



First Half of 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

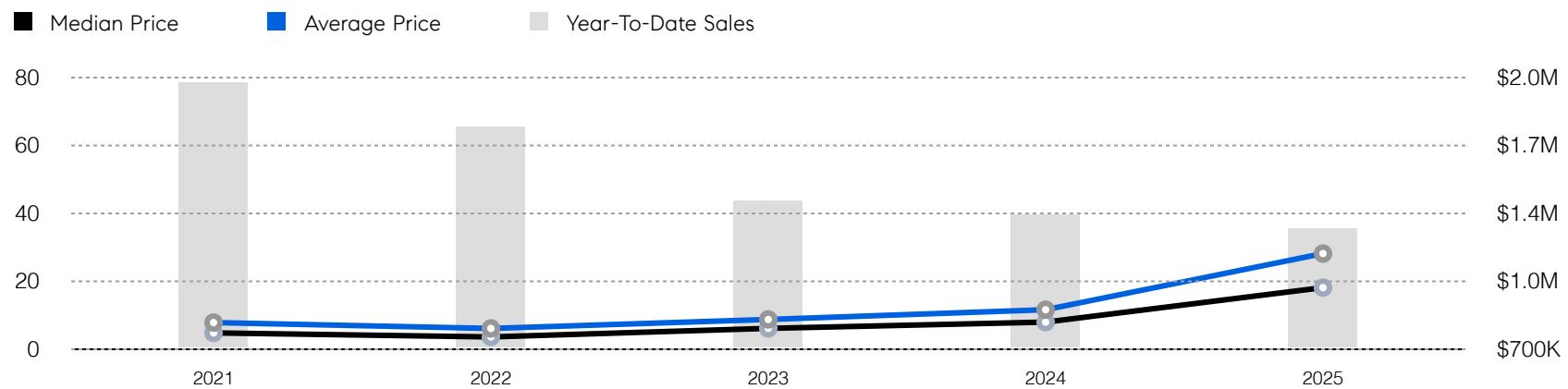
Westchester County Overview

		YTD 2024	YTD 2025	% Change
Single Family	# OF SALES	1,979	2,034	2.8%
	SOLD VOLUME	\$2,421,199,159	\$2,660,443,854	9.9%
	MEDIAN PRICE	\$899,000	\$950,000	5.7%
	AVERAGE PRICE	\$1,223,446	\$1,307,986	6.9%
	AVERAGE DOM	40	47	17.5%
Condos	# OF SALES	575	569	-1.0%
	SOLD VOLUME	\$350,654,177	\$390,930,356	11.5%
	MEDIAN PRICE	\$495,000	\$540,000	9.1%
	AVERAGE PRICE	\$609,833	\$687,048	12.7%
	AVERAGE DOM	45	51	13.3%
Co-ops	# OF SALES	721	738	2.4%
	SOLD VOLUME	\$173,190,923	\$191,463,686	10.6%
	MEDIAN PRICE	\$200,000	\$220,000	10.0%
	AVERAGE PRICE	\$240,209	\$259,436	8.0%
	AVERAGE DOM	62	70	12.9%
Residential Rentals	# OF RENTALS	1,845	1,823	-1.2%
	SOLD VOLUME	\$8,292,250	\$8,744,031	5.4%
	MEDIAN PRICE	\$3,300	\$3,500	6.1%
	AVERAGE PRICE	\$4,494	\$4,797	6.7%
	AVERAGE DOM	40	45	12.5%

Ardsley

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	32	32	0.0%
	SALES VOLUME	\$28,178,738	\$35,344,036	25.4%
	MEDIAN PRICE	\$817,300	\$932,500	14.1%
	AVERAGE PRICE	\$880,586	\$1,104,501	25.4%
	AVERAGE DOM	19	32	68.4%
Condos	# OF SALES	7	3	-57.1%
	SALES VOLUME	\$6,502,900	\$5,188,023	-20.2%
	MEDIAN PRICE	\$975,000	\$1,300,000	33.3%
	AVERAGE PRICE	\$928,986	\$1,729,341	86.2%
	AVERAGE DOM	64	90	40.6%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

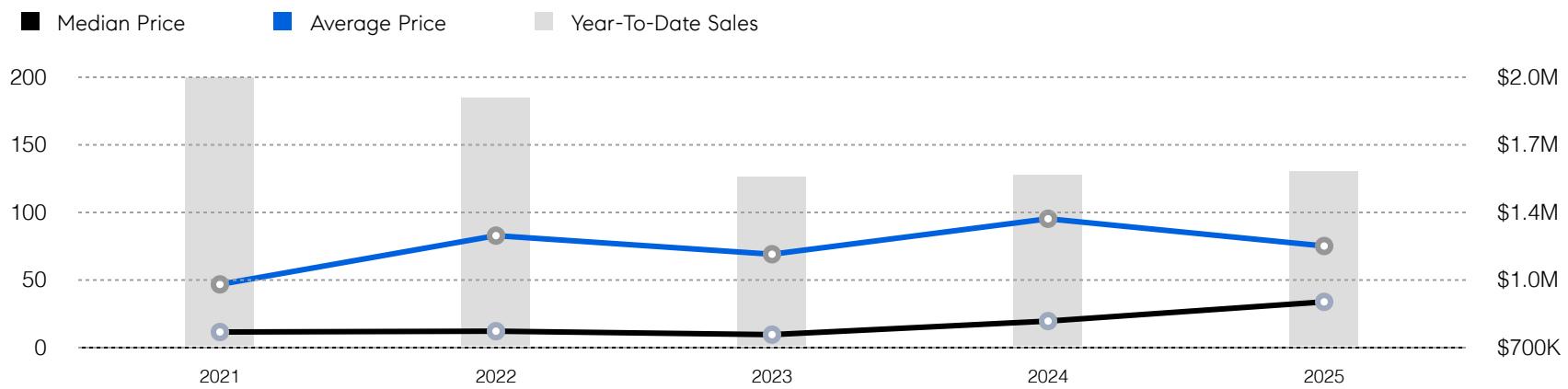
Historic Sales Trends



Bedford

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	86	94	9.3%
	SALES VOLUME	\$153,471,715	\$141,935,649	-7.5%
	MEDIAN PRICE	\$1,100,000	\$1,253,050	13.9%
	AVERAGE PRICE	\$1,784,555	\$1,509,954	-15.4%
	AVERAGE DOM	54	55	1.9%
Condos	# OF SALES	21	15	-28.6%
	SALES VOLUME	\$9,535,900	\$7,151,000	-25.0%
	MEDIAN PRICE	\$425,000	\$450,000	5.9%
	AVERAGE PRICE	\$454,090	\$476,733	5.0%
	AVERAGE DOM	28	43	53.6%
Co-ops	# OF SALES	19	20	5.3%
	SALES VOLUME	\$3,252,500	\$4,237,499	30.3%
	MEDIAN PRICE	\$165,000	\$213,250	29.2%
	AVERAGE PRICE	\$171,184	\$211,875	23.8%
	AVERAGE DOM	75	83	10.7%

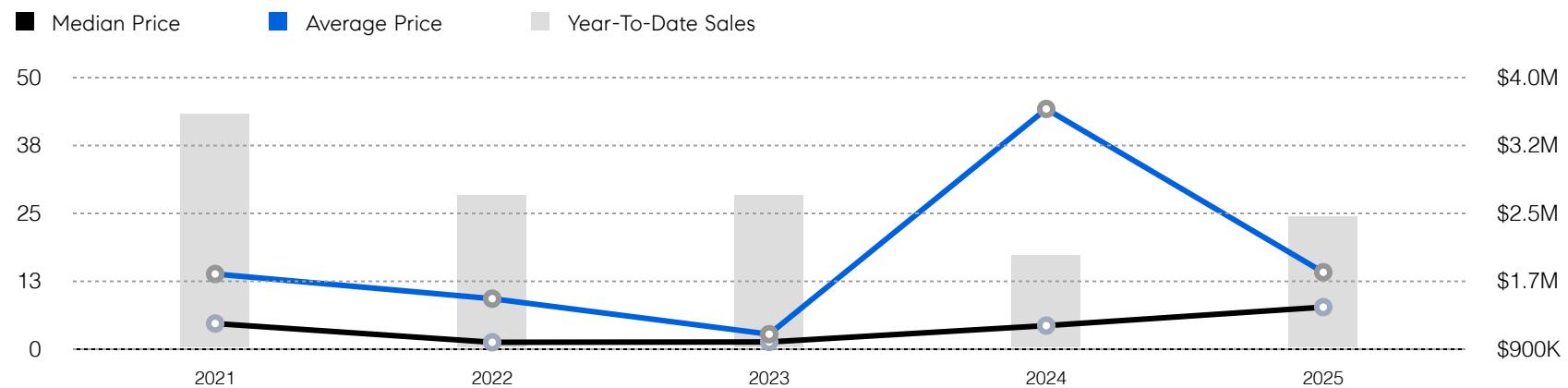
Historic Sales Trends



Bedford P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	17	24	41.2%
	SALES VOLUME	\$61,915,425	\$42,669,350	-31.1%
	MEDIAN PRICE	\$1,169,025	\$1,380,000	18.0%
	AVERAGE PRICE	\$3,642,084	\$1,777,890	-51.2%
	AVERAGE DOM	79	46	-41.8%
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	-	-	-

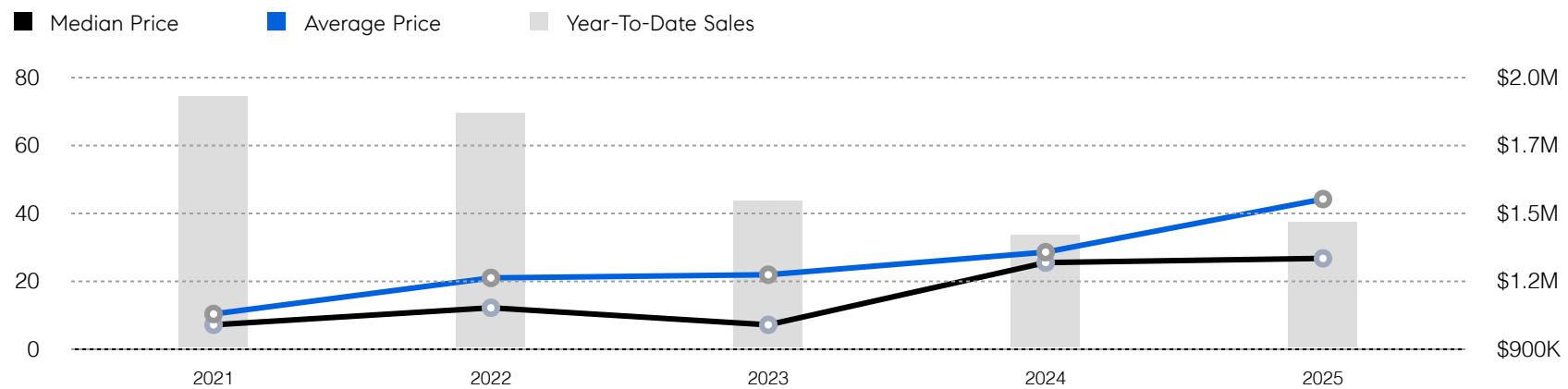
Historic Sales Trends



Blind Brook

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	32	36	12.5%
	SALES VOLUME	\$42,002,499	\$54,921,075	30.8%
	MEDIAN PRICE	\$1,253,000	\$1,309,000	4.5%
	AVERAGE PRICE	\$1,312,578	\$1,525,585	16.2%
	AVERAGE DOM	26	42	61.5%
Condos	# OF SALES	1	1	0.0%
	SALES VOLUME	\$675,000	\$877,500	30.0%
	MEDIAN PRICE	\$675,000	\$877,500	30.0%
	AVERAGE PRICE	\$675,000	\$877,500	30.0%
	AVERAGE DOM	9	10	11.1%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

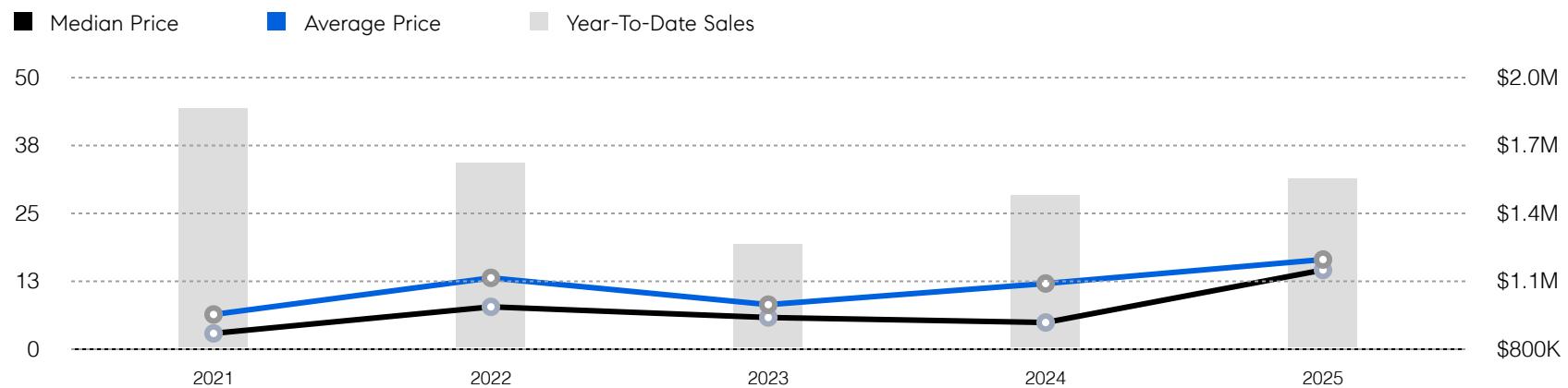
Historic Sales Trends



Briarcliff Manor

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	22	26	18.2%
	SALES VOLUME	\$25,651,277	\$35,056,099	36.7%
	MEDIAN PRICE	\$1,062,000	\$1,301,400	22.5%
	AVERAGE PRICE	\$1,165,967	\$1,348,312	15.6%
	AVERAGE DOM	33	48	45.5%
Condos	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$4,614,000	\$1,504,000	-67.4%
	MEDIAN PRICE	\$680,000	\$410,000	-39.7%
	AVERAGE PRICE	\$922,800	\$501,333	-45.7%
	AVERAGE DOM	28	89	217.9%
Co-ops	# OF SALES	1	2	100.0%
	SALES VOLUME	\$260,000	\$522,500	101.0%
	MEDIAN PRICE	\$260,000	\$261,250	0.5%
	AVERAGE PRICE	\$260,000	\$261,250	0.5%
	AVERAGE DOM	16	85	431.3%

