

# Q4

2024  
MARKET  
REPORT

# WESTCHESTER



Virtually Staged

**Brown Harris Stevens** THE Craft OF Research

# Westchester Houses - All Towns

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	1,033	967	+6.8%
Average Closing Price 4th Quarter	\$1,162,743	\$1,084,504	+7.2%
Closings: Full Year	4,423	4,482	-1.3%
Average Closing Price: Full Year	\$1,255,555	\$1,152,351	+9%
Volume of Closings 4th Quarter	\$1,201,113,344	\$1,048,715,572	+14.5%
Avg. DOM for Closings 4th Quarter	46	45	+2.1%
Avg. List-to-Sale Price ratio 4th Quarter	102.8%	102.3%	+0.5%

## Single Family Houses

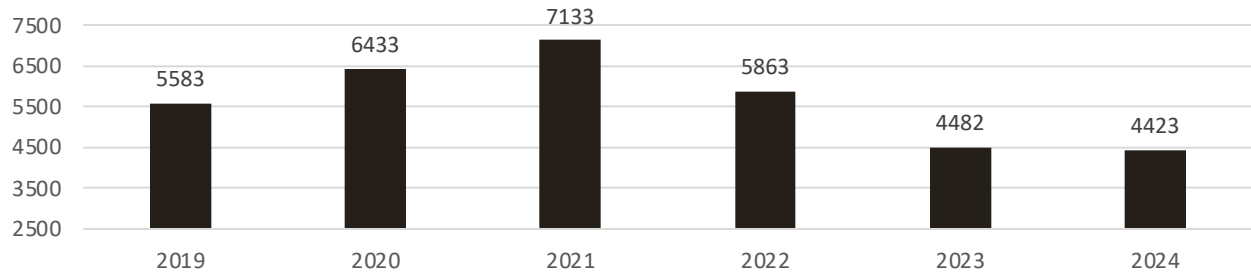
Number of Solds Q4  
2024 vs. 2023

↑ 7%

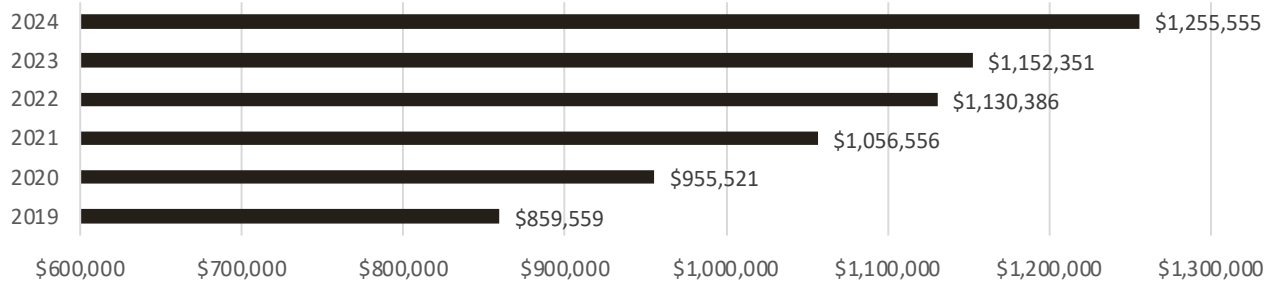
Average Sold Price Q4  
2024 vs. 2023

↑ 7%

## House Closings: Full Year



## Average House Closing Price: Full Year



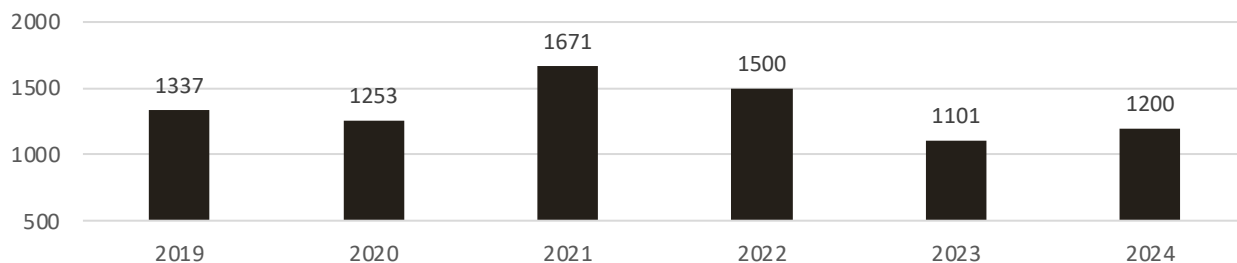
## Number of Houses Closed by Price

PRICE RANGE	2024 Q4	2023 Q4	% CHANGE	2024 FULL YEAR	2023 FULL YEAR	% CHANGE
Under \$400K	22	26	-15.4%	98	141	-30.5%
\$400K - \$800K	384	417	-7.9%	1497	1830	-18.2%
\$800K - \$1.2M	296	240	+23.3%	1173	1094	+7.2%
\$1.2M - \$1.6M	156	142	+9.9%	658	589	+11.7%
\$1.6M-\$2M	68	63	+7.9%	368	338	+8.9%
\$2M-\$2.4M	33	32	+3.1%	201	159	+26.4%
