



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

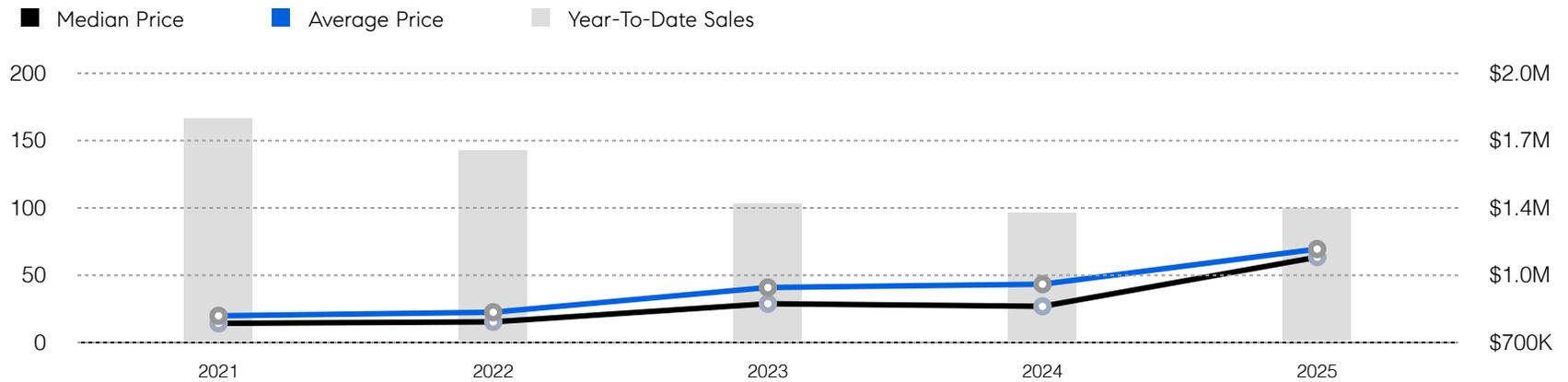
		YTD 2024	YTD 2025	% Change
Single Family	# OF SALES	4,595	4,793	4.3%
	SOLD VOLUME	\$5,694,337,060	\$6,298,269,767	10.6%
	MEDIAN PRICE	\$925,000	\$985,000	6.5%
	AVERAGE PRICE	\$1,239,246	\$1,314,056	6.0%
	AVERAGE DOM	39	40	2.6%
Condos	# OF SALES	1,201	1,200	-0.1%
	SOLD VOLUME	\$749,588,144	\$782,445,567	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%