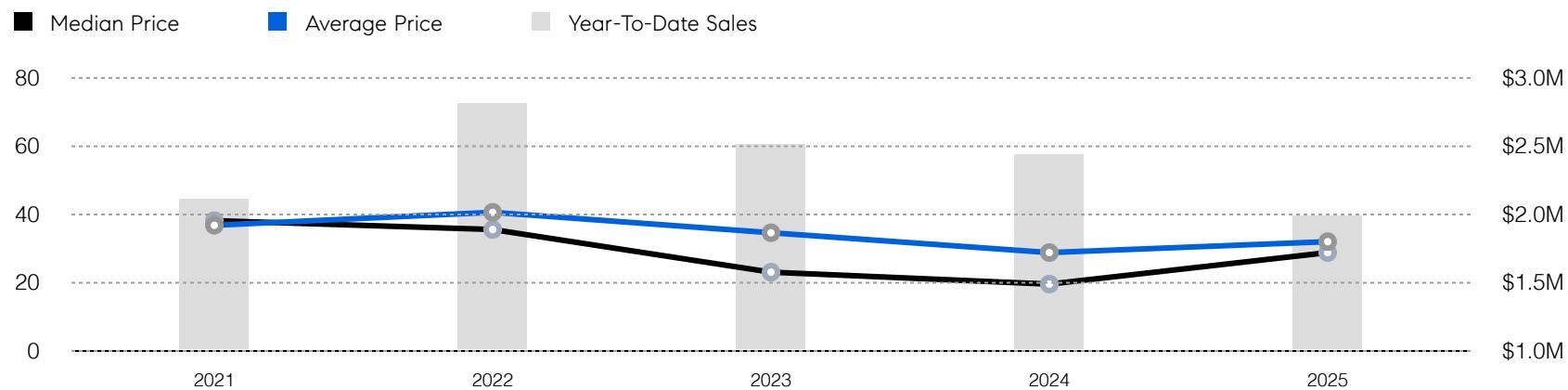
Historic Sales Trends



Bronxville

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	29	17	-41.4%
	SALES VOLUME	\$73,543,800	\$51,581,000	-29.9%
	MEDIAN PRICE	\$2,575,000	\$3,026,000	17.5%
	AVERAGE PRICE	\$2,535,993	\$3,034,176	19.6%
	AVERAGE DOM	64	41	-35.9%
Condos	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$8,765,000	\$6,825,000	-22.1%
	MEDIAN PRICE	\$1,617,500	\$2,000,000	23.6%
	AVERAGE PRICE	\$1,460,833	\$1,706,250	16.8%
	AVERAGE DOM	105	111	5.7%
Co-ops	# OF SALES	22	18	-18.2%
	SALES VOLUME	\$15,778,500	\$11,833,000	-25.0%
	MEDIAN PRICE	\$727,750	\$674,000	-7.4%
	AVERAGE PRICE	\$717,205	\$657,389	-8.3%
	AVERAGE DOM	77	57	-26.0%

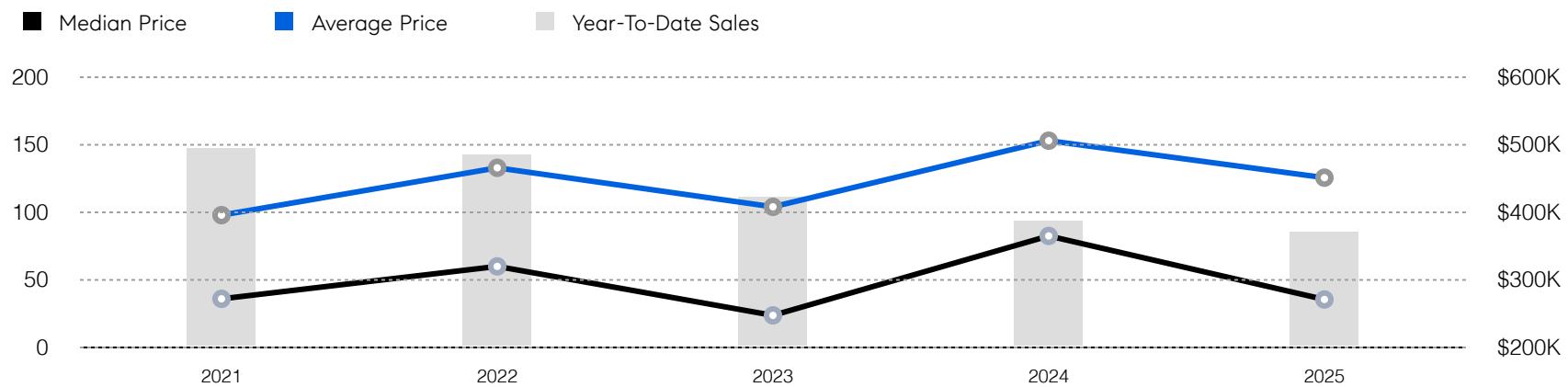
Historic Sales Trends



Bronxville P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	19	13	-31.6%
	SALES VOLUME	\$24,065,000	\$17,116,499	-28.9%
	MEDIAN PRICE	\$1,175,000	\$1,210,000	3.0%
	AVERAGE PRICE	\$1,266,579	\$1,316,654	4.0%
	AVERAGE DOM	42	16	-61.9%
Condos	# OF SALES	18	7	-61.1%
	SALES VOLUME	\$7,850,000	\$3,500,700	-55.4%
	MEDIAN PRICE	\$441,000	\$500,000	13.4%
	AVERAGE PRICE	\$436,111	\$500,100	14.7%
	AVERAGE DOM	39	42	7.7%
Co-ops	# OF SALES	55	64	16.4%
	SALES VOLUME	\$14,640,800	\$17,293,499	18.1%
	MEDIAN PRICE	\$220,000	\$217,750	-1.0%
	AVERAGE PRICE	\$266,196	\$270,211	1.5%
	AVERAGE DOM	68	76	11.8%

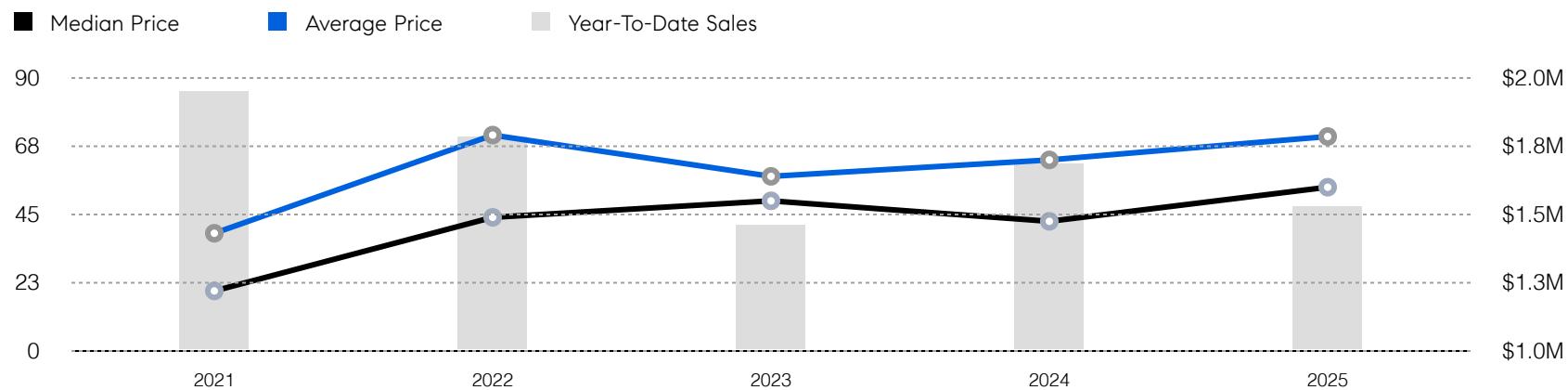
Historic Sales Trends



Byram Hills

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	54	43	-20.4%
	SALES VOLUME	\$94,016,171	\$79,088,025	-15.9%
	MEDIAN PRICE	\$1,510,000	\$1,625,000	7.6%
	AVERAGE PRICE	\$1,741,040	\$1,839,256	5.6%
	AVERAGE DOM	48	46	-4.2%
Condos	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$9,679,000	\$4,840,000	-50.0%
	MEDIAN PRICE	\$1,360,000	\$1,022,500	-24.8%
	AVERAGE PRICE	\$1,382,714	\$1,210,000	-12.5%
	AVERAGE DOM	39	75	92.3%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

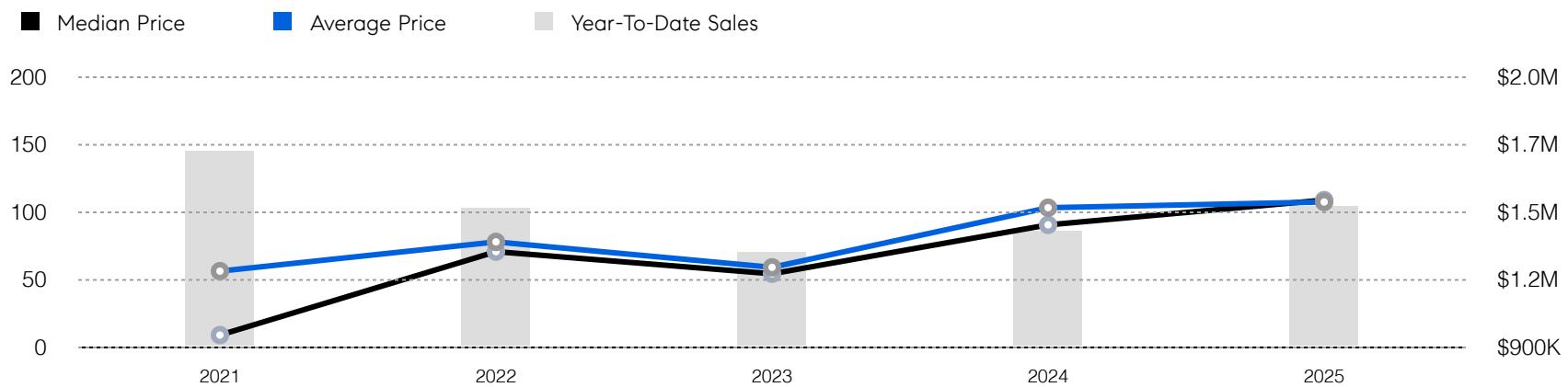
Historic Sales Trends



Chappaqua

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	66	83	25.8%
	SALES VOLUME	\$99,768,101	\$130,773,031	31.1%
	MEDIAN PRICE	\$1,357,500	\$1,500,000	10.5%
	AVERAGE PRICE	\$1,511,638	\$1,575,579	4.2%
	AVERAGE DOM	36	32	-11.1%
Condos	# OF SALES	19	20	5.3%
	SALES VOLUME	\$25,083,753	\$22,923,393	-8.6%
	MEDIAN PRICE	\$1,483,066	\$1,449,146	-2.3%
	AVERAGE PRICE	\$1,320,198	\$1,146,170	-13.2%
	AVERAGE DOM	77	74	-3.9%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

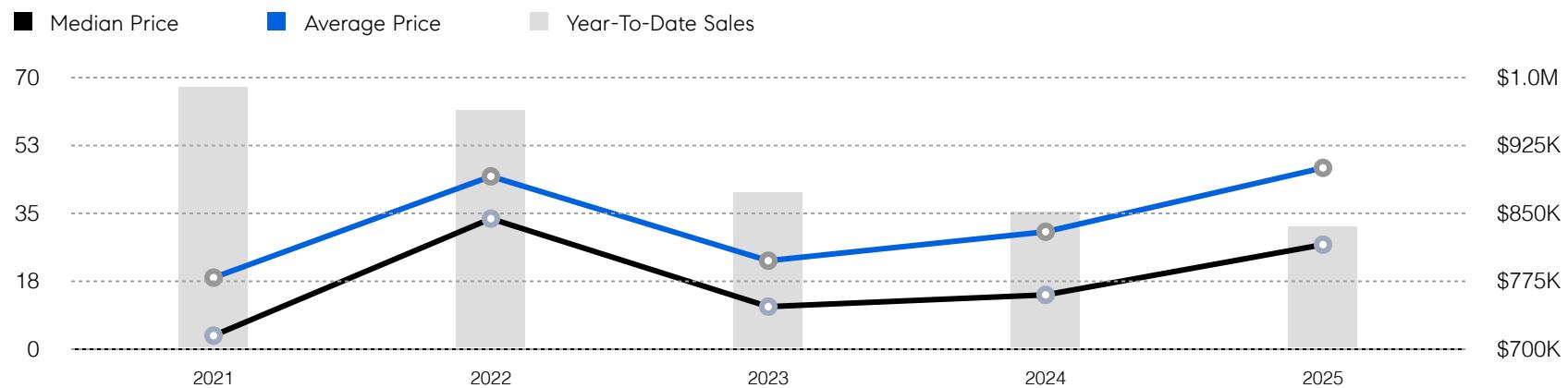
Historic Sales Trends



Croton-Harmon

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	31	30	-3.2%
	SALES VOLUME	\$27,524,177	\$27,283,578	-0.9%
	MEDIAN PRICE	\$775,000	\$820,250	5.8%
	AVERAGE PRICE	\$887,877	\$909,453	2.4%
	AVERAGE DOM	42	65	54.8%
Condos	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$1,515,000	\$625,000	-58.7%
	MEDIAN PRICE	\$363,500	\$625,000	71.9%
	AVERAGE PRICE	\$378,750	\$625,000	65.0%
	AVERAGE DOM	19	5	-73.7%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

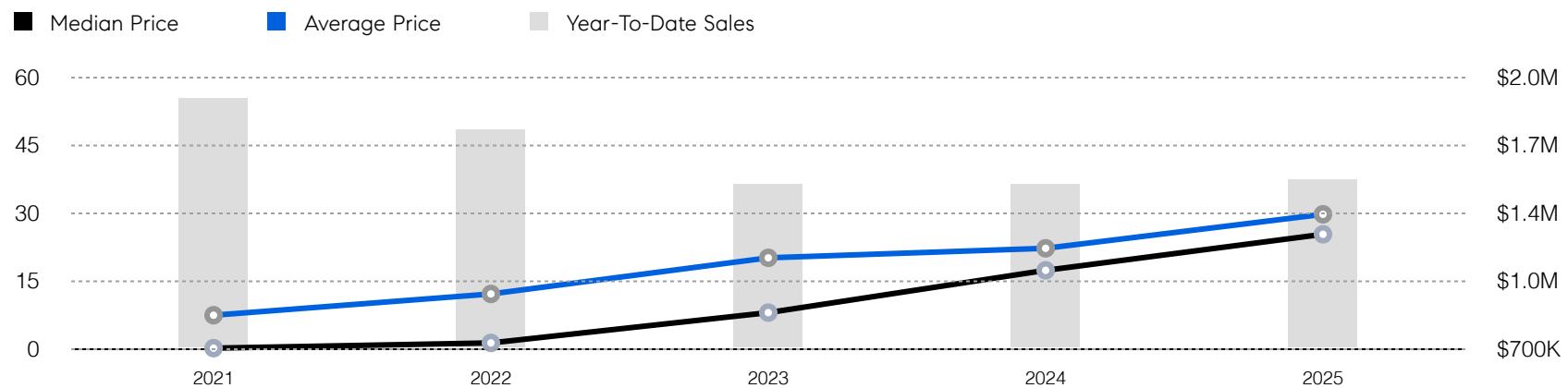
Historic Sales Trends



Dobbs Ferry

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	26	31	19.2%
	SALES VOLUME	\$36,350,751	\$43,277,675	19.1%
	MEDIAN PRICE	\$1,329,250	\$1,275,000	-4.1%
	AVERAGE PRICE	\$1,398,106	\$1,396,054	-0.1%
	AVERAGE DOM	42	63	50.0%
Condos	# OF SALES	5	5	0.0%
	SALES VOLUME	\$4,585,000	\$6,177,500	34.7%
	MEDIAN PRICE	\$475,000	\$870,000	83.2%
	AVERAGE PRICE	\$917,000	\$1,235,500	34.7%
	AVERAGE DOM	98	70	-28.6%
Co-ops	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$1,649,900	\$335,000	-79.7%
	MEDIAN PRICE	\$325,000	\$335,000	3.1%
	AVERAGE PRICE	\$329,980	\$335,000	1.5%
	AVERAGE DOM	33	23	-30.3%