\$2.4M-\$2.8M	25	13	+92.3%	155	100	+55%
\$2.8M-\$3.2M	15	11	+36.4%	112	87	+28.7%
Over \$3.2M	34	23	+47.8%	161	144	+11.8%

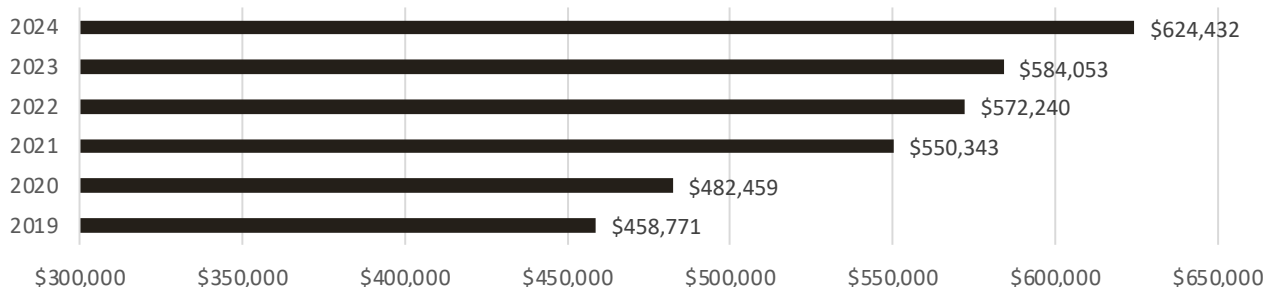
# Westchester Condos - All Towns

Single Family Houses	2024	2023	% CHANGE	Condos
Closings in 4th Quarter	277	264	+4.9%	Number of Solds Q4 2024 vs. 2023 <b>↑ 5%</b>
Average Closing Price 4th Quarter	\$625,842	\$594,269	+5.3%	
Closings: Full Year	1200	1101	+9%	Average Sold Price Q4 2024 vs. 2023 <b>↑ 5%</b>
Average Closing Price: Full Year	\$624,432	\$584,053	+6.9%	
Volume of Closings 4th Quarter	\$173,358,288	\$156,887,024	+10.5%	
Avg. DOM for Closings 4th Quarter	42	43	-1.5%	
Avg. List-to-Sale Price ratio 4th Quarter	101.3%	101.1%	+0.2%	

## Condo Closings: Full Year



## Average Condo Closing Price: Full Year



## Number of Condos Closed by Price

PRICE RANGE	2024 Q4	2023 Q4	% CHANGE	2024 FULL YEAR	2023 FULL YEAR	% CHANGE
Under \$250K	8	14	-42.9%	38	65	-41.5%
\$250K - \$500K	126	130	-3.1%	546	565	-3.4%
\$500K - \$750M	81	72	+12.5%	363	262	+38.5%
\$750K - \$1M	37	27	+37%	128	111	+15.3%
\$1M-\$1.25M	5	5	0%	23	24	-4.2%
\$1.25M-\$1.5M	6	6	0%	45	35	+28.6%
\$1.5M-\$1.75M	5	3	+66.7%	26	14	+85.7%
Over \$1.75M	9	7	+28.6%	31	25	+24%