Ardsley

		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

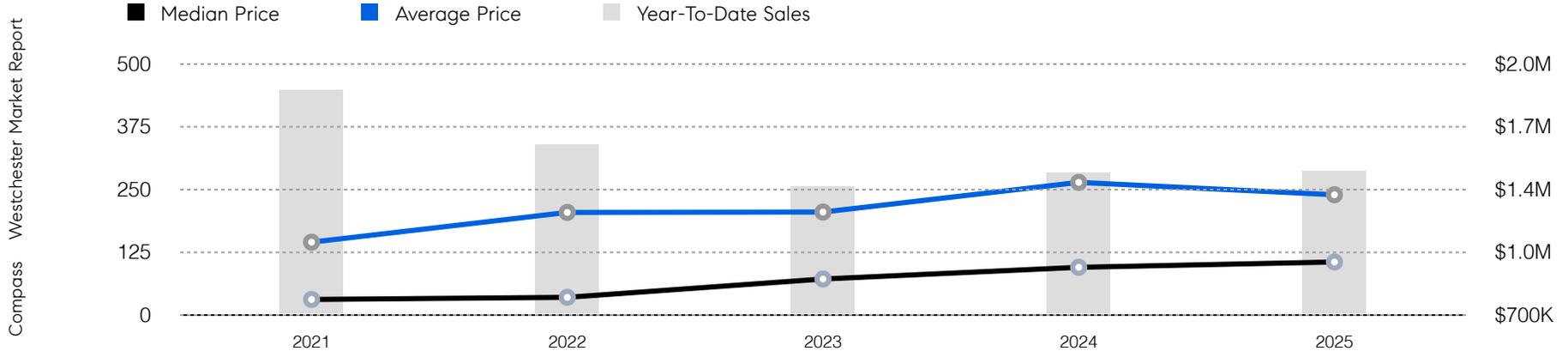
Compass Westchester Market Report



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%

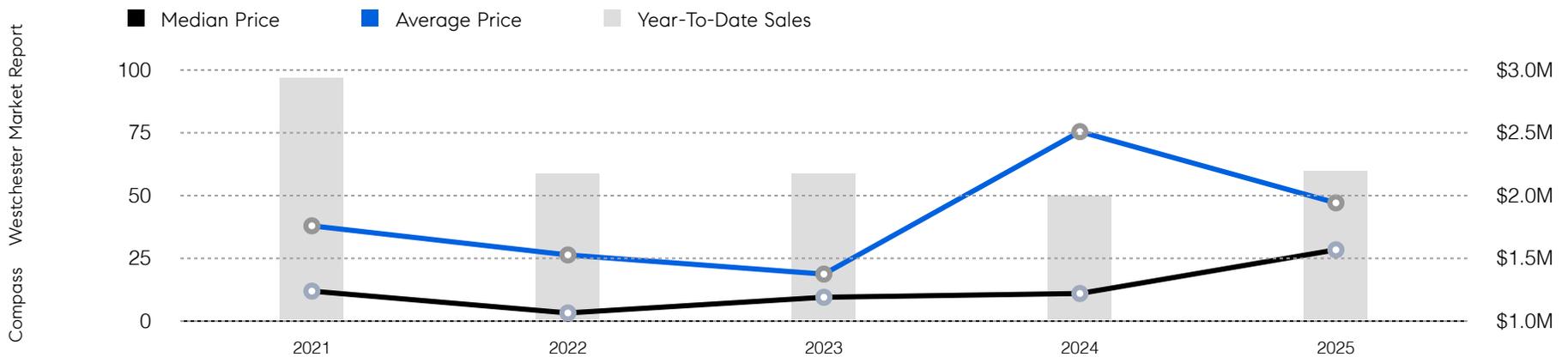
Historic Sales Trends



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	-	-	-

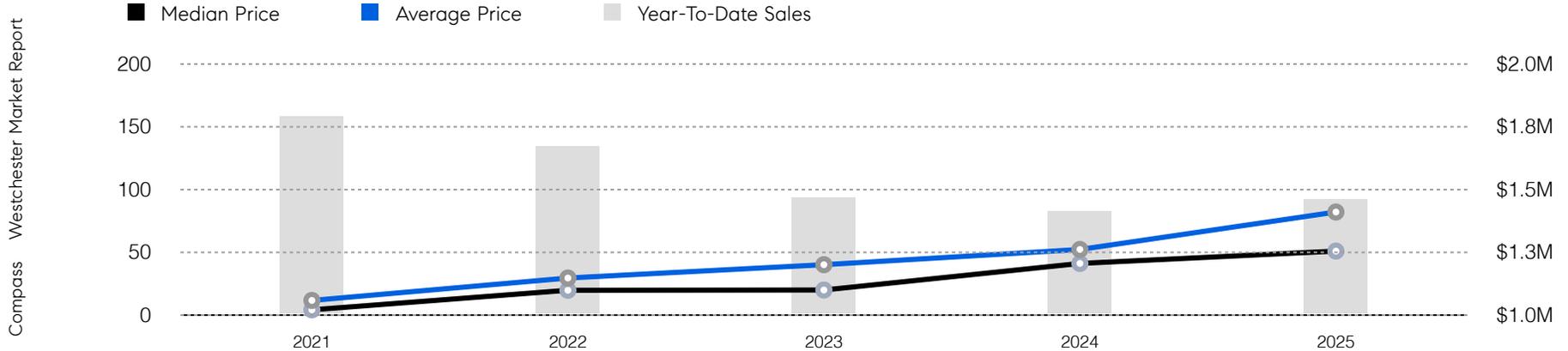
Historic Sales Trends



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	-	-	-

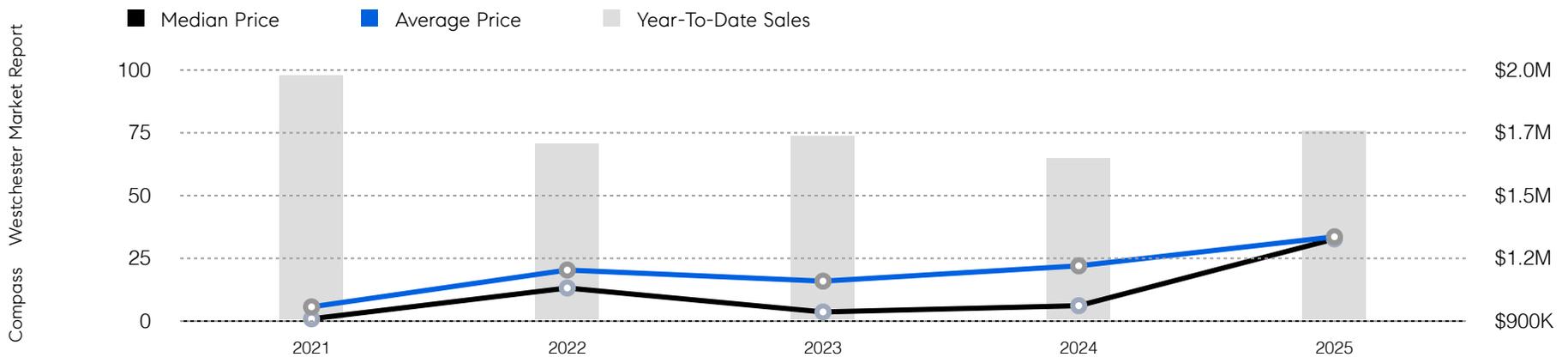
Historic Sales Trends



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%

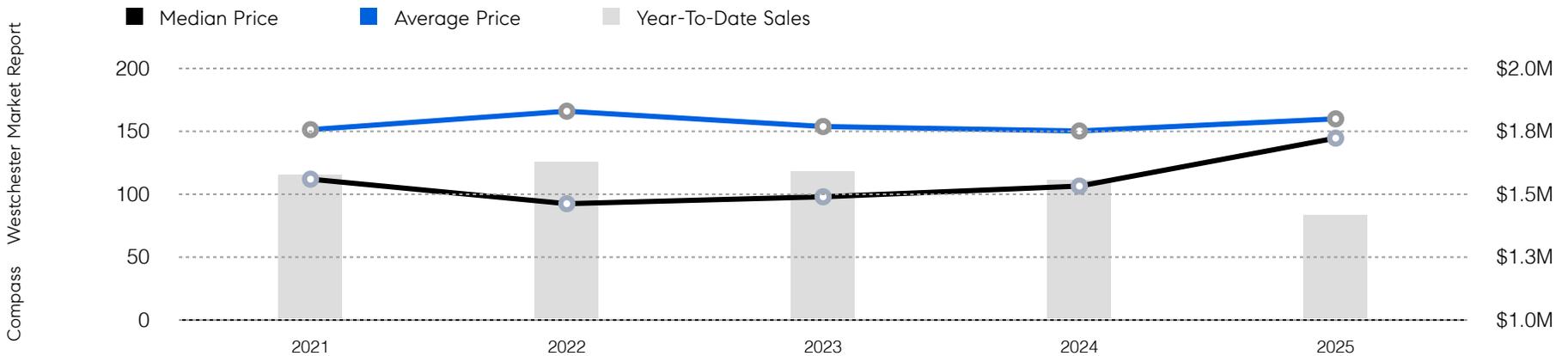
Historic Sales Trends



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%

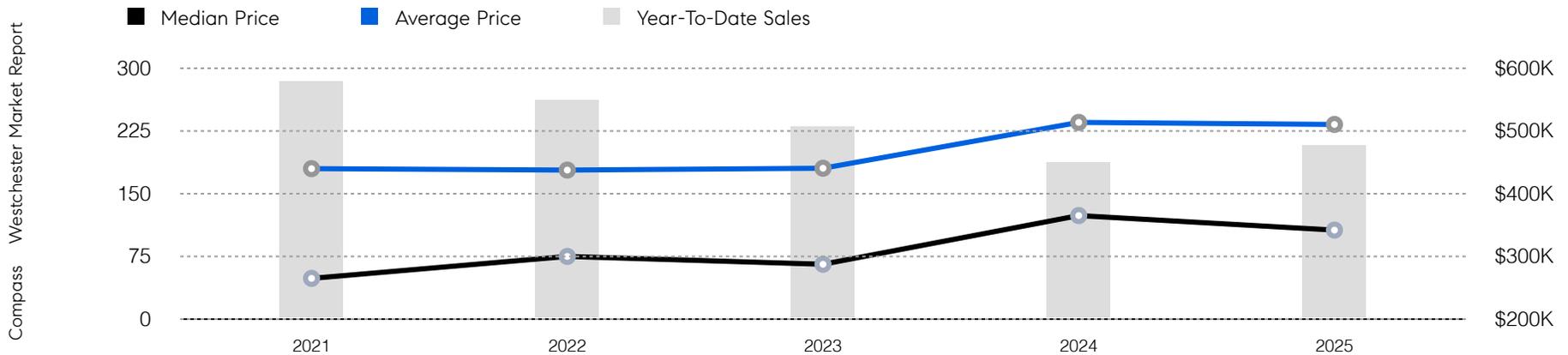
Historic Sales Trends



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%

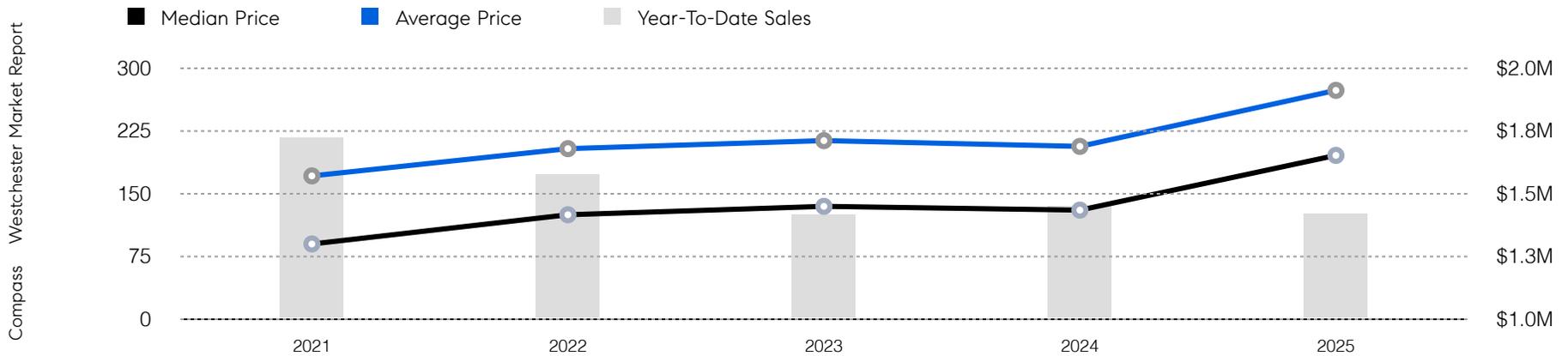
Historic Sales Trends



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	-	-	-

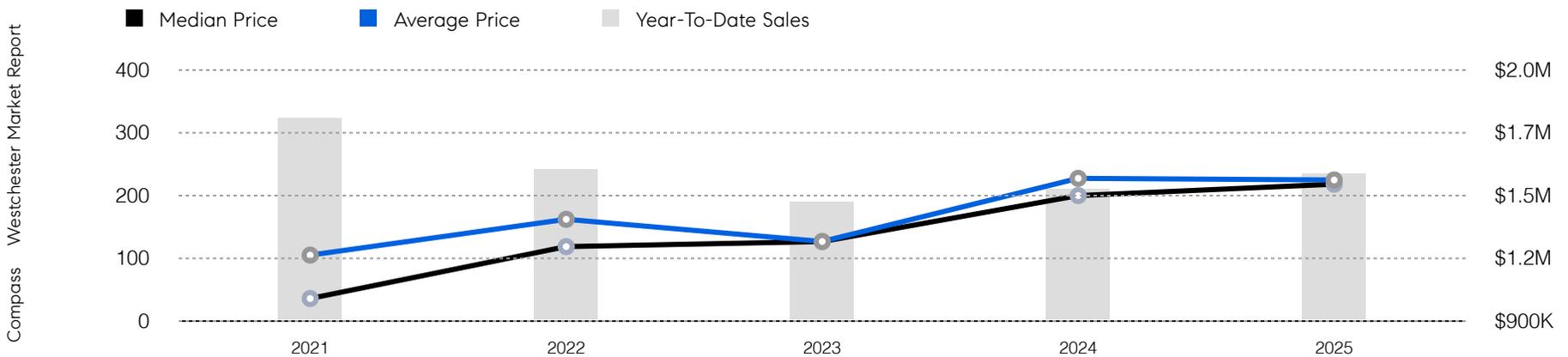
Historic Sales Trends



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

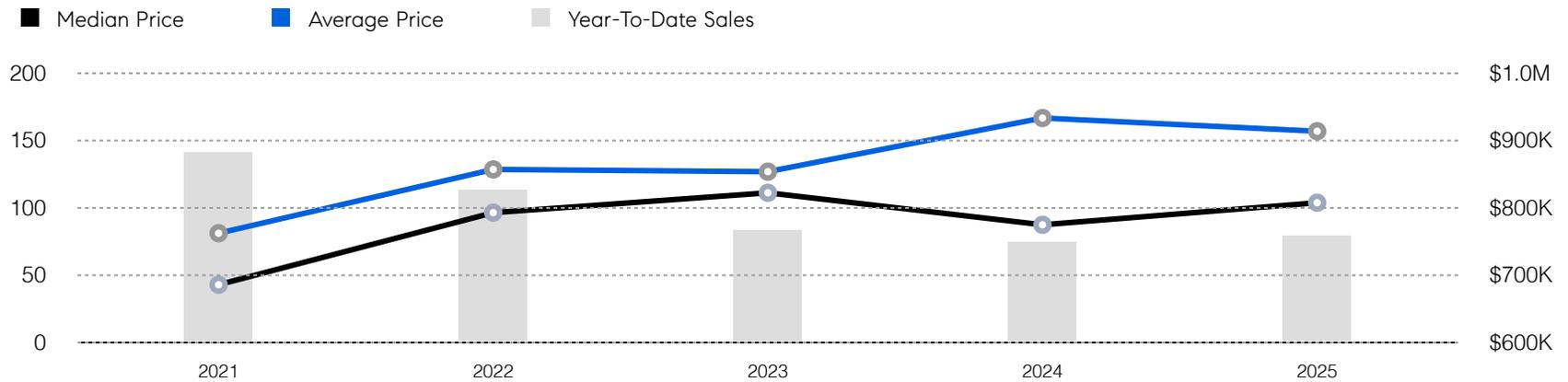


Croton-Harmon

		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

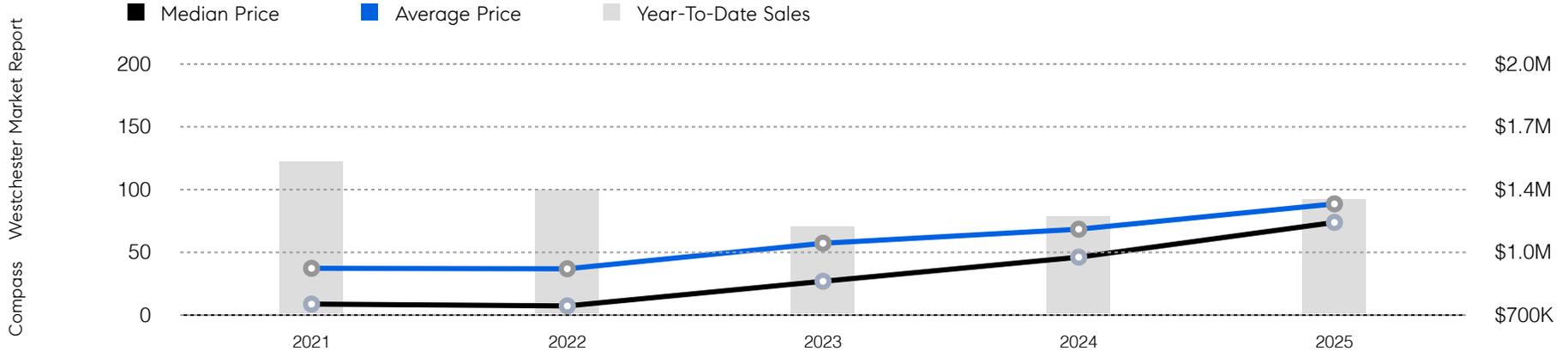
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Dobbs Ferry