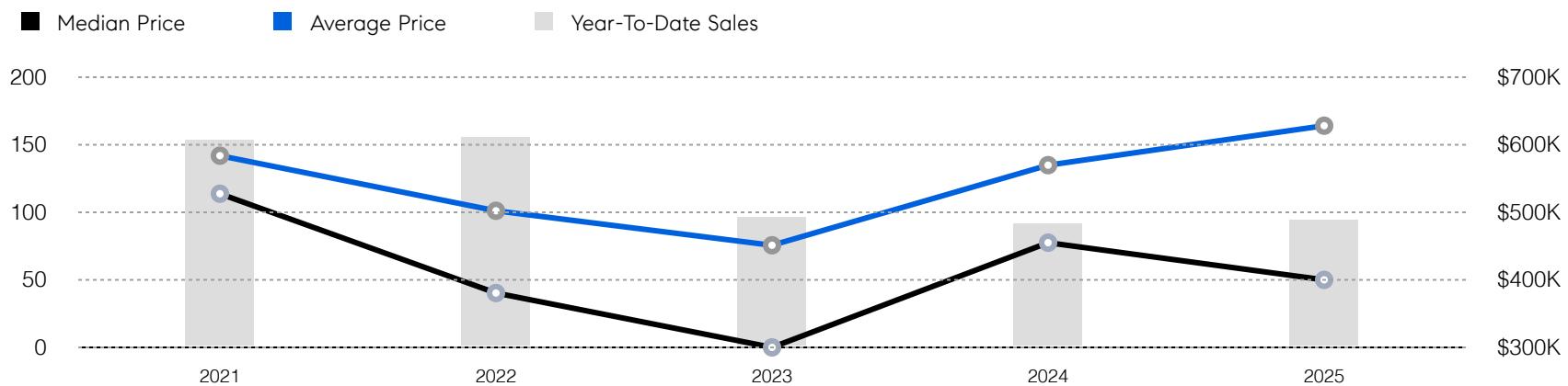
Historic Sales Trends



Eastchester

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	41	36	-12.2%
	SALES VOLUME	\$37,594,750	\$41,386,988	10.1%
	MEDIAN PRICE	\$830,000	\$1,019,500	22.8%
	AVERAGE PRICE	\$916,945	\$1,149,639	25.4%
	AVERAGE DOM	40	49	22.5%
Condos	# OF SALES	7	5	-28.6%
	SALES VOLUME	\$3,476,000	\$2,742,000	-21.1%
	MEDIAN PRICE	\$480,000	\$550,000	14.6%
	AVERAGE PRICE	\$496,571	\$548,400	10.4%
	AVERAGE DOM	16	41	156.3%
Co-ops	# OF SALES	42	52	23.8%
	SALES VOLUME	\$10,209,800	\$14,292,399	40.0%
	MEDIAN PRICE	\$217,500	\$257,500	18.4%
	AVERAGE PRICE	\$243,090	\$274,854	13.1%
	AVERAGE DOM	44	51	15.9%

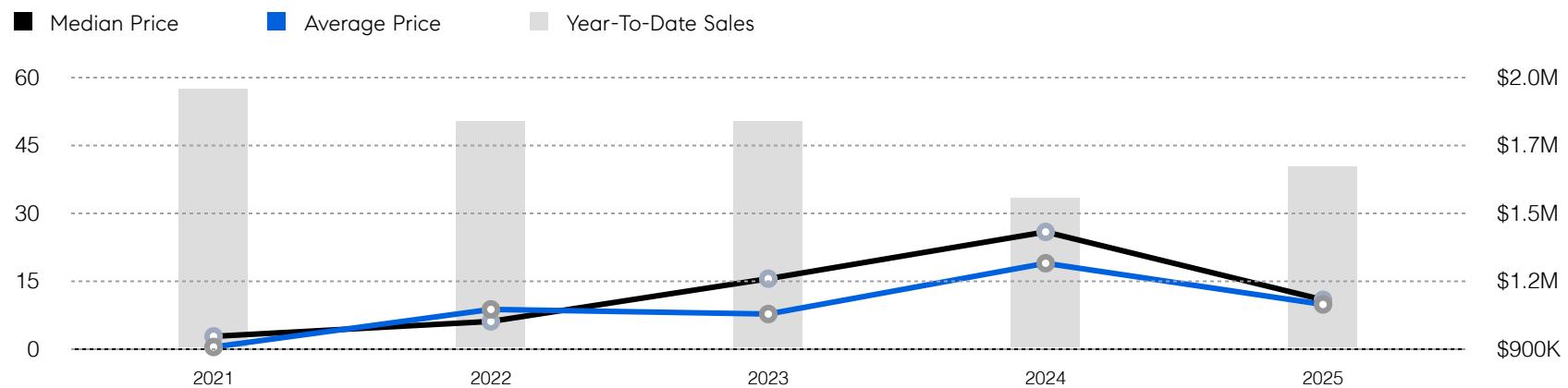
Historic Sales Trends



Edgemont

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	25	31	24.0%
	SALES VOLUME	\$38,737,999	\$40,692,498	5.0%
	MEDIAN PRICE	\$1,650,000	\$1,250,000	-24.2%
	AVERAGE PRICE	\$1,549,520	\$1,312,661	-15.3%
	AVERAGE DOM	48	51	6.3%
Condos	# OF SALES	1	1	0.0%
	SALES VOLUME	\$616,000	\$630,000	2.3%
	MEDIAN PRICE	\$616,000	\$630,000	2.3%
	AVERAGE PRICE	\$616,000	\$630,000	2.3%
	AVERAGE DOM	5	19	280.0%
Co-ops	# OF SALES	7	8	14.3%
	SALES VOLUME	\$1,832,500	\$1,924,750	5.0%
	MEDIAN PRICE	\$340,000	\$227,375	-33.1%
	AVERAGE PRICE	\$261,786	\$240,594	-8.1%
	AVERAGE DOM	108	31	-71.3%

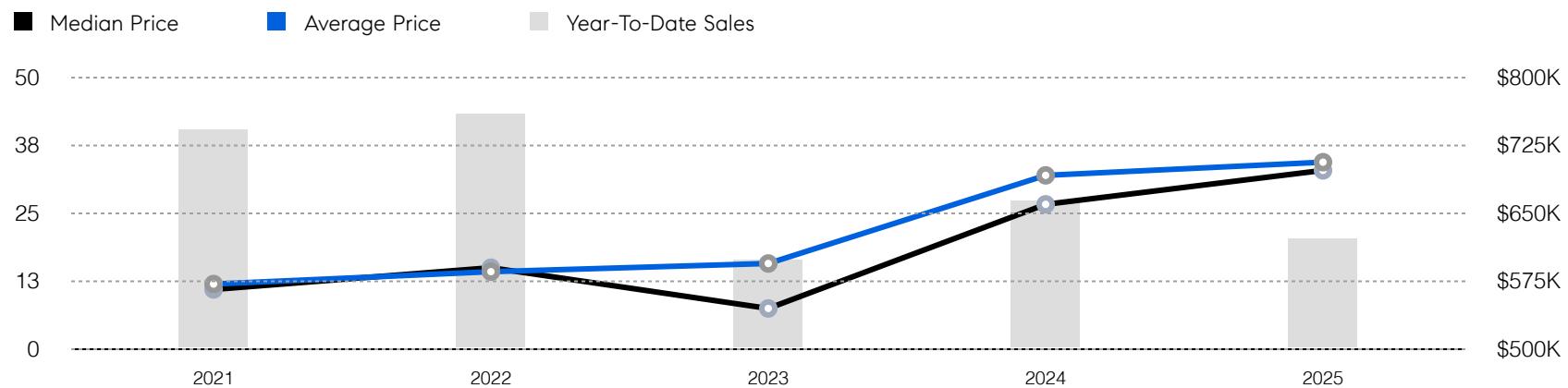
Historic Sales Trends



Elmsford

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	26	20	-23.1%
	SALES VOLUME	\$18,249,500	\$14,131,500	-22.6%
	MEDIAN PRICE	\$667,500	\$697,500	4.5%
	AVERAGE PRICE	\$701,904	\$706,575	0.7%
	AVERAGE DOM	27	48	77.8%
Condos	# OF SALES	1	0	0.0%
	SALES VOLUME	\$435,000	-	-
	MEDIAN PRICE	\$435,000	-	-
	AVERAGE PRICE	\$435,000	-	-
	AVERAGE DOM	30	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

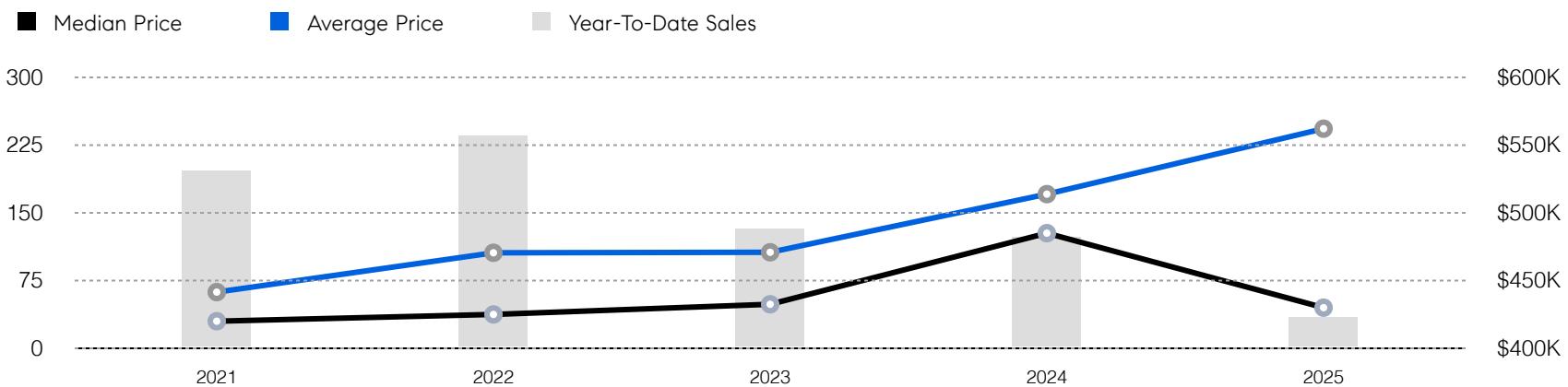
Historic Sales Trends



Greenburgh

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	46	15	-67.4%
	SALES VOLUME	\$36,039,523	\$12,819,999	-64.4%
	MEDIAN PRICE	\$735,000	\$850,000	15.6%
	AVERAGE PRICE	\$783,468	\$854,667	9.1%
	AVERAGE DOM	32	53	65.6%
Condos	# OF SALES	35	4	-88.6%
	SALES VOLUME	\$16,839,600	\$1,599,000	-90.5%
	MEDIAN PRICE	\$482,500	\$404,500	-16.2%
	AVERAGE PRICE	\$481,131	\$399,750	-16.9%
	AVERAGE DOM	28	68	142.9%
Co-ops	# OF SALES	40	13	-67.5%
	SALES VOLUME	\$9,293,300	\$3,569,000	-61.6%
	MEDIAN PRICE	\$222,500	\$280,000	25.8%
	AVERAGE PRICE	\$232,333	\$274,538	18.2%
	AVERAGE DOM	35	73	108.6%

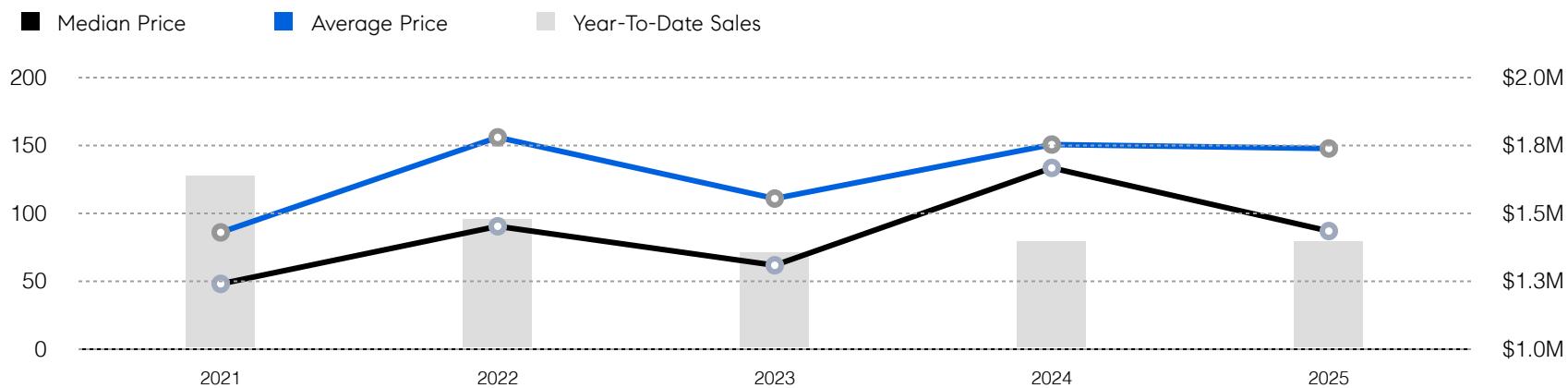
Historic Sales Trends



Harrison

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	62	61	-1.6%
	SALES VOLUME	\$132,801,612	\$130,814,449	-1.5%
	MEDIAN PRICE	\$1,850,000	\$1,749,000	-5.5%
	AVERAGE PRICE	\$2,141,961	\$2,144,499	0.1%
	AVERAGE DOM	77	60	-22.1%
Condos	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$1,563,500	\$1,859,880	19.0%
	MEDIAN PRICE	\$345,000	\$348,000	0.9%
	AVERAGE PRICE	\$312,700	\$464,970	48.7%
	AVERAGE DOM	25	77	208.0%
Co-ops	# OF SALES	11	13	18.2%
	SALES VOLUME	\$2,405,000	\$2,956,500	22.9%
	MEDIAN PRICE	\$205,000	\$210,000	2.4%
	AVERAGE PRICE	\$218,636	\$227,423	4.0%
	AVERAGE DOM	30	60	100.0%

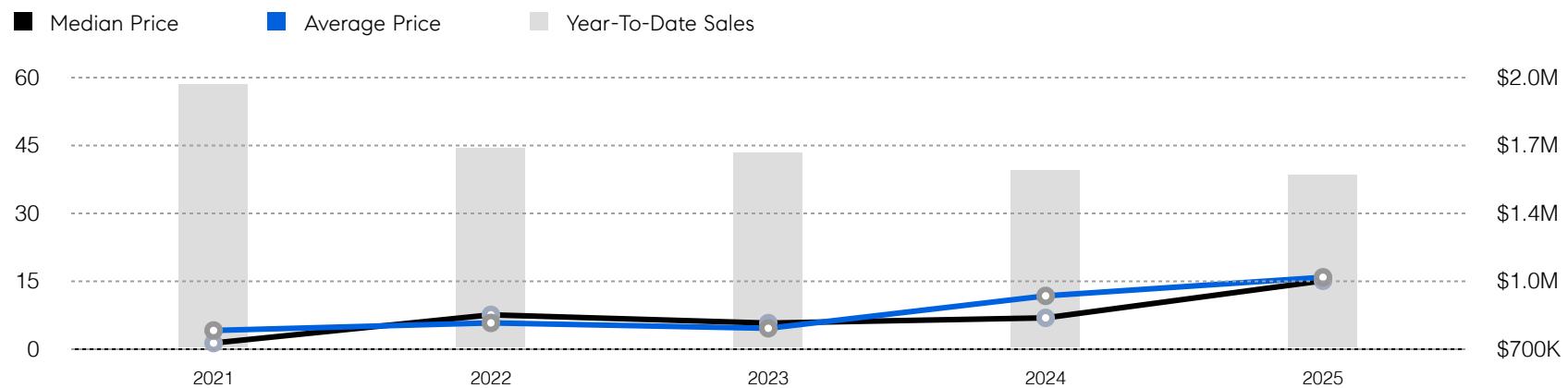
Historic Sales Trends



Hastings

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	30	22	-26.7%
	SALES VOLUME	\$32,730,800	\$31,431,600	-4.0%
	MEDIAN PRICE	\$863,000	\$1,295,000	50.1%
	AVERAGE PRICE	\$1,091,027	\$1,428,709	31.0%
	AVERAGE DOM	34	40	17.6%
Condos	# OF SALES	3	7	133.3%
	SALES VOLUME	\$2,025,000	\$5,220,026	157.8%
	MEDIAN PRICE	\$770,000	\$710,000	-7.8%
	AVERAGE PRICE	\$675,000	\$745,718	10.5%
	AVERAGE DOM	8	57	612.5%
Co-ops	# OF SALES	6	9	50.0%
	SALES VOLUME	\$2,499,500	\$3,028,000	21.1%
	MEDIAN PRICE	\$400,000	\$282,000	-29.5%
	AVERAGE PRICE	\$416,583	\$336,444	-19.2%
	AVERAGE DOM	54	65	20.4%

