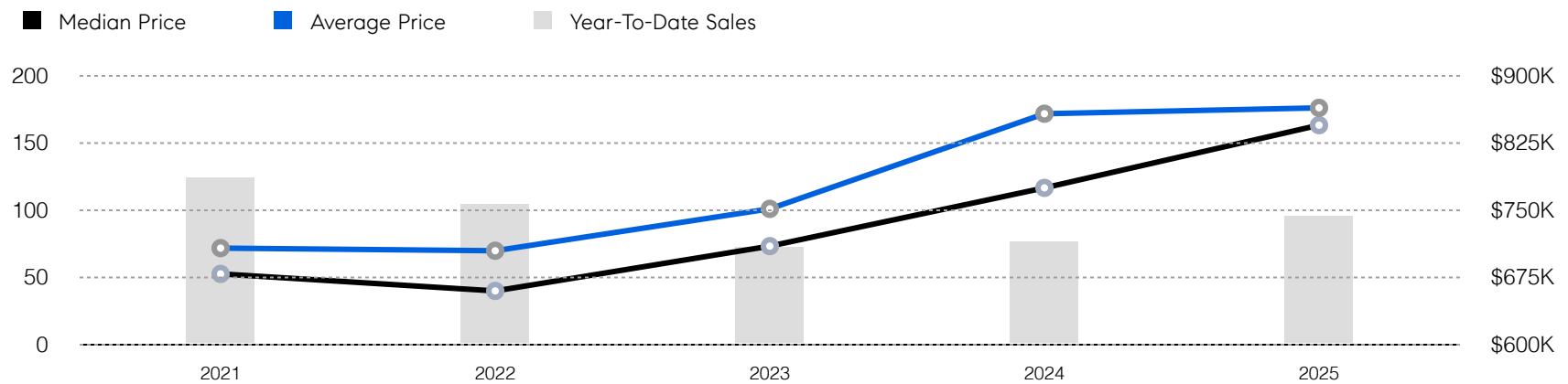
## Historic Sales Trends



# Mount Pleasant

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	75	92	22.7%
	SALES VOLUME	\$64,332,487	\$80,221,865	24.7%
	MEDIAN PRICE	\$775,000	\$850,000	9.7%
	AVERAGE PRICE	\$857,766	\$871,977	1.7%
	AVERAGE DOM	33	35	6.1%
Condos	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$1,023,000	-
	MEDIAN PRICE	-	\$511,500	-
	AVERAGE PRICE	-	\$511,500	-
	AVERAGE DOM	-	124	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

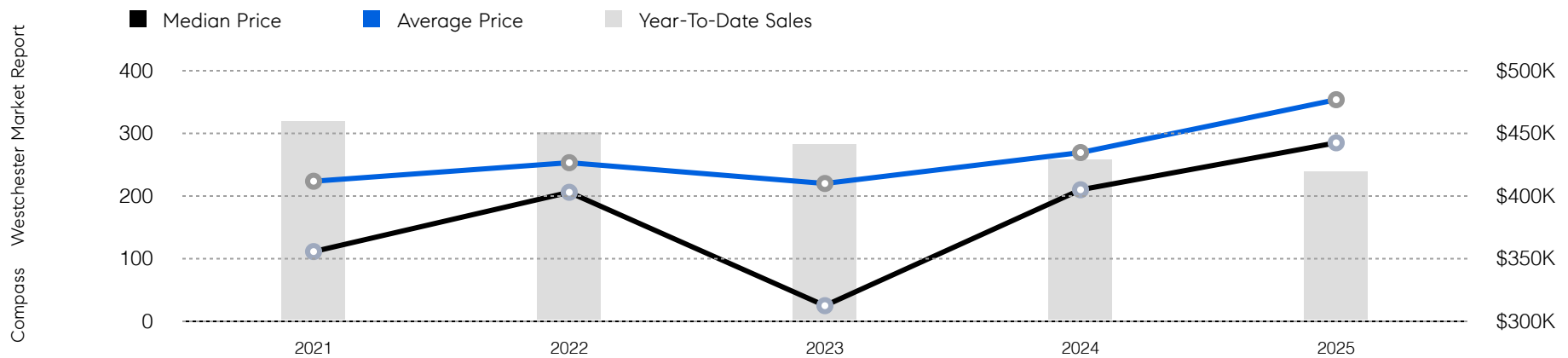
## Historic Sales Trends



# Mount Vernon

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	125	121	-3.2%
	SALES VOLUME	\$85,022,833	\$88,958,900	4.6%
	MEDIAN PRICE	\$632,500	\$690,000	9.1%
	AVERAGE PRICE	\$680,183	\$735,198	8.1%
	AVERAGE DOM	55	58	5.5%
Condos	# OF SALES	13	4	-69.2%
	SALES VOLUME	\$6,277,150	\$3,200,000	-49.0%
	MEDIAN PRICE	\$425,000	\$460,000	8.2%
	AVERAGE PRICE	\$482,858	\$800,000	65.7%
	AVERAGE DOM	57	46	-19.3%
Co-ops	# OF SALES	117	110	-6.0%
	SALES VOLUME	\$19,548,100	\$19,588,483	0.2%
	MEDIAN PRICE	\$155,000	\$163,500	5.5%
	AVERAGE PRICE	\$167,078	\$178,077	6.6%
	AVERAGE DOM	81	76	-6.2%

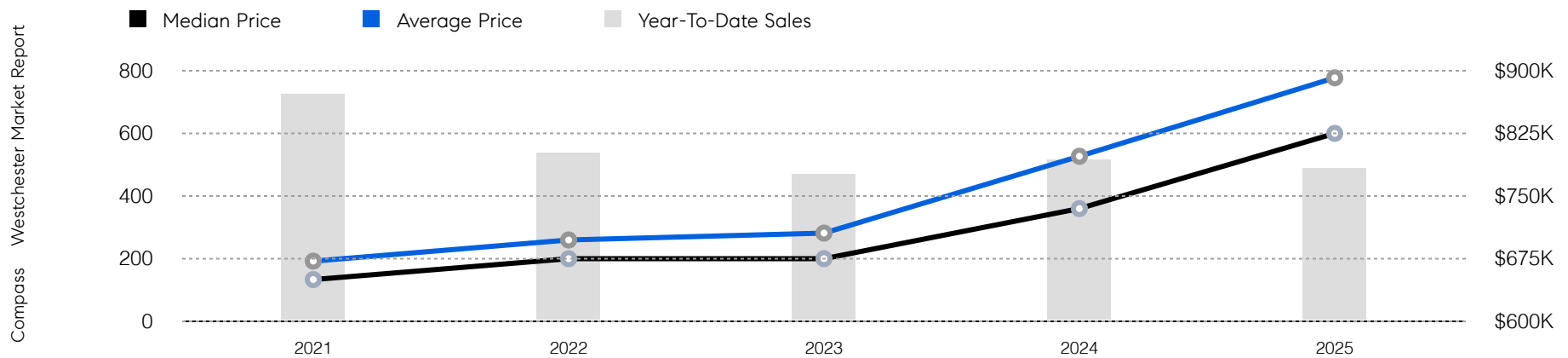
## Historic Sales Trends



# New Rochelle

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	307	305	-0.7%
	SALES VOLUME	\$340,402,551	\$365,418,349	7.3%
	MEDIAN PRICE	\$950,000	\$1,050,000	10.5%
	AVERAGE PRICE	\$1,108,803	\$1,198,093	8.1%
	AVERAGE DOM	34	37	8.8%
Condos	# OF SALES	49	46	-6.1%
	SALES VOLUME	\$32,390,105	\$31,215,400	-3.6%
	MEDIAN PRICE	\$565,000	\$520,000	-8.0%
	AVERAGE PRICE	\$661,023	\$678,596	2.7%
	AVERAGE DOM	48	58	20.8%
Co-ops	# OF SALES	154	131	-14.9%
	SALES VOLUME	\$33,990,353	\$33,095,698	-2.6%
	MEDIAN PRICE	\$210,000	\$219,000	4.3%
	AVERAGE PRICE	\$220,717	\$252,639	14.5%
	AVERAGE DOM	61	66	8.2%

