

A large, white, multi-story house with a prominent chimney and a large tree in the foreground. The house features a mix of traditional and modern architectural elements, including a large bay window on the right side and a smaller balcony on the left. The tree is a large, mature deciduous tree with dense green foliage. The house is set on a grassy lawn with some low-lying shrubs in the foreground. The background shows more trees and a clear blue sky.

Q3 2026

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

Scarsdale

1082 Wilmot Rd
Scarsdale, NY

Yorktown Heights

1857 Commerce St
Yorktown Heights

Bronxville

27 Pondfield Rd
Bronxville, NY

Dobbs Ferry

2 Ashford Ave
Dobbs Ferry, NY

Larchmont

140 Larchmont Ave
Larchmont, NY

Rye

25 Purdy Ave
Rye, NY

Yonkers

1730 Central Park Ave #1F
Yonkers, NY

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 2025	YTD 2026	% Change
Single Family	# OF SALES	3,687	3,463	-6.1%
	SOLD VOLUME	\$4,925,282,586	\$5,153,484,228	4.6%
	MEDIAN PRICE	\$998,620	\$1,130,000	13.2%
	AVERAGE PRICE	\$1,335,851	\$1,488,586	11.4%
	AVERAGE DOM	41	40	-2.4%
Condos	# OF SALES	894	937	4.8%
	SOLD VOLUME	\$596,910,986	\$660,018,790	10.6%
	MEDIAN PRICE	\$530,000	\$570,000	7.5%
	AVERAGE PRICE	\$667,686	\$704,396	5.5%
	AVERAGE DOM	47	48	2.1%
Co-ops	# OF SALES	1,197	1,160	-3.1%
	SOLD VOLUME	\$316,519,698	\$322,798,222	2.0%
	MEDIAN PRICE	\$225,000	\$240,000	6.7%
	AVERAGE PRICE	\$264,427	\$278,274	5.2%
	AVERAGE DOM	66	58	-12.1%
Residential Rentals	# OF RENTALS	2,824	2,920	3.4%
	SOLD VOLUME	\$12,768,191	\$13,379,611	4.8%
	MEDIAN PRICE	\$3,500	\$3,575	2.1%
	AVERAGE PRICE	\$4,793	\$4,846	1.1%
	AVERAGE DOM	47	45	-4.3%

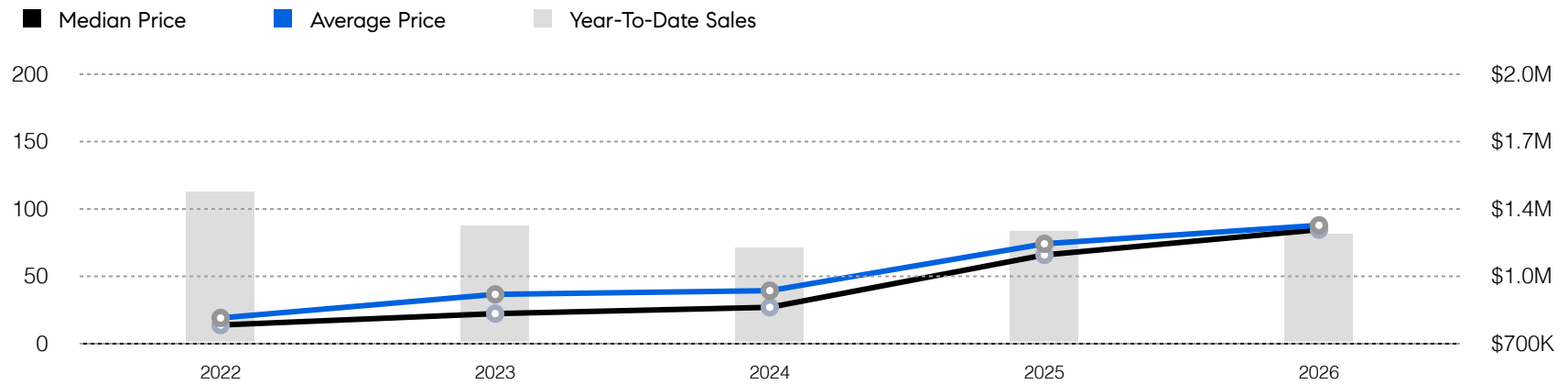
Sources: OneKey MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

Ardasley

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	76	69	-9.2%
	SALES VOLUME	\$87,609,336	\$86,961,530	-0.7%
	MEDIAN PRICE	\$1,100,000	\$1,200,000	9.1%
	AVERAGE PRICE	\$1,152,754	\$1,260,312	9.3%
	AVERAGE DOM	28	21	-25.0%
Condos	# OF SALES	6	11	83.3%
	SALES VOLUME	\$9,313,023	\$14,728,300	58.1%
	MEDIAN PRICE	\$1,315,000	\$1,350,000	2.7%
	AVERAGE PRICE	\$1,552,171	\$1,338,936	-13.7%
	AVERAGE DOM	67	36	-46.3%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends

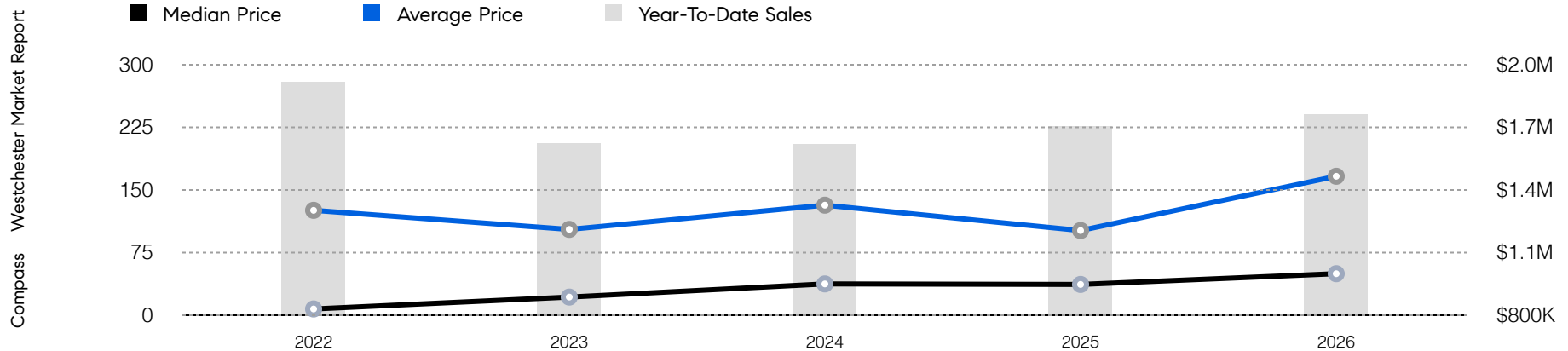
Compass Westchester Market Report



Bedford

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	168	178	6.0%
	SALES VOLUME	\$252,372,137	\$324,822,950	28.7%
	MEDIAN PRICE	\$1,267,500	\$1,400,000	10.5%
	AVERAGE PRICE	\$1,502,215	\$1,824,848	21.5%
	AVERAGE DOM	43	43	0.0%
Condos	# OF SALES	24	34	41.7%
	SALES VOLUME	\$11,374,000	\$18,758,624	64.9%
	MEDIAN PRICE	\$468,500	\$517,500	10.5%
	AVERAGE PRICE	\$473,917	\$551,724	16.4%
	AVERAGE DOM	31	41	32.3%
Co-ops	# OF SALES	32	26	-18.7%
	SALES VOLUME	\$6,343,899	\$5,259,500	-17.1%
	MEDIAN PRICE	\$197,500	\$189,000	-4.3%
	AVERAGE PRICE	\$198,247	\$202,288	2.0%
	AVERAGE DOM	84	39	-53.6%

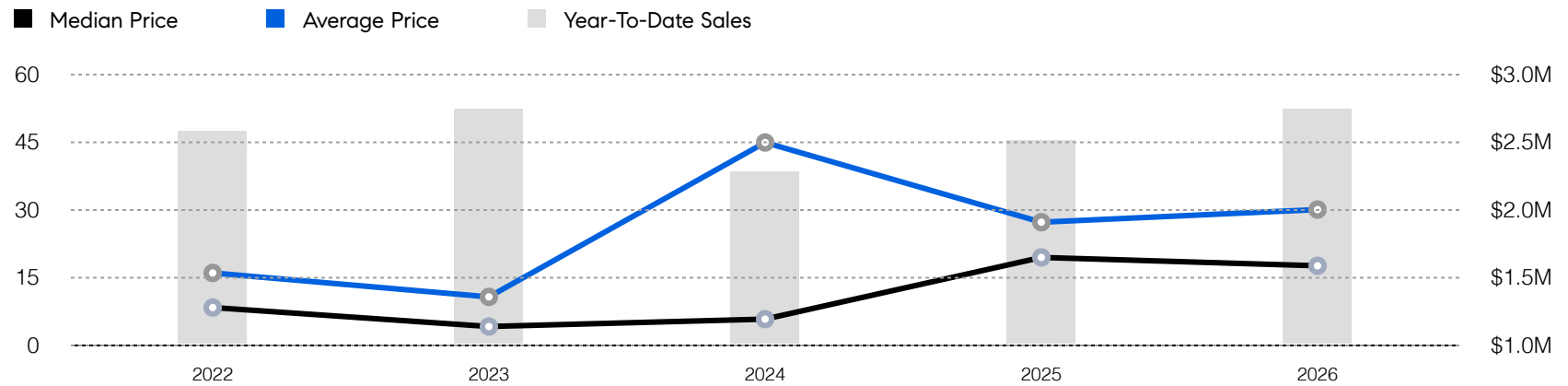
Historic Sales Trends



Bedford P.O.

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	45	51	13.3%
	SALES VOLUME	\$85,954,788	\$103,717,955	20.7%
	MEDIAN PRICE	\$1,650,000	\$1,625,000	-1.5%
	AVERAGE PRICE	\$1,910,106	\$2,033,685	6.5%
	AVERAGE DOM	38	43	13.2%
Condos	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$455,000	-
	MEDIAN PRICE	-	\$455,000	-
	AVERAGE PRICE	-	\$455,000	-
	AVERAGE DOM	-	58	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends

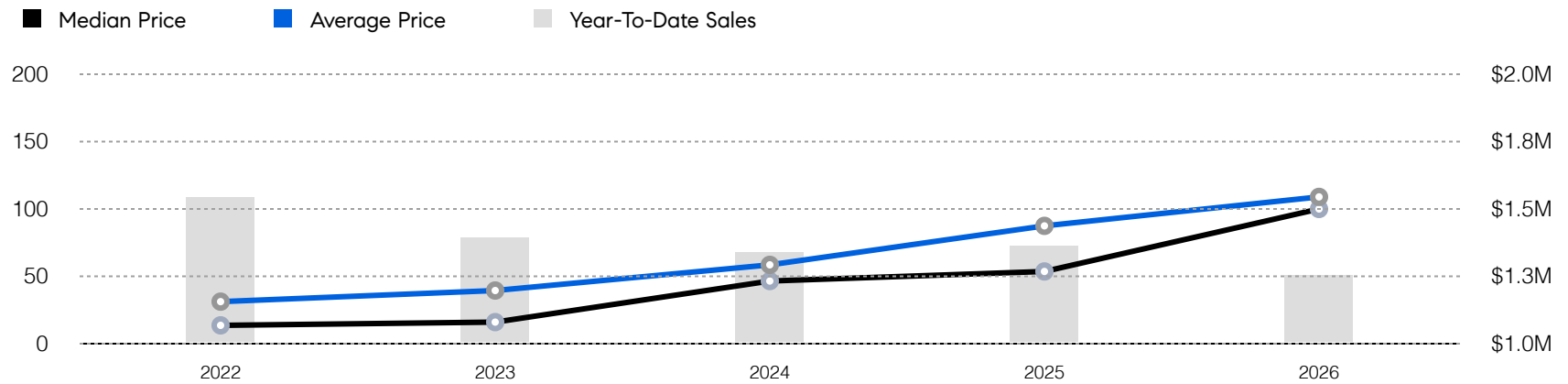


Blind Brook

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	70	48	-31.4%
	SALES VOLUME	\$101,166,529	\$74,842,144	-26.0%
	MEDIAN PRICE	\$1,271,500	\$1,505,000	18.4%
	AVERAGE PRICE	\$1,445,236	\$1,559,211	7.9%
	AVERAGE DOM	32	22	-31.2%
Condos	# OF SALES	1	1	0.0%
	SALES VOLUME	\$877,500	\$850,000	-3.1%
	MEDIAN PRICE	\$877,500	\$850,000	-3.1%
	AVERAGE PRICE	\$877,500	\$850,000	-3.1%
	AVERAGE DOM	10	20	100.0%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends

Compass Westchester Market Report

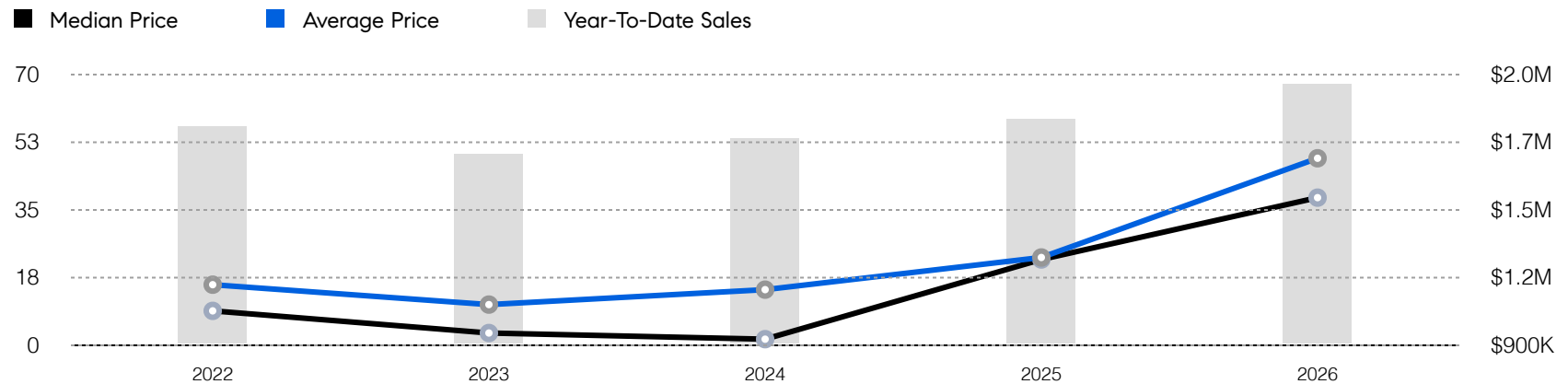


Briarcliff Manor

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	48	54	12.5%
	SALES VOLUME	\$68,286,974	\$101,168,617	48.2%
	MEDIAN PRICE	\$1,379,188	\$1,587,500	15.1%
	AVERAGE PRICE	\$1,422,645	\$1,873,493	31.7%
	AVERAGE DOM	38	28	-26.3%
Condos	# OF SALES	7	11	57.1%
	SALES VOLUME	\$3,828,000	\$9,460,499	147.1%
	MEDIAN PRICE	\$555,000	\$614,000	10.6%
	AVERAGE PRICE	\$546,857	\$860,045	57.3%
	AVERAGE DOM	54	16	-70.4%
Co-ops	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$787,500	\$595,000	-24.4%
	MEDIAN PRICE	\$265,000	\$297,500	12.3%
	AVERAGE PRICE	\$262,500	\$297,500	13.3%
	AVERAGE DOM	72	57	-20.8%