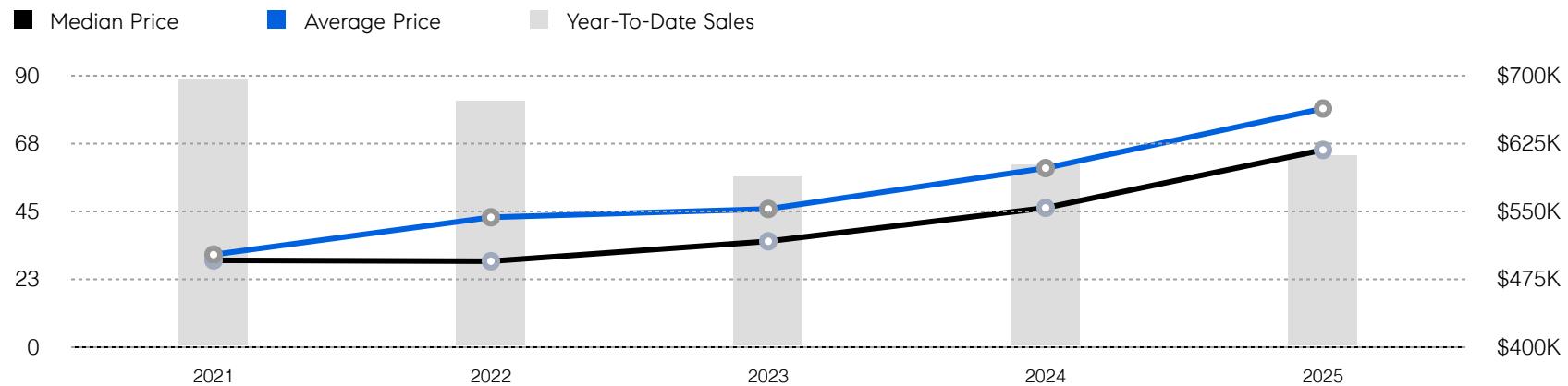
Historic Sales Trends



Hendrick Hudson

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	48	52	8.3%
	SALES VOLUME	\$32,424,721	\$38,467,099	18.6%
	MEDIAN PRICE	\$630,000	\$740,250	17.5%
	AVERAGE PRICE	\$675,515	\$739,752	9.5%
	AVERAGE DOM	46	63	37.0%
Condos	# OF SALES	5	7	40.0%
	SALES VOLUME	\$2,333,500	\$2,684,499	15.0%
	MEDIAN PRICE	\$410,000	\$389,000	-5.1%
	AVERAGE PRICE	\$466,700	\$383,500	-17.8%
	AVERAGE DOM	28	26	-7.1%
Co-ops	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$1,118,000	\$664,000	-40.6%
	MEDIAN PRICE	\$151,000	\$167,500	10.9%
	AVERAGE PRICE	\$159,714	\$166,000	3.9%
	AVERAGE DOM	39	126	223.1%

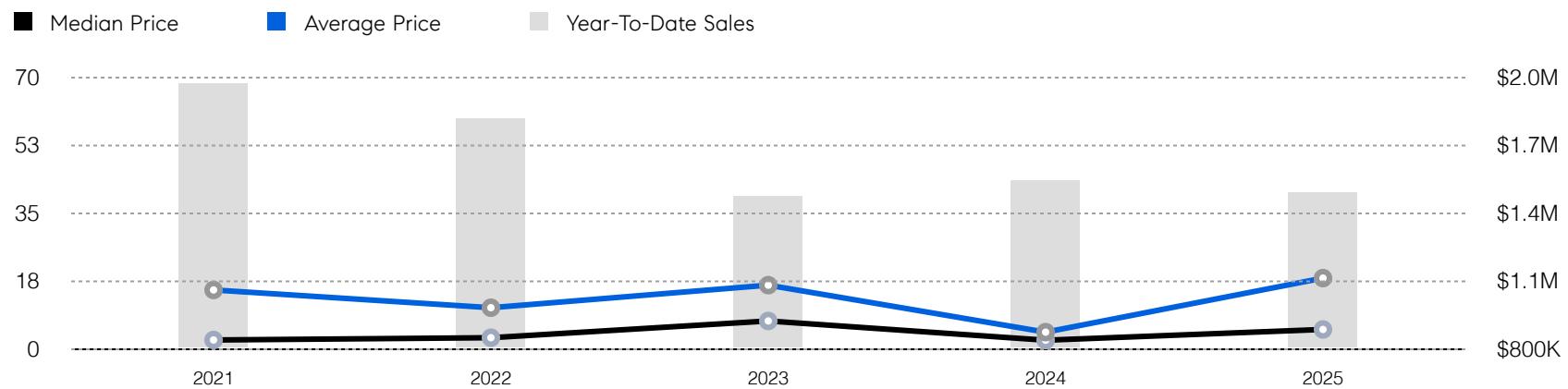
Historic Sales Trends



Irvington

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	25	29	16.0%
	SALES VOLUME	\$27,625,569	\$39,563,000	43.2%
	MEDIAN PRICE	\$1,053,366	\$1,109,000	5.3%
	AVERAGE PRICE	\$1,105,023	\$1,364,241	23.5%
	AVERAGE DOM	62	103	66.1%
Condos	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$6,652,000	\$2,981,000	-55.2%
	MEDIAN PRICE	\$869,000	\$755,000	-13.1%
	AVERAGE PRICE	\$950,286	\$745,250	-21.6%
	AVERAGE DOM	16	47	193.8%
Co-ops	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$3,372,500	\$2,028,000	-39.9%
	MEDIAN PRICE	\$315,000	\$310,000	-1.6%
	AVERAGE PRICE	\$306,591	\$289,714	-5.5%
	AVERAGE DOM	61	82	34.4%

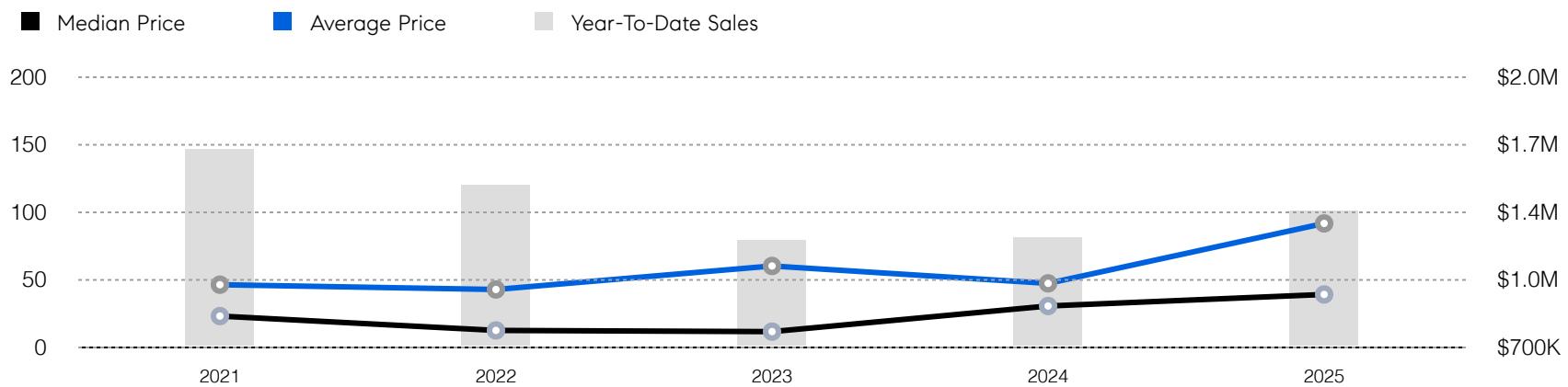
Historic Sales Trends



Katonah-Lewisboro

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	72	89	23.6%
	SALES VOLUME	\$76,698,525	\$124,188,599	61.9%
	MEDIAN PRICE	\$927,500	\$999,600	7.8%
	AVERAGE PRICE	\$1,065,257	\$1,395,378	31.0%
	AVERAGE DOM	41	53	29.3%
Condos	# OF SALES	8	10	25.0%
	SALES VOLUME	\$3,969,000	\$5,362,000	35.1%
	MEDIAN PRICE	\$549,500	\$535,000	-2.6%
	AVERAGE PRICE	\$496,125	\$536,200	8.1%
	AVERAGE DOM	34	53	55.9%
Co-ops	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$125,000	-
	MEDIAN PRICE	-	\$125,000	-
	AVERAGE PRICE	-	\$125,000	-
	AVERAGE DOM	-	33	-

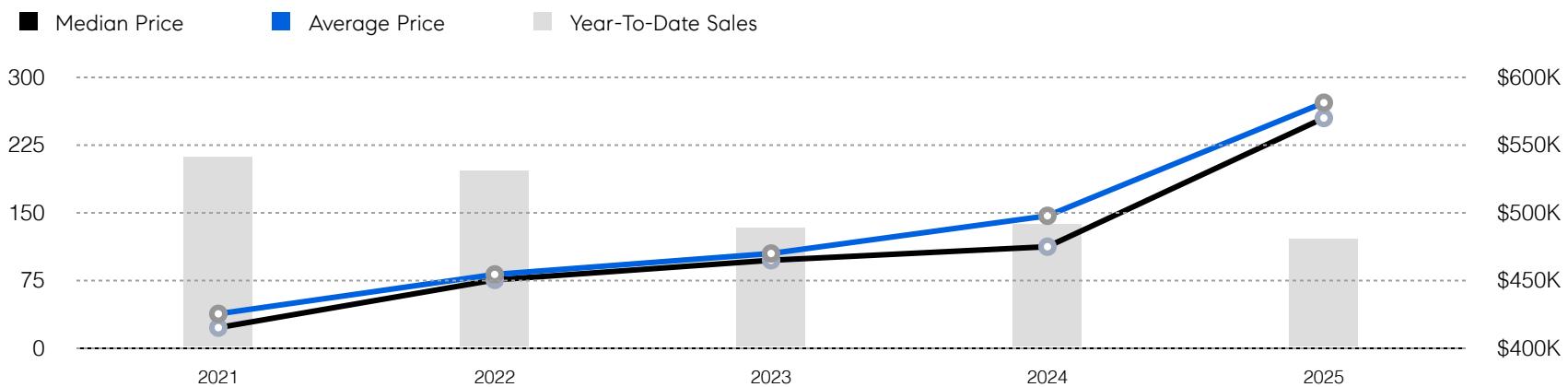
Historic Sales Trends



Lakeland

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	85	84	-1.2%
	SALES VOLUME	\$48,073,998	\$54,157,510	12.7%
	MEDIAN PRICE	\$550,000	\$620,000	12.7%
	AVERAGE PRICE	\$565,576	\$644,732	14.0%
	AVERAGE DOM	43	37	-14.0%
Condos	# OF SALES	44	33	-25.0%
	SALES VOLUME	\$17,716,000	\$14,387,749	-18.8%
	MEDIAN PRICE	\$389,500	\$400,000	2.7%
	AVERAGE PRICE	\$402,636	\$435,992	8.3%
	AVERAGE DOM	43	51	18.6%
Co-ops	# OF SALES	6	2	-66.7%
	SALES VOLUME	\$1,415,000	\$632,000	-55.3%
	MEDIAN PRICE	\$247,500	\$316,000	27.7%
	AVERAGE PRICE	\$235,833	\$316,000	34.0%
	AVERAGE DOM	14	43	207.1%

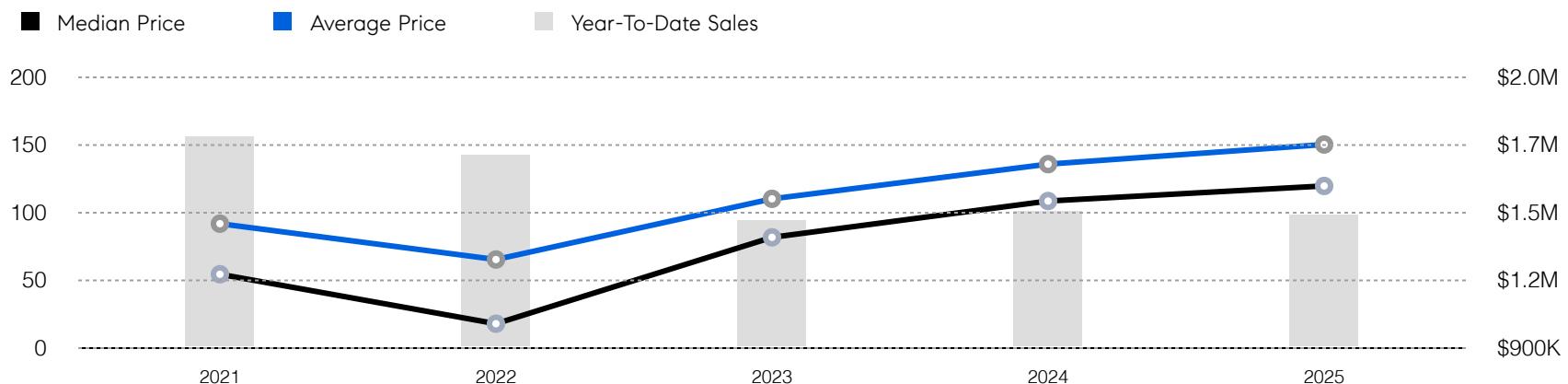
Historic Sales Trends



Larchmont P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	78	67	-14.1%
	SALES VOLUME	\$154,086,427	\$149,266,867	-3.1%
	MEDIAN PRICE	\$1,667,000	\$1,850,000	11.0%
	AVERAGE PRICE	\$1,975,467	\$2,227,864	12.8%
	AVERAGE DOM	23	25	8.7%
Condos	# OF SALES	13	11	-15.4%
	SALES VOLUME	\$8,006,000	\$8,524,900	6.5%
	MEDIAN PRICE	\$552,500	\$735,000	33.0%
	AVERAGE PRICE	\$615,846	\$774,991	25.8%
	AVERAGE DOM	51	57	11.8%
Co-ops	# OF SALES	9	19	111.1%
	SALES VOLUME	\$2,648,300	\$9,740,630	267.8%
	MEDIAN PRICE	\$246,000	\$290,000	17.9%
	AVERAGE PRICE	\$294,256	\$512,665	74.2%
	AVERAGE DOM	31	78	151.6%

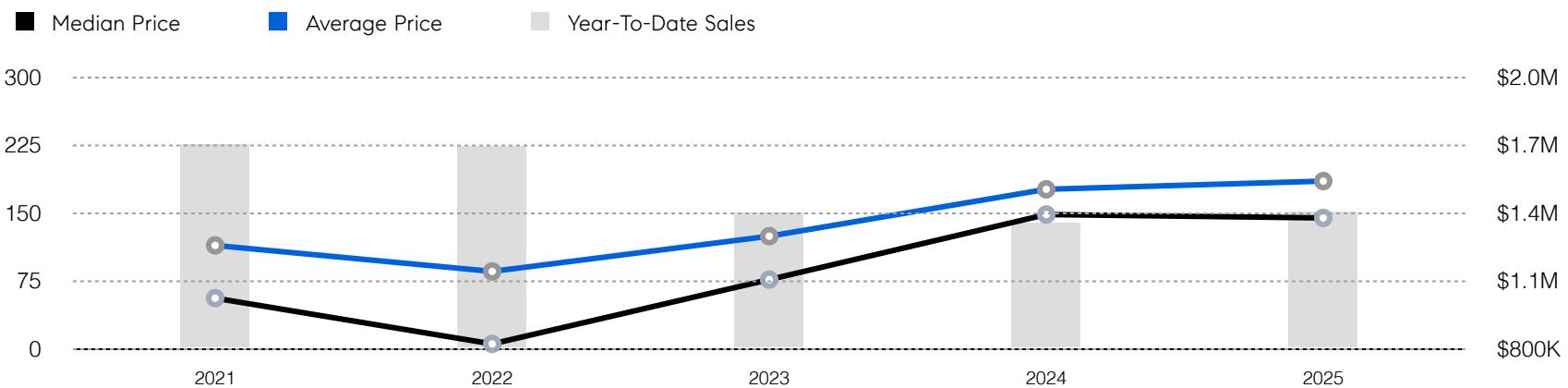
Historic Sales Trends



Mamaroneck

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	101	94	-6.9%
	SALES VOLUME	\$190,537,999	\$197,821,219	3.8%
	MEDIAN PRICE	\$1,575,000	\$1,822,000	15.7%
	AVERAGE PRICE	\$1,886,515	\$2,104,481	11.6%
	AVERAGE DOM	27	30	11.1%
Condos	# OF SALES	18	24	33.3%
	SALES VOLUME	\$10,743,000	\$19,138,120	78.1%
	MEDIAN PRICE	\$538,750	\$677,500	25.8%
	AVERAGE PRICE	\$596,833	\$797,422	33.6%
	AVERAGE DOM	49	59	20.4%
Co-ops	# OF SALES	18	31	72.2%
	SALES VOLUME	\$5,108,300	\$12,890,630	152.3%
	MEDIAN PRICE	\$307,000	\$275,000	-10.4%
	AVERAGE PRICE	\$283,794	\$415,827	46.5%
	AVERAGE DOM	51	72	41.2%