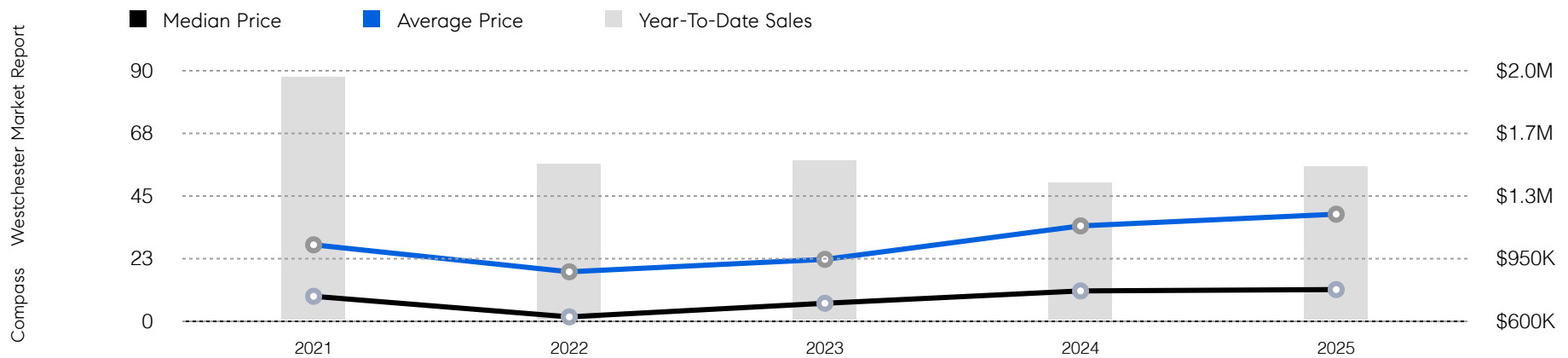
## Historic Sales Trends



# North Salem

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	49	55	12.2%
	SALES VOLUME	\$55,527,900	\$65,924,376	18.7%
	MEDIAN PRICE	\$770,000	\$777,500	1.0%
	AVERAGE PRICE	\$1,133,222	\$1,198,625	5.8%
	AVERAGE DOM	60	66	10.0%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

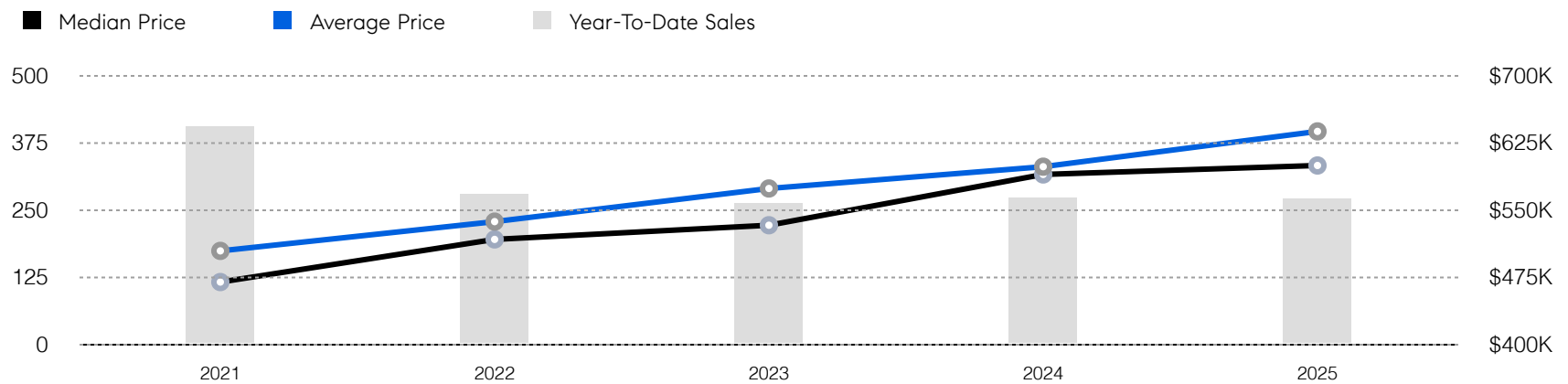
## Historic Sales Trends



# Ossining

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	160	158	-1.2%
	SALES VOLUME	\$116,179,995	\$121,553,723	4.6%
	MEDIAN PRICE	\$673,500	\$687,625	2.1%
	AVERAGE PRICE	\$726,125	\$769,327	5.9%
	AVERAGE DOM	41	40	-2.4%
Condos	# OF SALES	67	65	-3.0%
	SALES VOLUME	\$36,079,917	\$38,341,006	6.3%
	MEDIAN PRICE	\$525,000	\$560,000	6.7%
	AVERAGE PRICE	\$538,506	\$589,862	9.5%
	AVERAGE DOM	33	34	3.0%
Co-ops	# OF SALES	42	45	7.1%
	SALES VOLUME	\$8,776,000	\$11,102,500	26.5%
	MEDIAN PRICE	\$187,500	\$225,000	20.0%
	AVERAGE PRICE	\$208,952	\$246,722	18.1%
	AVERAGE DOM	43	52	20.9%

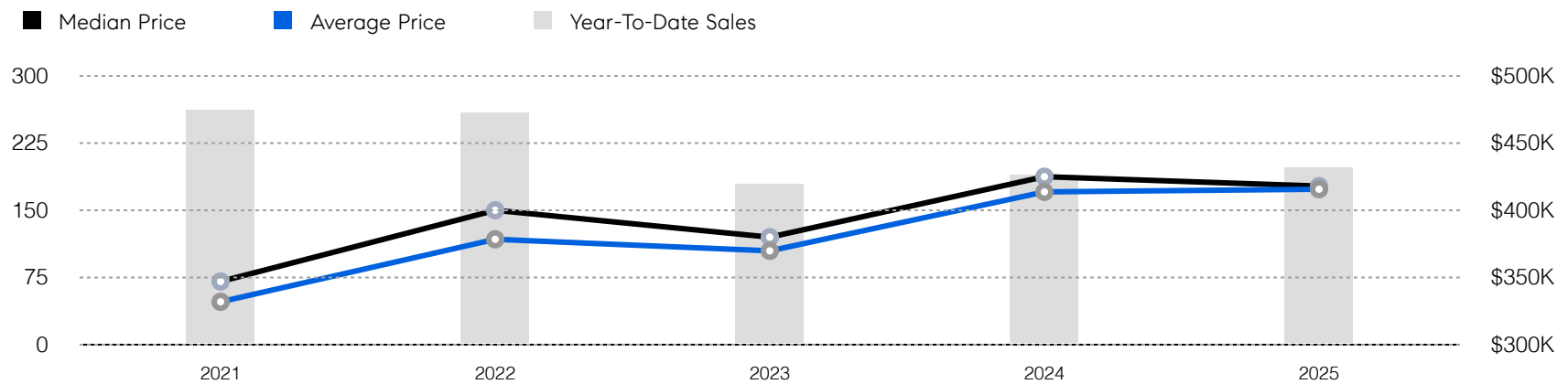
## Historic Sales Trends



# Peekskill

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	80	75	-6.2%
	SALES VOLUME	\$42,491,535	\$41,945,899	-1.3%
	MEDIAN PRICE	\$546,400	\$560,000	2.5%
	AVERAGE PRICE	\$531,144	\$559,279	5.3%
	AVERAGE DOM	34	37	8.8%
Condos	# OF SALES	75	81	8.0%
	SALES VOLUME	\$29,996,814	\$32,961,620	9.9%
	MEDIAN PRICE	\$390,000	\$395,000	1.3%
	AVERAGE PRICE	\$399,958	\$406,934	1.7%
	AVERAGE DOM	34	47	38.2%
Co-ops	# OF SALES	32	39	21.9%
	SALES VOLUME	\$4,870,400	\$6,147,400	26.2%
	MEDIAN PRICE	\$135,000	\$150,000	11.1%
	AVERAGE PRICE	\$152,200	\$157,626	3.6%
	AVERAGE DOM	37	53	43.2%