		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%

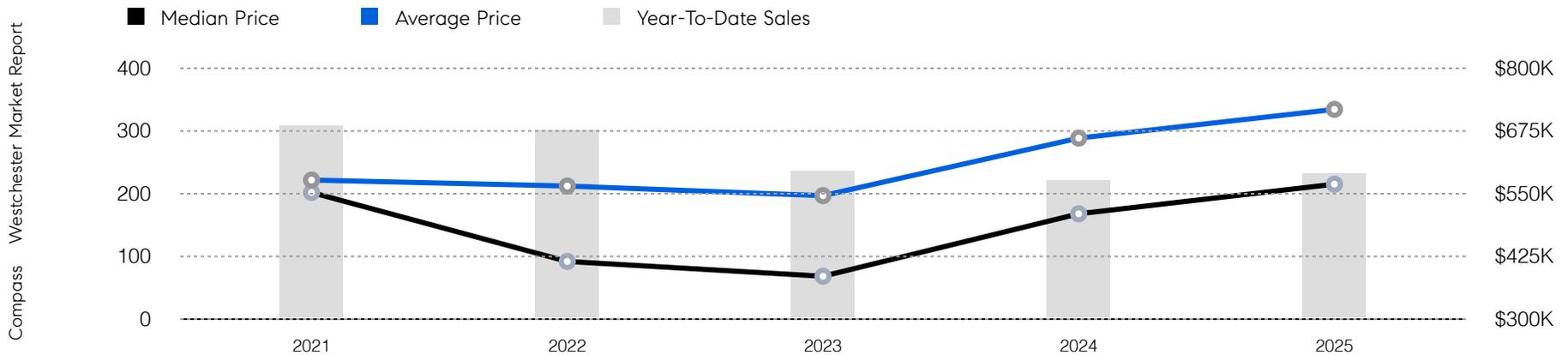
Historic Sales Trends



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%

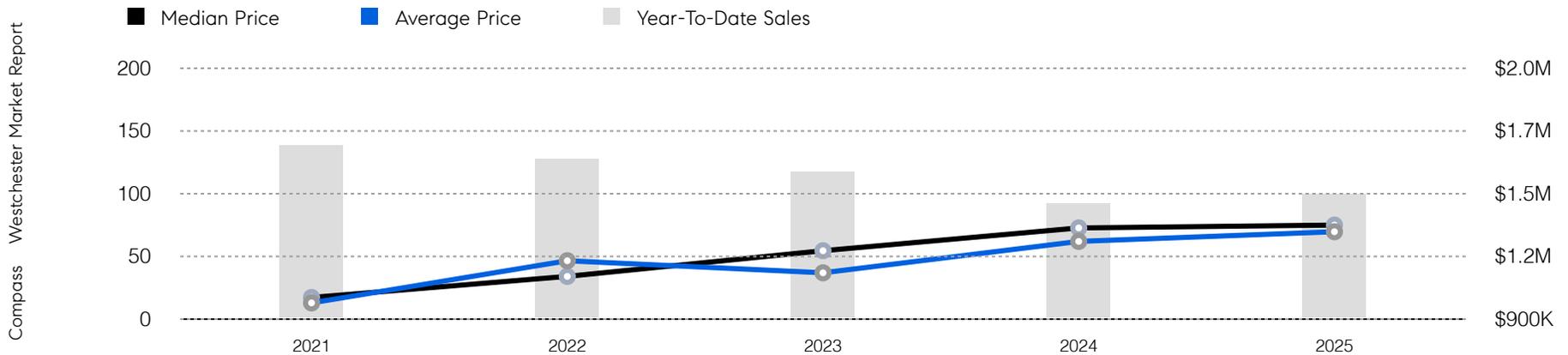
Historic Sales Trends



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%

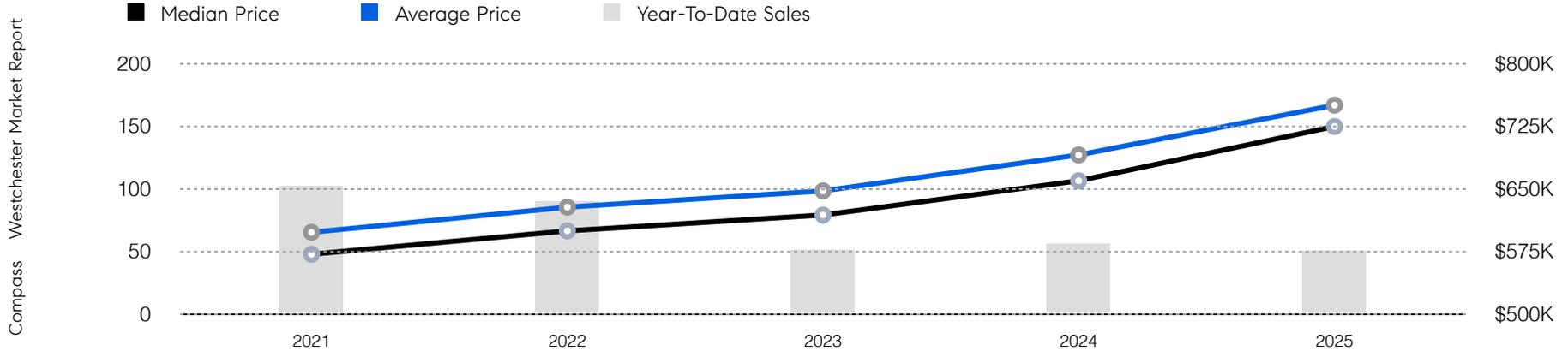
Historic Sales Trends



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	-	-	-

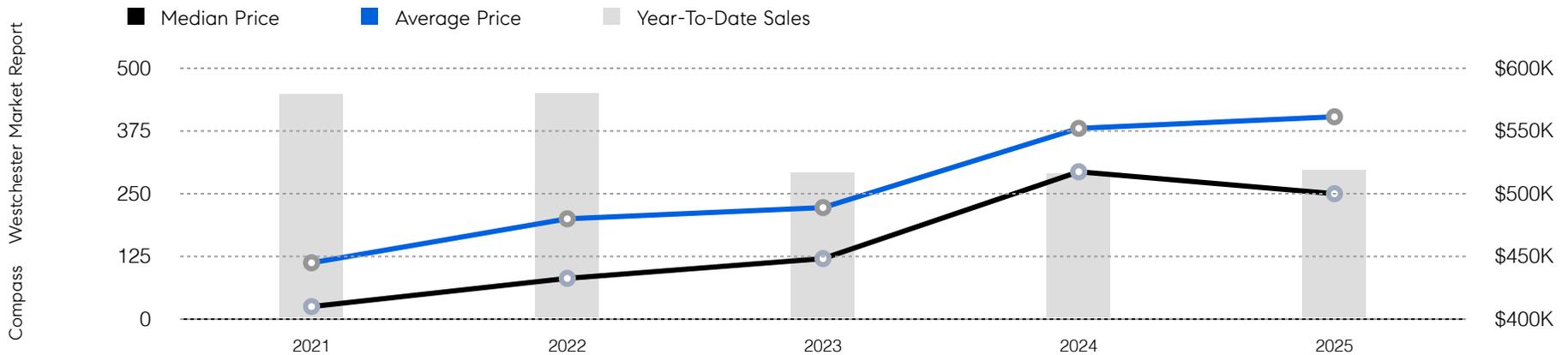
Historic Sales Trends



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%

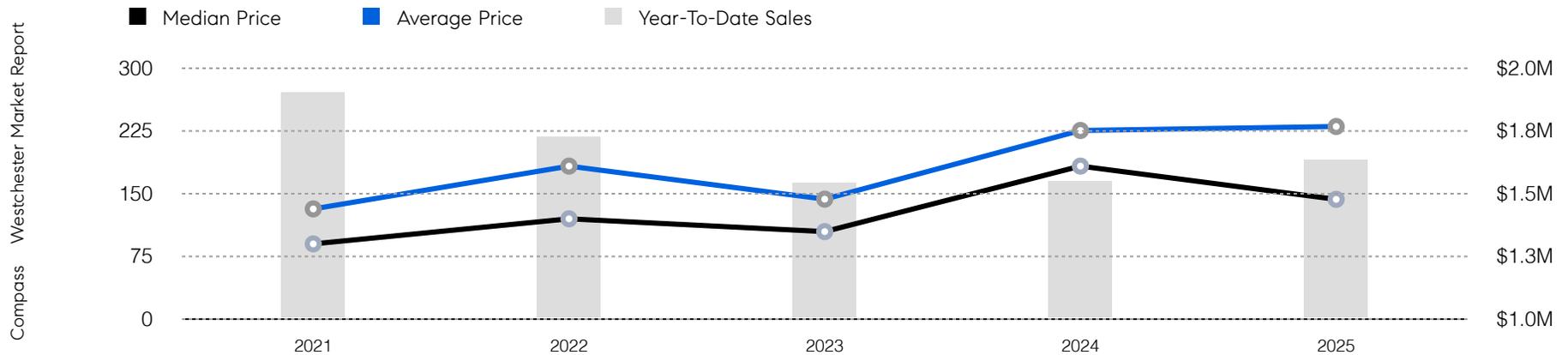
Historic Sales Trends



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%

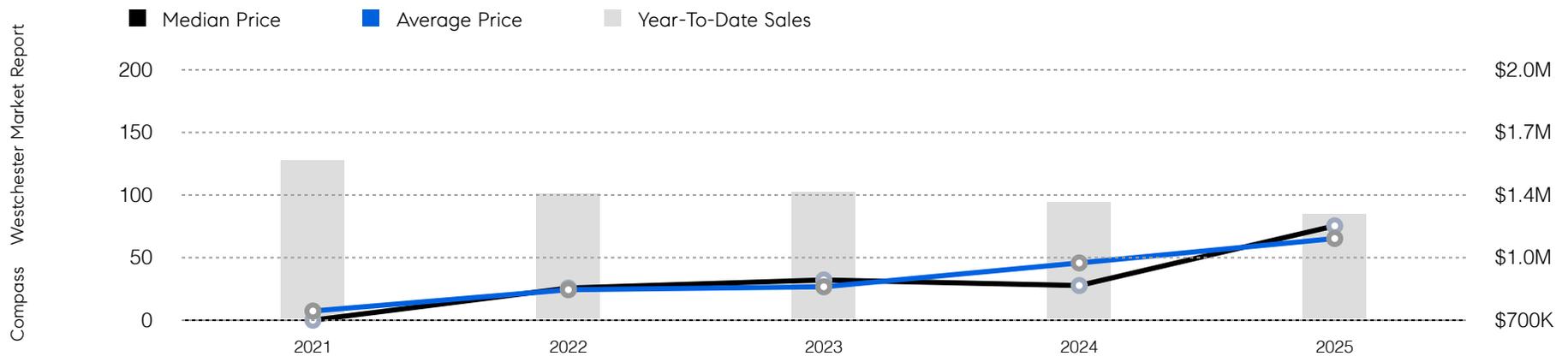