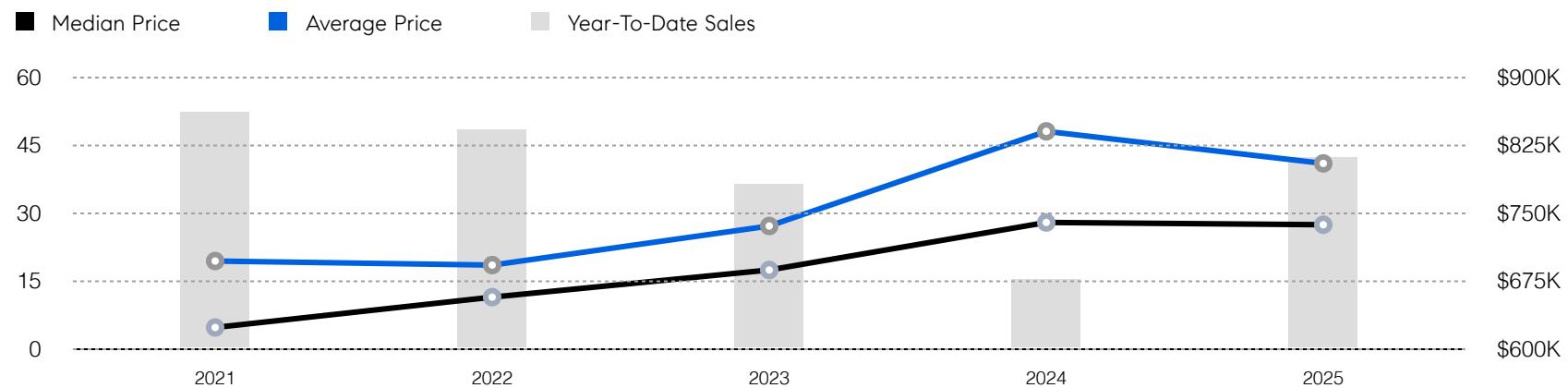
Historic Sales Trends



Mount Pleasant

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	15	40	166.7%
	SALES VOLUME	\$12,609,600	\$32,796,865	160.1%
	MEDIAN PRICE	\$740,000	\$757,500	2.4%
	AVERAGE PRICE	\$840,640	\$819,922	-2.5%
	AVERAGE DOM	27	44	63.0%
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	-	-	-

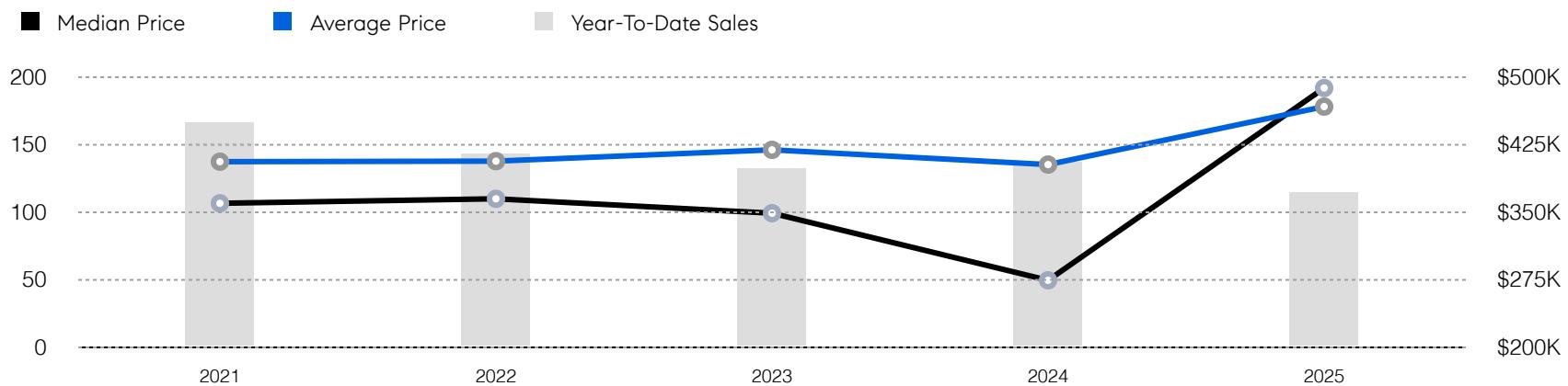
Historic Sales Trends



Mount Vernon

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	61	59	-3.3%
	SALES VOLUME	\$41,347,833	\$40,129,400	-2.9%
	MEDIAN PRICE	\$635,000	\$660,000	3.9%
	AVERAGE PRICE	\$677,833	\$680,159	0.3%
	AVERAGE DOM	62	63	1.6%
Condos	# OF SALES	4	4	0.0%
	SALES VOLUME	\$2,069,000	\$3,200,000	54.7%
	MEDIAN PRICE	\$514,000	\$460,000	-10.5%
	AVERAGE PRICE	\$517,250	\$800,000	54.7%
	AVERAGE DOM	75	46	-38.7%
Co-ops	# OF SALES	71	49	-31.0%
	SALES VOLUME	\$11,388,799	\$8,678,943	-23.8%
	MEDIAN PRICE	\$150,000	\$149,000	-0.7%
	AVERAGE PRICE	\$160,406	\$177,121	10.4%
	AVERAGE DOM	80	87	8.8%

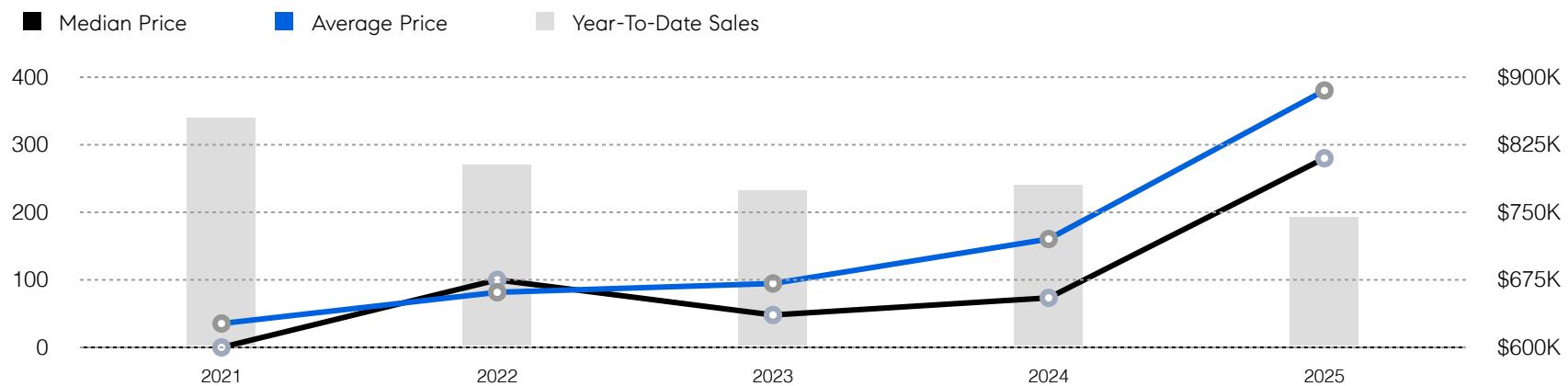
Historic Sales Trends



New Rochelle

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	134	121	-9.7%
	SALES VOLUME	\$136,898,283	\$140,284,449	2.5%
	MEDIAN PRICE	\$882,500	\$999,000	13.2%
	AVERAGE PRICE	\$1,021,629	\$1,159,376	13.5%
	AVERAGE DOM	34	46	35.3%
Condos	# OF SALES	27	20	-25.9%
	SALES VOLUME	\$18,177,205	\$14,841,400	-18.4%
	MEDIAN PRICE	\$542,000	\$576,300	6.3%
	AVERAGE PRICE	\$673,230	\$742,070	10.2%
	AVERAGE DOM	44	60	36.4%
Co-ops	# OF SALES	77	49	-36.4%
	SALES VOLUME	\$16,358,250	\$13,069,400	-20.1%
	MEDIAN PRICE	\$195,000	\$240,000	23.1%
	AVERAGE PRICE	\$212,445	\$266,722	25.5%
	AVERAGE DOM	67	77	14.9%

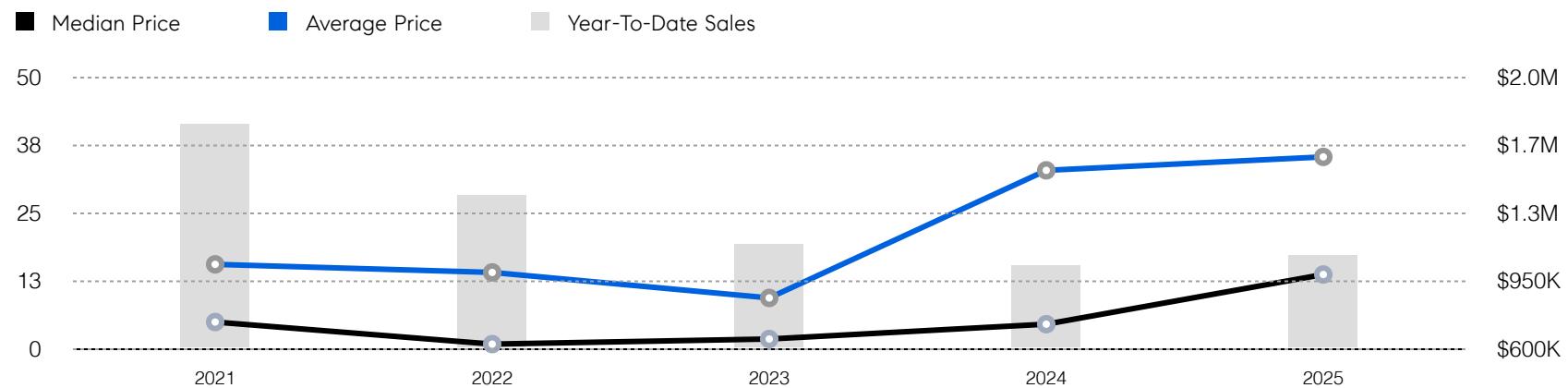
Historic Sales Trends



North Salem

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	15	17	13.3%
	SALES VOLUME	\$22,828,000	\$27,051,600	18.5%
	MEDIAN PRICE	\$729,000	\$985,000	35.1%
	AVERAGE PRICE	\$1,521,867	\$1,591,271	4.6%
	AVERAGE DOM	79	79	0.0%
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	-	-	-

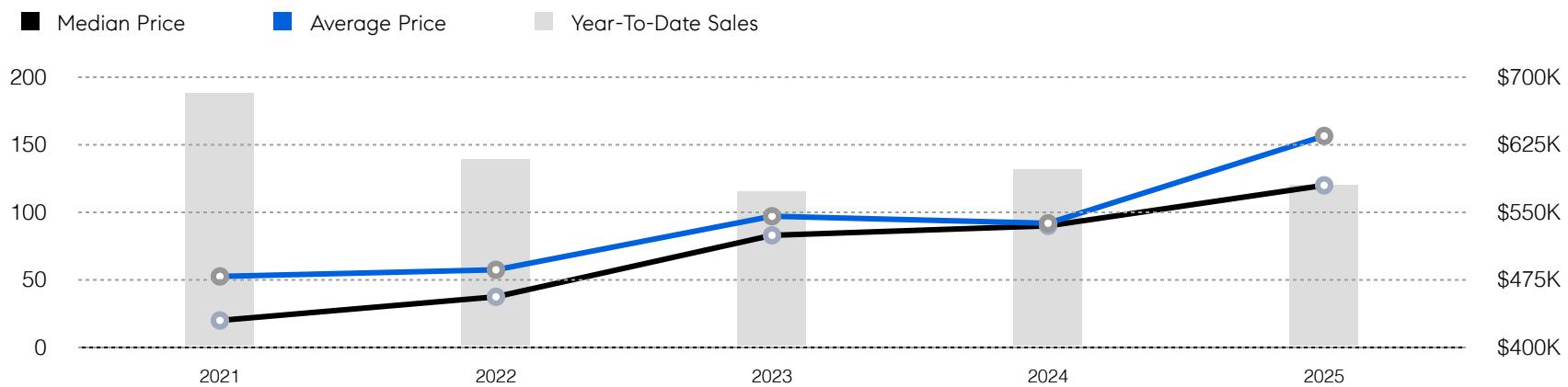
Historic Sales Trends



Ossining

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	71	69	-2.8%
	SALES VOLUME	\$47,889,824	\$54,591,976	14.0%
	MEDIAN PRICE	\$629,000	\$660,000	4.9%
	AVERAGE PRICE	\$674,505	\$791,188	17.3%
	AVERAGE DOM	46	41	-10.9%
Condos	# OF SALES	33	30	-9.1%
	SALES VOLUME	\$16,687,167	\$16,483,250	-1.2%
	MEDIAN PRICE	\$500,000	\$520,500	4.1%
	AVERAGE PRICE	\$505,672	\$549,442	8.7%
	AVERAGE DOM	34	35	2.9%
Co-ops	# OF SALES	26	20	-23.1%
	SALES VOLUME	\$5,346,800	\$4,465,400	-16.5%
	MEDIAN PRICE	\$177,400	\$212,000	19.5%
	AVERAGE PRICE	\$205,646	\$223,270	8.6%
	AVERAGE DOM	42	69	64.3%

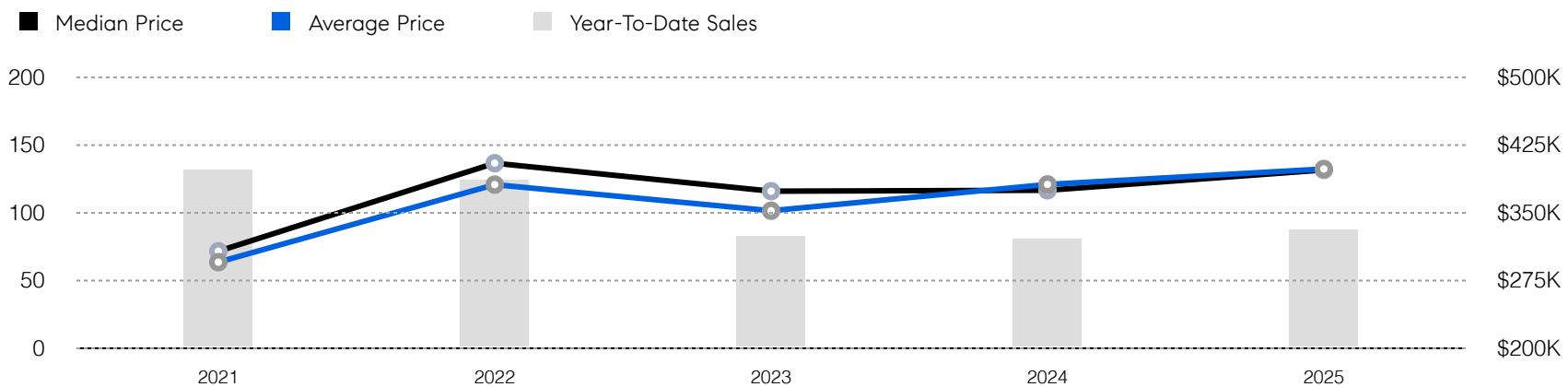
Historic Sales Trends



Peekskill

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	31	30	-3.2%
	SALES VOLUME	\$16,162,235	\$16,867,999	4.4%
	MEDIAN PRICE	\$510,000	\$572,500	12.3%
	AVERAGE PRICE	\$521,362	\$562,267	7.8%
	AVERAGE DOM	31	40	29.0%
Condos	# OF SALES	33	34	3.0%
	SALES VOLUME	\$12,014,500	\$14,181,400	18.0%
	MEDIAN PRICE	\$370,000	\$400,000	8.1%
	AVERAGE PRICE	\$364,076	\$417,100	14.6%
	AVERAGE DOM	40	46	15.0%
Co-ops	# OF SALES	15	22	46.7%
	SALES VOLUME	\$1,960,000	\$3,230,900	64.8%
	MEDIAN PRICE	\$122,000	\$147,500	20.9%
	AVERAGE PRICE	\$130,667	\$146,859	12.4%
	AVERAGE DOM	26	61	134.6%