## Historic Sales Trends

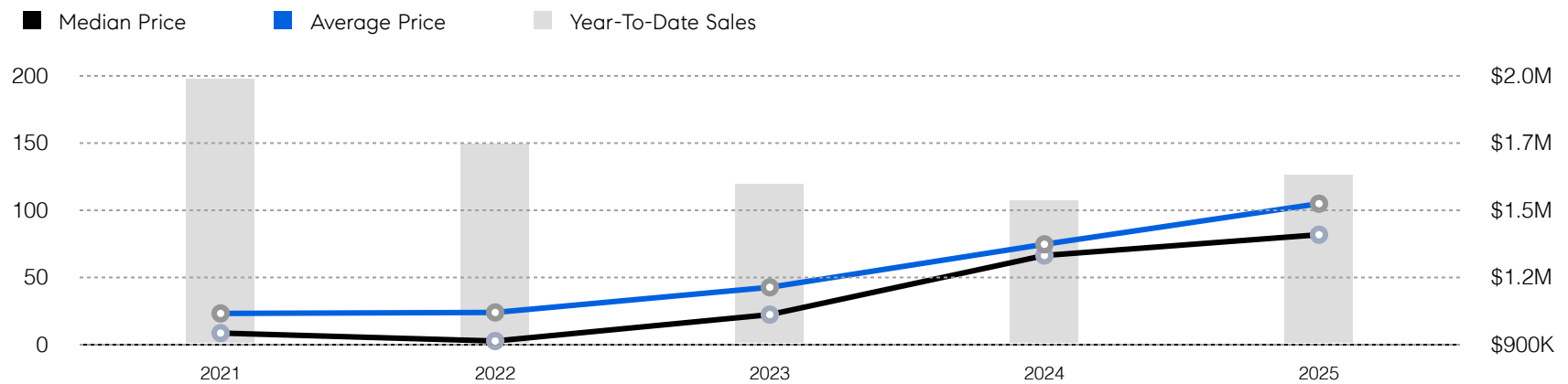




# Pelham

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	83	99	19.3%
	SALES VOLUME	\$129,246,099	\$174,060,432	34.7%
	MEDIAN PRICE	\$1,490,000	\$1,632,500	9.6%
	AVERAGE PRICE	\$1,557,182	\$1,758,186	12.9%
	AVERAGE DOM	33	31	-6.1%
Condos	# OF SALES	10	10	0.0%
	SALES VOLUME	\$6,582,000	\$6,367,500	-3.3%
	MEDIAN PRICE	\$752,500	\$599,500	-20.3%
	AVERAGE PRICE	\$658,200	\$636,750	-3.3%
	AVERAGE DOM	42	22	-47.6%
Co-ops	# OF SALES	13	16	23.1%
	SALES VOLUME	\$3,124,750	\$4,201,000	34.4%
	MEDIAN PRICE	\$230,000	\$251,000	9.1%
	AVERAGE PRICE	\$240,365	\$262,563	9.2%
	AVERAGE DOM	74	86	16.2%

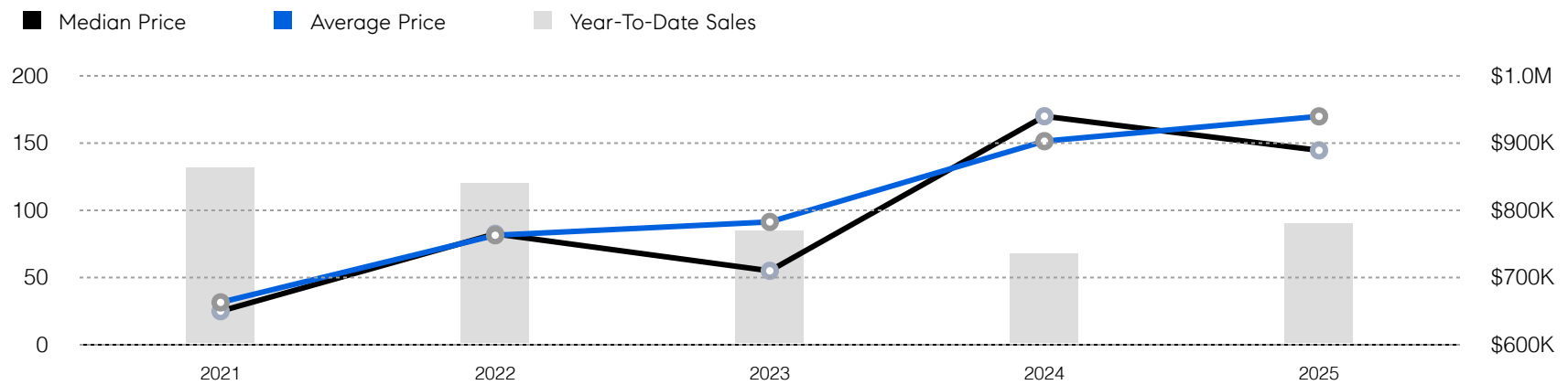
## Historic Sales Trends



# Pleasantville

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	51	69	35.3%
	SALES VOLUME	\$53,433,332	\$72,906,572	36.4%
	MEDIAN PRICE	\$1,075,000	\$975,000	-9.3%
	AVERAGE PRICE	\$1,047,712	\$1,056,617	0.8%
	AVERAGE DOM	33	33	0.0%
Condos	# OF SALES	10	19	90.0%
	SALES VOLUME	\$4,955,025	\$10,481,388	111.5%
	MEDIAN PRICE	\$520,000	\$535,000	2.9%
	AVERAGE PRICE	\$495,503	\$551,652	11.3%
	AVERAGE DOM	36	24	-33.3%
Co-ops	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$1,203,000	\$255,000	-78.8%
	MEDIAN PRICE	\$248,000	\$255,000	2.8%
	AVERAGE PRICE	\$240,600	\$255,000	6.0%
	AVERAGE DOM	21	39	85.7%

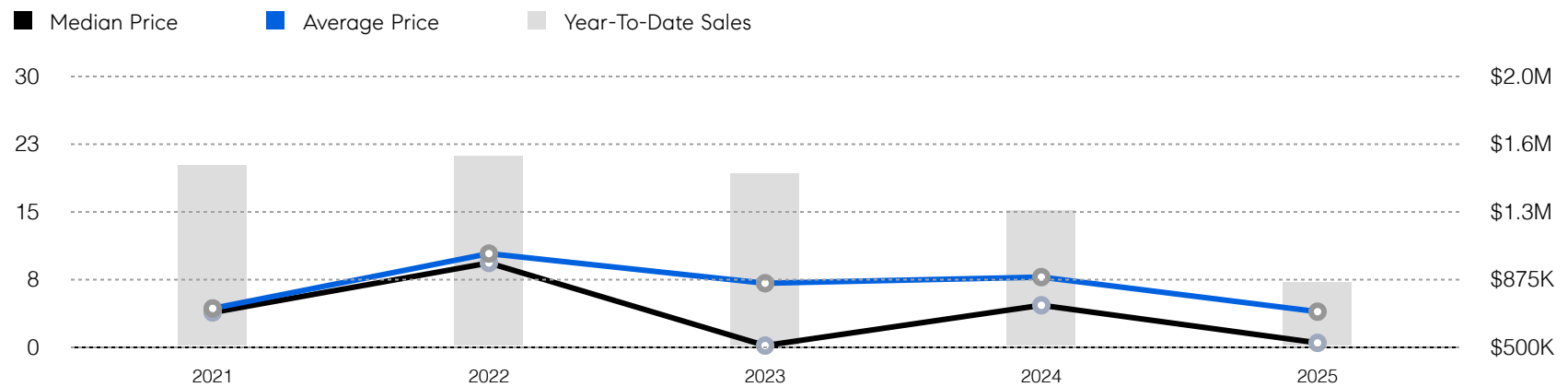
## Historic Sales Trends



# Pocantico Hills

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	9	3	-66.7%
	SALES VOLUME	\$10,840,110	\$3,140,000	-71.0%
	MEDIAN PRICE	\$1,200,000	\$995,000	-17.1%
	AVERAGE PRICE	\$1,204,457	\$1,046,667	-13.1%
	AVERAGE DOM	41	41	0.0%
Condos	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$2,496,000	\$1,744,000	-30.1%
	MEDIAN PRICE	\$415,000	\$420,000	1.2%
	AVERAGE PRICE	\$416,000	\$436,000	4.8%
	AVERAGE DOM	25	25	0.0%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