Historic Sales Trends

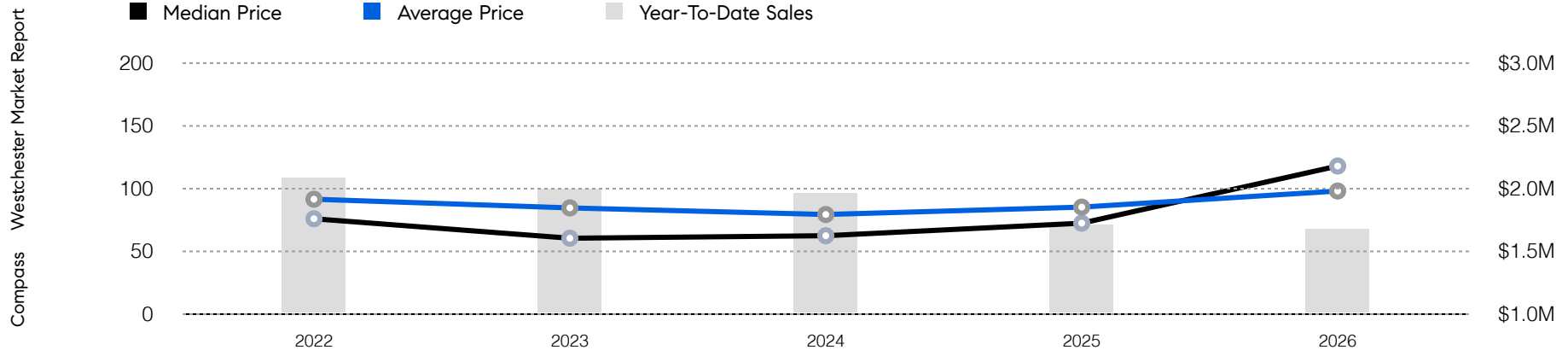
Compass Westchester Market Report



Bronxville

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	36	39	8.3%
	SALES VOLUME	\$100,031,608	\$110,822,289	10.8%
	MEDIAN PRICE	\$2,750,000	\$2,600,000	-5.5%
	AVERAGE PRICE	\$2,778,656	\$2,841,597	2.3%
	AVERAGE DOM	39	18	-53.8%
Condos	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$12,610,000	\$2,875,000	-77.2%
	MEDIAN PRICE	\$1,812,500	\$1,437,500	-20.7%
	AVERAGE PRICE	\$1,576,250	\$1,437,500	-8.8%
	AVERAGE DOM	64	73	14.1%
Co-ops	# OF SALES	26	25	-3.8%
	SALES VOLUME	\$17,062,000	\$17,046,000	-0.1%
	MEDIAN PRICE	\$670,000	\$620,000	-7.5%
	AVERAGE PRICE	\$656,231	\$681,840	3.9%
	AVERAGE DOM	51	48	-5.9%

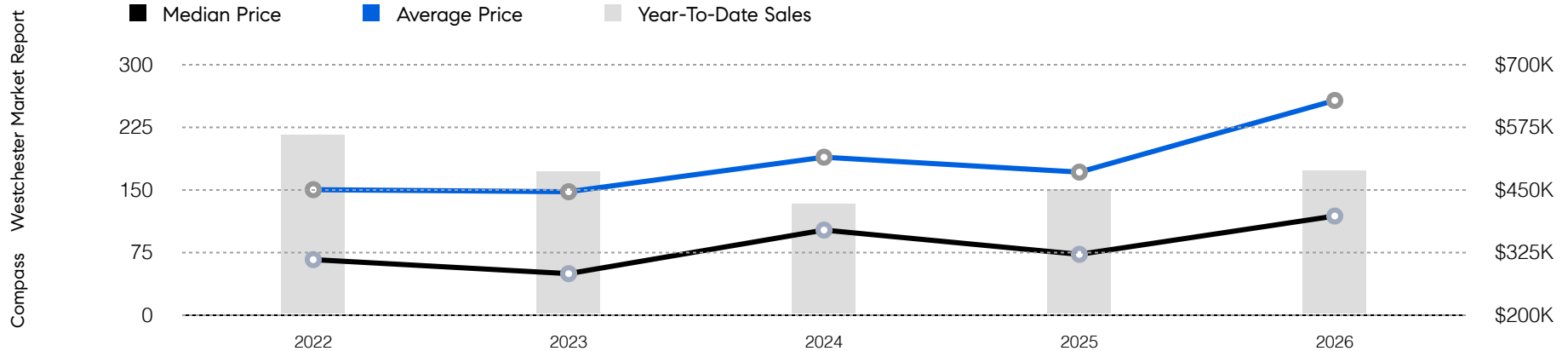
Historic Sales Trends



Bronxville P.O.

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	26	48	84.6%
	SALES VOLUME	\$33,641,497	\$67,280,750	100.0%
	MEDIAN PRICE	\$1,205,000	\$1,230,000	2.1%
	AVERAGE PRICE	\$1,293,904	\$1,401,682	8.3%
	AVERAGE DOM	22	38	72.7%
Condos	# OF SALES	18	16	-11.1%
	SALES VOLUME	\$8,448,976	\$7,625,999	-9.7%
	MEDIAN PRICE	\$454,500	\$453,000	-0.3%
	AVERAGE PRICE	\$469,388	\$476,625	1.5%
	AVERAGE DOM	43	41	-4.7%
Co-ops	# OF SALES	104	107	2.9%
	SALES VOLUME	\$29,784,998	\$32,609,200	9.5%
	MEDIAN PRICE	\$243,750	\$255,000	4.6%
	AVERAGE PRICE	\$286,394	\$304,759	6.4%
	AVERAGE DOM	68	71	4.4%

Historic Sales Trends

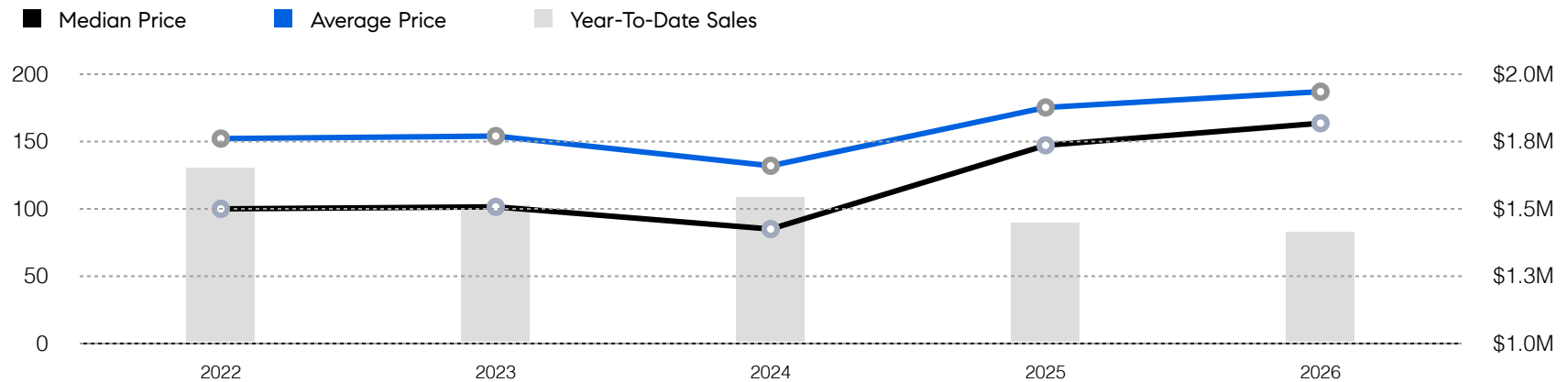


Byram Hills

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	83	76	-8.4%
	SALES VOLUME	\$159,705,424	\$152,562,680	-4.5%
	MEDIAN PRICE	\$1,750,000	\$1,897,500	8.4%
	AVERAGE PRICE	\$1,924,162	\$2,007,404	4.3%
	AVERAGE DOM	34	39	14.7%
Condos	# OF SALES	5	5	0.0%
	SALES VOLUME	\$5,419,000	\$4,185,000	-22.8%
	MEDIAN PRICE	\$995,000	\$770,000	-22.6%
	AVERAGE PRICE	\$1,083,800	\$837,000	-22.8%
	AVERAGE DOM	91	29	-68.1%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends

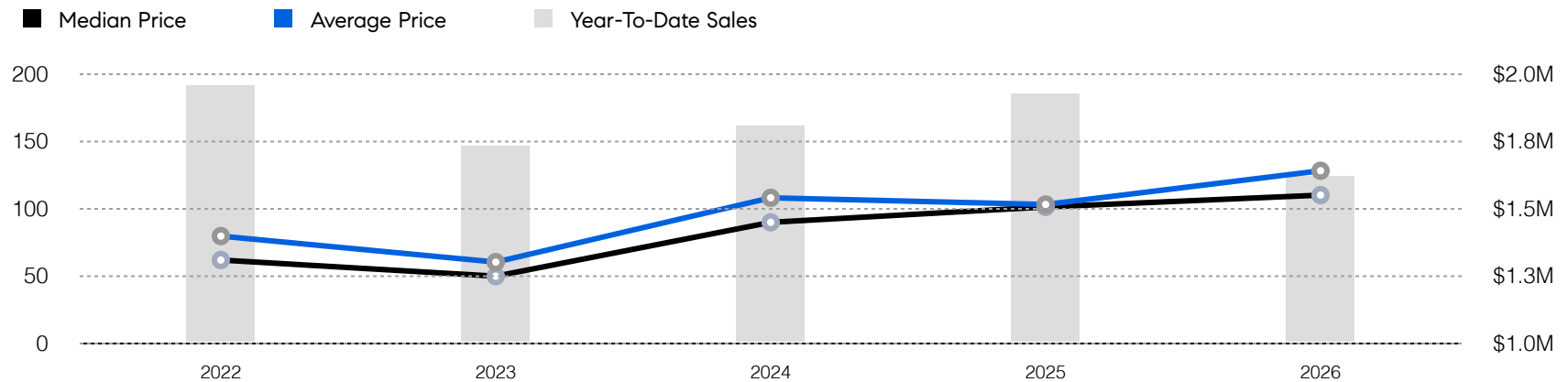
Compass Westchester Market Report



Chappaqua

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	154	98	-36.4%
	SALES VOLUME	\$240,689,623	\$174,297,153	-27.6%
	MEDIAN PRICE	\$1,501,750	\$1,627,500	8.4%
	AVERAGE PRICE	\$1,562,920	\$1,778,542	13.8%
	AVERAGE DOM	27	25	-7.4%
Condos	# OF SALES	30	25	-16.7%
	SALES VOLUME	\$38,305,892	\$27,610,587	-27.9%
	MEDIAN PRICE	\$1,539,331	\$900,000	-41.5%
	AVERAGE PRICE	\$1,276,863	\$1,104,423	-13.5%
	AVERAGE DOM	82	30	-63.4%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends

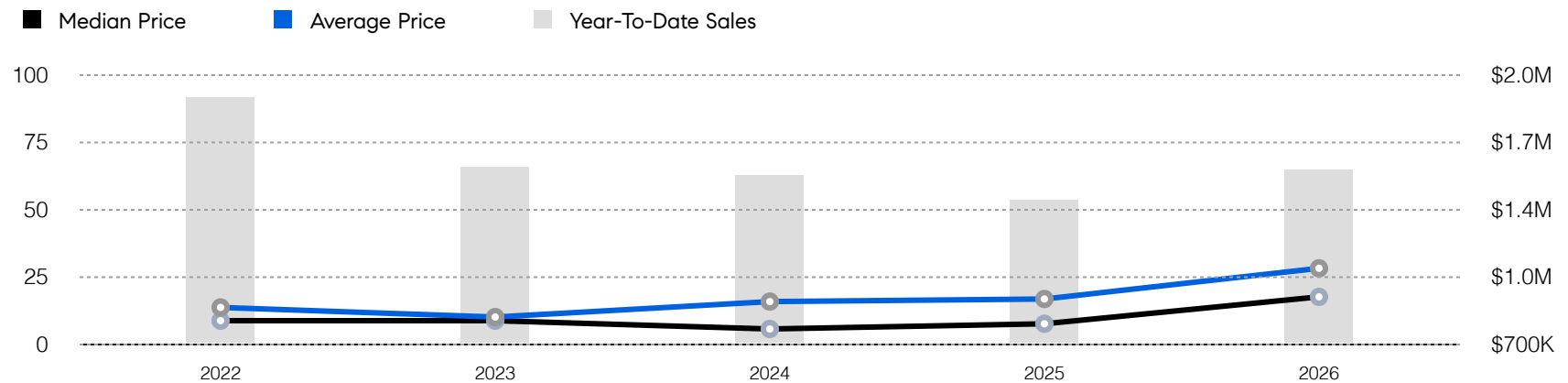


Croton-Harmon

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	52	52	0.0%
	SALES VOLUME	\$48,110,828	\$60,812,387	26.4%
	MEDIAN PRICE	\$807,750	\$1,008,500	24.9%
	AVERAGE PRICE	\$925,208	\$1,169,469	26.4%
	AVERAGE DOM	52	40	-23.1%
Condos	# OF SALES	1	12	1,100.0%
	SALES VOLUME	\$625,000	\$7,532,000	1,105.1%
	MEDIAN PRICE	\$625,000	\$674,500	7.9%
	AVERAGE PRICE	\$625,000	\$627,667	0.4%
	AVERAGE DOM	5	62	1,140.0%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends

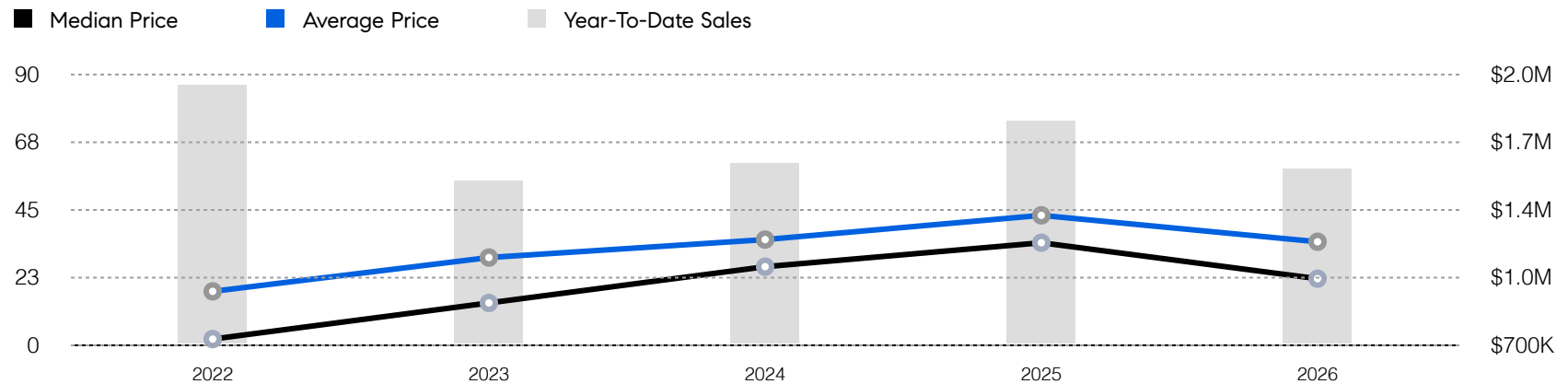
Compass Westchester Market Report



Dobbs Ferry

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	62	41	-33.9%
	SALES VOLUME	\$85,270,167	\$55,766,216	-34.6%
	MEDIAN PRICE	\$1,250,000	\$1,280,000	2.4%
	AVERAGE PRICE	\$1,375,325	\$1,360,152	-1.1%
	AVERAGE DOM	41	43	4.9%
Condos	# OF SALES	8	8	0.0%
	SALES VOLUME	\$11,367,500	\$10,503,100	-7.6%
	MEDIAN PRICE	\$1,345,000	\$1,112,800	-17.3%
	AVERAGE PRICE	\$1,420,938	\$1,312,888	-7.6%
	AVERAGE DOM	58	46	-20.7%
Co-ops	# OF SALES	4	9	125.0%
	SALES VOLUME	\$1,351,000	\$3,165,500	134.3%
	MEDIAN PRICE	\$347,000	\$350,000	0.9%
	AVERAGE PRICE	\$337,750	\$351,722	4.1%
	AVERAGE DOM	9	21	133.3%