Historic Sales Trends



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%

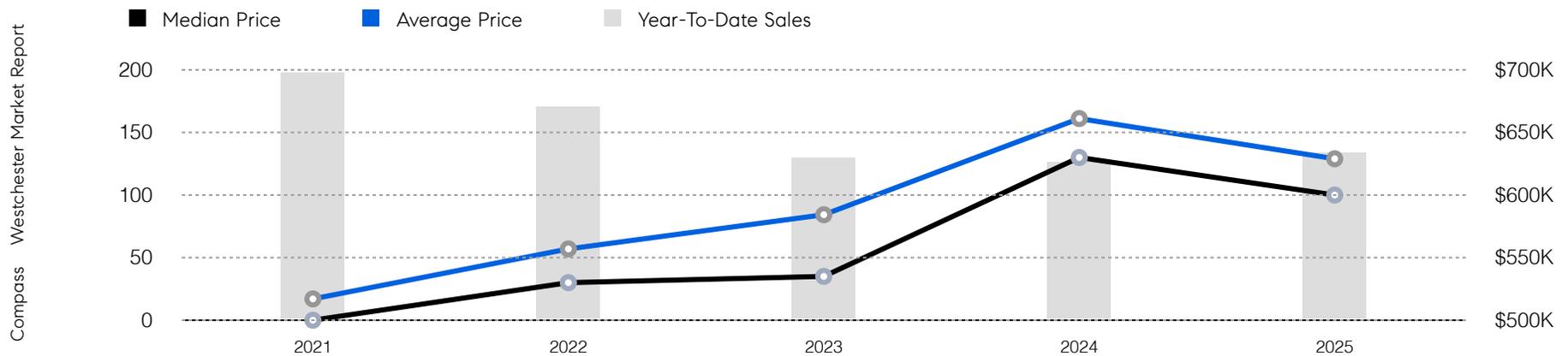
Historic Sales Trends



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%

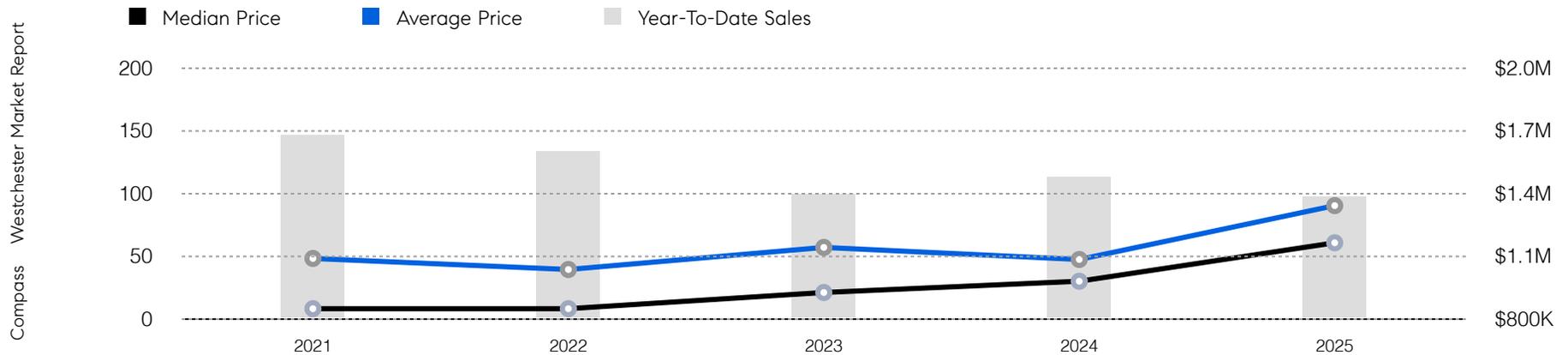
Historic Sales Trends



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%

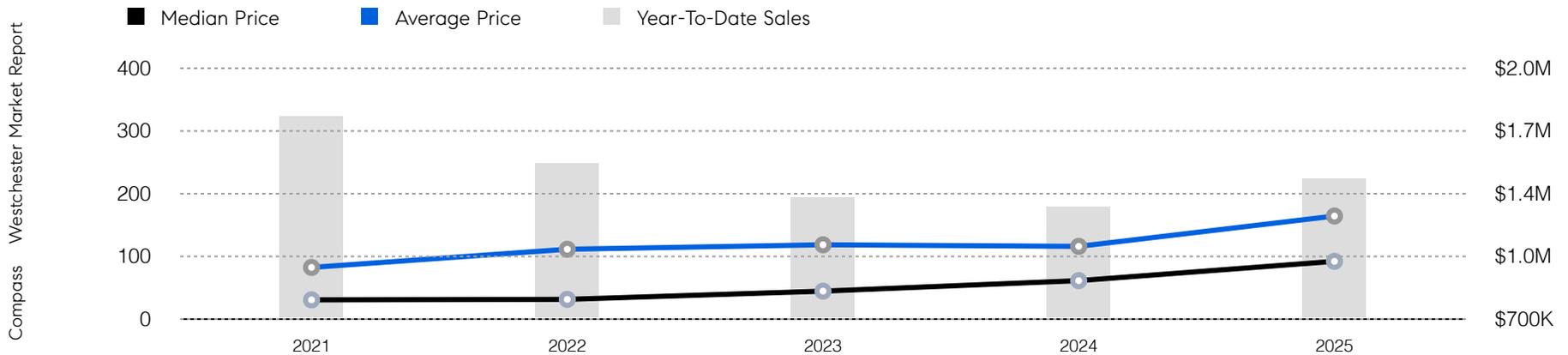
Historic Sales Trends



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	-

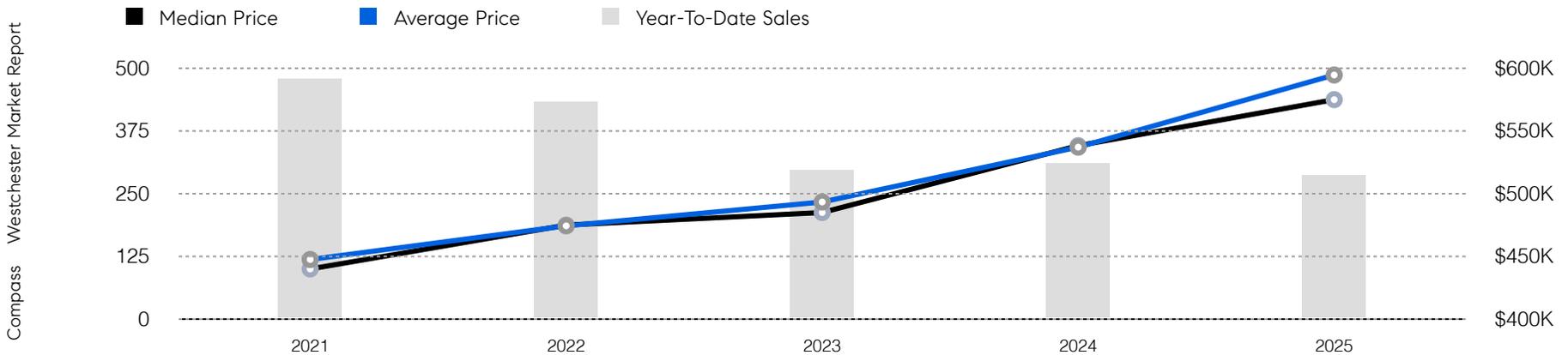
Historic Sales Trends



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%

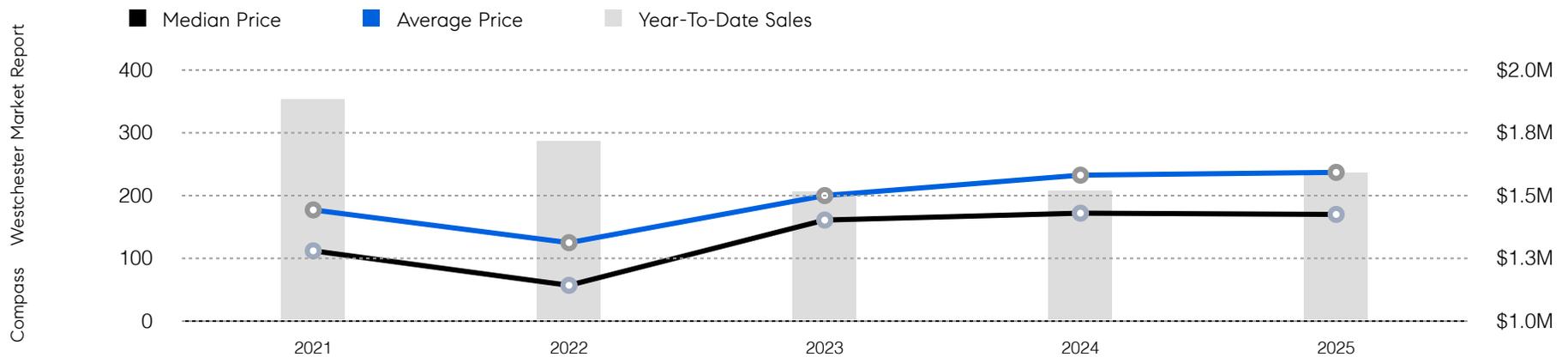
Historic Sales Trends



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%