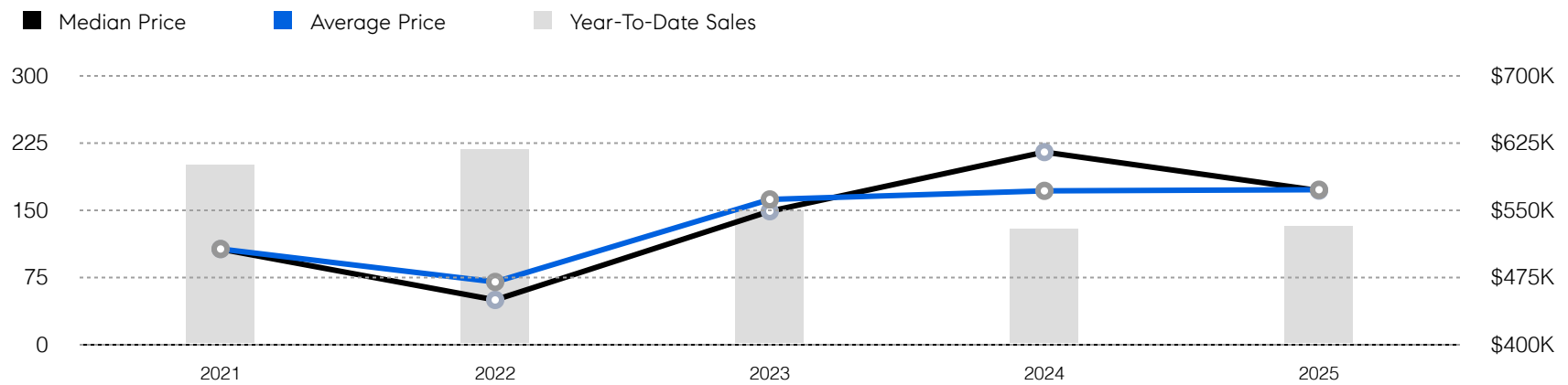
## Historic Sales Trends



# Port Chester

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	79	72	-8.9%
	SALES VOLUME	\$59,897,000	\$56,984,320	-4.9%
	MEDIAN PRICE	\$735,000	\$760,000	3.4%
	AVERAGE PRICE	\$758,190	\$791,449	4.4%
	AVERAGE DOM	35	41	17.1%
Condos	# OF SALES	25	31	24.0%
	SALES VOLUME	\$9,370,270	\$13,718,500	46.4%
	MEDIAN PRICE	\$365,000	\$435,000	19.2%
	AVERAGE PRICE	\$374,811	\$442,532	18.1%
	AVERAGE DOM	46	39	-15.2%
Co-ops	# OF SALES	23	27	17.4%
	SALES VOLUME	\$3,343,250	\$3,788,800	13.3%
	MEDIAN PRICE	\$132,500	\$128,000	-3.4%
	AVERAGE PRICE	\$145,359	\$140,326	-3.5%
	AVERAGE DOM	103	76	-26.2%

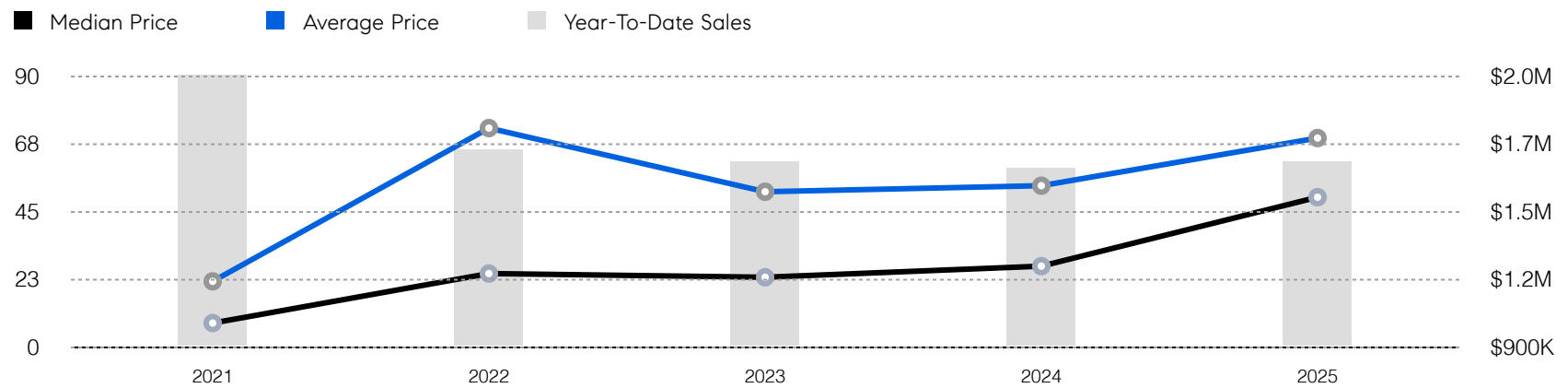
## Historic Sales Trends



# Pound Ridge P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	59	61	3.4%
	SALES VOLUME	\$91,844,073	\$106,753,690	16.2%
	MEDIAN PRICE	\$1,230,000	\$1,510,000	22.8%
	AVERAGE PRICE	\$1,556,679	\$1,750,060	12.4%
	AVERAGE DOM	60	46	-23.3%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

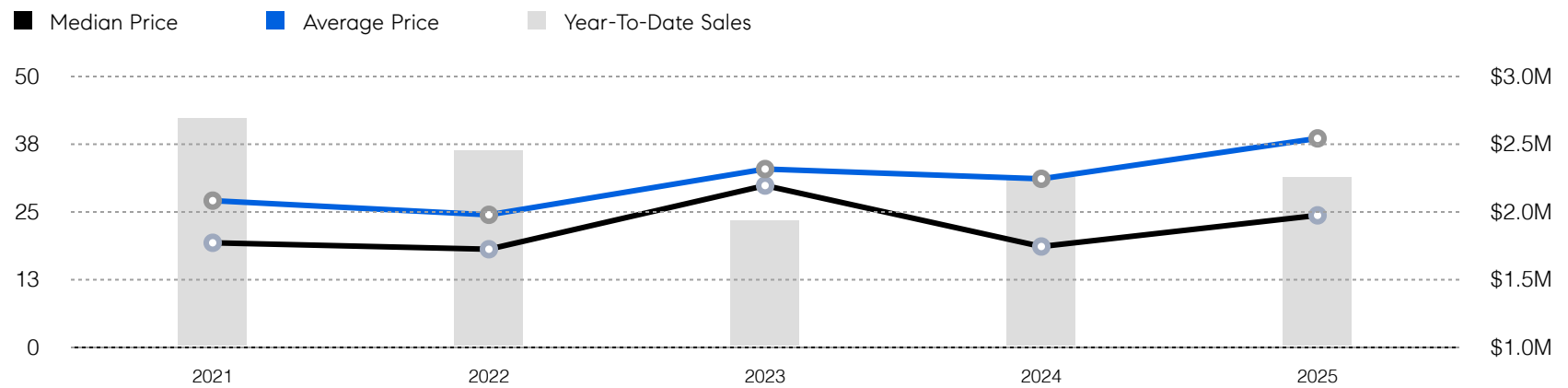
## Historic Sales Trends



# Purchase P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	31	31	0.0%
	SALES VOLUME	\$69,587,000	\$78,839,900	13.3%
	MEDIAN PRICE	\$1,745,000	\$1,975,000	13.2%
	AVERAGE PRICE	\$2,244,742	\$2,543,223	13.3%
	AVERAGE DOM	131	83	-36.6%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