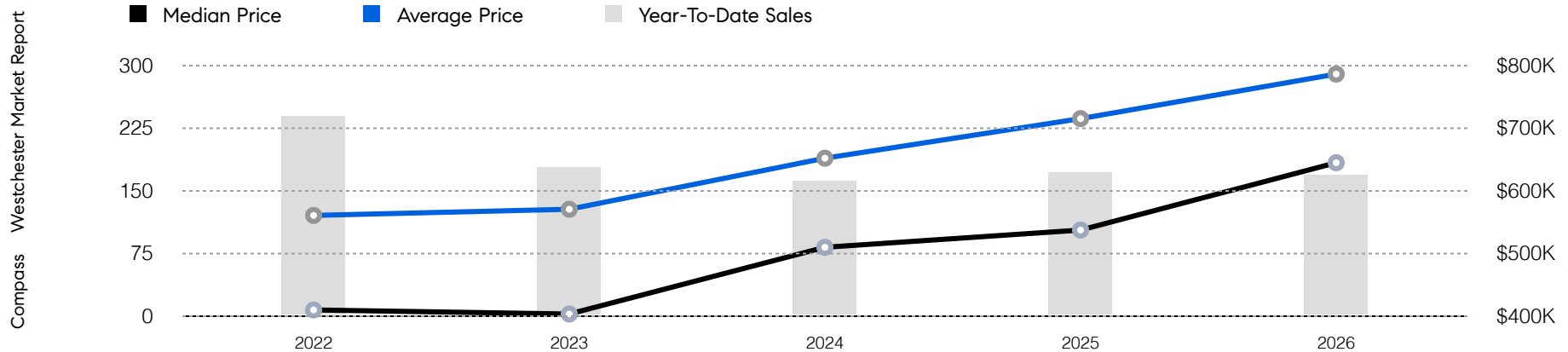
Historic Sales Trends



Eastchester

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	78	84	7.7%
	SALES VOLUME	\$92,284,987	\$102,760,374	11.4%
	MEDIAN PRICE	\$1,105,000	\$1,173,750	6.2%
	AVERAGE PRICE	\$1,183,141	\$1,223,338	3.4%
	AVERAGE DOM	34	24	-29.4%
Condos	# OF SALES	7	10	42.9%
	SALES VOLUME	\$3,346,500	\$4,251,500	27.0%
	MEDIAN PRICE	\$452,000	\$412,000	-8.8%
	AVERAGE PRICE	\$478,071	\$425,150	-11.1%
	AVERAGE DOM	64	38	-40.6%
Co-ops	# OF SALES	85	73	-14.1%
	SALES VOLUME	\$25,980,198	\$24,335,301	-6.3%
	MEDIAN PRICE	\$275,000	\$290,000	5.5%
	AVERAGE PRICE	\$305,649	\$333,360	9.1%
	AVERAGE DOM	45	41	-8.9%

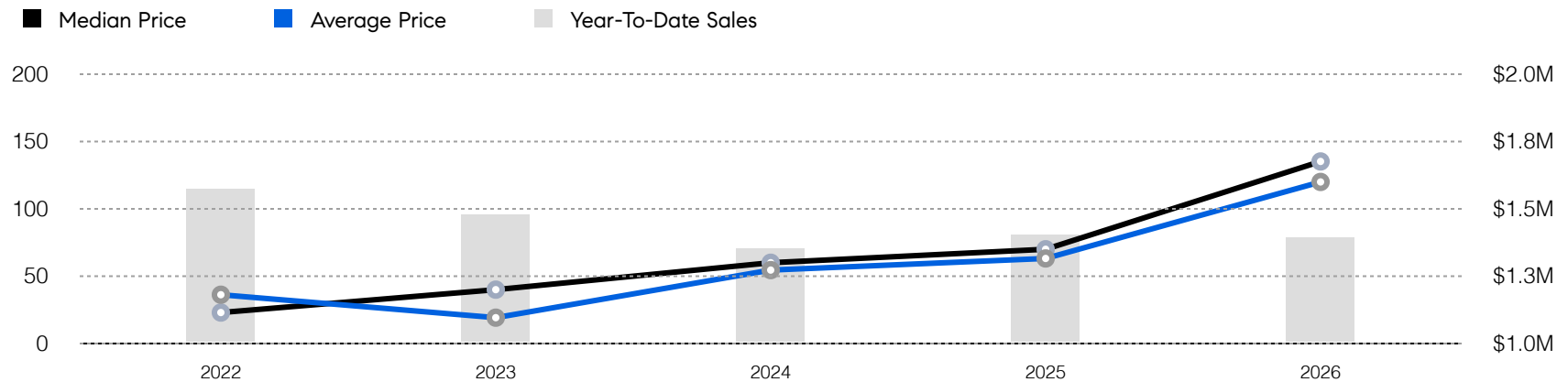
Historic Sales Trends



Edgemont

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	63	60	-4.8%
	SALES VOLUME	\$98,658,886	\$115,434,777	17.0%
	MEDIAN PRICE	\$1,410,000	\$1,855,000	31.6%
	AVERAGE PRICE	\$1,566,014	\$1,923,913	22.9%
	AVERAGE DOM	38	29	-23.7%
Condos	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,222,000	\$3,596,000	194.3%
	MEDIAN PRICE	\$611,000	\$736,000	20.5%
	AVERAGE PRICE	\$611,000	\$719,200	17.7%
	AVERAGE DOM	18	21	16.7%
Co-ops	# OF SALES	14	12	-14.3%
	SALES VOLUME	\$4,069,750	\$4,166,999	2.4%
	MEDIAN PRICE	\$242,375	\$393,750	62.5%
	AVERAGE PRICE	\$290,696	\$347,250	19.5%
	AVERAGE DOM	36	60	66.7%

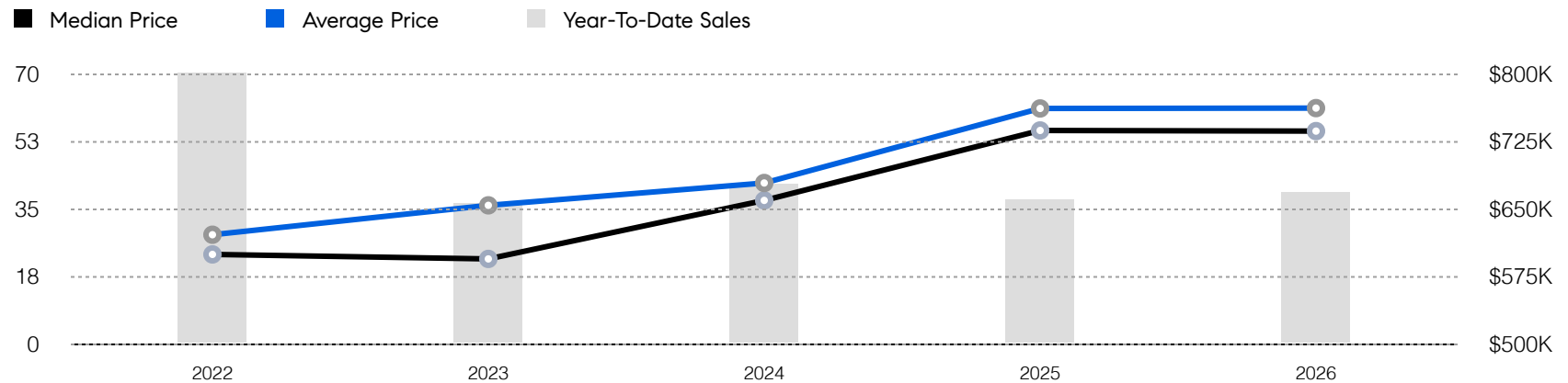
Historic Sales Trends



Elmsford

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	37	35	-5.4%
	SALES VOLUME	\$28,200,000	\$28,176,000	-0.1%
	MEDIAN PRICE	\$737,700	\$750,000	1.7%
	AVERAGE PRICE	\$762,162	\$805,029	5.6%
	AVERAGE DOM	48	26	-45.8%
Condos	# OF SALES	0	3	0.0%
	SALES VOLUME	-	\$1,413,500	-
	MEDIAN PRICE	-	\$495,000	-
	AVERAGE PRICE	-	\$471,167	-
	AVERAGE DOM	-	53	-
Co-ops	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$150,000	-
	MEDIAN PRICE	-	\$150,000	-
	AVERAGE PRICE	-	\$150,000	-
	AVERAGE DOM	-	106	-

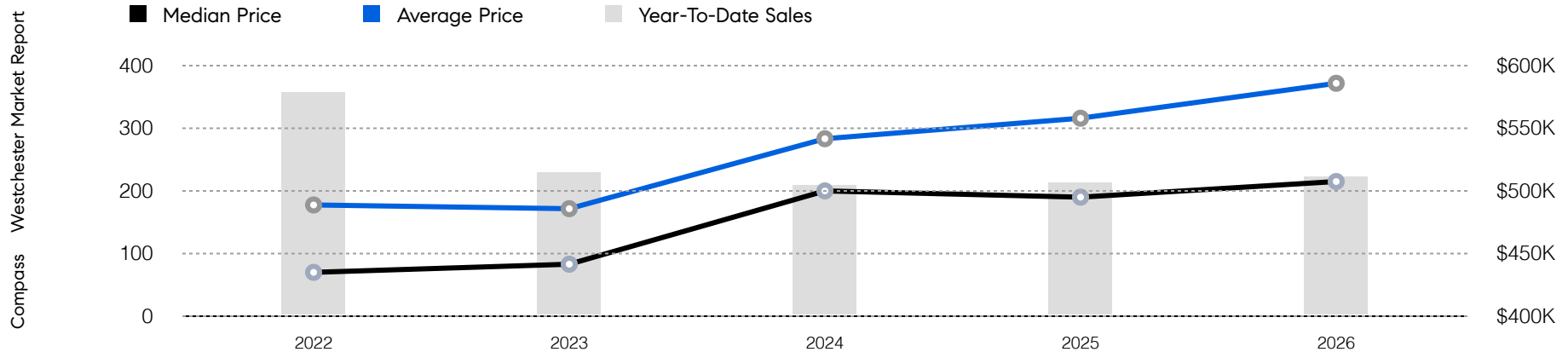
Historic Sales Trends



Greenburgh

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	69	84	21.7%
	SALES VOLUME	\$60,758,757	\$75,276,898	23.9%
	MEDIAN PRICE	\$828,000	\$850,000	2.7%
	AVERAGE PRICE	\$880,562	\$896,154	1.8%
	AVERAGE DOM	44	30	-31.8%
Condos	# OF SALES	63	49	-22.2%
	SALES VOLUME	\$34,908,790	\$30,205,000	-13.5%
	MEDIAN PRICE	\$502,000	\$525,000	4.6%
	AVERAGE PRICE	\$554,108	\$616,429	11.2%
	AVERAGE DOM	34	38	11.8%
Co-ops	# OF SALES	78	87	11.5%
	SALES VOLUME	\$21,516,425	\$23,416,306	8.8%
	MEDIAN PRICE	\$255,000	\$255,000	-
	AVERAGE PRICE	\$275,852	\$269,153	-2.4%
	AVERAGE DOM	49	47	-4.1%

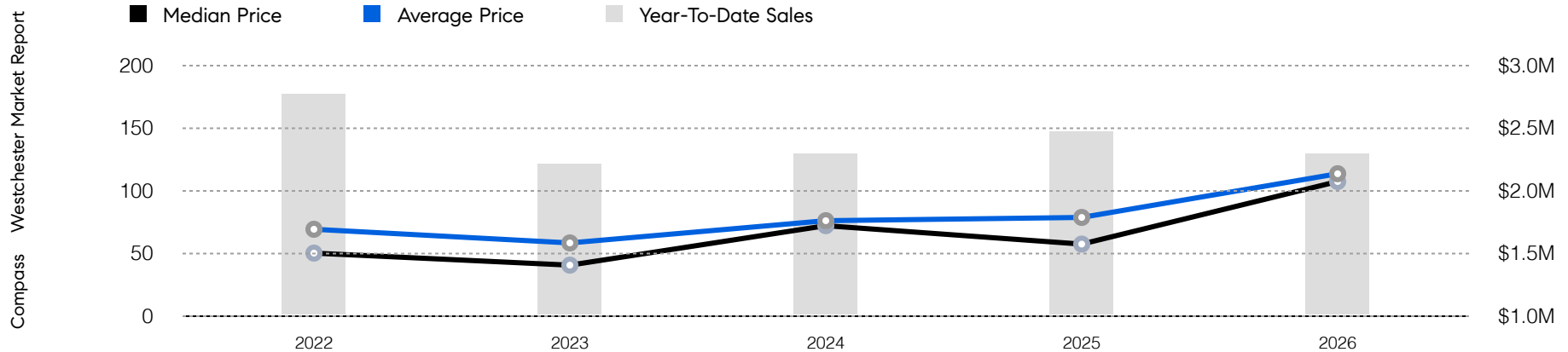
Historic Sales Trends



Harrison

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	119	96	-19.3%
	SALES VOLUME	\$252,263,150	\$263,141,650	4.3%
	MEDIAN PRICE	\$1,820,000	\$2,533,000	39.2%
	AVERAGE PRICE	\$2,119,858	\$2,741,059	29.3%
	AVERAGE DOM	45	43	-4.4%
Condos	# OF SALES	7	8	14.3%
	SALES VOLUME	\$3,662,880	\$4,615,000	26.0%
	MEDIAN PRICE	\$333,000	\$435,000	30.6%
	AVERAGE PRICE	\$523,269	\$576,875	10.2%
	AVERAGE DOM	79	18	-77.2%
Co-ops	# OF SALES	20	24	20.0%
	SALES VOLUME	\$5,166,500	\$5,791,750	12.1%
	MEDIAN PRICE	\$245,000	\$219,125	-10.6%
	AVERAGE PRICE	\$258,325	\$241,323	-6.6%
	AVERAGE DOM	49	39	-20.4%

Historic Sales Trends

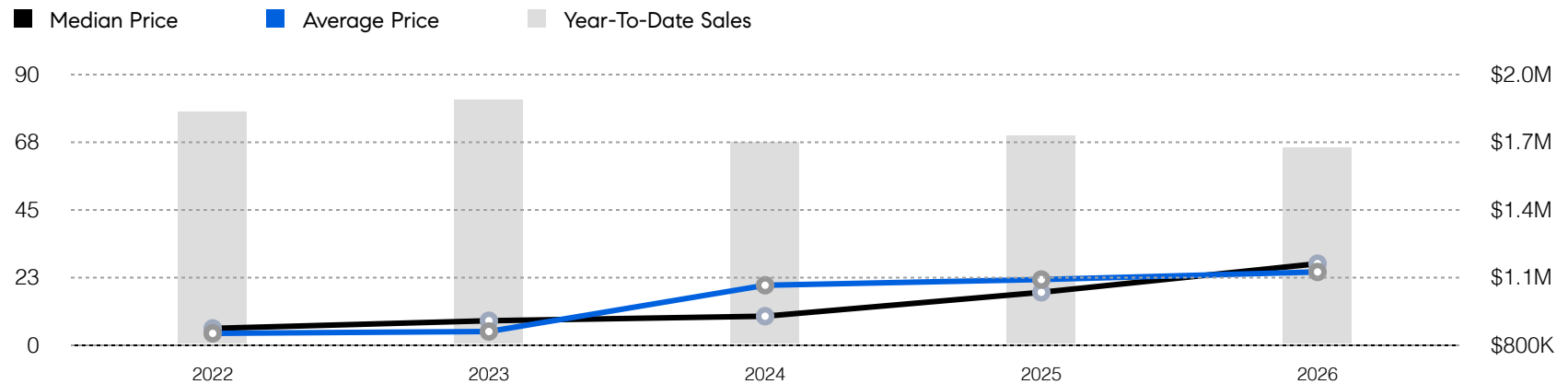


Hastings

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	48	41	-14.6%
	SALES VOLUME	\$64,144,647	\$58,281,699	-9.1%
	MEDIAN PRICE	\$1,268,750	\$1,370,000	8.0%
	AVERAGE PRICE	\$1,336,347	\$1,421,505	6.4%
	AVERAGE DOM	34	20	-41.2%
Condos	# OF SALES	9	15	66.7%
	SALES VOLUME	\$6,800,026	\$11,175,499	64.3%
	MEDIAN PRICE	\$710,000	\$650,000	-8.5%
	AVERAGE PRICE	\$755,558	\$745,033	-1.4%
	AVERAGE DOM	56	31	-44.6%
Co-ops	# OF SALES	12	9	-25.0%
	SALES VOLUME	\$4,372,000	\$3,683,000	-15.8%
	MEDIAN PRICE	\$372,000	\$403,000	8.3%
	AVERAGE PRICE	\$364,333	\$409,222	12.3%
	AVERAGE DOM	53	32	-39.6%