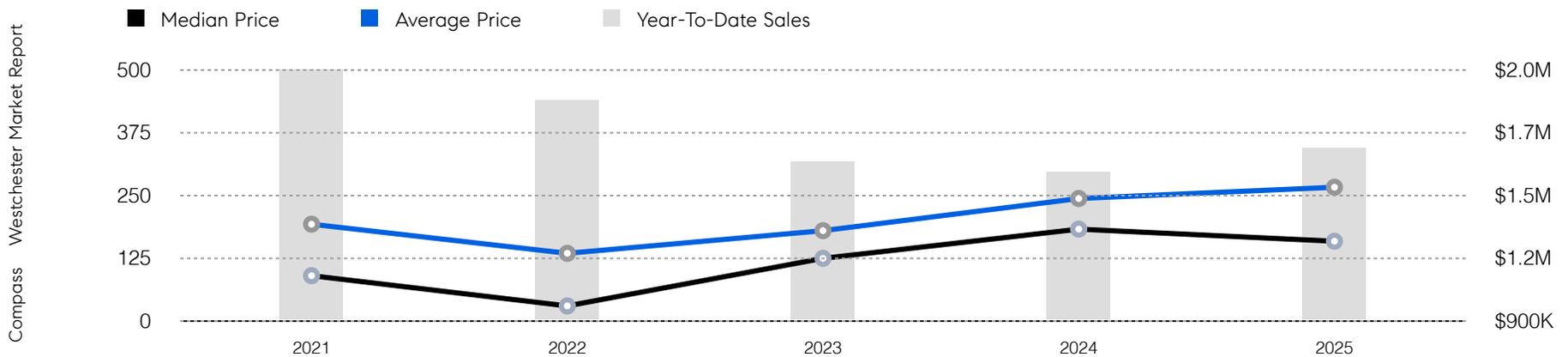
Historic Sales Trends



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%

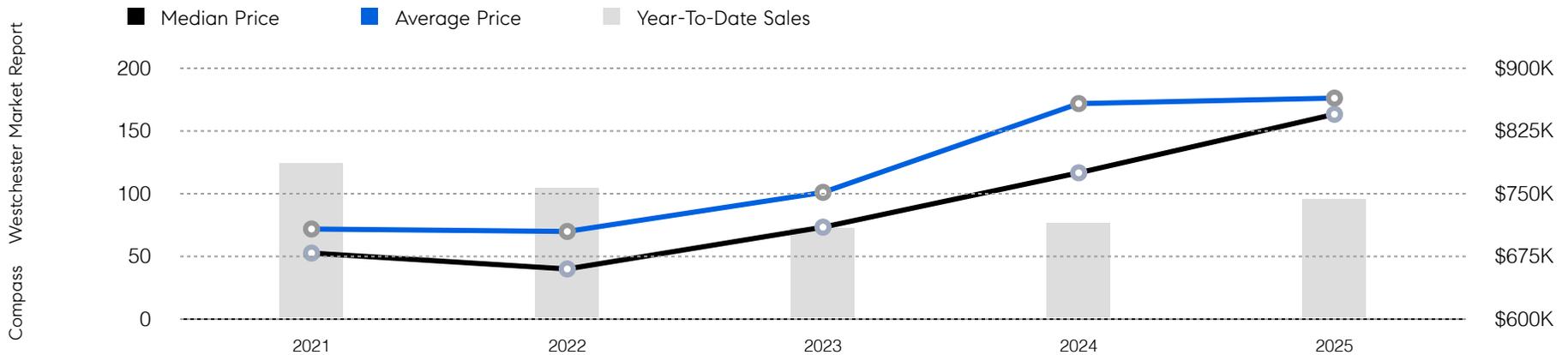
Historic Sales Trends



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	-	-	-

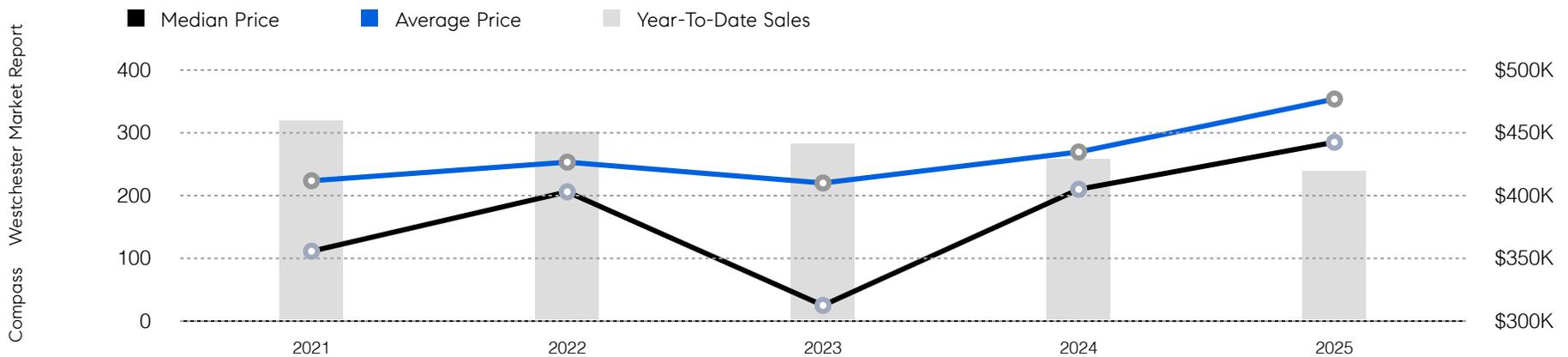
Historic Sales Trends



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%

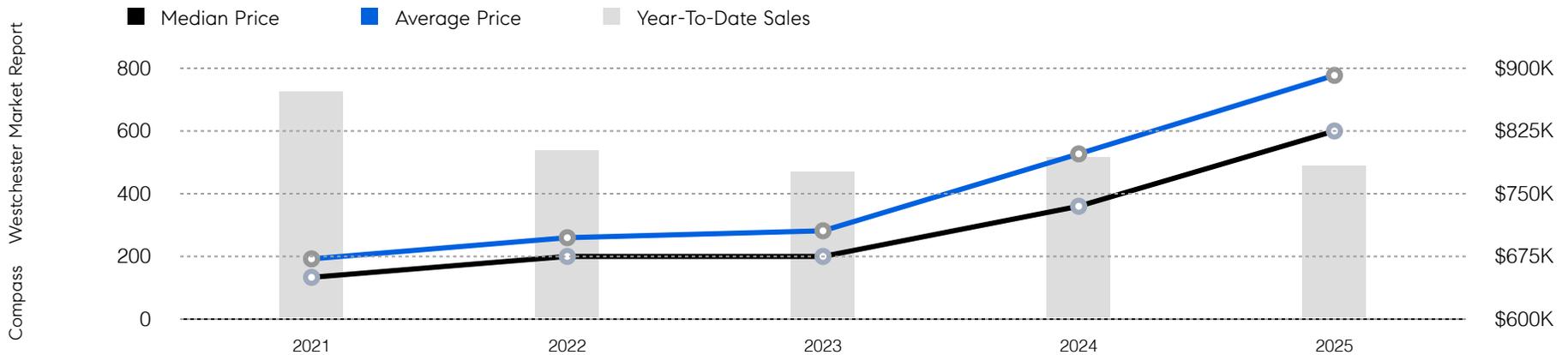
Historic Sales Trends



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%

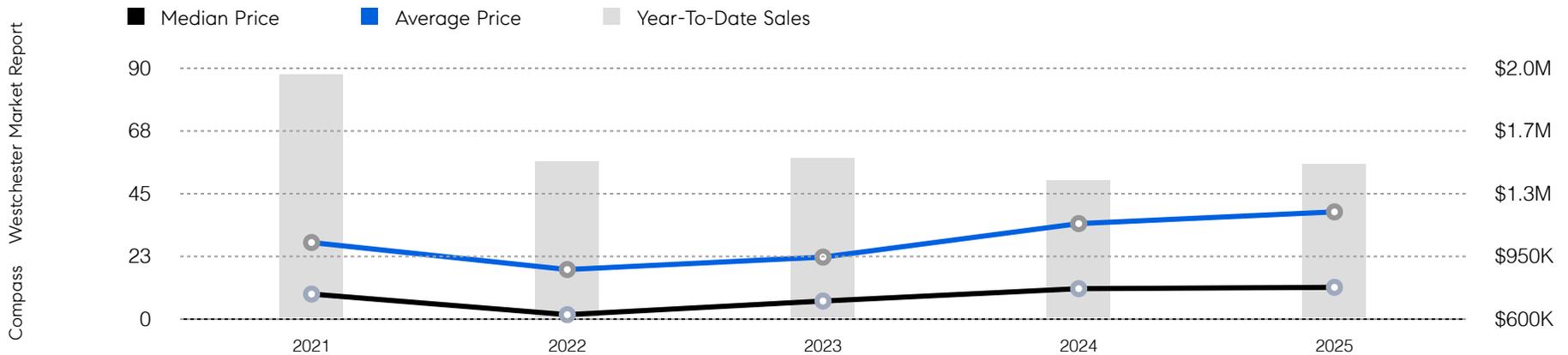
Historic Sales Trends



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	-	-	-

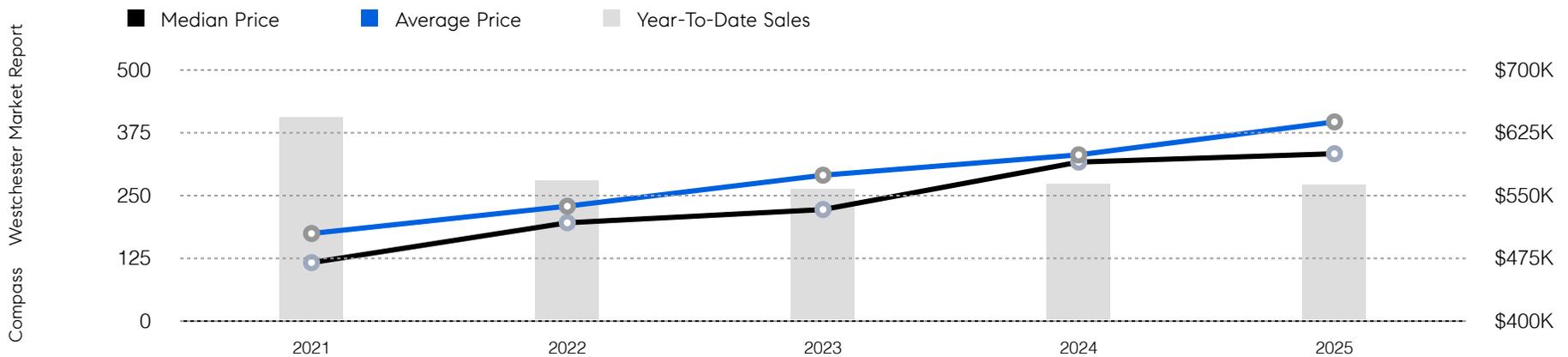
Historic Sales Trends