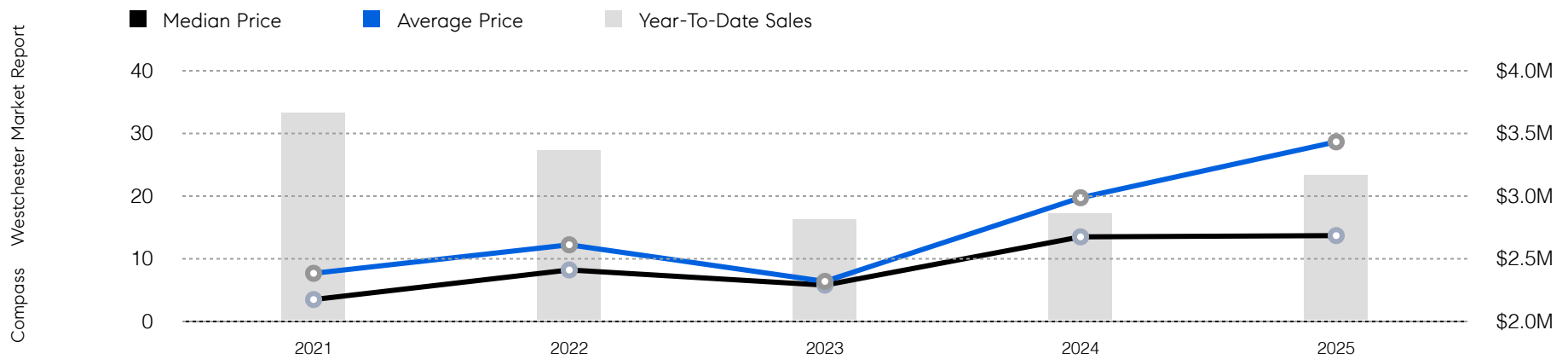
## Historic Sales Trends



# Rye P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	17	23	35.3%
	SALES VOLUME	\$50,783,000	\$78,963,111	55.5%
	MEDIAN PRICE	\$2,675,000	\$2,685,000	0.4%
	AVERAGE PRICE	\$2,987,235	\$3,433,179	14.9%
	AVERAGE DOM	48	54	12.5%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

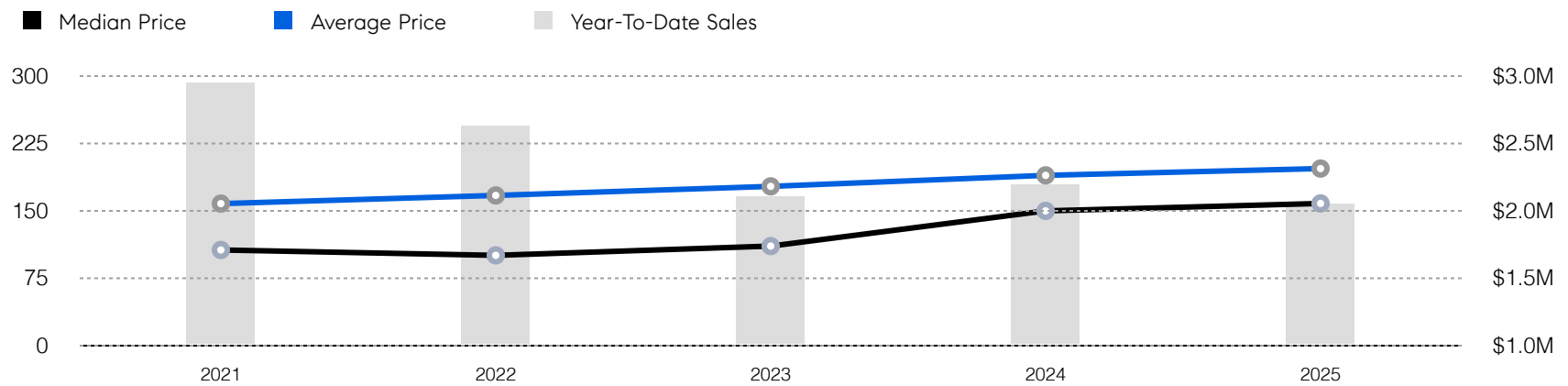
## Historic Sales Trends



# Rye City

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	135	102	-24.4%
	SALES VOLUME	\$361,536,828	\$309,946,934	-14.3%
	MEDIAN PRICE	\$2,407,000	\$2,565,639	6.6%
	AVERAGE PRICE	\$2,678,051	\$3,038,695	13.5%
	AVERAGE DOM	28	41	46.4%
Condos	# OF SALES	19	21	10.5%
	SALES VOLUME	\$26,475,000	\$36,322,000	37.2%
	MEDIAN PRICE	\$900,000	\$1,900,000	111.1%
	AVERAGE PRICE	\$1,393,421	\$1,729,619	24.1%
	AVERAGE DOM	101	41	-59.4%
Co-ops	# OF SALES	23	33	43.5%
	SALES VOLUME	\$12,624,712	\$14,704,600	16.5%
	MEDIAN PRICE	\$370,000	\$390,000	5.4%
	AVERAGE PRICE	\$548,901	\$445,594	-18.8%
	AVERAGE DOM	48	34	-29.2%

## Historic Sales Trends

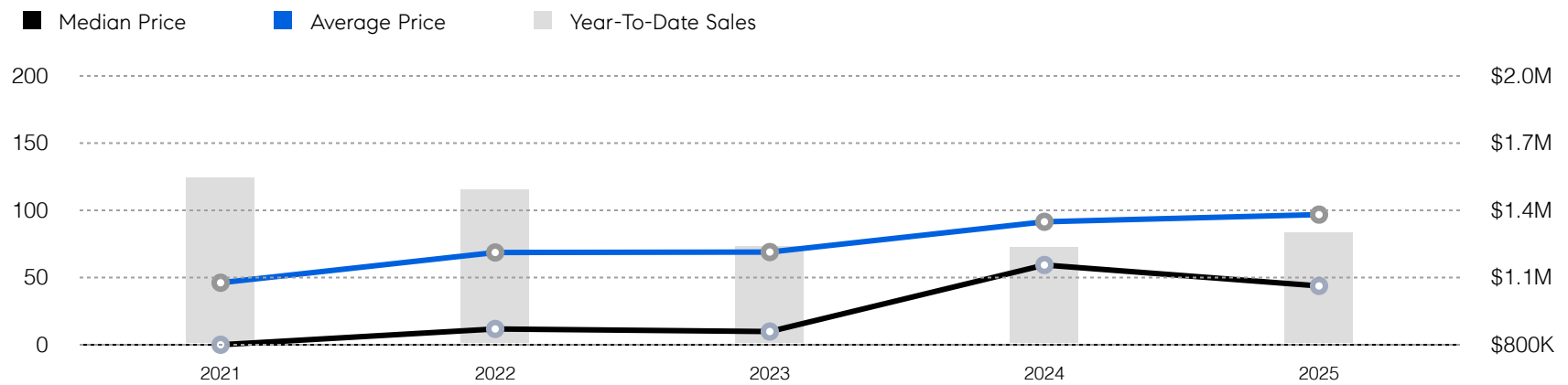




# Rye Neck

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	56	65	16.1%
	SALES VOLUME	\$89,944,266	\$105,256,365	17.0%
	MEDIAN PRICE	\$1,350,000	\$1,400,923	3.8%
	AVERAGE PRICE	\$1,606,148	\$1,619,329	0.8%
	AVERAGE DOM	24	27	12.5%
Condos	# OF SALES	7	7	0.0%
	SALES VOLUME	\$4,021,388	\$4,740,000	17.9%
	MEDIAN PRICE	\$450,000	\$745,000	65.6%
	AVERAGE PRICE	\$574,484	\$677,143	17.9%
	AVERAGE DOM	31	28	-9.7%
Co-ops	# OF SALES	8	10	25.0%
	SALES VOLUME	\$1,803,000	\$3,235,518	79.5%
	MEDIAN PRICE	\$218,750	\$307,500	40.6%
	AVERAGE PRICE	\$225,375	\$323,552	43.6%
	AVERAGE DOM	74	60	-18.9%