Historic Sales Trends

Compass Westchester Market Report

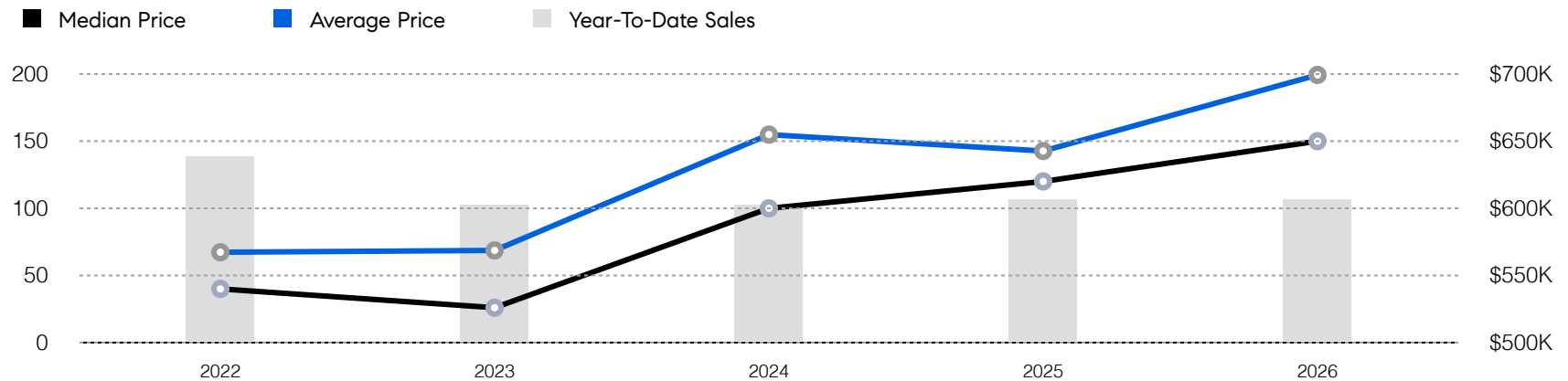


Hendrick Hudson

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	85	86	1.2%
	SALES VOLUME	\$61,013,448	\$67,669,826	10.9%
	MEDIAN PRICE	\$675,000	\$760,000	12.6%
	AVERAGE PRICE	\$717,805	\$786,858	9.6%
	AVERAGE DOM	50	43	-14.0%
Condos	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$4,472,999	\$3,681,000	-17.7%
	MEDIAN PRICE	\$389,000	\$570,000	46.5%
	AVERAGE PRICE	\$406,636	\$525,857	29.3%
	AVERAGE DOM	26	50	92.3%
Co-ops	# OF SALES	8	12	50.0%
	SALES VOLUME	\$1,283,500	\$2,077,000	61.8%
	MEDIAN PRICE	\$158,750	\$190,500	20.0%
	AVERAGE PRICE	\$160,438	\$173,083	7.9%
	AVERAGE DOM	98	78	-20.4%

Historic Sales Trends

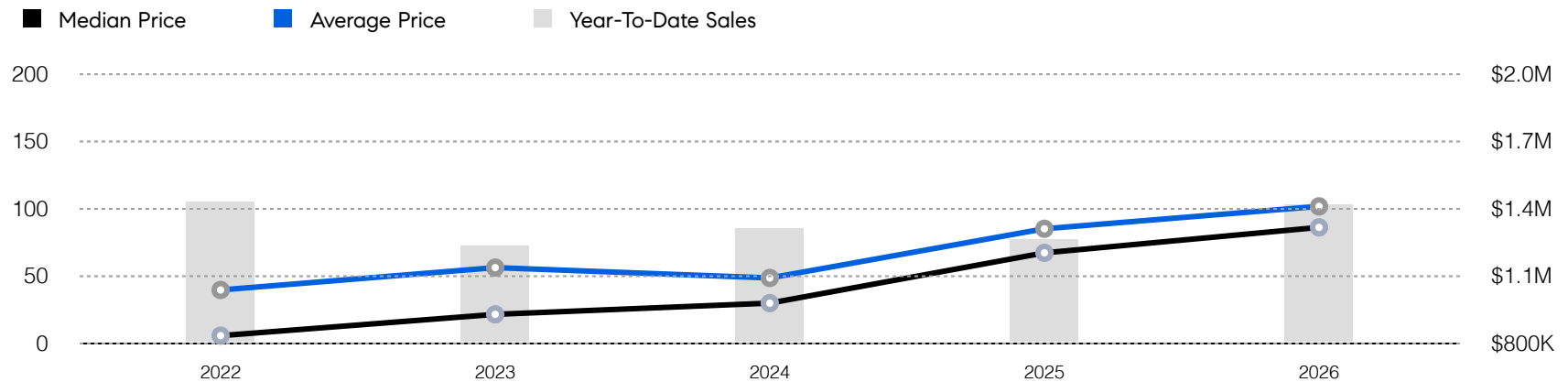
Compass Westchester Market Report



Irvington

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	58	64	10.3%
	SALES VOLUME	\$91,046,130	\$120,114,594	31.9%
	MEDIAN PRICE	\$1,382,000	\$1,736,776	25.7%
	AVERAGE PRICE	\$1,569,761	\$1,876,791	19.6%
	AVERAGE DOM	74	50	-32.4%
Condos	# OF SALES	6	13	116.7%
	SALES VOLUME	\$4,749,000	\$11,936,516	151.3%
	MEDIAN PRICE	\$755,000	\$910,000	20.5%
	AVERAGE PRICE	\$791,500	\$918,194	16.0%
	AVERAGE DOM	41	23	-43.9%
Co-ops	# OF SALES	12	25	108.3%
	SALES VOLUME	\$3,864,277	\$11,889,000	207.7%
	MEDIAN PRICE	\$315,000	\$345,000	9.5%
	AVERAGE PRICE	\$322,023	\$475,560	47.7%
	AVERAGE DOM	51	49	-3.9%

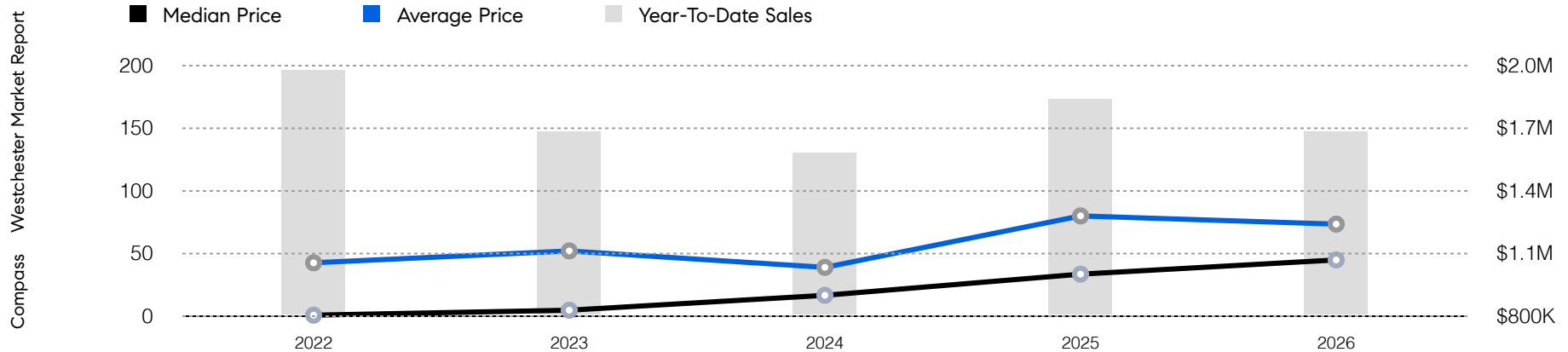
Historic Sales Trends



Katonah-Lewisboro

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	155	133	-14.2%
	SALES VOLUME	\$211,508,488	\$174,056,729	-17.7%
	MEDIAN PRICE	\$1,125,000	\$1,150,000	2.2%
	AVERAGE PRICE	\$1,364,571	\$1,308,697	-4.1%
	AVERAGE DOM	44	33	-25.0%
Condos	# OF SALES	16	12	-25.0%
	SALES VOLUME	\$8,572,150	\$6,967,027	-18.7%
	MEDIAN PRICE	\$533,075	\$609,500	14.3%
	AVERAGE PRICE	\$535,759	\$580,586	8.4%
	AVERAGE DOM	41	32	-22.0%
Co-ops	# OF SALES	1	1	0.0%
	SALES VOLUME	\$125,000	\$146,000	16.8%
	MEDIAN PRICE	\$125,000	\$146,000	16.8%
	AVERAGE PRICE	\$125,000	\$146,000	16.8%
	AVERAGE DOM	33	4	-87.9%

Historic Sales Trends

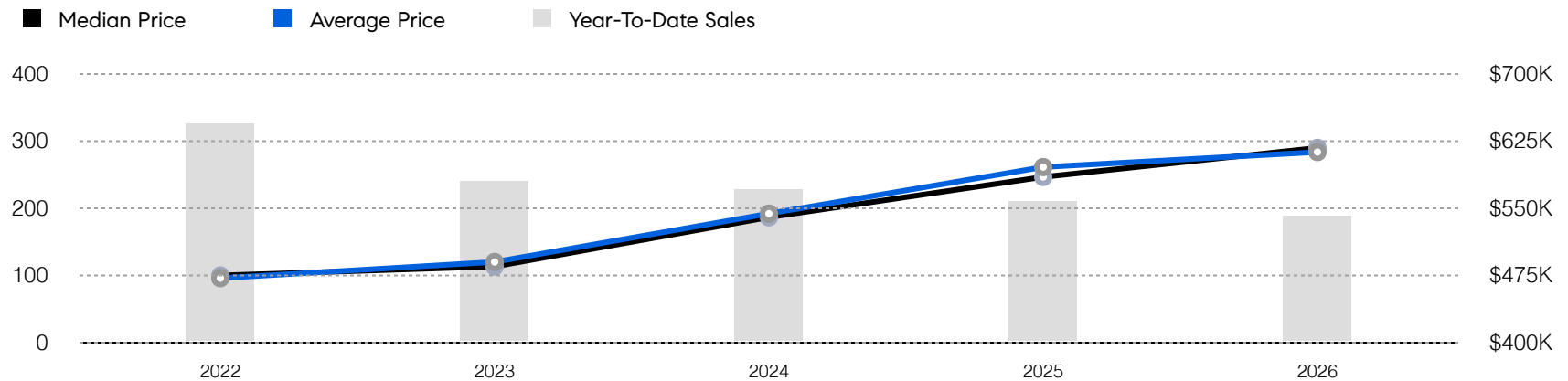


Lakeland

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	146	118	-19.2%
	SALES VOLUME	\$98,663,010	\$84,047,574	-14.8%
	MEDIAN PRICE	\$660,000	\$699,950	6.1%
	AVERAGE PRICE	\$675,774	\$712,268	5.4%
	AVERAGE DOM	32	40	25.0%
Condos	# OF SALES	55	60	9.1%
	SALES VOLUME	\$23,907,149	\$27,945,677	16.9%
	MEDIAN PRICE	\$410,000	\$417,500	1.8%
	AVERAGE PRICE	\$434,675	\$465,761	7.2%
	AVERAGE DOM	44	54	22.7%
Co-ops	# OF SALES	7	8	14.3%
	SALES VOLUME	\$1,409,625	\$1,987,800	41.0%
	MEDIAN PRICE	\$147,000	\$258,250	75.7%
	AVERAGE PRICE	\$201,375	\$248,475	23.4%
	AVERAGE DOM	37	69	86.5%

Historic Sales Trends

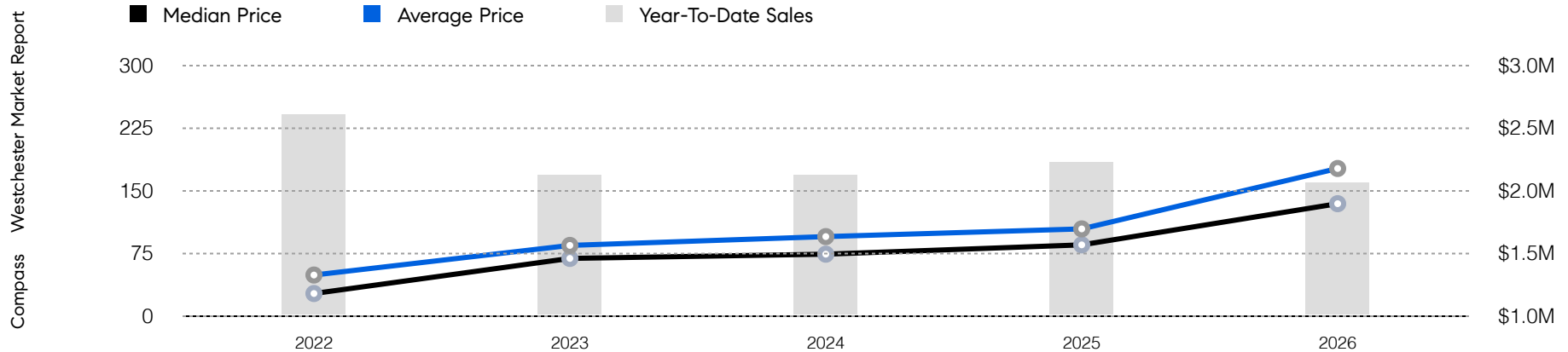
Compass Westchester Market Report



Larchmont P.O.