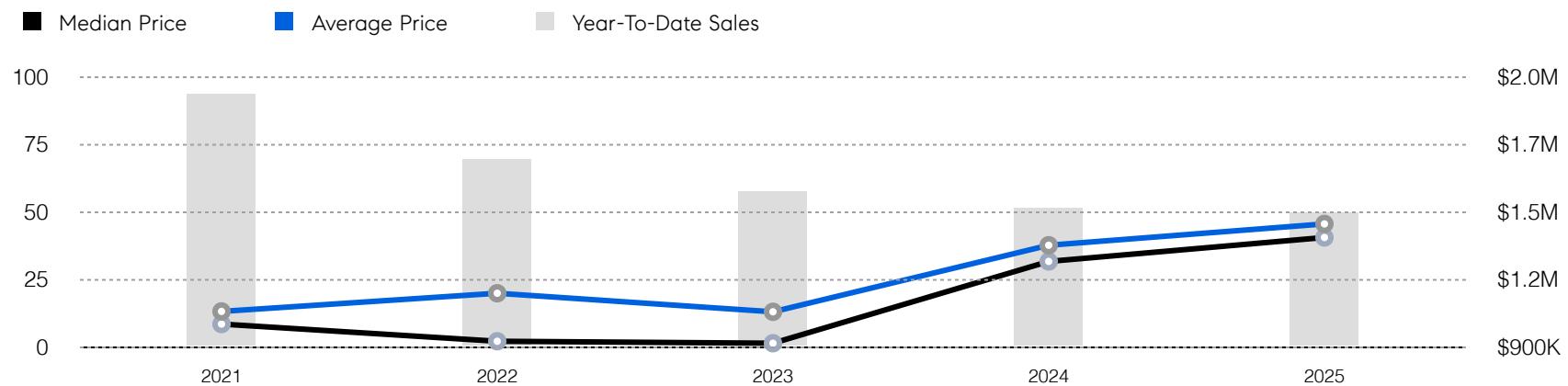
Historic Sales Trends



Pelham

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	42	39	-7.1%
	SALES VOLUME	\$62,743,599	\$64,181,500	2.3%
	MEDIAN PRICE	\$1,425,000	\$1,456,000	2.2%
	AVERAGE PRICE	\$1,493,895	\$1,645,679	10.2%
	AVERAGE DOM	33	35	6.1%
Condos	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$3,586,000	\$2,880,500	-19.7%
	MEDIAN PRICE	\$780,000	\$599,500	-23.1%
	AVERAGE PRICE	\$717,200	\$720,125	0.4%
	AVERAGE DOM	64	16	-75.0%
Co-ops	# OF SALES	4	6	50.0%
	SALES VOLUME	\$780,250	\$1,672,000	114.3%
	MEDIAN PRICE	\$203,750	\$246,000	20.7%
	AVERAGE PRICE	\$195,063	\$278,667	42.9%
	AVERAGE DOM	67	69	3.0%

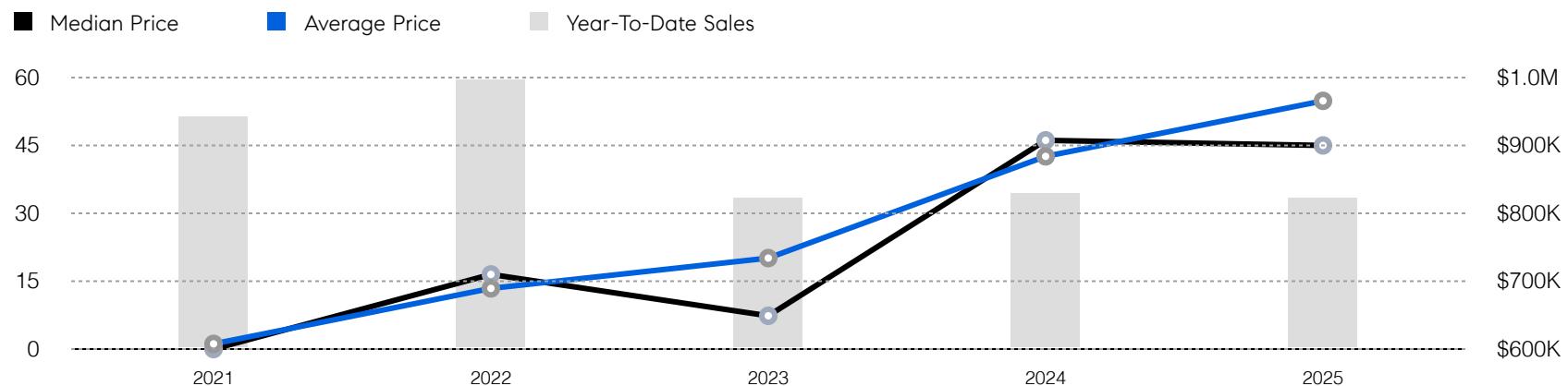
Historic Sales Trends



Pleasantville

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	26	28	7.7%
	SALES VOLUME	\$26,898,000	\$28,968,195	7.7%
	MEDIAN PRICE	\$1,037,000	\$939,500	-9.4%
	AVERAGE PRICE	\$1,034,538	\$1,034,578	0.0%
	AVERAGE DOM	41	38	-7.3%
Condos	# OF SALES	5	5	0.0%
	SALES VOLUME	\$2,477,000	\$2,899,388	17.1%
	MEDIAN PRICE	\$555,000	\$574,500	3.5%
	AVERAGE PRICE	\$495,400	\$579,878	17.1%
	AVERAGE DOM	30	20	-33.3%
Co-ops	# OF SALES	3	0	0.0%
	SALES VOLUME	\$678,000	-	-
	MEDIAN PRICE	\$230,000	-	-
	AVERAGE PRICE	\$226,000	-	-
	AVERAGE DOM	18	-	-

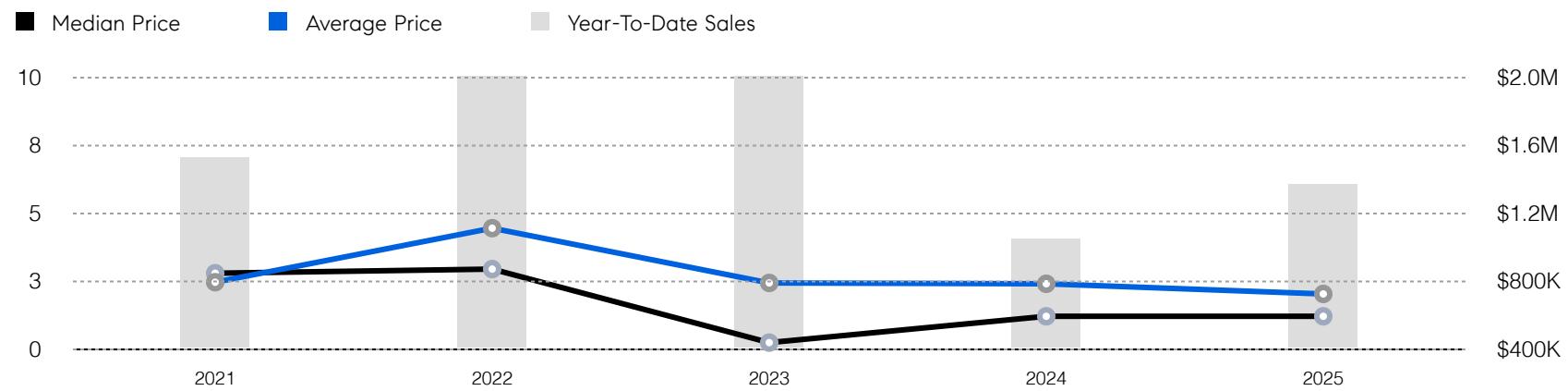
Historic Sales Trends



Pocantico Hills

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	2	3	50.0%
	SALES VOLUME	\$2,315,360	\$3,140,000	35.6%
	MEDIAN PRICE	\$1,157,680	\$995,000	-14.1%
	AVERAGE PRICE	\$1,157,680	\$1,046,667	-9.6%
	AVERAGE DOM	77	41	-46.8%
Condos	# OF SALES	2	3	50.0%
	SALES VOLUME	\$830,000	\$1,219,000	46.9%
	MEDIAN PRICE	\$415,000	\$415,000	-
	AVERAGE PRICE	\$415,000	\$406,333	-2.1%
	AVERAGE DOM	43	33	-23.3%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

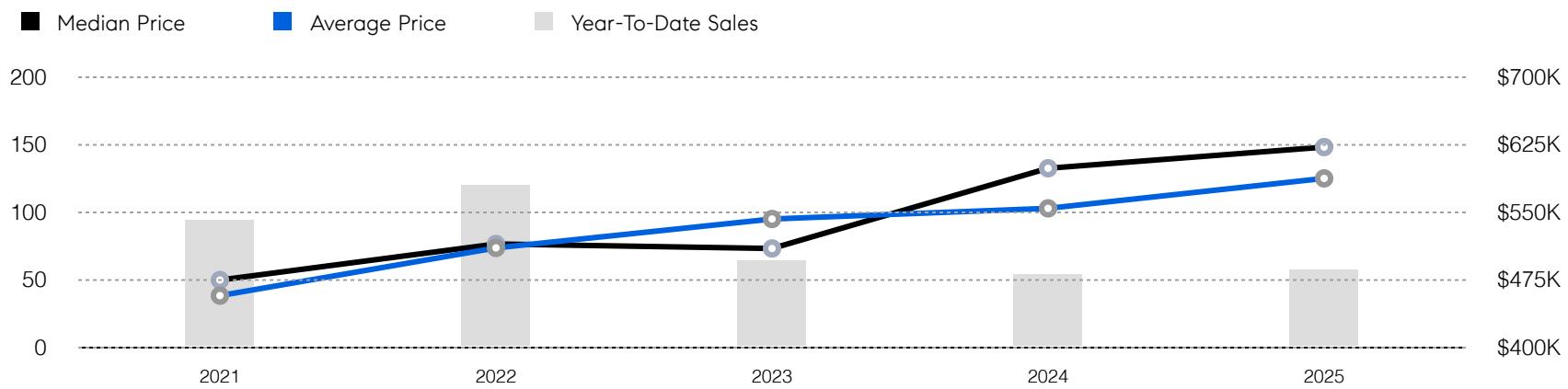
Historic Sales Trends



Port Chester

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	33	35	6.1%
	SALES VOLUME	\$24,303,500	\$26,626,100	9.6%
	MEDIAN PRICE	\$705,000	\$750,000	6.4%
	AVERAGE PRICE	\$736,470	\$760,746	3.3%
	AVERAGE DOM	29	47	62.1%
Condos	# OF SALES	10	12	20.0%
	SALES VOLUME	\$3,653,500	\$4,987,500	36.5%
	MEDIAN PRICE	\$345,000	\$400,500	16.1%
	AVERAGE PRICE	\$365,350	\$415,625	13.8%
	AVERAGE DOM	31	55	77.4%
Co-ops	# OF SALES	10	9	-10.0%
	SALES VOLUME	\$1,433,500	\$1,301,900	-9.2%
	MEDIAN PRICE	\$125,750	\$128,000	1.8%
	AVERAGE PRICE	\$143,350	\$144,656	0.9%
	AVERAGE DOM	121	53	-56.2%

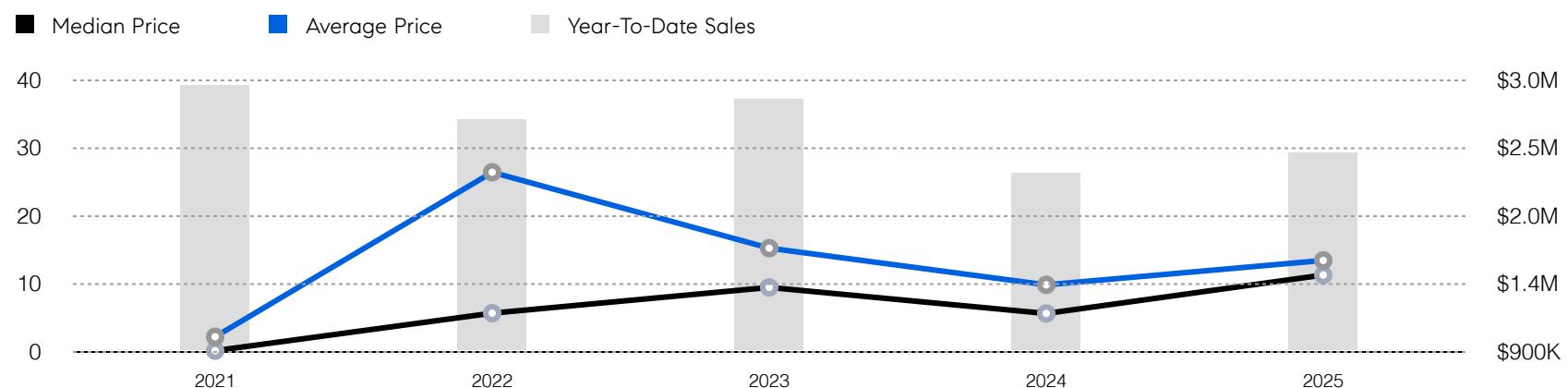
Historic Sales Trends



Pound Ridge P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	26	29	11.5%
	SALES VOLUME	\$36,891,260	\$46,626,290	26.4%
	MEDIAN PRICE	\$1,197,500	\$1,495,000	24.8%
	AVERAGE PRICE	\$1,418,895	\$1,607,803	13.3%
	AVERAGE DOM	42	53	26.2%
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	-	-	-

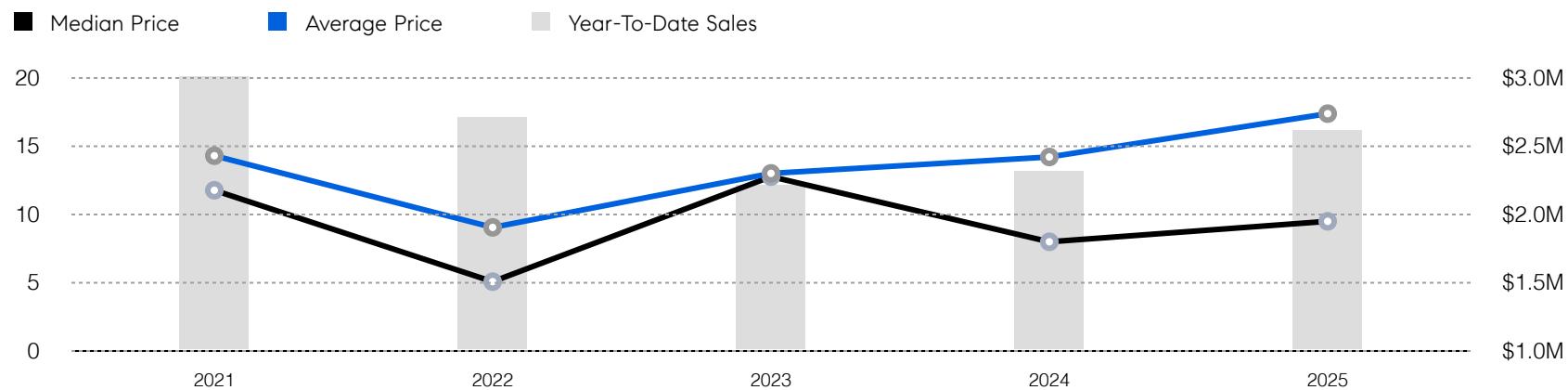
Historic Sales Trends



Purchase P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	13	16	23.1%
	SALES VOLUME	\$31,479,000	\$43,821,900	39.2%
	MEDIAN PRICE	\$1,800,000	\$1,950,000	8.3%
	AVERAGE PRICE	\$2,421,462	\$2,738,869	13.1%
	AVERAGE DOM	184	81	-56.0%
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	-	-	-