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%

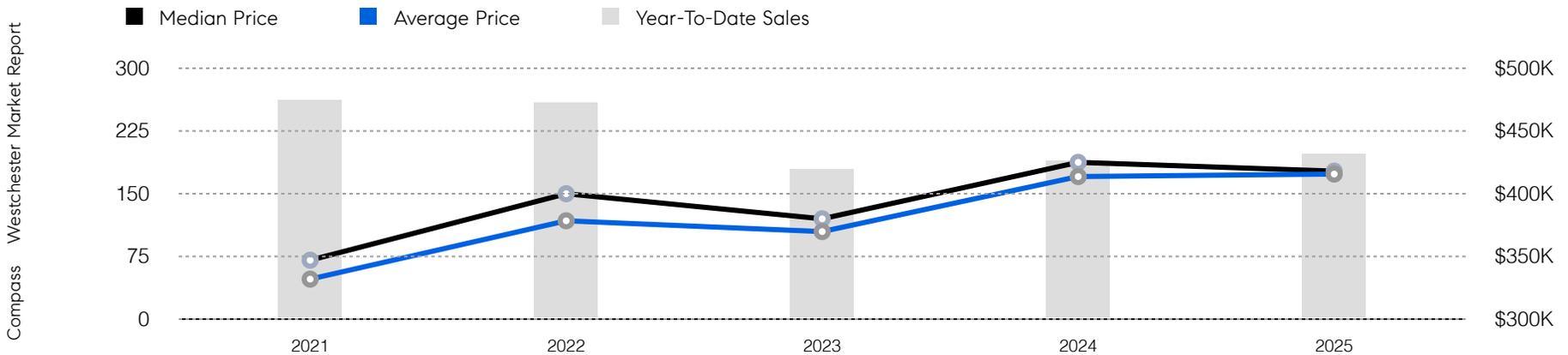
Historic Sales Trends



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

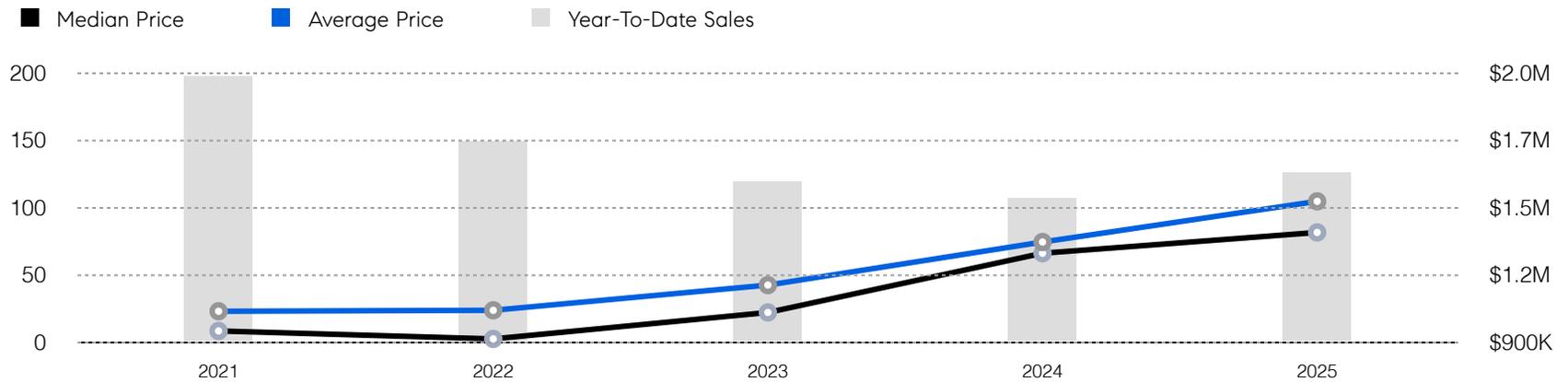


Pelham

		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

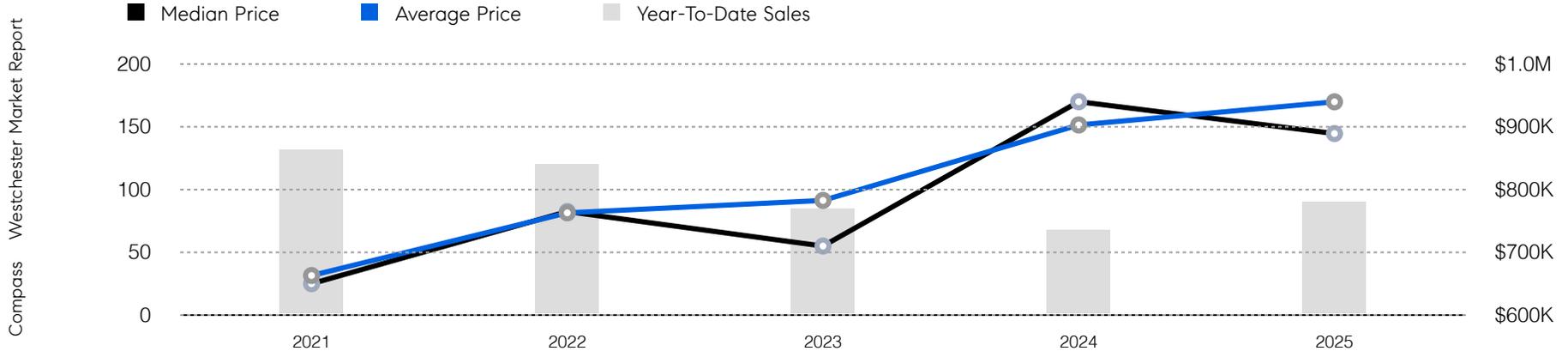
Compass Westchester Market Report



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

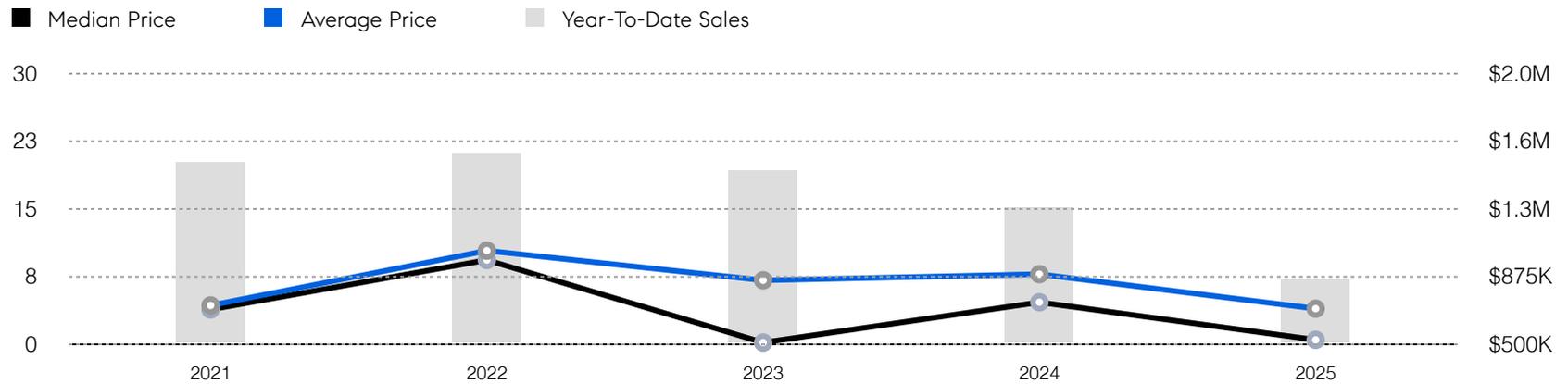


Pocantico Hills

		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

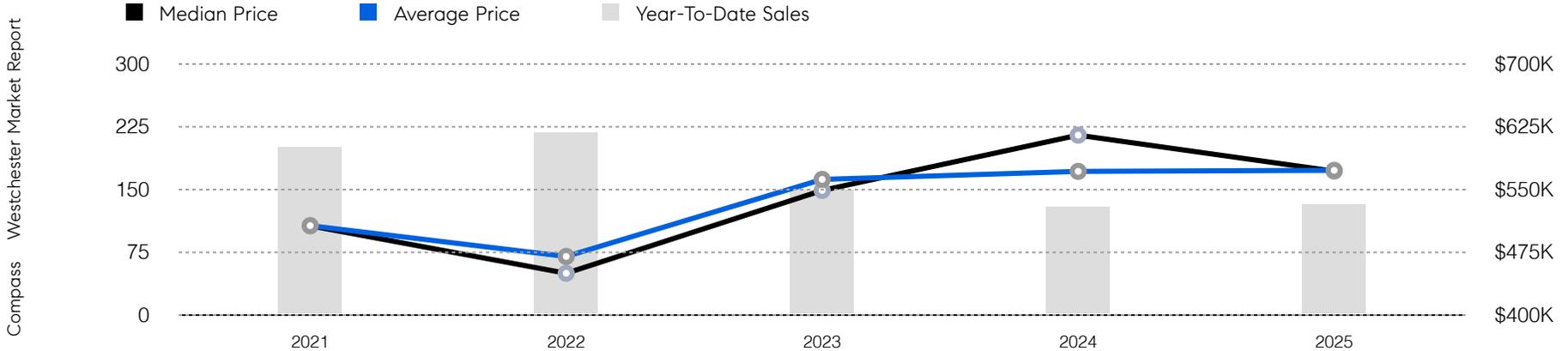
Compass Westchester Market Report



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

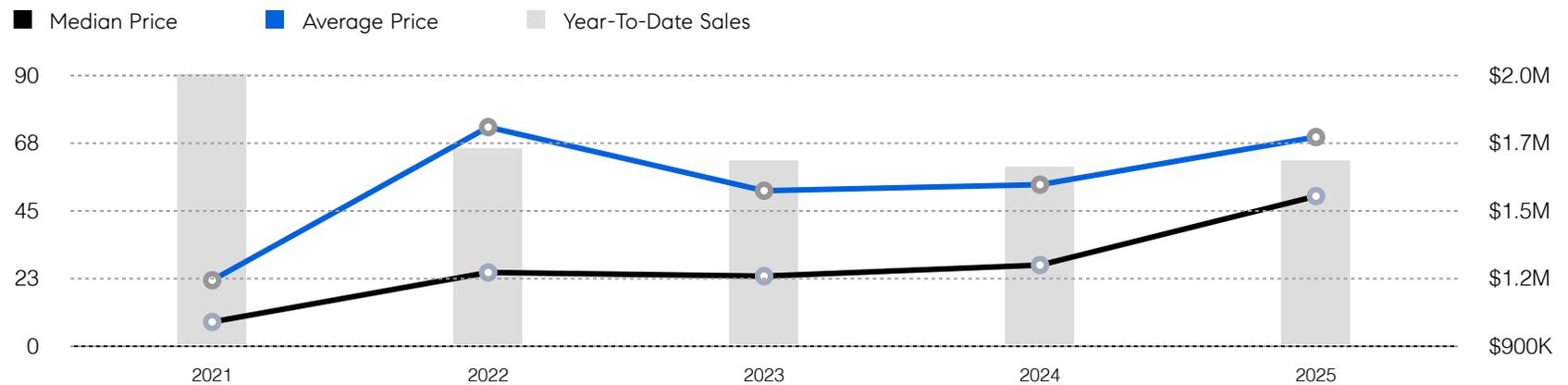


Pound Ridge P.O.