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	127	119	-6.3%
	SALES VOLUME	\$276,967,948	\$322,834,349	16.6%
	MEDIAN PRICE	\$1,900,022	\$2,255,500	18.7%
	AVERAGE PRICE	\$2,180,850	\$2,712,894	24.4%
	AVERAGE DOM	21	16	-23.8%
Condos	# OF SALES	22	15	-31.8%
	SALES VOLUME	\$16,356,350	\$13,642,000	-16.6%
	MEDIAN PRICE	\$725,000	\$865,000	19.3%
	AVERAGE PRICE	\$743,470	\$909,467	22.3%
	AVERAGE DOM	44	28	-36.4%
Co-ops	# OF SALES	33	24	-27.3%
	SALES VOLUME	\$15,499,630	\$7,807,050	-49.6%
	MEDIAN PRICE	\$311,500	\$248,000	-20.4%
	AVERAGE PRICE	\$469,686	\$325,294	-30.7%
	AVERAGE DOM	65	36	-44.6%

Historic Sales Trends

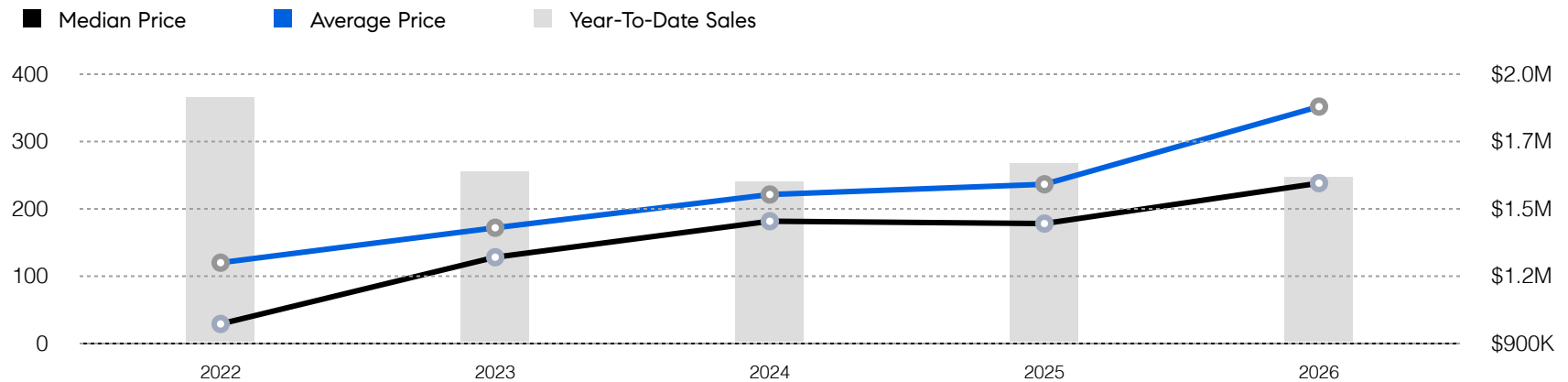


Mamaroneck

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	168	162	-3.6%
	SALES VOLUME	\$357,624,299	\$414,669,617	16.0%
	MEDIAN PRICE	\$1,880,000	\$2,093,250	11.3%
	AVERAGE PRICE	\$2,128,716	\$2,559,689	20.2%
	AVERAGE DOM	24	19	-20.8%
Condos	# OF SALES	39	28	-28.2%
	SALES VOLUME	\$29,759,570	\$23,812,000	-20.0%
	MEDIAN PRICE	\$675,000	\$707,500	4.8%
	AVERAGE PRICE	\$763,066	\$850,429	11.4%
	AVERAGE DOM	47	36	-23.4%
Co-ops	# OF SALES	57	54	-5.3%
	SALES VOLUME	\$21,919,630	\$17,221,350	-21.4%
	MEDIAN PRICE	\$275,000	\$303,000	10.2%
	AVERAGE PRICE	\$384,555	\$318,914	-17.1%
	AVERAGE DOM	63	45	-28.6%

Historic Sales Trends

Compass Westchester Market Report

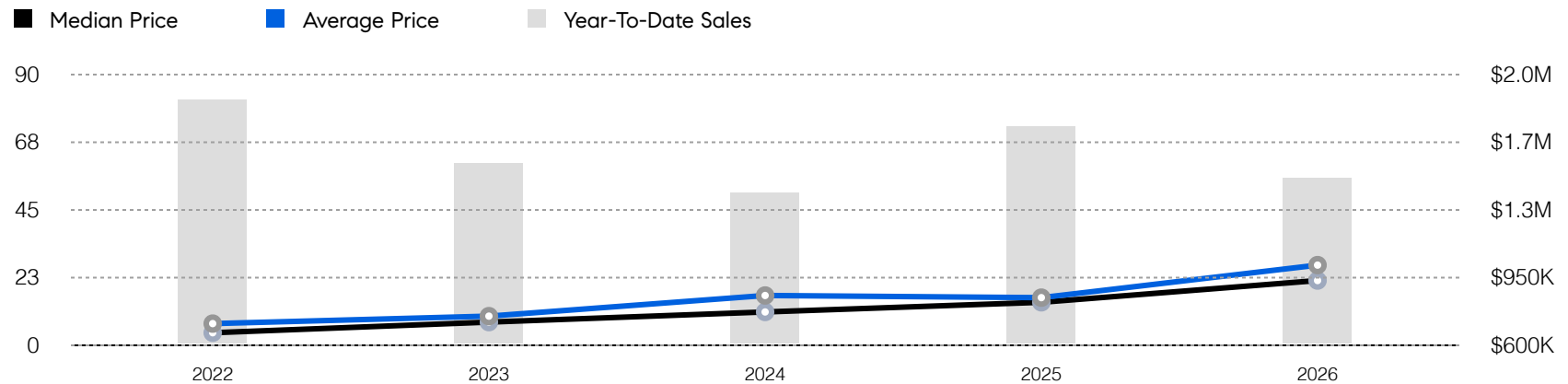


Mount Pleasant

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	70	54	-22.9%
	SALES VOLUME	\$59,928,365	\$55,281,996	-7.8%
	MEDIAN PRICE	\$832,500	\$938,000	12.7%
	AVERAGE PRICE	\$856,120	\$1,023,741	19.6%
	AVERAGE DOM	39	32	-17.9%
Condos	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$1,023,000	\$530,000	-48.2%
	MEDIAN PRICE	\$511,500	\$530,000	3.6%
	AVERAGE PRICE	\$511,500	\$530,000	3.6%
	AVERAGE DOM	124	27	-78.2%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends

Compass Westchester Market Report

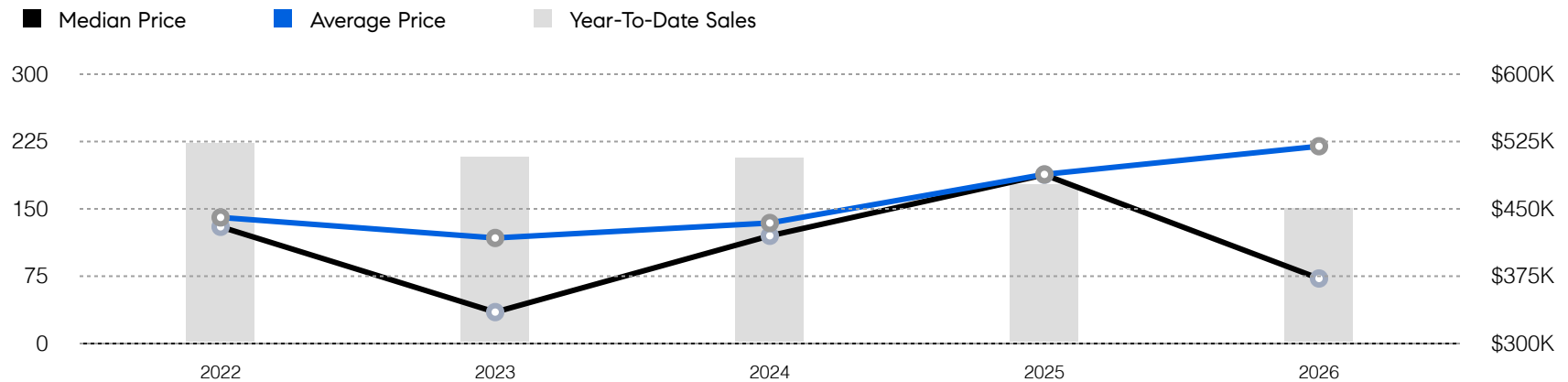


Mount Vernon

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	91	76	-16.5%
	SALES VOLUME	\$67,472,900	\$61,956,800	-8.2%
	MEDIAN PRICE	\$700,000	\$699,500	-0.1%
	AVERAGE PRICE	\$741,460	\$815,221	9.9%
	AVERAGE DOM	58	53	-8.6%
Condos	# OF SALES	4	5	25.0%
	SALES VOLUME	\$3,200,000	\$2,157,500	-32.6%
	MEDIAN PRICE	\$460,000	\$380,000	-17.4%
	AVERAGE PRICE	\$800,000	\$431,500	-46.1%
	AVERAGE DOM	46	41	-10.9%
Co-ops	# OF SALES	79	67	-15.2%
	SALES VOLUME	\$13,999,283	\$12,809,600	-8.5%
	MEDIAN PRICE	\$160,000	\$178,800	11.8%
	AVERAGE PRICE	\$177,206	\$191,188	7.9%
	AVERAGE DOM	84	80	-4.8%

Historic Sales Trends

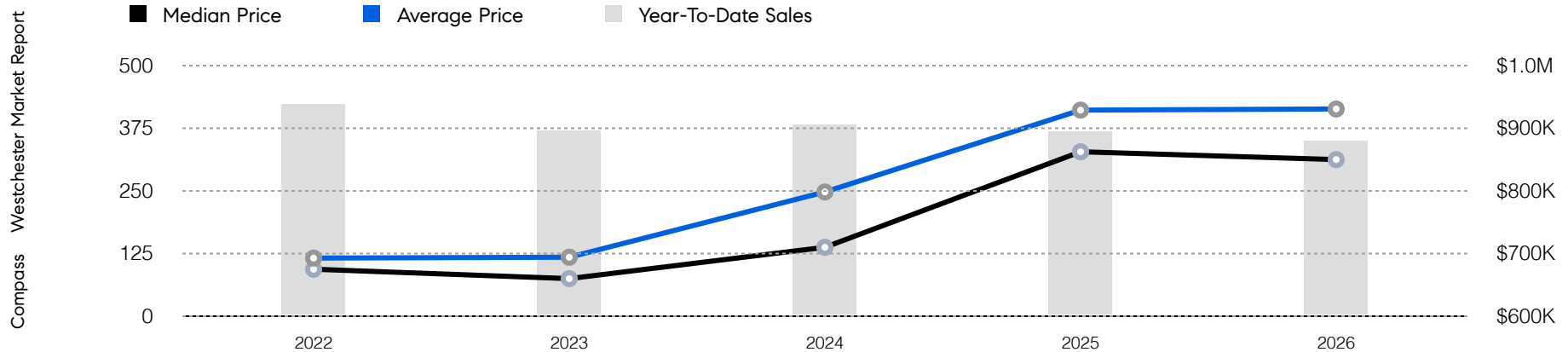
Compass Westchester Market Report



New Rochelle

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	237	209	-11.8%
	SALES VOLUME	\$289,844,849	\$272,658,247	-5.9%
	MEDIAN PRICE	\$1,050,000	\$1,200,000	14.3%
	AVERAGE PRICE	\$1,222,974	\$1,304,585	6.7%
	AVERAGE DOM	38	30	-21.1%
Condos	# OF SALES	34	37	8.8%
	SALES VOLUME	\$24,740,400	\$24,550,600	-0.8%
	MEDIAN PRICE	\$547,500	\$540,000	-1.4%
	AVERAGE PRICE	\$727,659	\$663,530	-8.8%
	AVERAGE DOM	54	58	7.4%
Co-ops	# OF SALES	93	100	7.5%
	SALES VOLUME	\$23,559,898	\$24,852,100	5.5%
	MEDIAN PRICE	\$220,000	\$210,000	-4.5%
	AVERAGE PRICE	\$253,332	\$248,521	-1.9%
	AVERAGE DOM	70	67	-4.3%

Historic Sales Trends

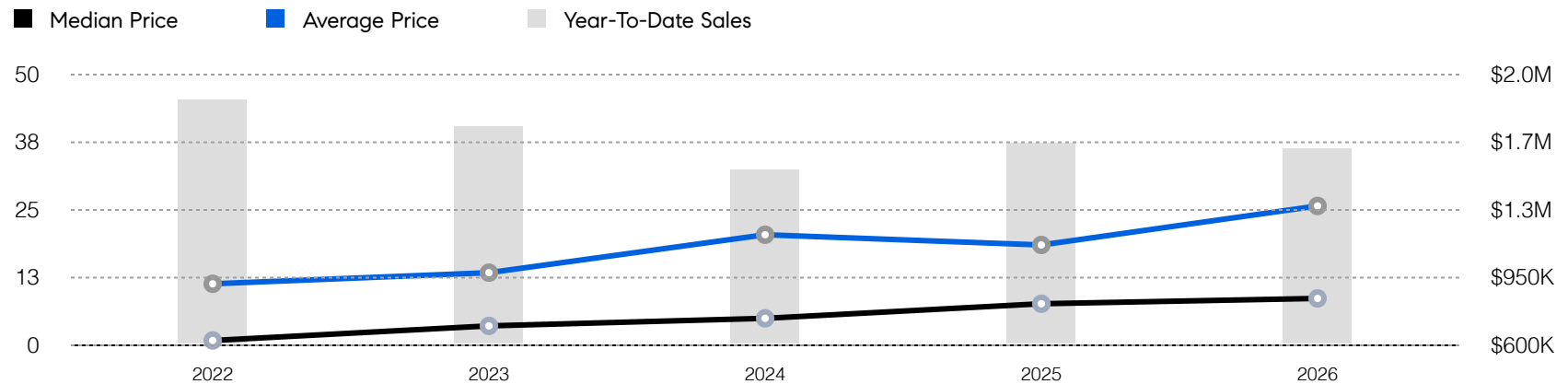


North Salem

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	37	36	-2.7%
	SALES VOLUME	\$41,401,876	\$47,546,278	14.8%
	MEDIAN PRICE	\$815,000	\$842,500	3.4%
	AVERAGE PRICE	\$1,118,970	\$1,320,730	18.0%
	AVERAGE DOM	66	53	-19.7%
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

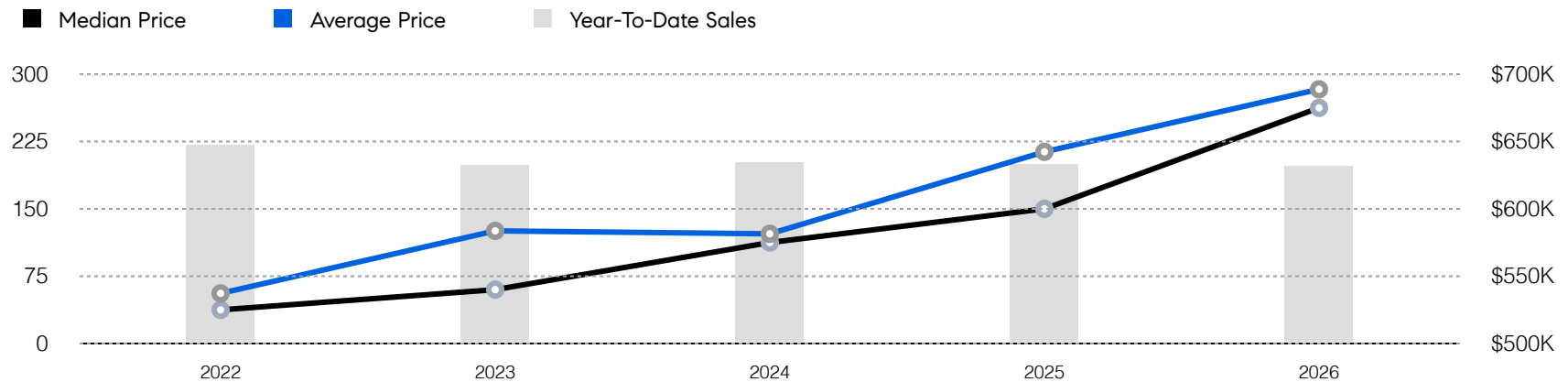
Compass Westchester Market Report



Ossining

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	117	122	4.3%
	SALES VOLUME	\$91,133,739	\$98,226,822	7.8%
	MEDIAN PRICE	\$665,000	\$764,000	14.9%
	AVERAGE PRICE	\$778,921	\$805,138	3.4%
	AVERAGE DOM	38	40	5.3%
Condos	# OF SALES	47	49	4.3%
	SALES VOLUME	\$27,051,027	\$29,270,900	8.2%
	MEDIAN PRICE	\$552,000	\$554,000	0.4%
	AVERAGE PRICE	\$575,554	\$597,365	3.8%
	AVERAGE DOM	32	40	25.0%
Co-ops	# OF SALES	33	24	-27.3%
	SALES VOLUME	\$8,357,400	\$6,818,900	-18.4%
	MEDIAN PRICE	\$225,000	\$250,000	11.1%
	AVERAGE PRICE	\$253,255	\$284,121	12.2%
	AVERAGE DOM	54	47	-13.0%