# Southern Westchester

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

## Single Family Houses

### Number of Solds Q4

2024 vs. 2023

↓ 4%

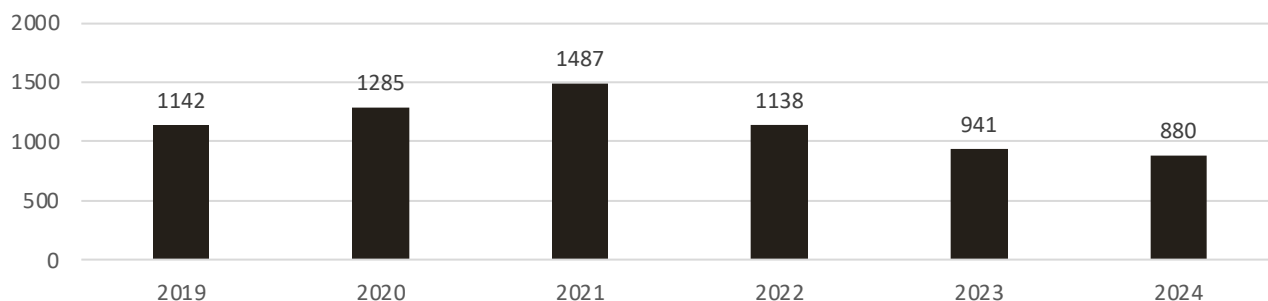
### Average Sold Price Q4

2024 vs. 2023

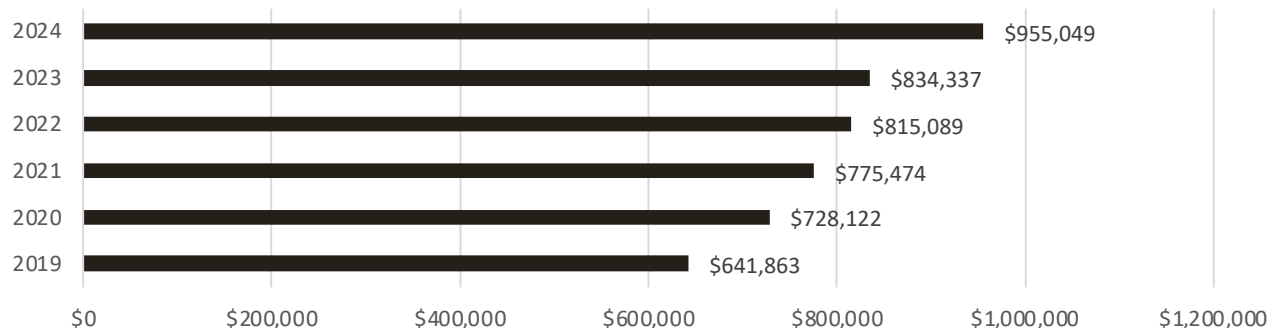
↑ 17%

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	226	236	-4.2%
Average Closing Price 4th Quarter	\$958,526	\$816,711	+17.4%
Closings: Full Year	880	941	-6.5%
Average Closing Price: Full Year	\$955,049	\$834,337	+14.5%
Volume of Closings 4th Quarter	\$216,626,869	\$192,743,789	+12.4%
Avg. DOM for Closings 4th Quarter	45	51	-11.7%
Avg. List-to-Sale Price ratio 4th Quarter	103.3%	102.3%	+0.9%

## House Closings: Full Year



## Average House Closing Price: Full Year



## Southern Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Mount Vernon	124	124	0%	\$681,757	\$662,715	+2.9%	101.0%	99.4%	+1.6%
New Rochelle	304	283	+7.4%	\$1,106,298	\$961,294	+15.1%	104.2%	103.3%	+0.9%
Pelham	81	89	-9%	\$1,577,174	\$1,355,417	+16.4%	104.4%	102.8%	+1.6%
Yonkers	371	445	-16.6%	\$786,630	\$697,205	+12.8%	101.4%	100.0%	+1.4%