		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

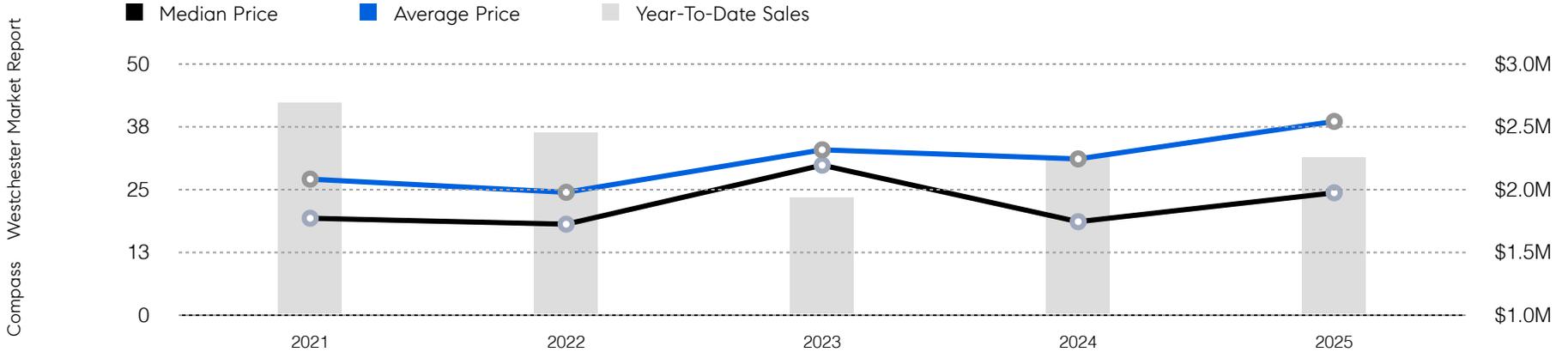
Compass Westchester Market Report



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

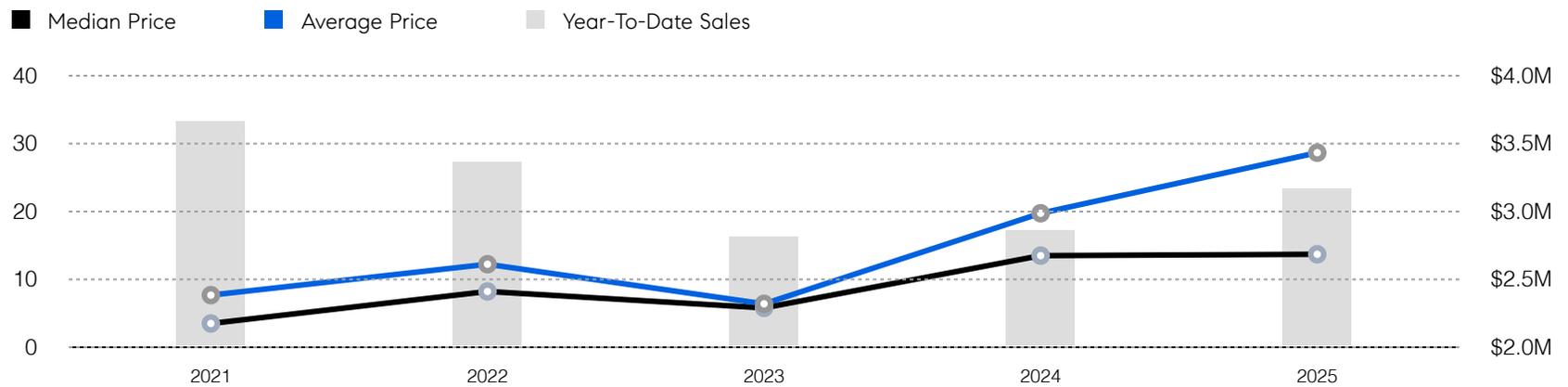


Rye P.O.