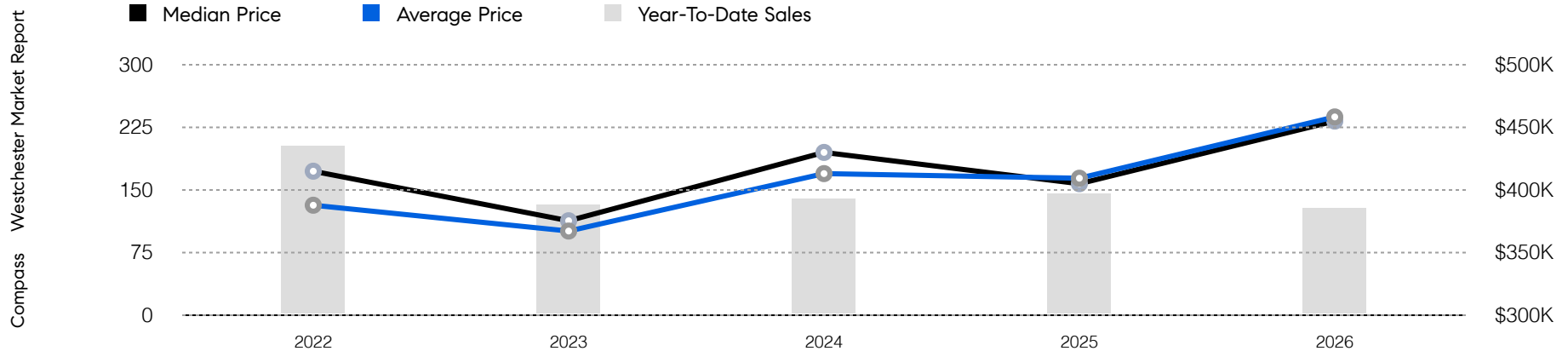
Historic Sales Trends



Peekskill

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	51	42	-17.6%
	SALES VOLUME	\$28,944,999	\$26,874,600	-7.2%
	MEDIAN PRICE	\$560,000	\$597,500	6.7%
	AVERAGE PRICE	\$567,549	\$639,871	12.7%
	AVERAGE DOM	40	41	2.5%
Condos	# OF SALES	62	63	1.6%
	SALES VOLUME	\$24,852,620	\$27,936,731	12.4%
	MEDIAN PRICE	\$389,750	\$450,000	15.5%
	AVERAGE PRICE	\$400,849	\$443,440	10.6%
	AVERAGE DOM	46	43	-6.5%
Co-ops	# OF SALES	30	21	-30.0%
	SALES VOLUME	\$4,745,400	\$2,939,000	-38.1%
	MEDIAN PRICE	\$153,000	\$144,500	-5.6%
	AVERAGE PRICE	\$158,180	\$139,952	-11.5%
	AVERAGE DOM	56	59	5.4%

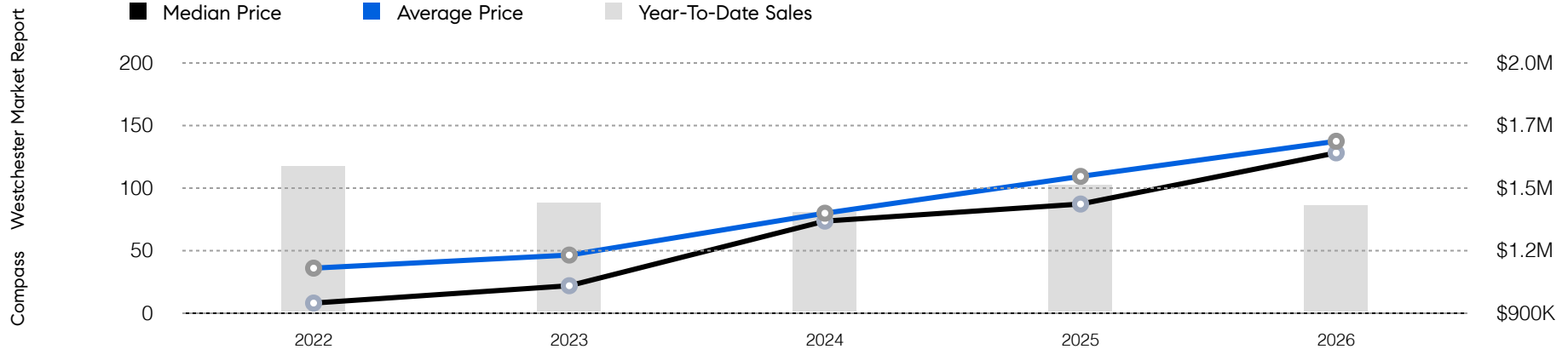
Historic Sales Trends



Pelham

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	82	74	-9.8%
	SALES VOLUME	\$144,658,435	\$135,158,303	-6.6%
	MEDIAN PRICE	\$1,641,250	\$1,700,000	3.6%
	AVERAGE PRICE	\$1,764,127	\$1,826,464	3.5%
	AVERAGE DOM	29	30	3.4%
Condos	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$3,305,500	\$2,902,500	-12.2%
	MEDIAN PRICE	\$575,000	\$712,500	23.9%
	AVERAGE PRICE	\$661,100	\$725,625	9.8%
	AVERAGE DOM	19	23	21.1%
Co-ops	# OF SALES	14	7	-50.0%
	SALES VOLUME	\$3,688,000	\$2,696,000	-26.9%
	MEDIAN PRICE	\$245,000	\$330,000	34.7%
	AVERAGE PRICE	\$263,429	\$385,143	46.2%
	AVERAGE DOM	84	23	-72.6%

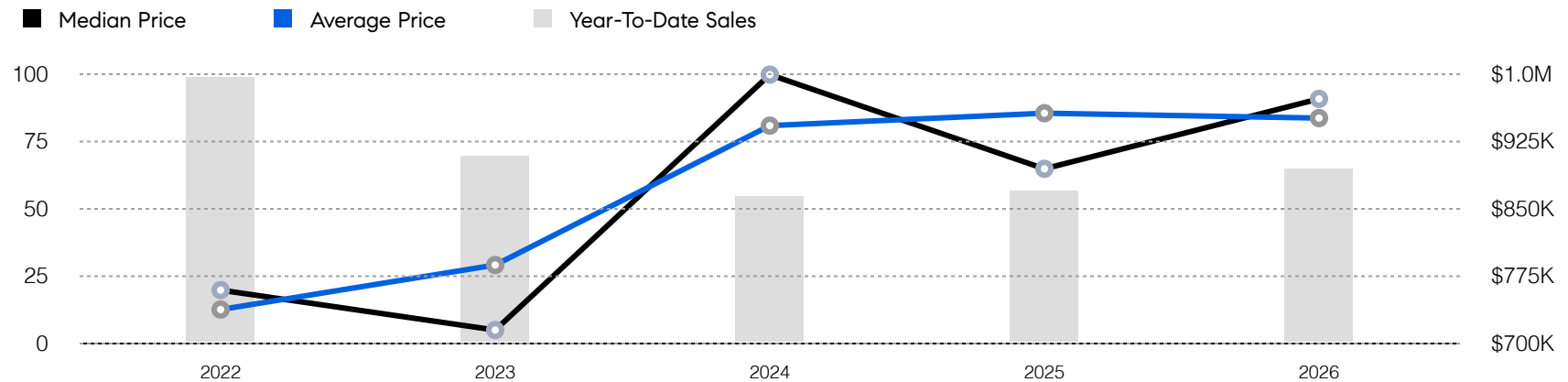
Historic Sales Trends



Pleasantville

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	46	43	-6.5%
	SALES VOLUME	\$48,099,217	\$51,463,580	7.0%
	MEDIAN PRICE	\$950,000	\$1,200,000	26.3%
	AVERAGE PRICE	\$1,045,635	\$1,196,827	14.5%
	AVERAGE DOM	37	28	-24.3%
Condos	# OF SALES	10	15	50.0%
	SALES VOLUME	\$5,468,388	\$7,932,200	45.1%
	MEDIAN PRICE	\$514,000	\$578,000	12.5%
	AVERAGE PRICE	\$546,839	\$528,813	-3.3%
	AVERAGE DOM	23	34	47.8%
Co-ops	# OF SALES	0	6	0.0%
	SALES VOLUME	-	\$1,476,000	-
	MEDIAN PRICE	-	\$255,500	-
	AVERAGE PRICE	-	\$246,000	-
	AVERAGE DOM	-	19	-

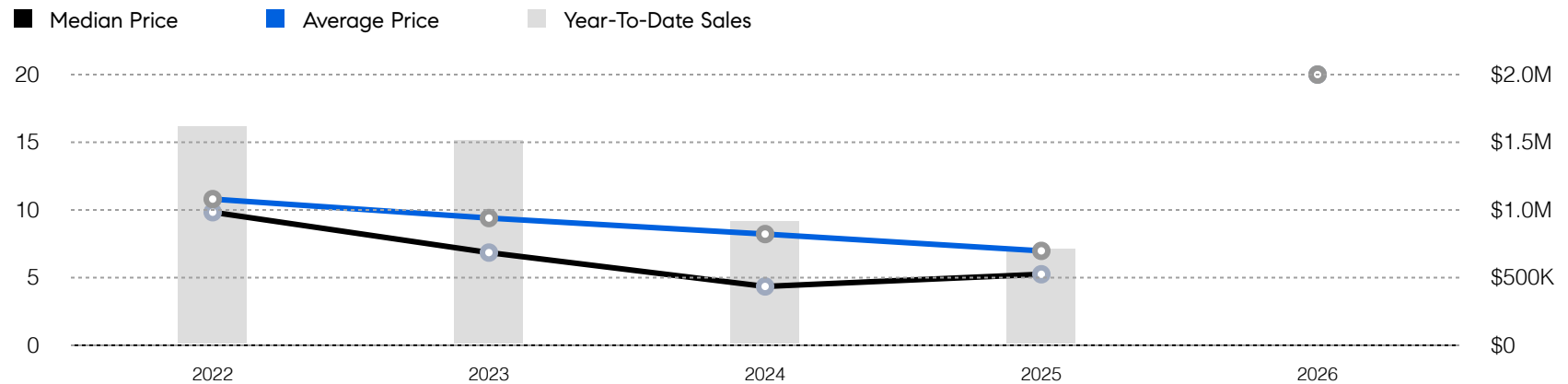
Historic Sales Trends



Pocantico Hills

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	3	0	0.0%
	SALES VOLUME	\$3,140,000	-	-
	MEDIAN PRICE	\$995,000	-	-
	AVERAGE PRICE	\$1,046,667	-	-
	AVERAGE DOM	41	-	-
Condos	# OF SALES	4	0	0.0%
	SALES VOLUME	\$1,744,000	-	-
	MEDIAN PRICE	\$420,000	-	-
	AVERAGE PRICE	\$436,000	-	-
	AVERAGE DOM	25	-	-
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

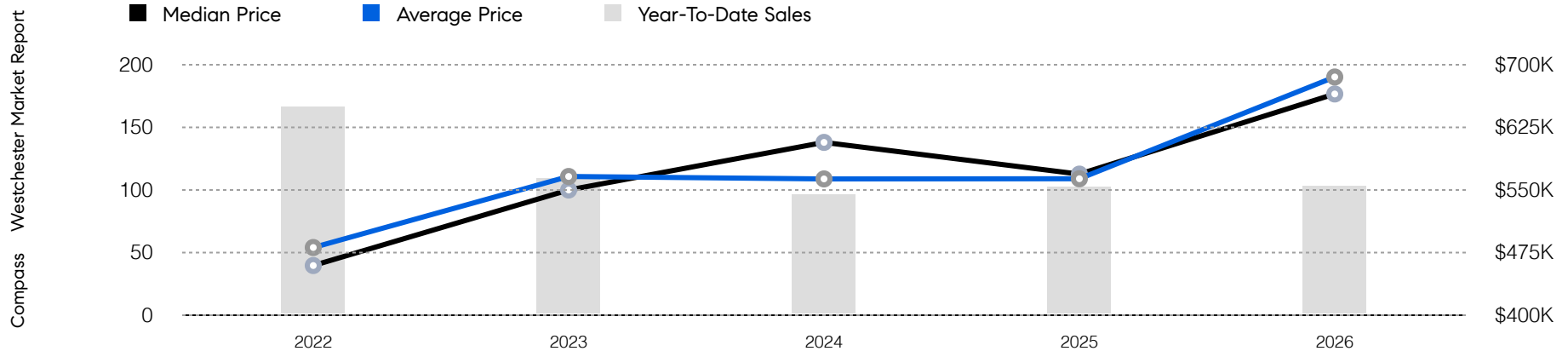
Historic Sales Trends



Port Chester

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	57	71	24.6%
	SALES VOLUME	\$43,900,320	\$61,359,659	39.8%
	MEDIAN PRICE	\$753,700	\$849,000	12.6%
	AVERAGE PRICE	\$770,181	\$864,221	12.2%
	AVERAGE DOM	42	44	4.8%
Condos	# OF SALES	23	14	-39.1%
	SALES VOLUME	\$10,169,500	\$6,201,008	-39.0%
	MEDIAN PRICE	\$435,000	\$424,500	-2.4%
	AVERAGE PRICE	\$442,152	\$442,929	0.2%
	AVERAGE DOM	43	33	-23.3%
Co-ops	# OF SALES	21	17	-19.0%
	SALES VOLUME	\$2,839,800	\$2,345,100	-17.4%
	MEDIAN PRICE	\$125,000	\$120,000	-4.0%
	AVERAGE PRICE	\$135,229	\$137,947	2.0%
	AVERAGE DOM	80	101	26.3%

Historic Sales Trends

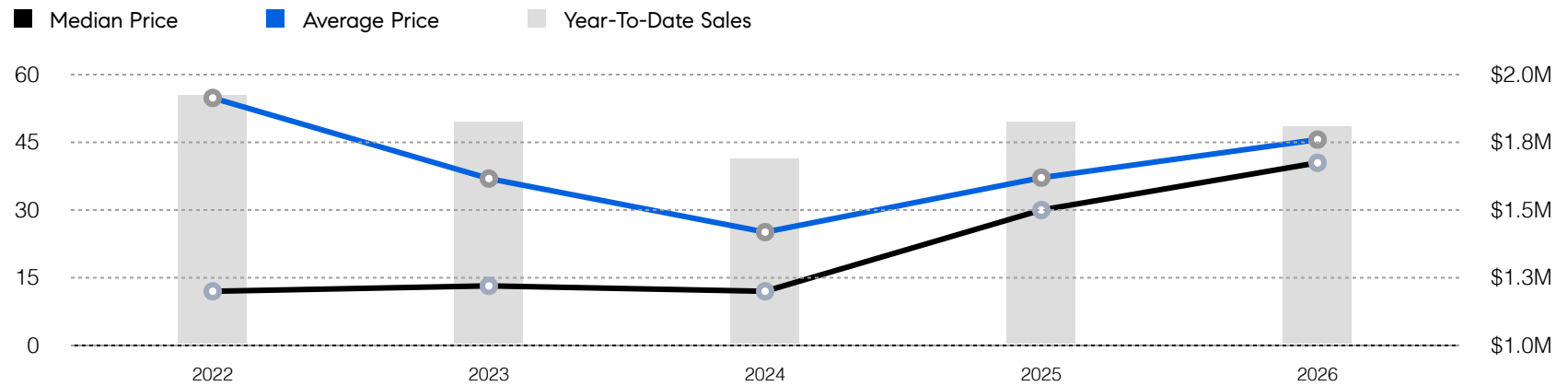


Pound Ridge P.O.

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	49	48	-2.0%
	SALES VOLUME	\$79,352,890	\$84,484,388	6.5%
	MEDIAN PRICE	\$1,500,000	\$1,674,500	11.6%
	AVERAGE PRICE	\$1,619,447	\$1,760,091	8.7%
	AVERAGE DOM	44	48	9.1%
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

Compass Westchester Market Report

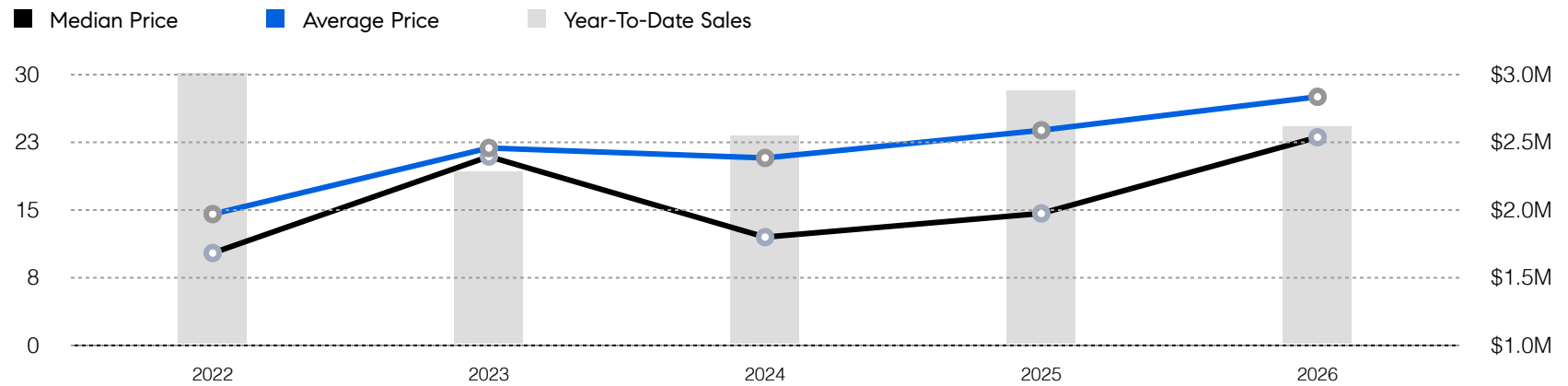


Purchase P.O.