# Lower Central Westchester

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

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	88	83	+6%
Average Closing Price 4th Quarter	\$1,700,249	\$1,807,215	-5.9%
Closings: Full Year	455	466	-2.4%
Average Closing Price: Full Year	\$1,959,714	\$1,861,669	+5.3%
Volume of Closings 4th Quarter	\$149,621,953	\$149,998,886	-0.3%
Avg. DOM for Closings 4th Quarter	57	48	+17.8%
Avg. List-to-Sale Price ratio 4th Quarter	104.7%	102.3%	+2.3%

## Single Family Houses

Number of Solds Q4

2024 vs. 2023

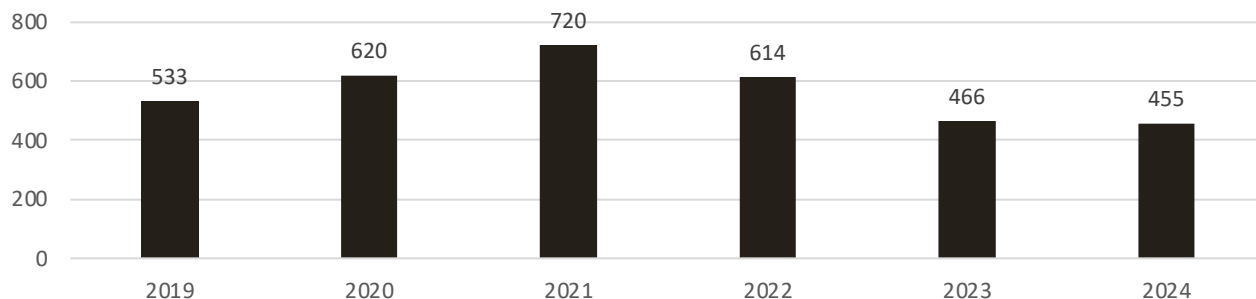
↑ 6%

Average Sold Price Q4

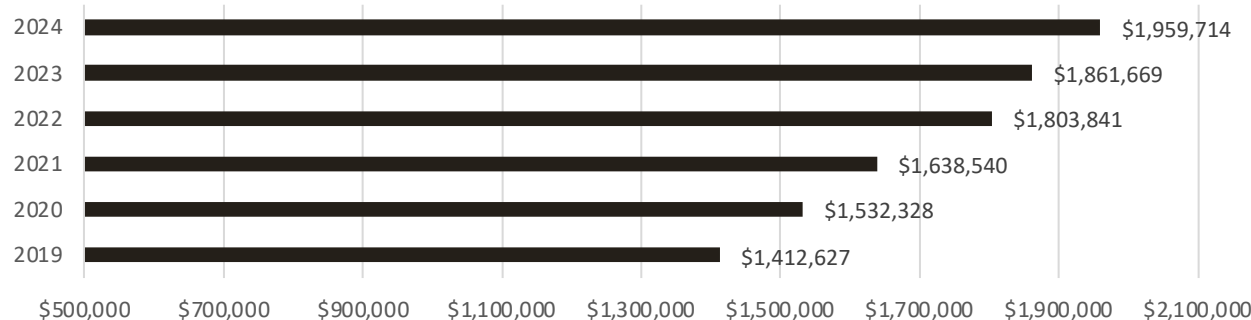
2024 vs. 2023

↓ 6%

## House Closings: Full Year



## Average House Closing Price: Full Year



## Lower Central Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Bronxville	49	53	-7.5%	\$2,828,792	\$2,800,943	+1%	96.8%	97.2%	-0.4%
Eastchester	95	87	+9.2%	\$1,077,354	\$975,022	+10.5%	104.0%	102.2%	+1.8%
Edgemont	67	83	-19.3%	\$1,554,157	\$1,420,508	+9.4%	103.5%	102.6%	+0.9%
Scarsdale	207	203	+2%	\$2,417,320	\$2,326,620	+3.9%	107.9%	105.4%	+2.3%
Tuckahoe	37	40	-7.5%	\$1,248,564	\$1,101,375	+13.4%	99.3%	100.6%	-1.2%