		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

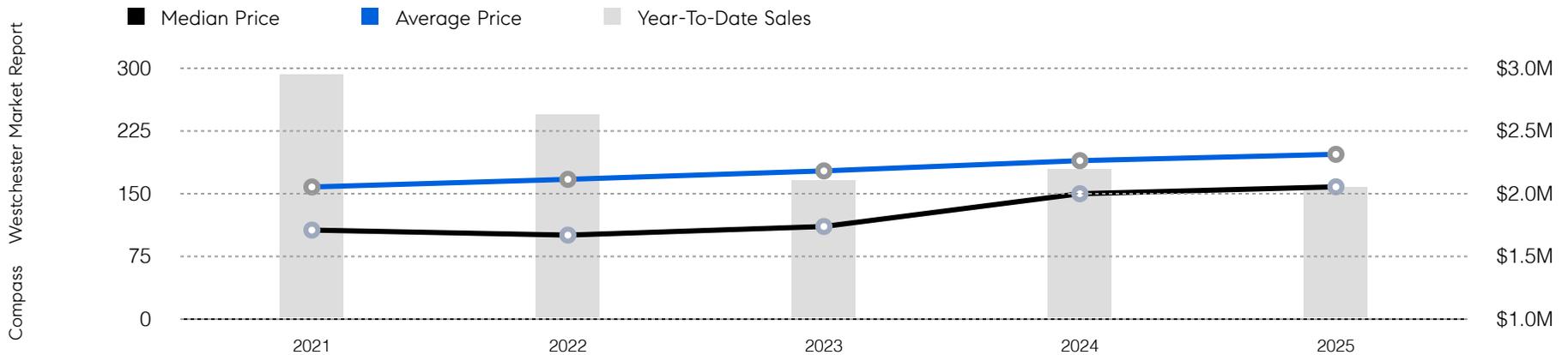
Compass Westchester Market Report



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%

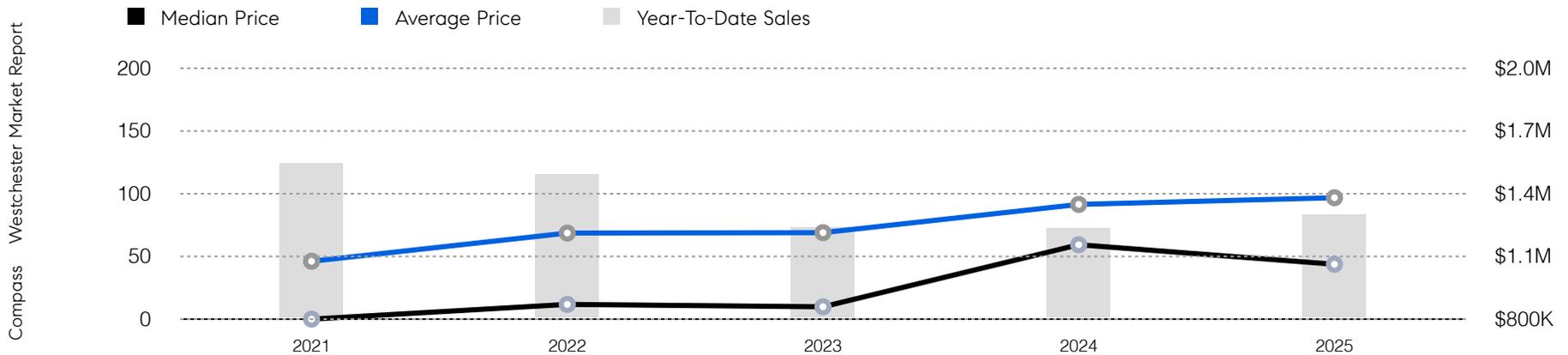
Historic Sales Trends



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%

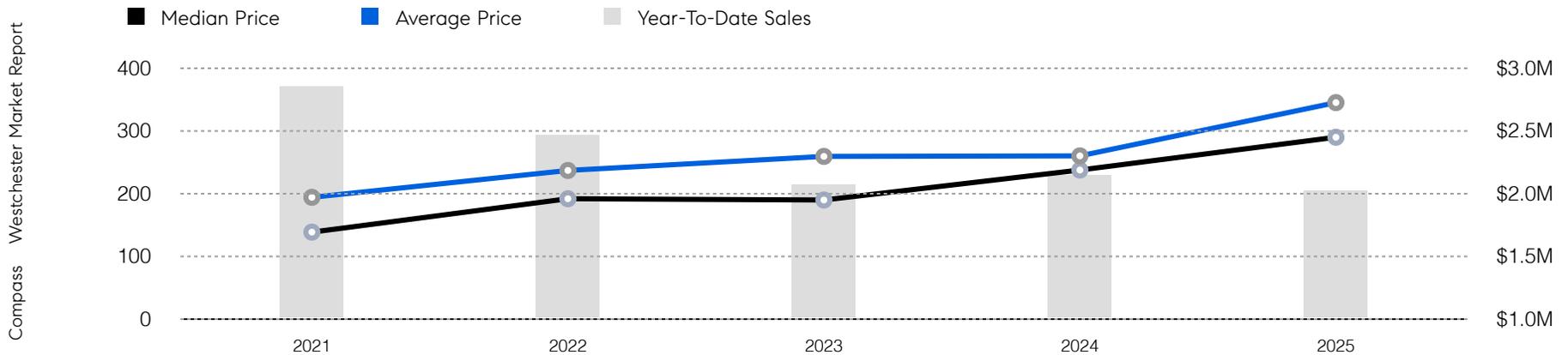
Historic Sales Trends



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%

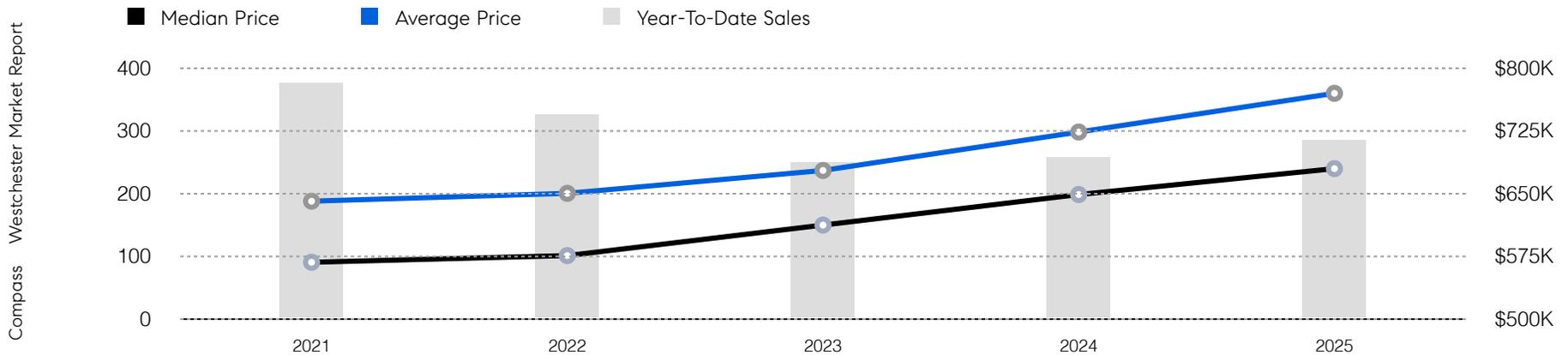
Historic Sales Trends



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	-	-	-

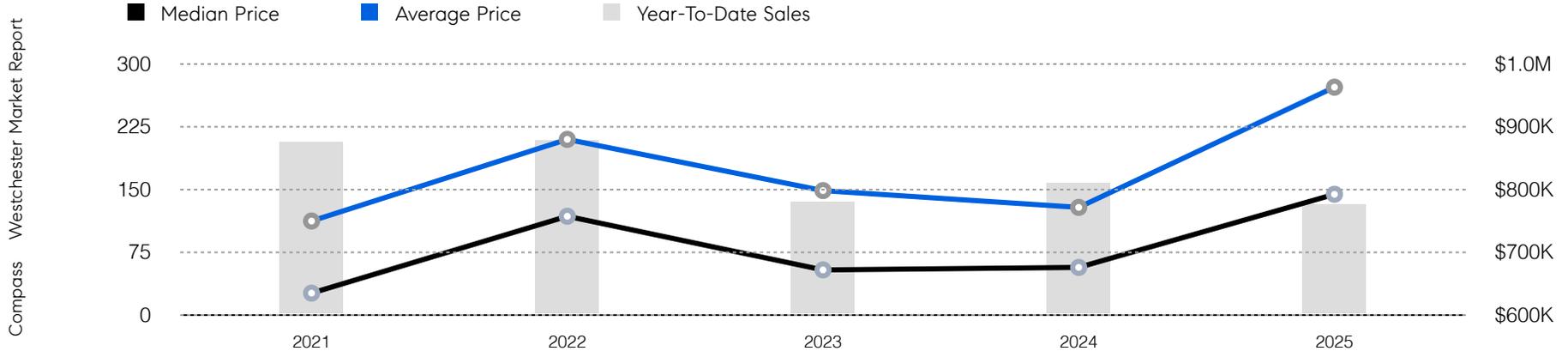
Historic Sales Trends



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%

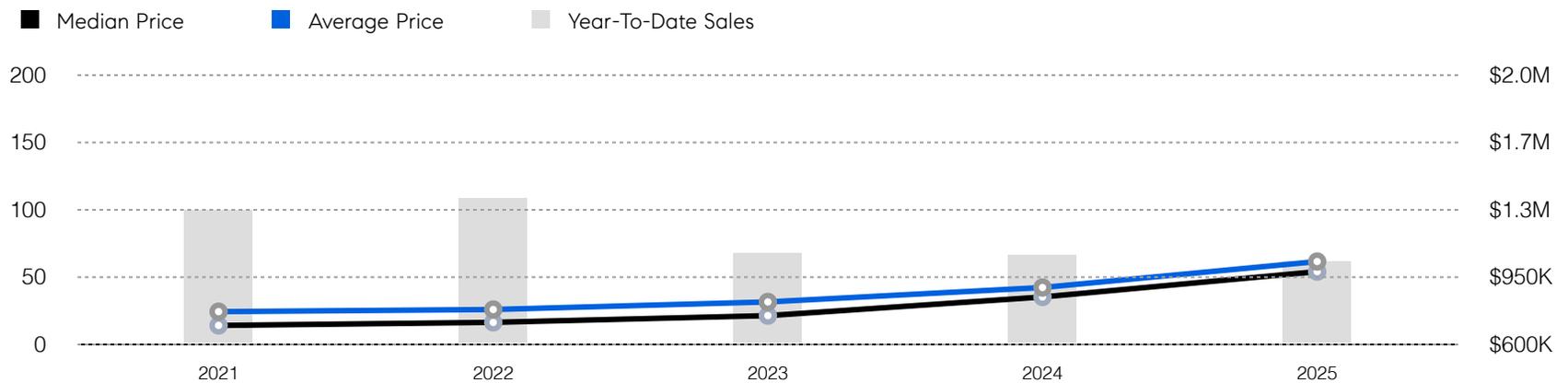
Historic Sales Trends



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%

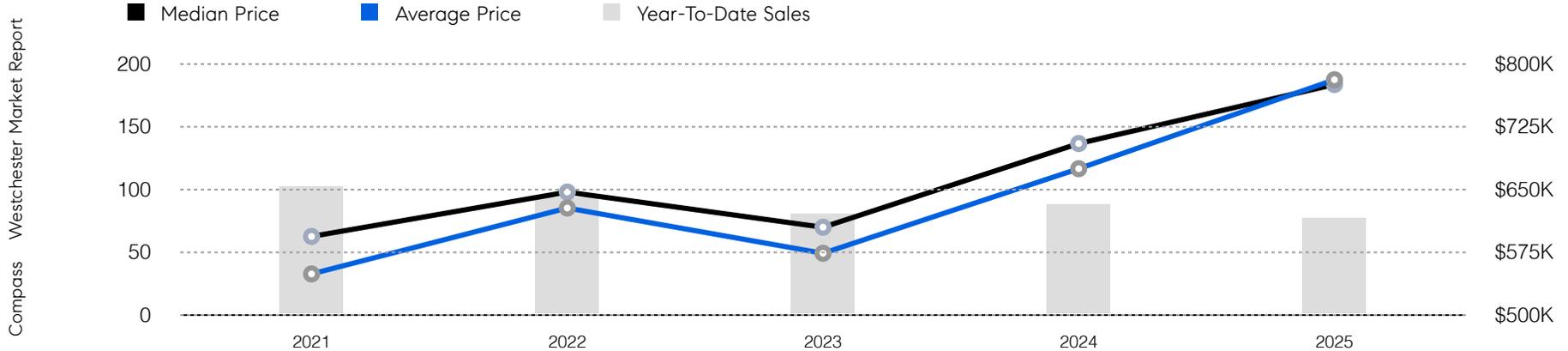
Historic Sales Trends



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%

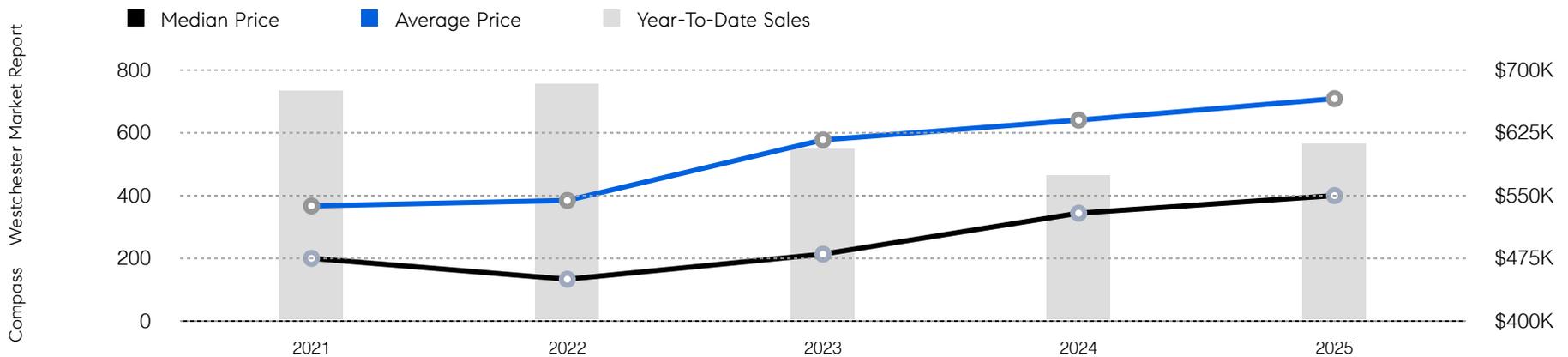
Historic Sales Trends



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

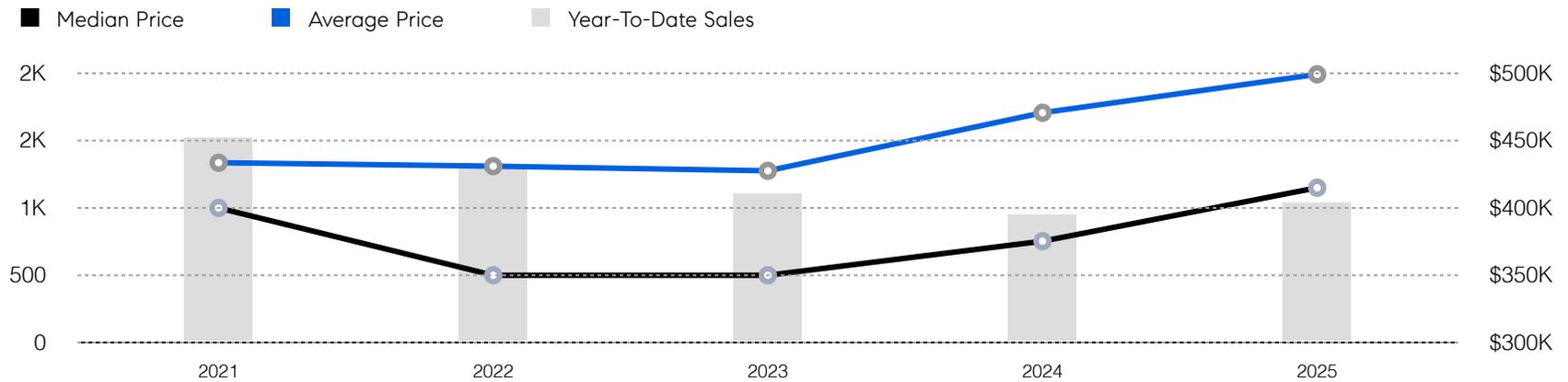


Yonkers

		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

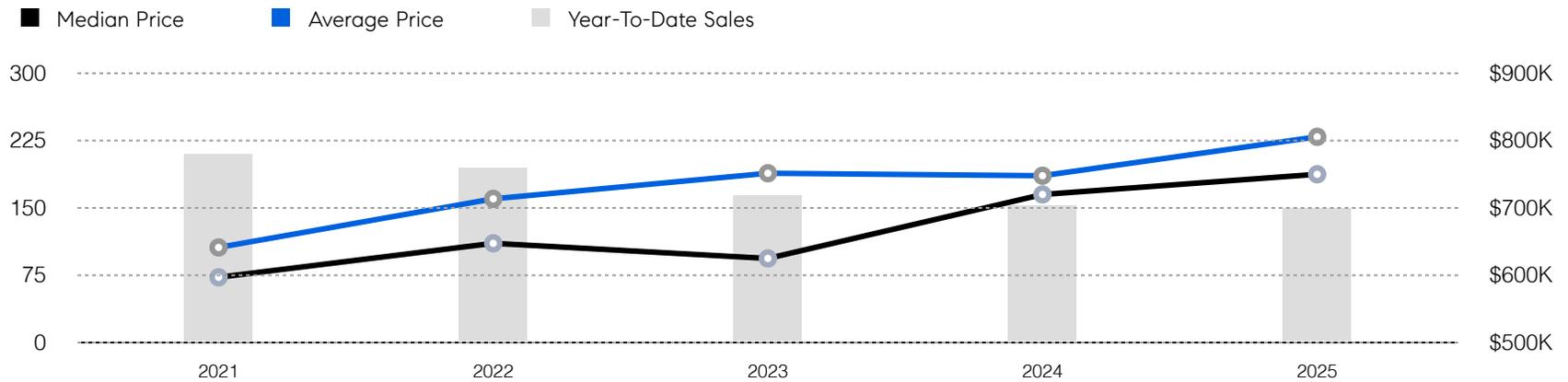
Compass Westchester Market Report



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



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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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