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	28	24	-14.3%
	SALES VOLUME	\$72,490,900	\$68,070,000	-6.1%
	MEDIAN PRICE	\$1,975,000	\$2,537,500	28.5%
	AVERAGE PRICE	\$2,588,961	\$2,836,250	9.6%
	AVERAGE DOM	69	75	8.7%
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

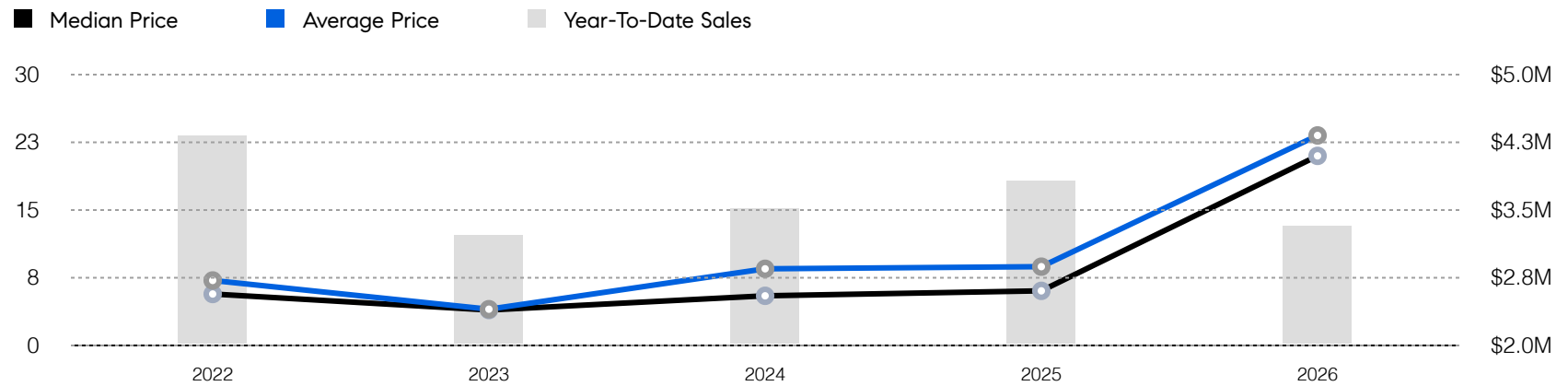
Compass Westchester Market Report



Rye P.O.

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	18	13	-27.8%
	SALES VOLUME	\$51,709,951	\$56,243,500	8.8%
	MEDIAN PRICE	\$2,605,000	\$4,100,000	57.4%
	AVERAGE PRICE	\$2,872,775	\$4,326,423	50.6%
	AVERAGE DOM	49	76	55.1%
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	-	-	-

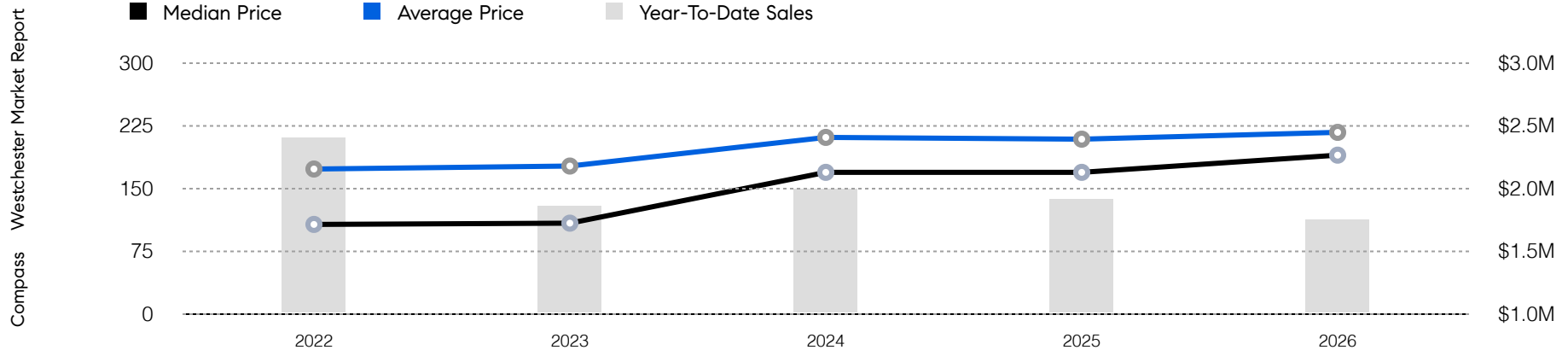
Historic Sales Trends



Rye City

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	91	82	-9.9%
	SALES VOLUME	\$278,484,934	\$246,894,192	-11.3%
	MEDIAN PRICE	\$2,695,000	\$2,898,012	7.5%
	AVERAGE PRICE	\$3,060,274	\$3,010,905	-1.6%
	AVERAGE DOM	35	31	-11.4%
Condos	# OF SALES	17	8	-52.9%
	SALES VOLUME	\$32,407,000	\$10,314,500	-68.2%
	MEDIAN PRICE	\$1,960,000	\$810,000	-58.7%
	AVERAGE PRICE	\$1,906,294	\$1,289,313	-32.4%
	AVERAGE DOM	43	22	-48.8%
Co-ops	# OF SALES	27	21	-22.2%
	SALES VOLUME	\$12,355,500	\$14,589,000	18.1%
	MEDIAN PRICE	\$403,500	\$525,000	30.1%
	AVERAGE PRICE	\$457,611	\$694,714	51.8%
	AVERAGE DOM	33	32	-3.0%

Historic Sales Trends

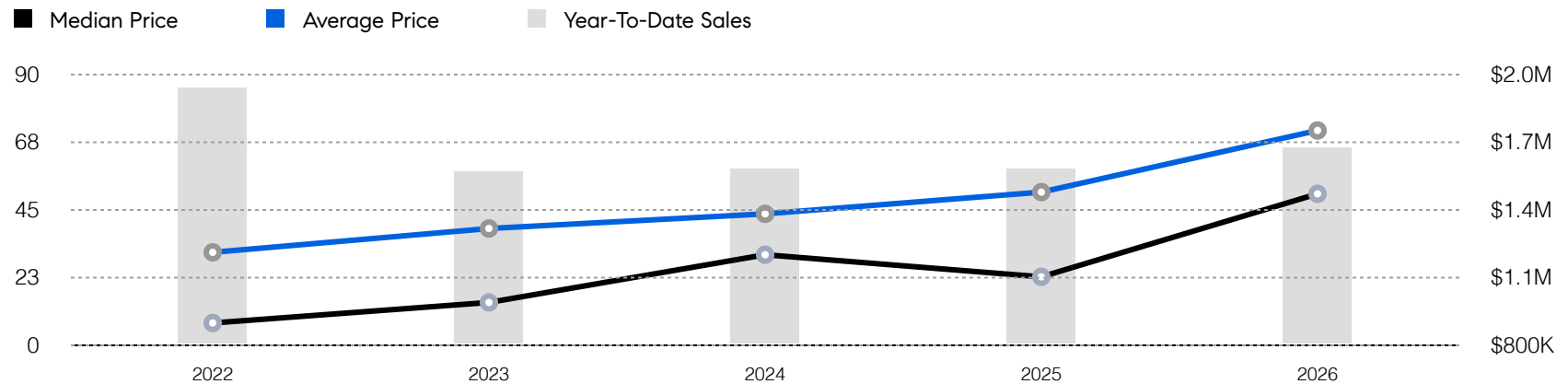


Rye Neck

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	47	55	17.0%
	SALES VOLUME	\$80,900,942	\$109,267,744	35.1%
	MEDIAN PRICE	\$1,465,000	\$1,600,000	9.2%
	AVERAGE PRICE	\$1,721,297	\$1,986,686	15.4%
	AVERAGE DOM	29	15	-48.3%
Condos	# OF SALES	3	3	0.0%
	SALES VOLUME	\$2,115,000	\$2,392,500	13.1%
	MEDIAN PRICE	\$745,000	\$825,000	10.7%
	AVERAGE PRICE	\$705,000	\$797,500	13.1%
	AVERAGE DOM	46	16	-65.2%
Co-ops	# OF SALES	8	7	-12.5%
	SALES VOLUME	\$2,775,518	\$2,238,501	-19.3%
	MEDIAN PRICE	\$347,000	\$335,000	-3.5%
	AVERAGE PRICE	\$346,940	\$319,786	-7.8%
	AVERAGE DOM	60	33	-45.0%

Historic Sales Trends

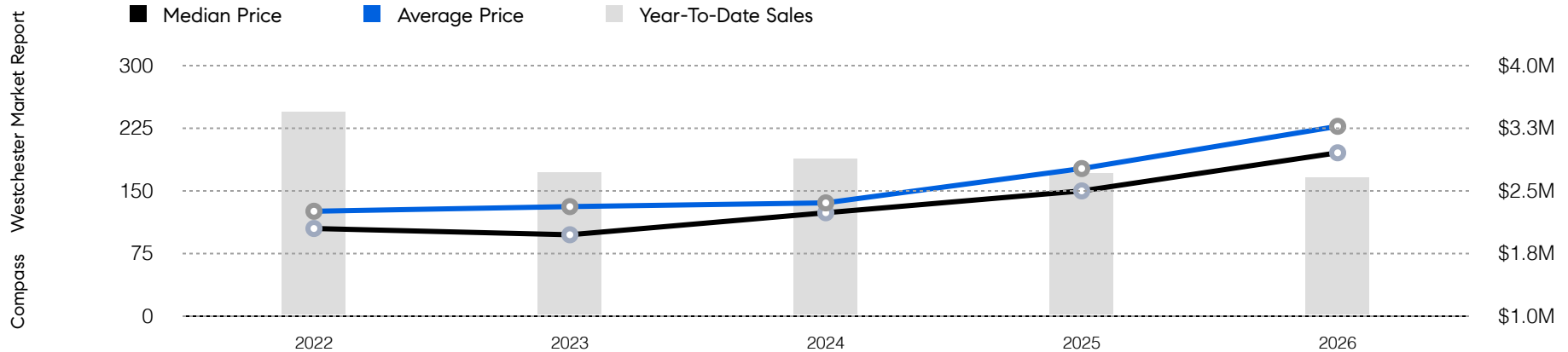
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Scarsdale

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	164	155	-5.5%
	SALES VOLUME	\$460,873,313	\$523,961,030	13.7%
	MEDIAN PRICE	\$2,509,000	\$3,020,000	20.4%
	AVERAGE PRICE	\$2,810,203	\$3,380,394	20.3%
	AVERAGE DOM	52	42	-19.2%
Condos	# OF SALES	2	6	200.0%
	SALES VOLUME	\$4,725,000	\$11,820,000	150.2%
	MEDIAN PRICE	\$2,362,500	\$1,895,000	-19.8%
	AVERAGE PRICE	\$2,362,500	\$1,970,000	-16.6%
	AVERAGE DOM	100	184	84.0%
Co-ops	# OF SALES	3	3	0.0%
	SALES VOLUME	\$2,140,000	\$1,063,000	-50.3%
	MEDIAN PRICE	\$785,000	\$335,000	-57.3%
	AVERAGE PRICE	\$713,333	\$354,333	-50.3%
	AVERAGE DOM	55	74	34.5%

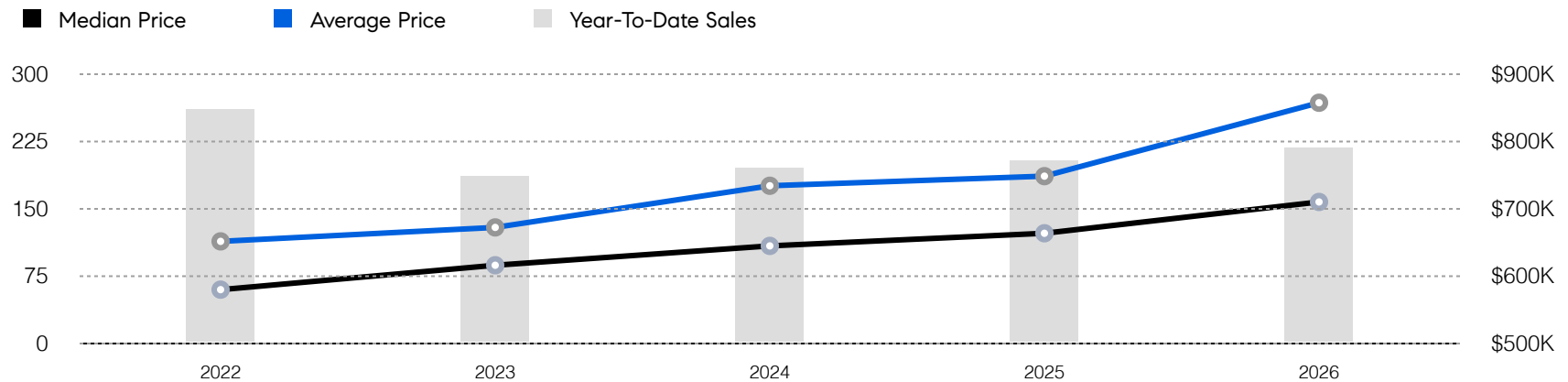
Historic Sales Trends



Somers

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	104	123	18.3%
	SALES VOLUME	\$90,830,881	\$124,337,742	36.9%
	MEDIAN PRICE	\$790,250	\$901,000	14.0%
	AVERAGE PRICE	\$873,374	\$1,010,876	15.7%
	AVERAGE DOM	36	40	11.1%
Condos	# OF SALES	98	93	-5.1%
	SALES VOLUME	\$60,381,643	\$60,907,825	0.9%
	MEDIAN PRICE	\$610,000	\$625,000	2.5%
	AVERAGE PRICE	\$616,139	\$654,923	6.3%
	AVERAGE DOM	31	40	29.0%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

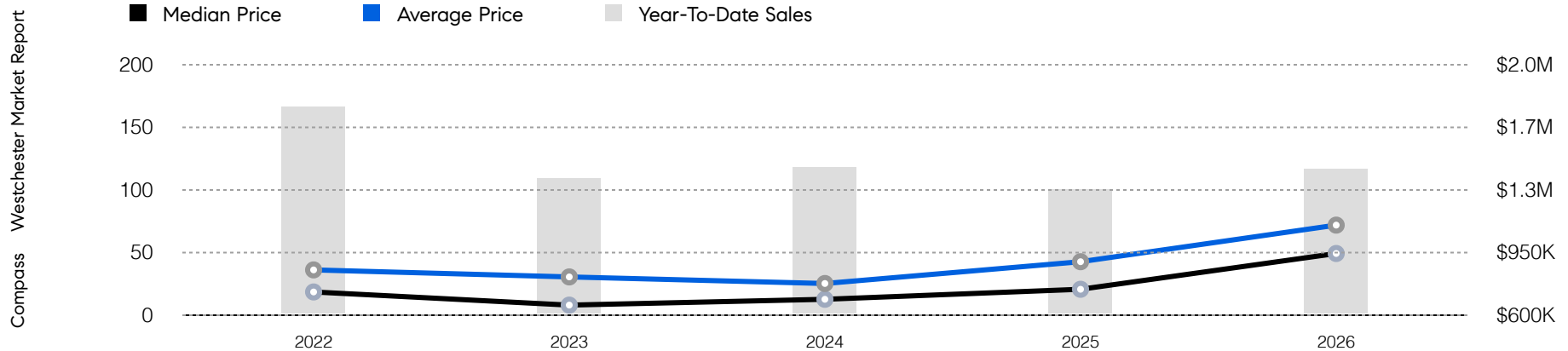
Historic Sales Trends



Tarrytown

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	34	31	-8.8%
	SALES VOLUME	\$38,885,740	\$39,197,500	0.8%
	MEDIAN PRICE	\$1,065,000	\$1,205,000	13.1%
	AVERAGE PRICE	\$1,143,698	\$1,264,435	10.6%
	AVERAGE DOM	40	41	2.5%
Condos	# OF SALES	48	71	47.9%
	SALES VOLUME	\$46,214,706	\$84,056,825	81.9%
	MEDIAN PRICE	\$766,500	\$995,000	29.8%
	AVERAGE PRICE	\$962,806	\$1,183,899	23.0%
	AVERAGE DOM	42	44	4.8%
Co-ops	# OF SALES	17	13	-23.5%
	SALES VOLUME	\$3,905,500	\$3,656,499	-6.4%
	MEDIAN PRICE	\$195,000	\$279,000	43.1%
	AVERAGE PRICE	\$229,735	\$281,269	22.4%
	AVERAGE DOM	68	41	-39.7%