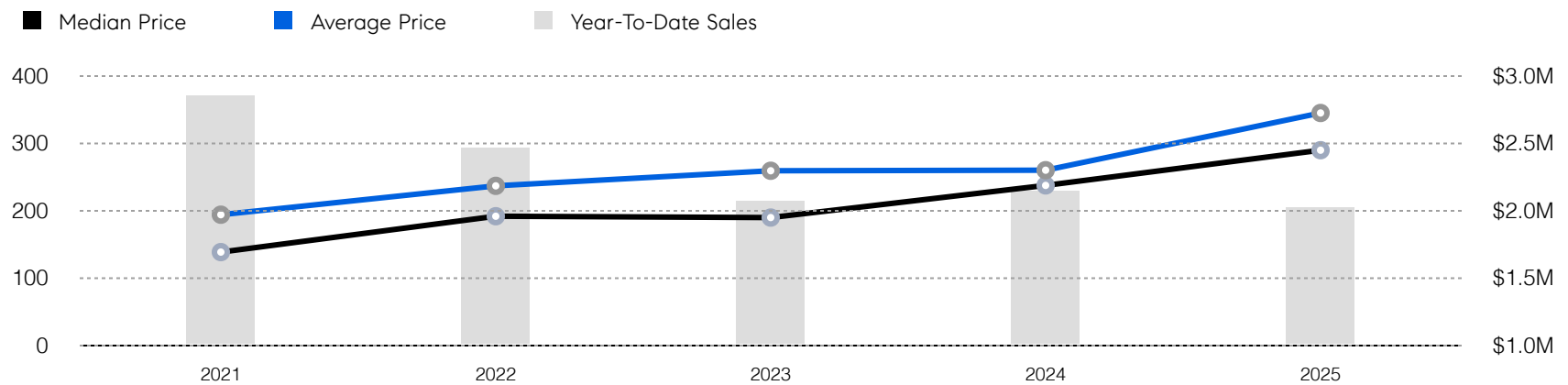
## Historic Sales Trends



# Scarsdale

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	209	194	-7.2%
	SALES VOLUME	\$502,595,317	\$540,166,863	7.5%
	MEDIAN PRICE	\$2,260,000	\$2,459,950	8.8%
	AVERAGE PRICE	\$2,404,762	\$2,784,365	15.8%
	AVERAGE DOM	38	51	34.2%
Condos	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$9,049,000	\$6,543,150	-27.7%
	MEDIAN PRICE	\$1,500,000	\$2,150,000	43.3%
	AVERAGE PRICE	\$1,809,800	\$2,181,050	20.5%
	AVERAGE DOM	83	71	-14.5%
Co-ops	# OF SALES	12	5	-58.3%
	SALES VOLUME	\$8,507,000	\$3,980,000	-53.2%
	MEDIAN PRICE	\$637,500	\$830,000	30.2%
	AVERAGE PRICE	\$708,917	\$796,000	12.3%
	AVERAGE DOM	60	56	-6.7%

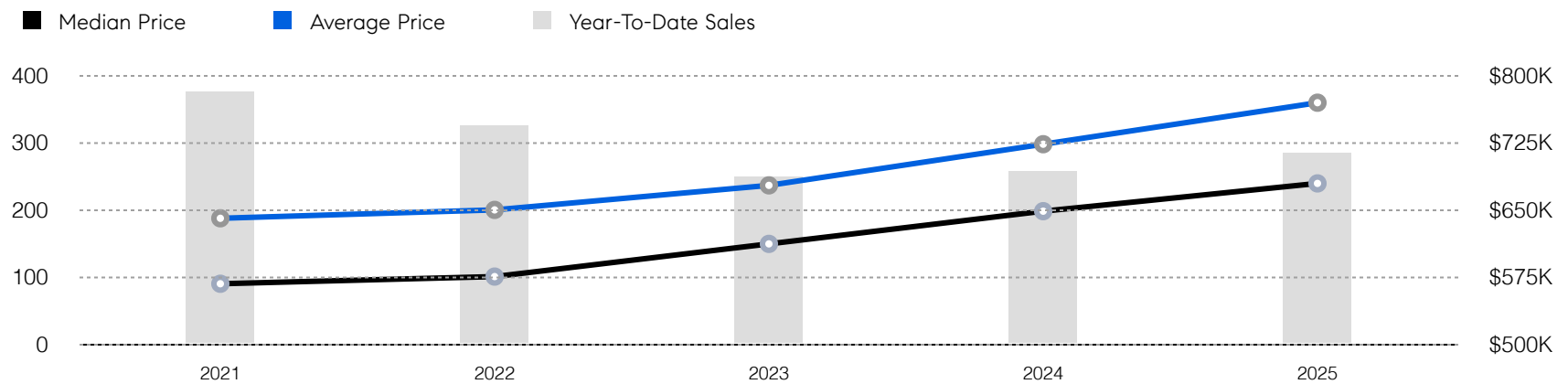
## Historic Sales Trends



# Somers

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	129	150	16.3%
	SALES VOLUME	\$109,251,257	\$133,164,291	21.9%
	MEDIAN PRICE	\$799,000	\$800,000	0.1%
	AVERAGE PRICE	\$846,909	\$887,762	4.8%
	AVERAGE DOM	43	37	-14.0%
Condos	# OF SALES	126	132	4.8%
	SALES VOLUME	\$75,302,529	\$83,993,345	11.5%
	MEDIAN PRICE	\$581,000	\$615,000	5.9%
	AVERAGE PRICE	\$597,639	\$636,313	6.5%
	AVERAGE DOM	36	31	-13.9%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

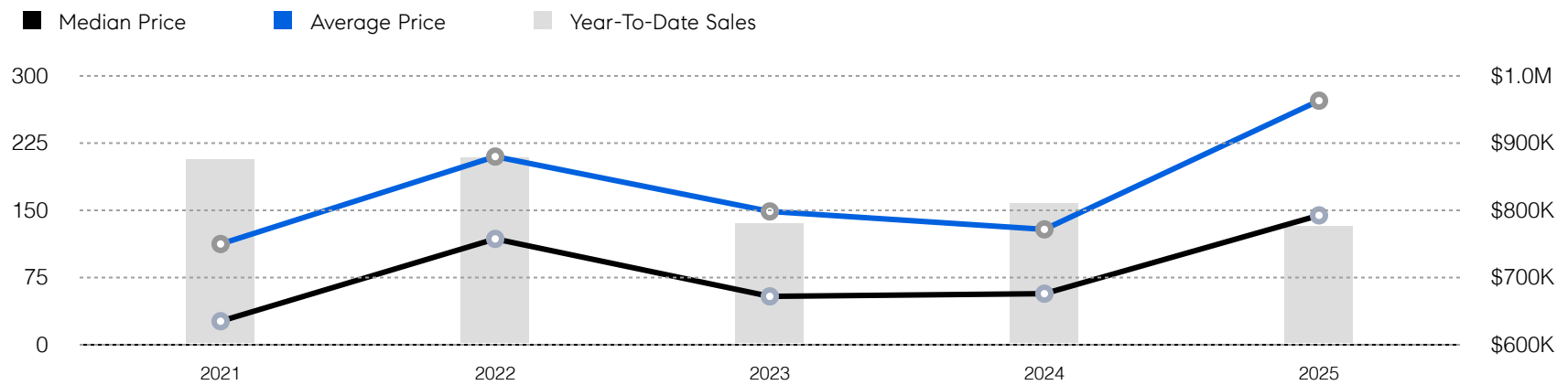
## Historic Sales Trends



# Tarrytown

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	41	52	26.8%
	SALES VOLUME	\$42,085,018	\$65,423,740	55.5%
	MEDIAN PRICE	\$888,000	\$1,150,000	29.5%
	AVERAGE PRICE	\$1,026,464	\$1,258,149	22.6%
	AVERAGE DOM	34	39	14.7%
Condos	# OF SALES	82	59	-28.0%
	SALES VOLUME	\$71,016,548	\$55,341,226	-22.1%
	MEDIAN PRICE	\$715,000	\$735,000	2.8%
	AVERAGE PRICE	\$866,055	\$937,987	8.3%
	AVERAGE DOM	43	41	-4.7%
Co-ops	# OF SALES	33	19	-42.4%
	SALES VOLUME	\$7,276,000	\$4,443,000	-38.9%
	MEDIAN PRICE	\$194,000	\$210,000	8.2%
	AVERAGE PRICE	\$220,485	\$233,842	6.1%
	AVERAGE DOM	62	63	1.6%