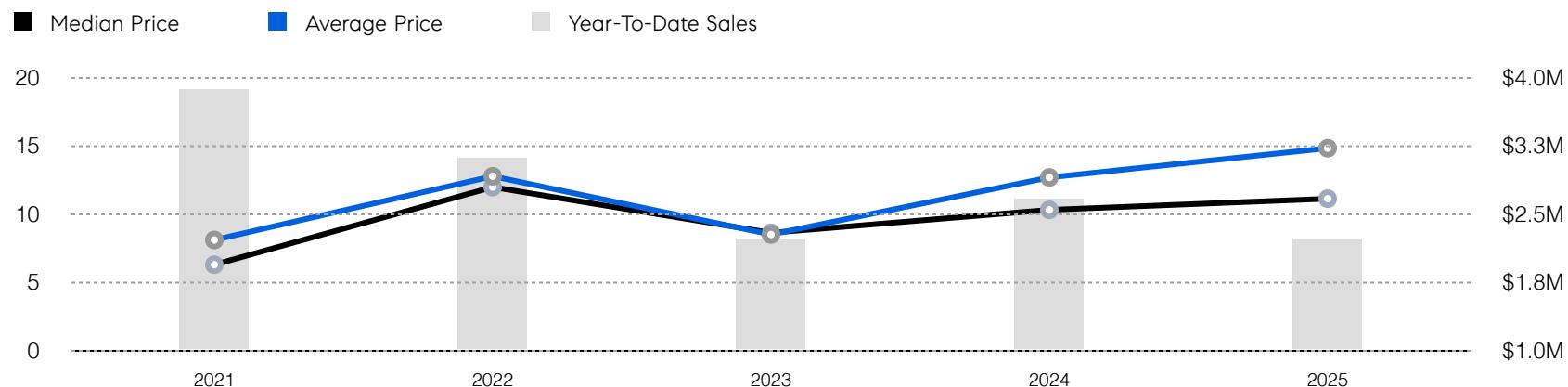
Historic Sales Trends



Rye P.O.

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	11	8	-27.3%
	SALES VOLUME	\$31,968,000	\$25,820,000	-19.2%
	MEDIAN PRICE	\$2,550,000	\$2,672,500	4.8%
	AVERAGE PRICE	\$2,906,182	\$3,227,500	11.1%
	AVERAGE DOM	57	85	49.1%
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	-	-	-

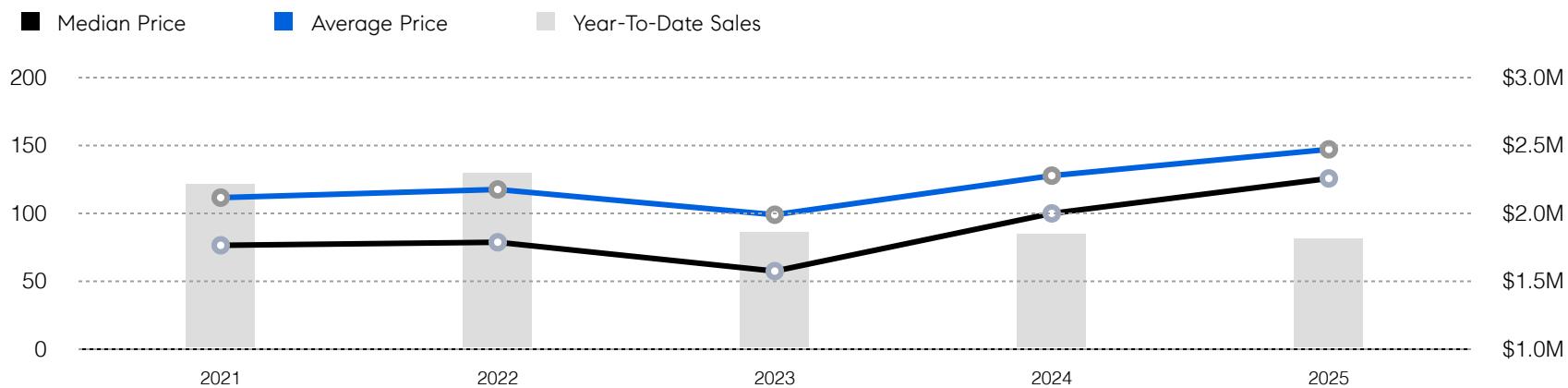
Historic Sales Trends



Rye City

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	65	54	-16.9%
	SALES VOLUME	\$174,640,029	\$166,489,000	-4.7%
	MEDIAN PRICE	\$2,455,000	\$2,810,000	14.5%
	AVERAGE PRICE	\$2,686,770	\$3,083,130	14.8%
	AVERAGE DOM	25	47	88.0%
Condos	# OF SALES	8	13	62.5%
	SALES VOLUME	\$9,650,000	\$25,028,000	159.4%
	MEDIAN PRICE	\$1,072,500	\$1,960,000	82.8%
	AVERAGE PRICE	\$1,206,250	\$1,925,231	59.6%
	AVERAGE DOM	115	35	-69.6%
Co-ops	# OF SALES	10	13	30.0%
	SALES VOLUME	\$4,782,500	\$6,214,500	29.9%
	MEDIAN PRICE	\$425,000	\$403,500	-5.1%
	AVERAGE PRICE	\$478,250	\$478,038	0.0%
	AVERAGE DOM	53	38	-28.3%

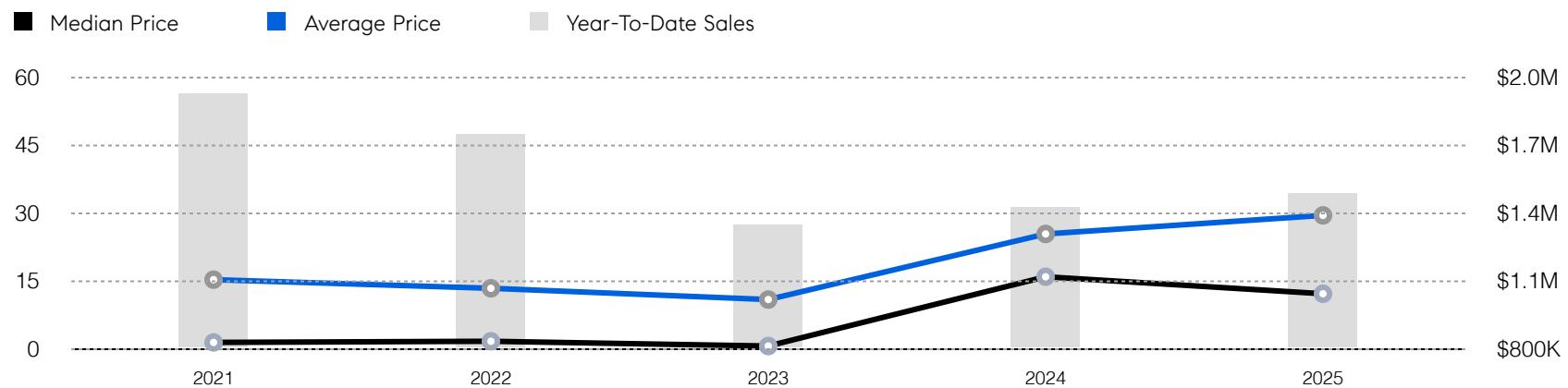
Historic Sales Trends



Rye Neck

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	25	27	8.0%
	SALES VOLUME	\$38,187,817	\$44,323,999	16.1%
	MEDIAN PRICE	\$1,351,000	\$1,301,000	-3.7%
	AVERAGE PRICE	\$1,527,513	\$1,641,630	7.5%
	AVERAGE DOM	15	33	120.0%
Condos	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$1,565,000	\$895,000	-42.8%
	MEDIAN PRICE	\$782,500	\$895,000	14.4%
	AVERAGE PRICE	\$782,500	\$895,000	14.4%
	AVERAGE DOM	25	15	-40.0%
Co-ops	# OF SALES	4	6	50.0%
	SALES VOLUME	\$830,500	\$2,081,518	150.6%
	MEDIAN PRICE	\$222,750	\$310,000	39.2%
	AVERAGE PRICE	\$207,625	\$346,920	67.1%
	AVERAGE DOM	93	75	-19.4%

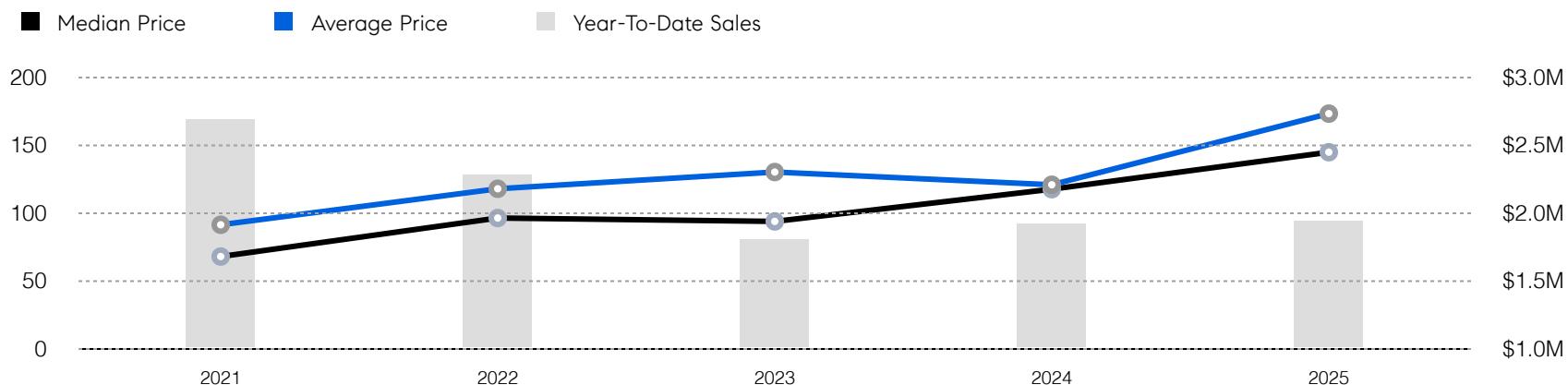
Historic Sales Trends



Scarsdale

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	80	90	12.5%
	SALES VOLUME	\$189,881,752	\$250,917,433	32.1%
	MEDIAN PRICE	\$2,275,000	\$2,459,950	8.1%
	AVERAGE PRICE	\$2,373,522	\$2,787,971	17.5%
	AVERAGE DOM	31	60	93.5%
Condos	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$4,999,000	\$2,150,000	-57.0%
	MEDIAN PRICE	\$1,461,500	\$2,150,000	47.1%
	AVERAGE PRICE	\$1,666,333	\$2,150,000	29.0%
	AVERAGE DOM	73	16	-78.1%
Co-ops	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$6,233,000	\$1,200,000	-80.7%
	MEDIAN PRICE	\$707,500	\$600,000	-15.2%
	AVERAGE PRICE	\$779,125	\$600,000	-23.0%
	AVERAGE DOM	33	71	115.2%

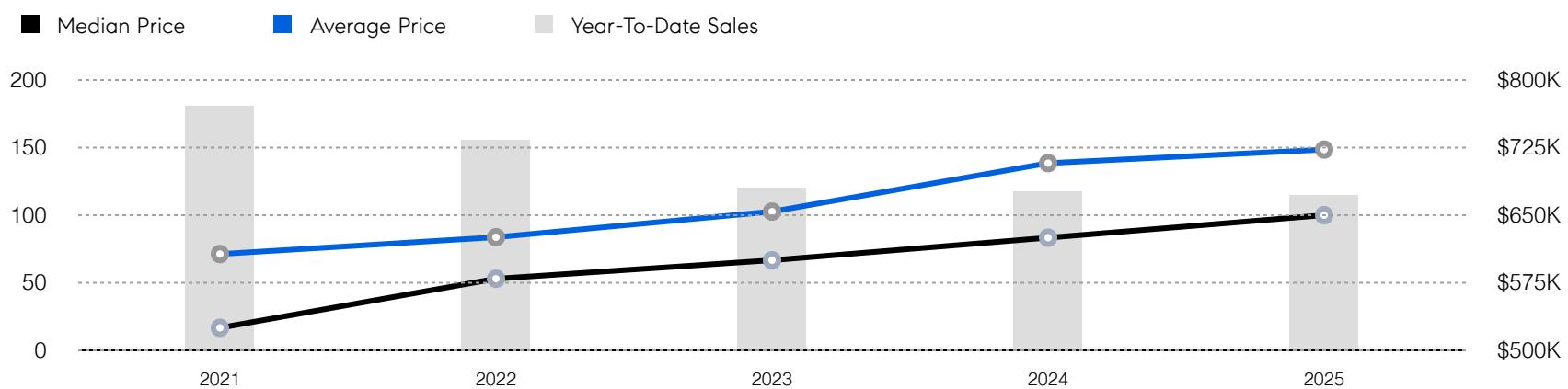
Historic Sales Trends



Somers

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	58	54	-6.9%
	SALES VOLUME	\$47,999,023	\$44,842,988	-6.6%
	MEDIAN PRICE	\$787,750	\$767,500	-2.6%
	AVERAGE PRICE	\$827,569	\$830,426	0.3%
	AVERAGE DOM	43	38	-11.6%
Condos	# OF SALES	58	59	1.7%
	SALES VOLUME	\$34,100,129	\$36,831,275	8.0%
	MEDIAN PRICE	\$573,000	\$599,000	4.5%
	AVERAGE PRICE	\$587,933	\$624,259	6.2%
	AVERAGE DOM	42	32	-23.8%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

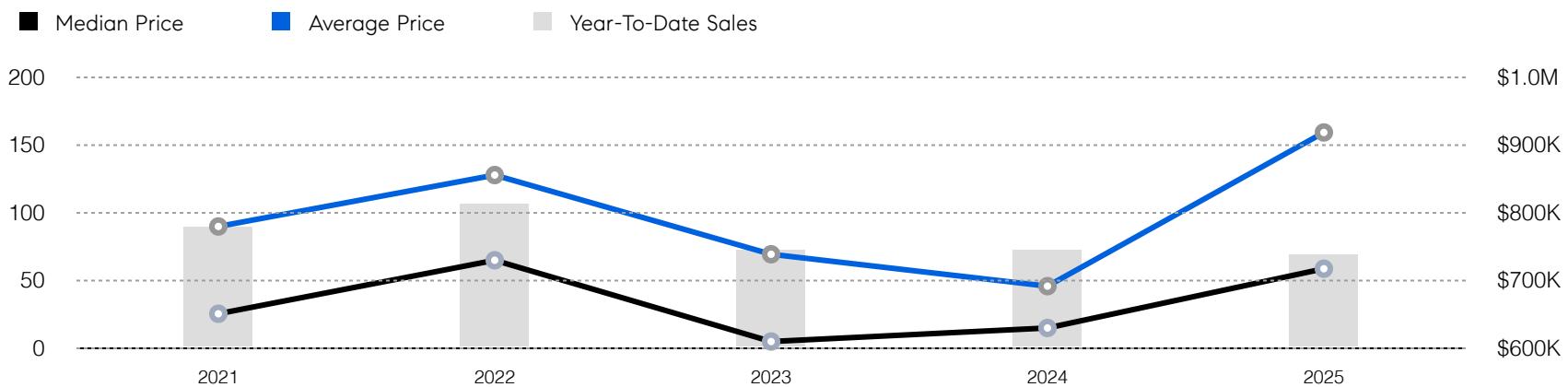
Historic Sales Trends



Tarrytown

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	18	19	5.6%
	SALES VOLUME	\$16,788,818	\$21,857,740	30.2%
	MEDIAN PRICE	\$862,607	\$809,000	-6.2%
	AVERAGE PRICE	\$932,712	\$1,150,407	23.3%
	AVERAGE DOM	33	44	33.3%
Condos	# OF SALES	38	37	-2.6%
	SALES VOLUME	\$28,881,300	\$37,638,206	30.3%
	MEDIAN PRICE	\$675,000	\$825,000	22.2%
	AVERAGE PRICE	\$760,034	\$1,017,249	33.8%
	AVERAGE DOM	38	49	28.9%
Co-ops	# OF SALES	15	12	-20.0%
	SALES VOLUME	\$3,444,000	\$2,975,500	-13.6%
	MEDIAN PRICE	\$187,000	\$212,500	13.6%
	AVERAGE PRICE	\$229,600	\$247,958	8.0%
	AVERAGE DOM	77	47	-39.0%