4TH QUARTER 2024

# Sound Shore

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

## Single Family Houses

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	115	117	-1.7%
Average Closing Price 4th Quarter	\$1,610,130	\$1,670,468	-3.6%
Closings: Full Year	655	641	+2.2%
Average Closing Price: Full Year	\$1,893,480	\$1,751,557	+8.1%
Volume of Closings 4th Quarter	\$185,164,936	\$195,444,740	-5.3%
Avg. DOM for Closings 4th Quarter	45	42	+5.8%
Avg. List-to-Sale Price ratio 4th Quarter	104.1%	102.8%	+1.3%

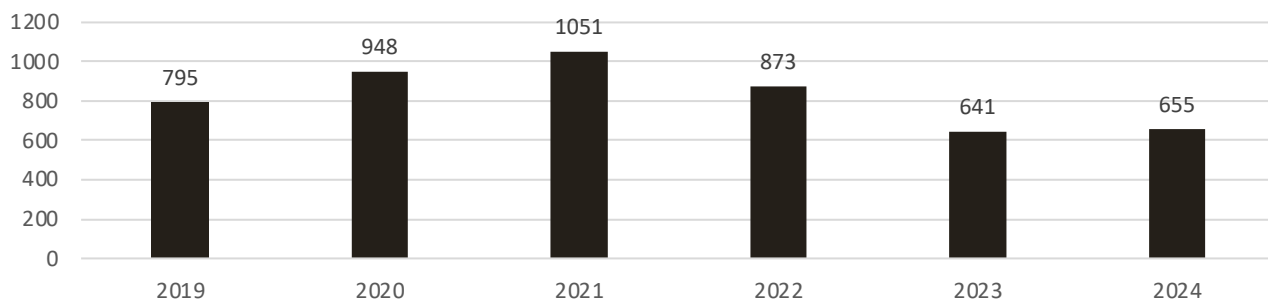
Number of Solds Q4  
2024 vs. 2023



Average Sold Price Q4  
2024 vs. 2023



### House Closings: Full Year



### Average House Closing Price: Full Year



### Sound Shore School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Blind Brook-Rye	61	57	+7%	\$1,316,612	\$1,212,684	+8.6%	106.7%	104.4%	+2.3%
Harrison	130	125	+4%	\$2,131,434	\$1,829,680	+16.5%	102.4%	99.8%	+2.6%
Mamaroneck	208	203	+2.5%	\$1,838,292	\$1,764,280	+4.2%	105.8%	108.0%	-2.1%
Port Chester-Rye	68	86	-20.9%	\$779,206	\$736,090	+5.9%	103.3%	99.8%	+3.5%
Rye City	134	119	+12.6%	\$2,682,349	\$2,725,174	-1.6%	105.2%	103.2%	+1.9%
Rye Neck	54	51	+5.9%	\$1,630,446	\$1,552,290	+5%	107.4%	103.6%	+3.7%