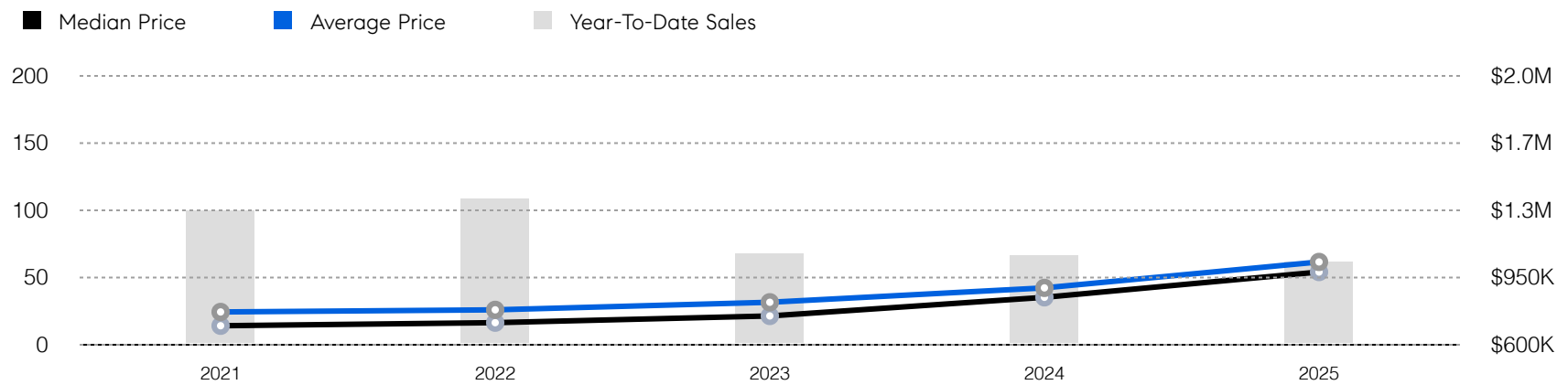
## Historic Sales Trends



# Tuckahoe

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	37	38	2.7%
	SALES VOLUME	\$46,196,868	\$52,659,786	14.0%
	MEDIAN PRICE	\$1,272,500	\$1,312,644	3.2%
	AVERAGE PRICE	\$1,248,564	\$1,385,784	11.0%
	AVERAGE DOM	71	38	-46.5%
Condos	# OF SALES	15	11	-26.7%
	SALES VOLUME	\$8,513,000	\$6,337,500	-25.6%
	MEDIAN PRICE	\$465,000	\$574,000	23.4%
	AVERAGE PRICE	\$567,533	\$576,136	1.5%
	AVERAGE DOM	25	34	36.0%
Co-ops	# OF SALES	13	11	-15.4%
	SALES VOLUME	\$3,541,800	\$2,877,500	-18.8%
	MEDIAN PRICE	\$275,000	\$240,000	-12.7%
	AVERAGE PRICE	\$272,446	\$261,591	-4.0%
	AVERAGE DOM	51	41	-19.6%

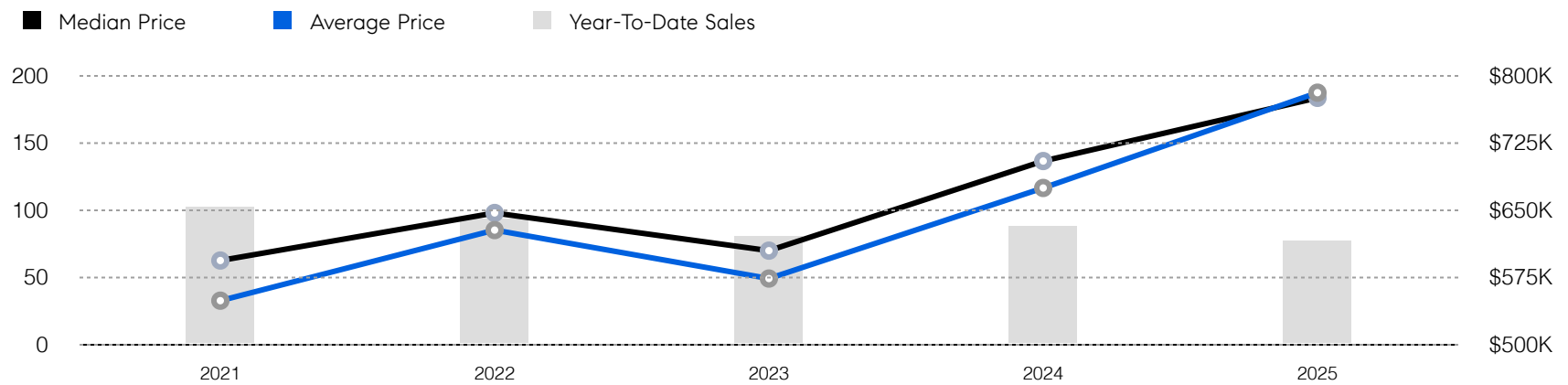
## Historic Sales Trends



# Valhalla

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	72	67	-6.9%
	SALES VOLUME	\$55,596,524	\$57,356,437	3.2%
	MEDIAN PRICE	\$742,500	\$820,000	10.4%
	AVERAGE PRICE	\$772,174	\$856,066	10.9%
	AVERAGE DOM	30	34	13.3%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	15	9	-40.0%
	SALES VOLUME	\$3,124,500	\$2,020,000	-35.3%
	MEDIAN PRICE	\$196,000	\$190,000	-3.1%
	AVERAGE PRICE	\$208,300	\$224,444	7.8%
	AVERAGE DOM	35	68	94.3%