Historic Sales Trends

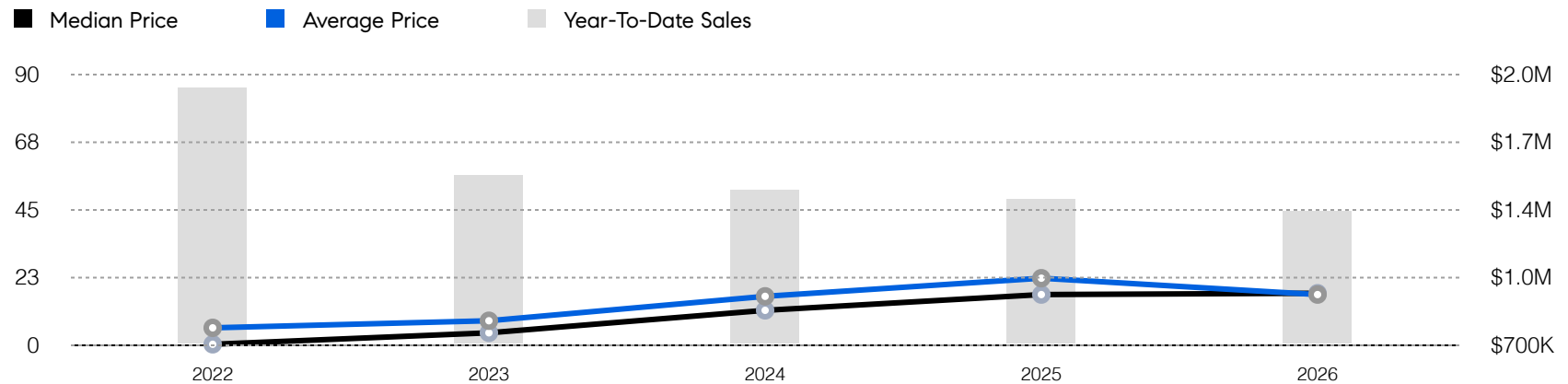


Tuckahoe

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	31	23	-25.8%
	SALES VOLUME	\$42,009,786	\$31,514,730	-25.0%
	MEDIAN PRICE	\$1,350,288	\$1,150,000	-14.8%
	AVERAGE PRICE	\$1,355,154	\$1,370,206	1.1%
	AVERAGE DOM	38	23	-39.5%
Condos	# OF SALES	9	11	22.2%
	SALES VOLUME	\$4,853,500	\$7,761,250	59.9%
	MEDIAN PRICE	\$515,000	\$505,000	-1.9%
	AVERAGE PRICE	\$539,278	\$705,568	30.8%
	AVERAGE DOM	32	40	25.0%
Co-ops	# OF SALES	8	10	25.0%
	SALES VOLUME	\$2,207,500	\$2,247,000	1.8%
	MEDIAN PRICE	\$289,250	\$227,500	-21.3%
	AVERAGE PRICE	\$275,938	\$224,700	-18.6%
	AVERAGE DOM	37	71	91.9%

Historic Sales Trends

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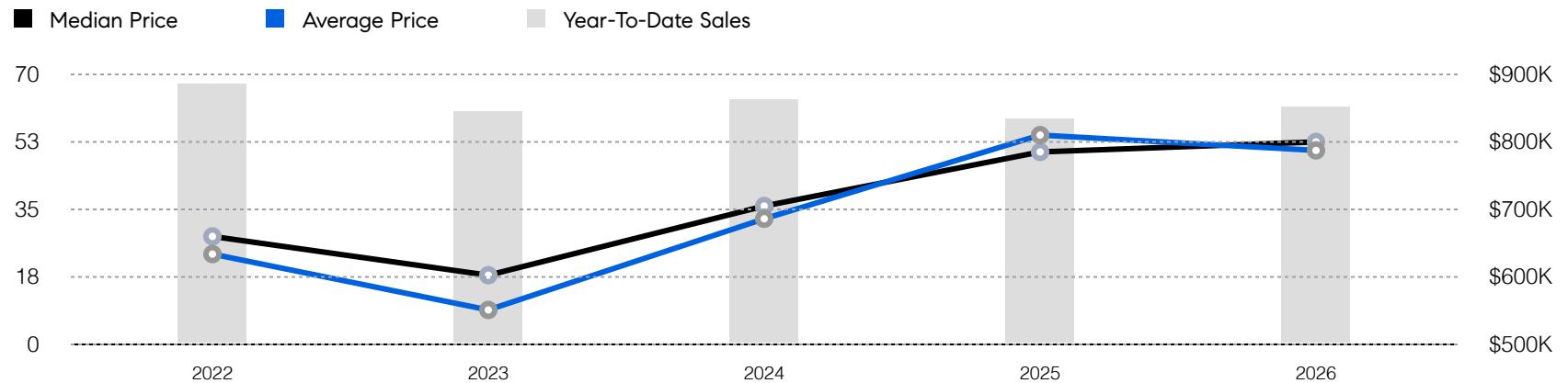


Valhalla

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	53	43	-18.9%
	SALES VOLUME	\$45,795,437	\$43,199,898	-5.7%
	MEDIAN PRICE	\$820,000	\$961,000	17.2%
	AVERAGE PRICE	\$864,065	\$1,004,649	16.3%
	AVERAGE DOM	37	23	-37.8%
Condos	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
Co-ops	# OF SALES	5	18	260.0%
	SALES VOLUME	\$1,190,000	\$4,830,775	305.9%
	MEDIAN PRICE	\$190,000	\$270,000	42.1%
	AVERAGE PRICE	\$238,000	\$268,376	12.8%
	AVERAGE DOM	67	40	-40.3%

Historic Sales Trends

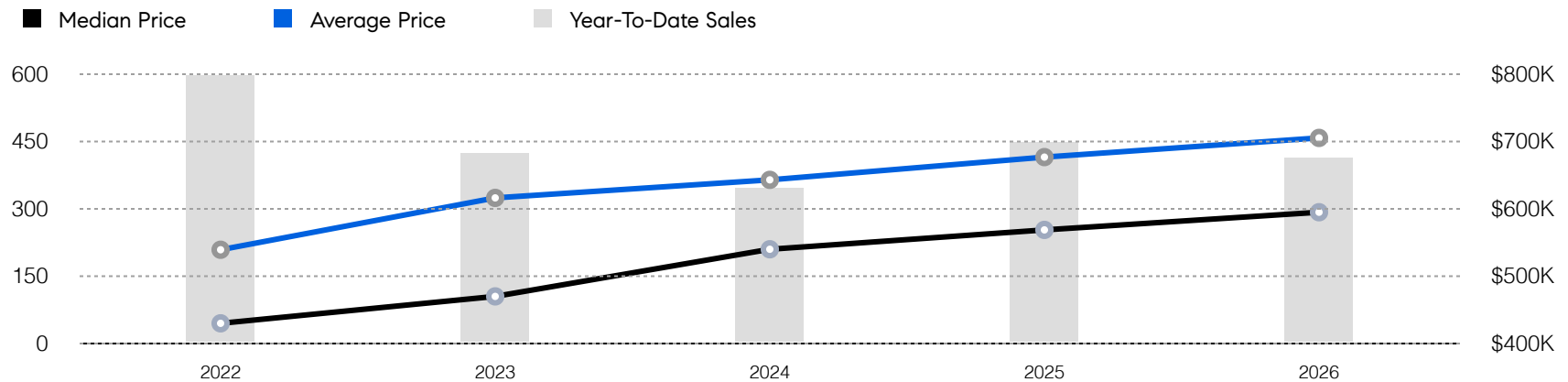
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White Plains

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	162	152	-6.2%
	SALES VOLUME	\$170,744,778	\$163,787,117	-4.1%
	MEDIAN PRICE	\$914,000	\$954,500	4.4%
	AVERAGE PRICE	\$1,053,980	\$1,077,547	2.2%
	AVERAGE DOM	29	26	-10.3%
Condos	# OF SALES	141	123	-12.8%
	SALES VOLUME	\$91,970,760	\$89,162,897	-3.1%
	MEDIAN PRICE	\$540,000	\$558,000	3.3%
	AVERAGE PRICE	\$652,275	\$724,902	11.1%
	AVERAGE DOM	57	59	3.5%
Co-ops	# OF SALES	141	135	-4.3%
	SALES VOLUME	\$37,813,049	\$36,254,296	-4.1%
	MEDIAN PRICE	\$250,000	\$255,000	2.0%
	AVERAGE PRICE	\$268,178	\$268,550	0.1%
	AVERAGE DOM	64	55	-14.1%

Historic Sales Trends

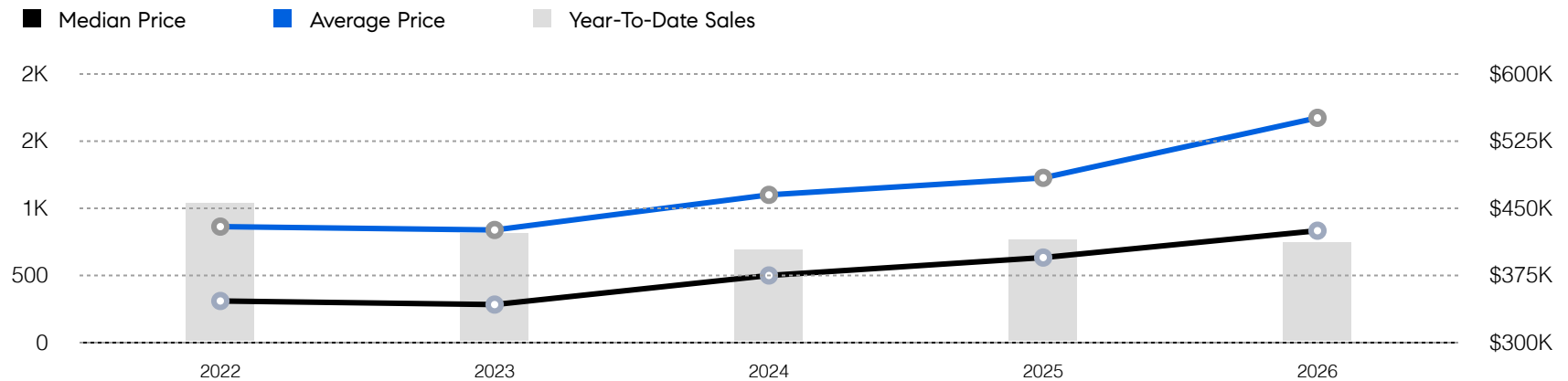


Yonkers

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	322	316	-1.9%
	SALES VOLUME	\$251,332,179	\$282,989,174	12.6%
	MEDIAN PRICE	\$736,250	\$807,500	9.7%
	AVERAGE PRICE	\$780,535	\$895,535	14.7%
	AVERAGE DOM	42	44	4.8%
Condos	# OF SALES	70	76	8.6%
	SALES VOLUME	\$30,336,363	\$35,691,998	17.7%
	MEDIAN PRICE	\$412,500	\$425,000	3.0%
	AVERAGE PRICE	\$433,377	\$469,632	8.4%
	AVERAGE DOM	56	59	5.4%
Co-ops	# OF SALES	358	334	-6.7%
	SALES VOLUME	\$81,341,546	\$81,151,945	-0.2%
	MEDIAN PRICE	\$195,000	\$219,000	12.3%
	AVERAGE PRICE	\$227,211	\$242,970	6.9%
	AVERAGE DOM	78	68	-12.8%

Historic Sales Trends

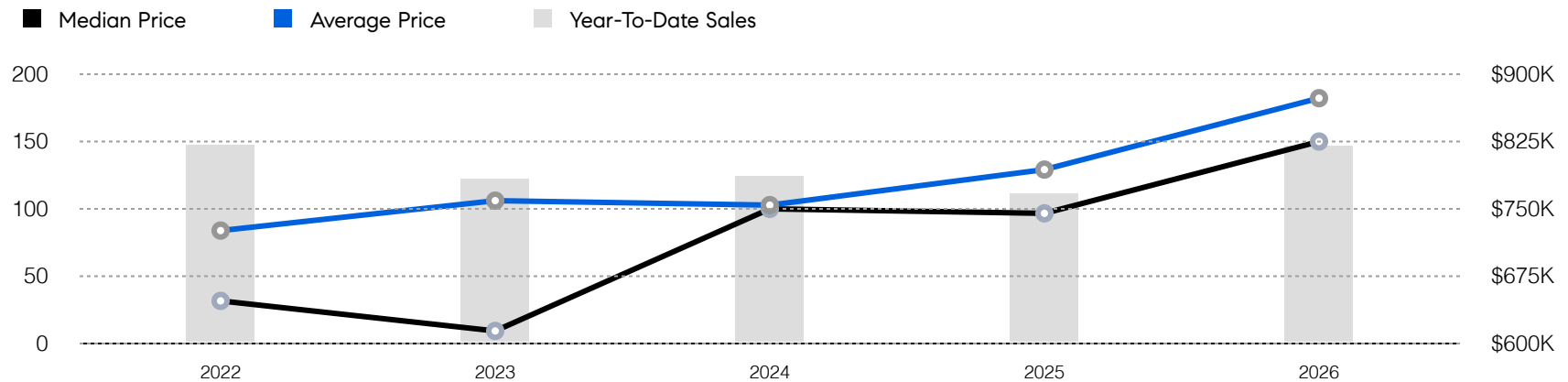
Compass Westchester Market Report



Yorktown

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	100	111	11.0%
	SALES VOLUME	\$80,081,118	\$98,743,902	23.3%
	MEDIAN PRICE	\$742,500	\$823,000	10.8%
	AVERAGE PRICE	\$800,811	\$889,585	11.1%
	AVERAGE DOM	31	32	3.2%
Condos	# OF SALES	10	34	240.0%
	SALES VOLUME	\$7,231,600	\$27,882,227	285.6%
	MEDIAN PRICE	\$794,900	\$917,500	15.4%
	AVERAGE PRICE	\$723,160	\$820,066	13.4%
	AVERAGE DOM	88	99	12.5%
Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

Historic Sales Trends



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Source: OneKey MLS: Single Family Res, School District, Sold 01/01/2025 to 09/30/2026
Source: OneKey MLS: Co-Op, School District, Sold 01/01/2025 to 09/30/2026
Source: OneKey MLS: Condo, School District, Sold 01/01/2025 to 09/30/2026
*Bronxville P.O. in Yonkers School District, Sold 01/01/2025 to 09/30/2026
*Bedford P.O. in Bedford School District, Sold 01/01/2025 to 09/30/2026
*Larchmont P.O. in Mamaroneck School District, Sold 01/01/2025 to 09/30/2026
*Pound Ridge in Bedford School District, Sold 01/01/2025 to 09/30/2026
*Purchase P.O. in Harrison School District, Sold 01/01/2025 to 09/30/2026
*Rye P.O. in Harrison School District, Sold 01/01/2025 to 09/30/2026

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