4TH QUARTER 2024

# White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

## Single Family Houses

Number of Solds Q4  
2024 vs. 2023

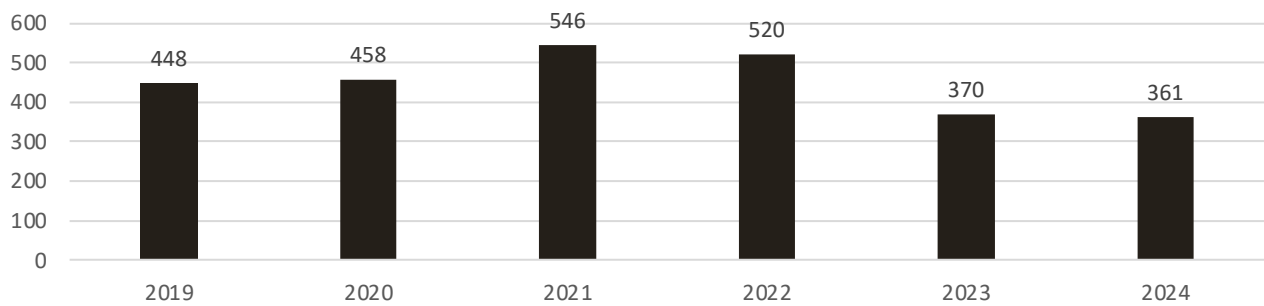
↑ 20%

Average Sold Price Q4  
2024 vs. 2023

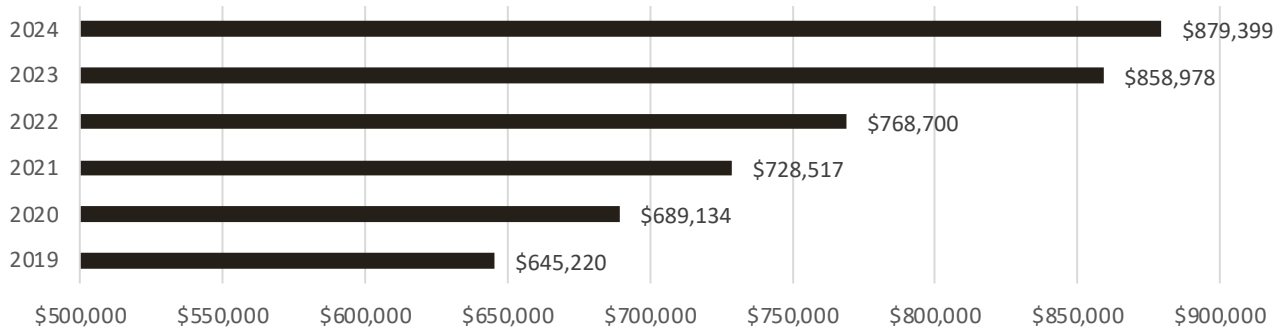
↑ 1%

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	104	87	+19.5%
Average Closing Price 4th Quarter	\$879,906	\$869,735	+1.2%
Closings: Full Year	361	370	-2.4%
Average Closing Price: Full Year	\$879,399	\$858,978	+2.4%
Volume of Closings 4th Quarter	\$91,510,243	\$75,666,951	+20.9%
Avg. DOM for Closings 4th Quarter	42	37	+14.9%
Avg. List-to-Sale Price ratio 4th Quarter	102.0%	103.6%	-1.5%

### House Closings: Full Year



### Average House Closing Price: Full Year



### White Plains Area School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Greenburgh	121	113	+7.1%	\$787,725	\$743,179	+6%	103.0%	103.7%	-0.7%
Valhalla	71	56	+26.8%	\$774,529	\$725,519	+6.8%	102.9%	102.2%	+0.6%
White Plains	169	201	-15.9%	\$989,094	\$961,261	+2.9%	104.9%	103.7%	+1.2%

# Rivertowns

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

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	159	136	+16.9%
Average Closing Price 4th Quarter	\$983,231	\$987,239	-0.4%
Closings: Full Year	632	630	+0.3%
Average Closing Price: Full Year	\$1,017,710	\$965,074	+5.5%
Volume of Closings 4th Quarter	\$156,333,747	\$134,264,539	+16.4%
Avg. DOM for Closings 4th Quarter	43	44	-2.1%
Avg. List-to-Sale Price ratio 4th Quarter	103.3%	103.0%	+0.3%