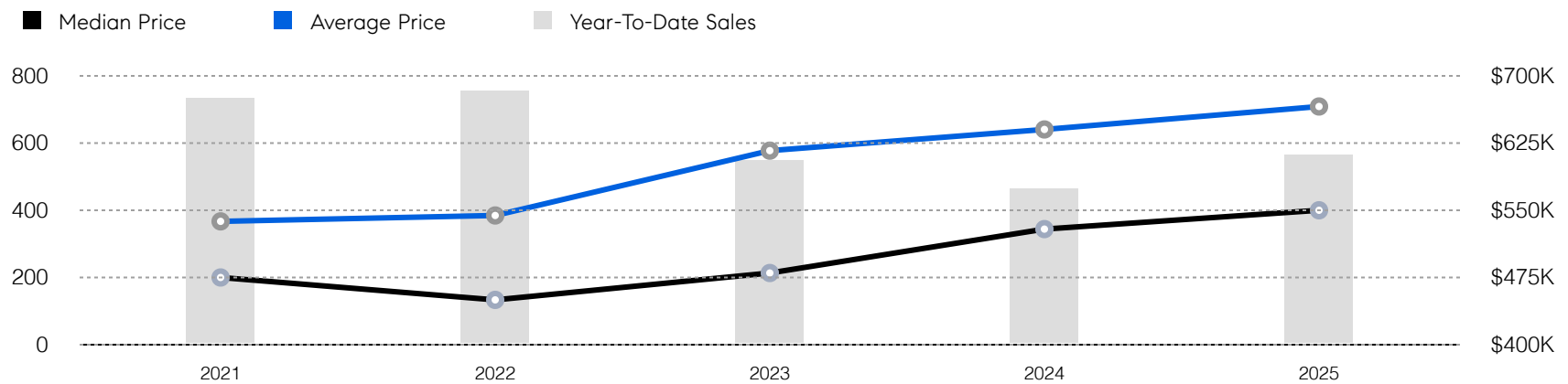
## Historic Sales Trends



# White Plains

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	175	200	14.3%
	SALES VOLUME	\$173,290,217	\$210,830,777	21.7%
	MEDIAN PRICE	\$915,000	\$935,500	2.2%
	AVERAGE PRICE	\$990,230	\$1,054,154	6.5%
	AVERAGE DOM	32	30	-6.2%
Condos	# OF SALES	133	178	33.8%
	SALES VOLUME	\$83,697,476	\$112,278,110	34.1%
	MEDIAN PRICE	\$477,500	\$527,000	10.4%
	AVERAGE PRICE	\$629,304	\$630,776	0.2%
	AVERAGE DOM	49	56	14.3%
Co-ops	# OF SALES	151	181	19.9%
	SALES VOLUME	\$36,871,324	\$49,093,049	33.1%
	MEDIAN PRICE	\$232,500	\$250,100	7.6%
	AVERAGE PRICE	\$244,181	\$271,232	11.1%
	AVERAGE DOM	51	56	9.8%

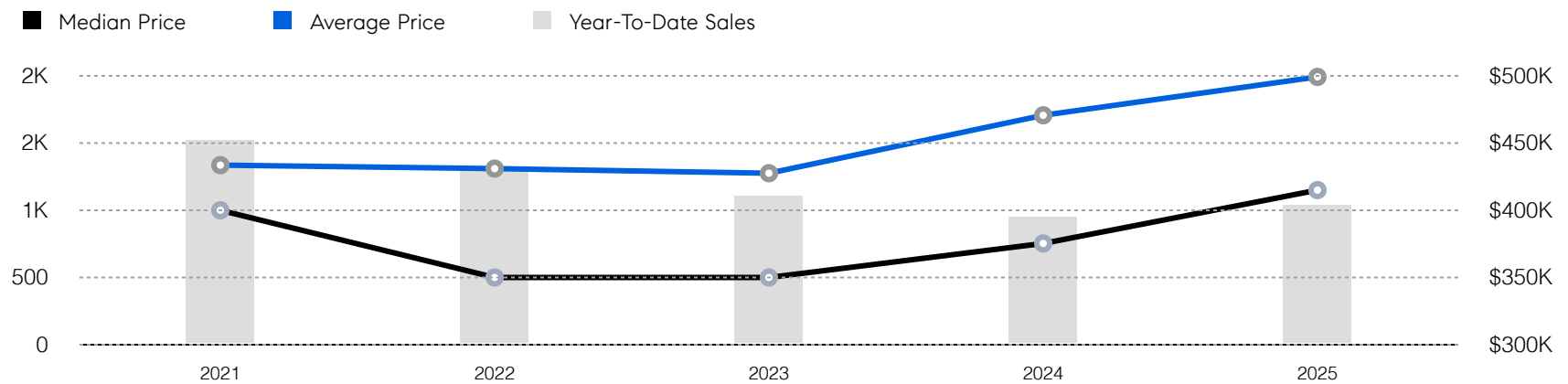
## Historic Sales Trends



# Yonkers

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	382	451	18.1%
	SALES VOLUME	\$298,487,549	\$358,993,838	20.3%
	MEDIAN PRICE	\$728,250	\$750,000	3.0%
	AVERAGE PRICE	\$781,381	\$795,995	1.9%
	AVERAGE DOM	40	41	2.5%
Condos	# OF SALES	117	98	-16.2%
	SALES VOLUME	\$49,139,869	\$43,173,863	-12.1%
	MEDIAN PRICE	\$399,000	\$425,000	6.5%
	AVERAGE PRICE	\$419,999	\$440,550	4.9%
	AVERAGE DOM	50	58	16.0%
Co-ops	# OF SALES	436	472	8.3%
	SALES VOLUME	\$92,472,161	\$107,561,343	16.3%
	MEDIAN PRICE	\$188,500	\$195,000	3.4%
	AVERAGE PRICE	\$212,092	\$227,884	7.4%
	AVERAGE DOM	68	72	5.9%

## Historic Sales Trends

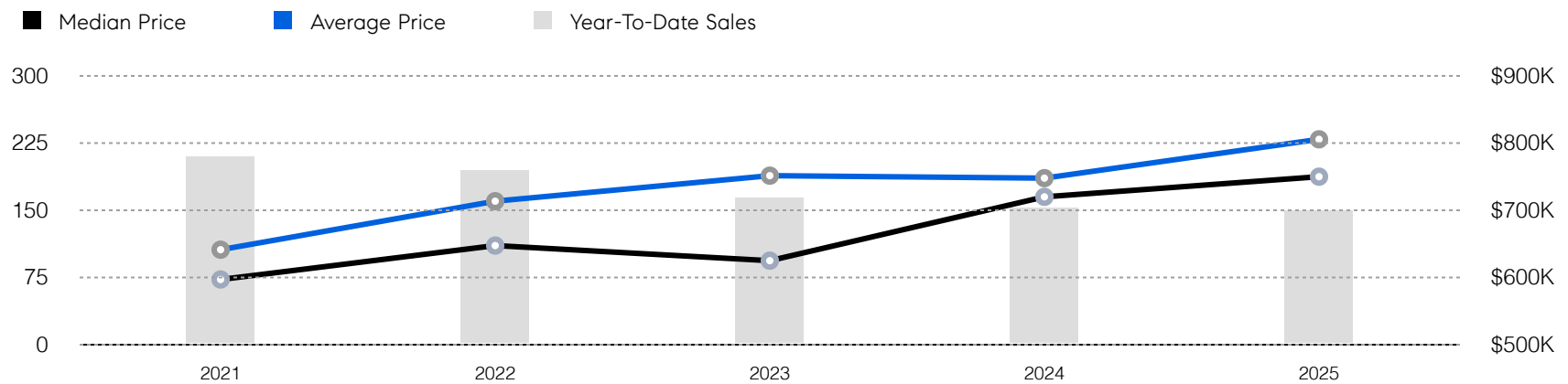




# Yorktown

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	138	132	-4.3%
	SALES VOLUME	\$106,961,622	\$108,338,618	1.3%
	MEDIAN PRICE	\$750,500	\$750,000	-0.1%
	AVERAGE PRICE	\$775,084	\$820,747	5.9%
	AVERAGE DOM	33	31	-6.1%
Condos	# OF SALES	11	15	36.4%
	SALES VOLUME	\$5,414,500	\$10,087,600	86.3%
	MEDIAN PRICE	\$440,000	\$701,000	59.3%
	AVERAGE PRICE	\$492,227	\$672,507	36.6%
	AVERAGE DOM	20	79	295.0%
Co-ops	# OF SALES	2	0	0.0%
	SALES VOLUME	\$548,000	-	-
	MEDIAN PRICE	\$274,000	-	-
	AVERAGE PRICE	\$274,000	-	-
	AVERAGE DOM	16	-	-

## Historic Sales Trends





Source: OneKey MLS: Single Family Res, School District, Sold 01/01/2024 to 12/31/2025  
Source: OneKey MLS: Co-Op, School District, Sold 01/01/2024 to 12/31/2025  
Source: OneKey MLS: Condo, School District, Sold 01/01/2024 to 12/31/2025  
\*Bronxville P.O. in Yonkers School District, Sold 01/01/2024 to 12/31/2025  
\*Bedford P.O. in Bedford School District, Sold 01/01/2024 to 12/31/2025  
\*Larchmont P.O. in Mamaroneck School District, Sold 01/01/2024 to 12/31/2025  
\*Pound Ridge in Bedford School District, Sold 01/01/2024 to 12/31/2025  
\*Purchase P.O. in Harrison School District, Sold 01/01/2024 to 12/31/2025  
\*Rye P.O. in Harrison School District, Sold 01/01/2024 to 12/31/2025

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