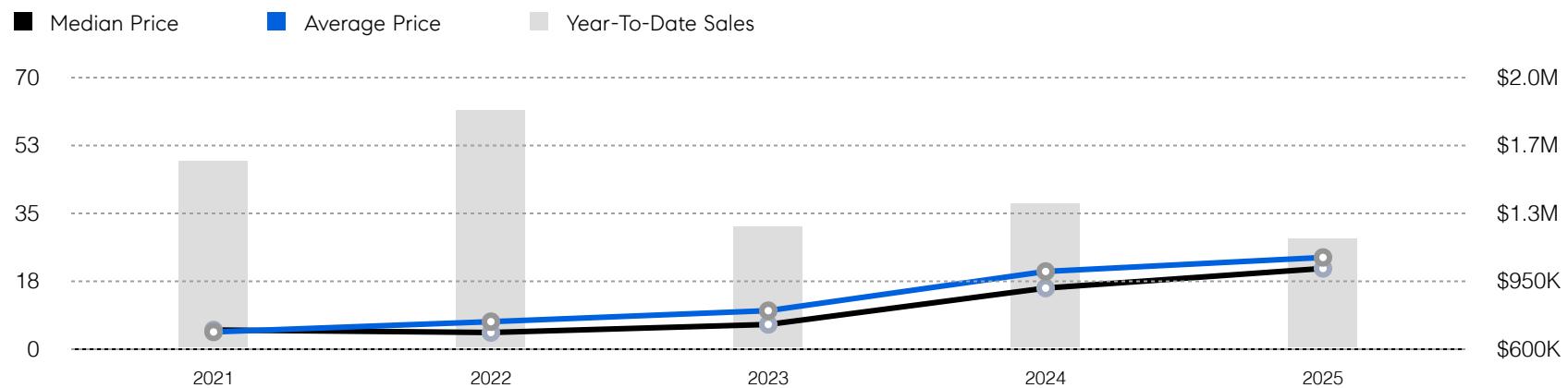
Historic Sales Trends



Tuckahoe

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	26	18	-30.8%
	SALES VOLUME	\$33,156,628	\$25,663,499	-22.6%
	MEDIAN PRICE	\$1,311,250	\$1,385,000	5.6%
	AVERAGE PRICE	\$1,275,255	\$1,425,750	11.8%
	AVERAGE DOM	80	45	-43.7%
Condos	# OF SALES	5	6	20.0%
	SALES VOLUME	\$2,313,000	\$3,312,500	43.2%
	MEDIAN PRICE	\$449,000	\$547,000	21.8%
	AVERAGE PRICE	\$462,600	\$552,083	19.3%
	AVERAGE DOM	39	22	-43.6%
Co-ops	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$1,555,000	\$1,067,000	-31.4%
	MEDIAN PRICE	\$270,000	\$263,000	-2.6%
	AVERAGE PRICE	\$259,167	\$266,750	2.9%
	AVERAGE DOM	88	26	-70.5%

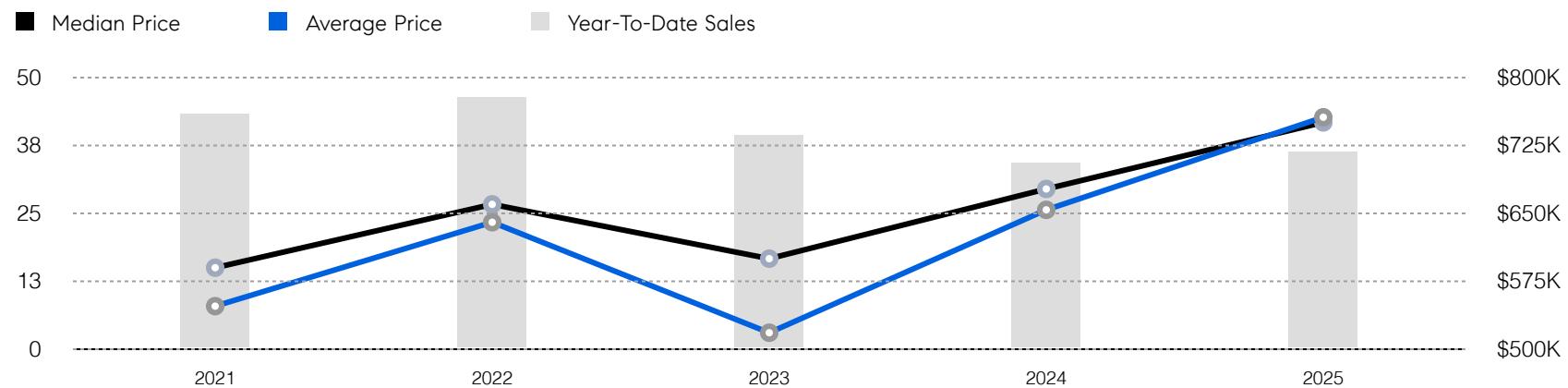
Historic Sales Trends



Valhalla

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	28	32	14.3%
	SALES VOLUME	\$21,169,399	\$26,408,500	24.7%
	MEDIAN PRICE	\$736,000	\$772,500	5.0%
	AVERAGE PRICE	\$756,050	\$825,266	9.2%
	AVERAGE DOM	27	47	74.1%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$1,063,500	\$815,000	-23.4%
	MEDIAN PRICE	\$169,750	\$182,500	7.5%
	AVERAGE PRICE	\$177,250	\$203,750	15.0%
	AVERAGE DOM	41	78	90.2%

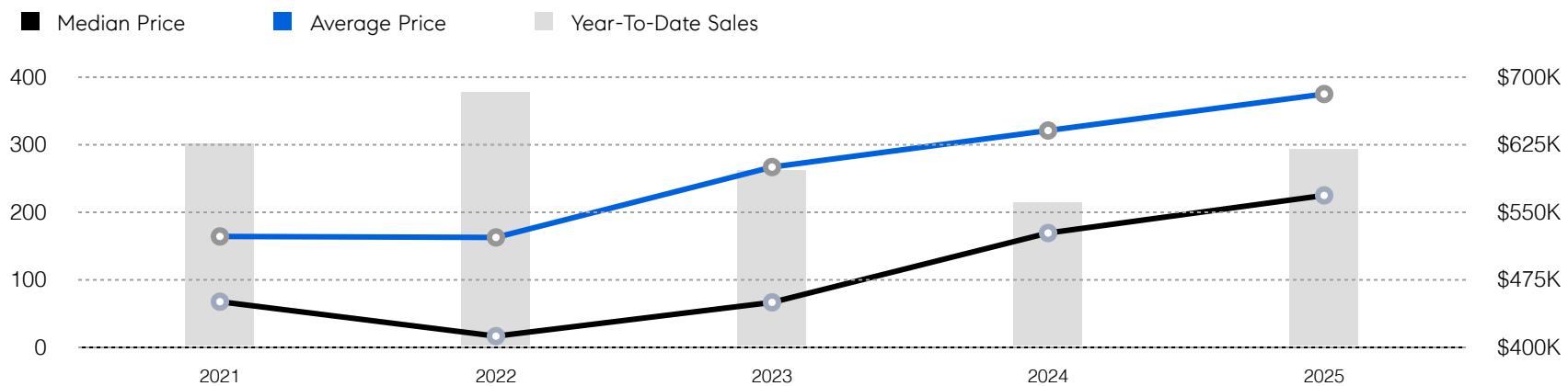
Historic Sales Trends



White Plains

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	77	98	27.3%
	SALES VOLUME	\$74,528,699	\$105,692,878	41.8%
	MEDIAN PRICE	\$935,000	\$957,500	2.4%
	AVERAGE PRICE	\$967,905	\$1,078,499	11.4%
	AVERAGE DOM	32	34	6.3%
Condos	# OF SALES	67	96	43.3%
	SALES VOLUME	\$44,258,900	\$66,923,560	51.2%
	MEDIAN PRICE	\$518,000	\$568,750	9.8%
	AVERAGE PRICE	\$660,581	\$697,120	5.5%
	AVERAGE DOM	53	67	26.4%
Co-ops	# OF SALES	67	96	43.3%
	SALES VOLUME	\$16,418,425	\$24,962,475	52.0%
	MEDIAN PRICE	\$220,000	\$237,950	8.2%
	AVERAGE PRICE	\$245,051	\$260,026	6.1%
	AVERAGE DOM	42	69	64.3%

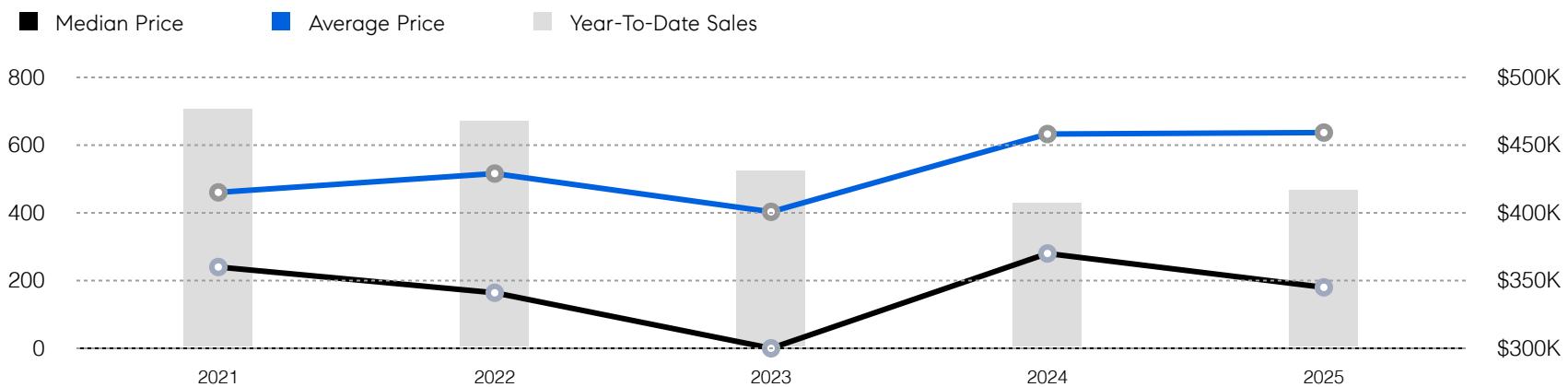
Historic Sales Trends



Yonkers

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	159	186	17.0%
	SALES VOLUME	\$125,191,300	\$141,406,283	13.0%
	MEDIAN PRICE	\$730,000	\$716,875	-1.8%
	AVERAGE PRICE	\$787,367	\$760,249	-3.4%
	AVERAGE DOM	39	48	23.1%
Condos	# OF SALES	61	46	-24.6%
	SALES VOLUME	\$25,992,323	\$19,525,087	-24.9%
	MEDIAN PRICE	\$399,000	\$398,000	-0.3%
	AVERAGE PRICE	\$426,104	\$424,458	-0.4%
	AVERAGE DOM	53	61	15.1%
Co-ops	# OF SALES	202	229	13.4%
	SALES VOLUME	\$42,175,599	\$50,790,947	20.4%
	MEDIAN PRICE	\$182,000	\$195,000	7.1%
	AVERAGE PRICE	\$208,790	\$221,795	6.2%
	AVERAGE DOM	73	77	5.5%

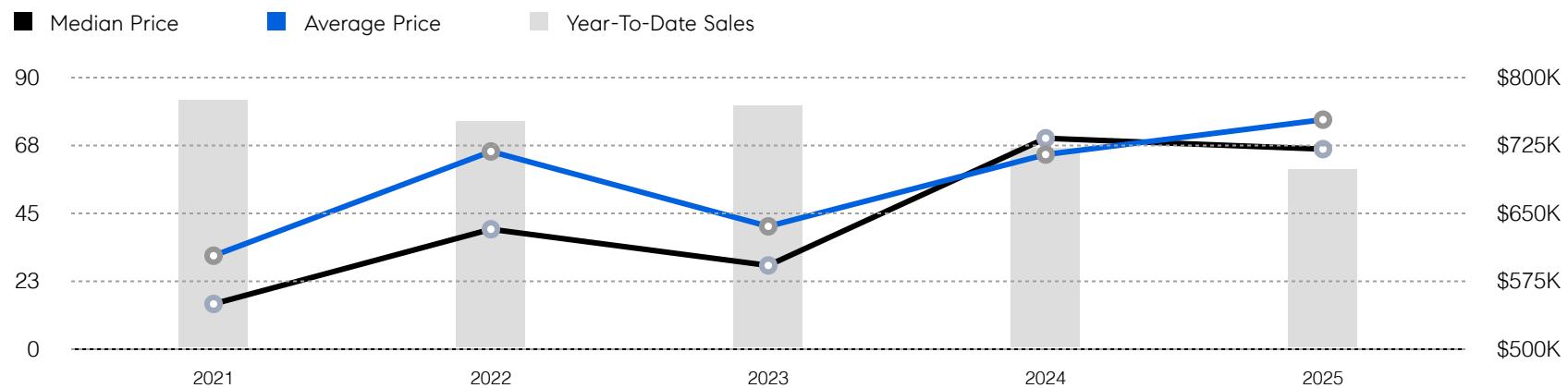
Historic Sales Trends



Yorktown

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	59	52	-11.9%
	SALES VOLUME	\$44,567,734	\$39,326,072	-11.8%
	MEDIAN PRICE	\$750,000	\$705,500	-5.9%
	AVERAGE PRICE	\$755,385	\$756,271	0.1%
	AVERAGE DOM	32	33	3.1%
Condos	# OF SALES	5	7	40.0%
	SALES VOLUME	\$2,076,000	\$5,132,800	147.2%
	MEDIAN PRICE	\$335,000	\$789,900	135.8%
	AVERAGE PRICE	\$415,200	\$733,257	76.6%
	AVERAGE DOM	25	58	132.0%
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



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Source: OneKey MLS: Single Family Res, Townhouse, School District, Sold 01/01/2024 to 06/30/2025
Source: OneKey MLS: Co-Op, School District, Sold 01/01/2024 to 06/30/2025
Source: OneKey MLS: Condo, School District, Sold 01/01/2024 to 06/30/2025
*Bronxville P.O. in Yonkers School District, Sold 01/01/2024 to 06/30/2025
*Bedford P.O. in Bedford School District, Sold 01/01/2024 to 06/30/2025
*Larchmont P.O. in Mamaroneck School District, Sold 01/01/2024 to 06/30/2025
*Pound Ridge in Bedford School District, Sold 01/01/2024 to 06/30/2025
*Purchase P.O. in Harrison School District, Sold 01/01/2024 to 06/30/2025
*Rye P.O. in Harrison School District, Sold 01/01/2024 to 06/30/2025

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