## Single Family Houses

### Number of Solds Q4

2024 vs. 2023

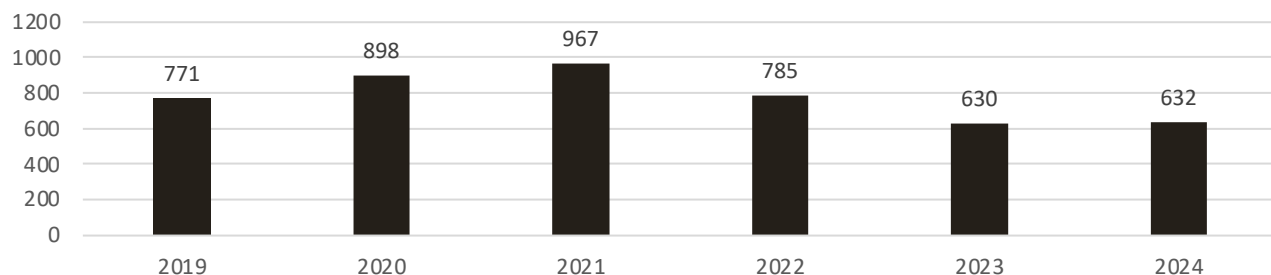
↑17%

### Average Sold Price Q4

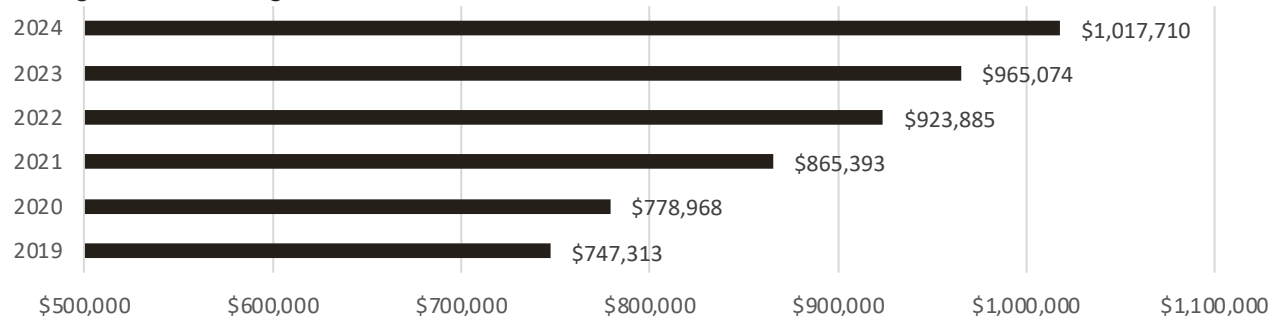
2024 vs. 2023

0%

## House Closings: Full Year



## Average House Closing Price: Full Year



## Rivertowns School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Ardsley	79	89	-11.2%	\$992,986	\$965,040	+2.9%	106.4%	103.5%	+2.8%
Briarcliff Manor	50	61	-18%	\$1,249,440	\$1,208,070	+3.4%	104.9%	105.9%	-0.9%
Dobbs Ferry	53	35	+51.4%	\$1,356,252	\$1,233,677	+9.9%	103.5%	101.7%	+1.8%
Elmsford	48	44	+9.1%	\$705,001	\$652,180	+8.1%	103.9%	101.7%	+2.2%
Hastings	67	71	-5.6%	\$1,164,942	\$1,055,122	+10.4%	102.4%	106.4%	-3.8%
Irvington	72	68	+5.9%	\$1,375,006	\$1,384,890	-0.7%	104.2%	102.9%	+1.2%
Mount Pleasant	74	67	+10.4%	\$861,385	\$771,236	+11.7%	103.9%	100.8%	+3.1%
Ossining	140	147	-4.8%	\$746,671	\$696,853	+7.1%	104.1%	103.2%	+0.8%
Pocantico Hills	9	11	-18.2%	\$1,204,457	\$1,183,764	+1.7%	100.9%	104.3%	-3.3%
Tarrytown	40	37	+8.1%	\$1,009,625	\$1,089,822	-7.4%	107.0%	103.1%	+3.8%



# Northwest Westchester

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

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	134	130	+3.1%
Average Closing Price 4th Quarter	\$663,628	\$673,933	-1.5%
Closings: Full Year	594	582	+2.1%
Average Closing Price: Full Year	\$693,292	\$654,403	+5.9%
Volume of Closings 4th Quarter	\$88,926,117	\$87,611,300	+1.5%
Avg. DOM for Closings 4th Quarter	37	34	+10.6%
Avg. List-to-Sale Price ratio 4th Quarter	102.4%	103.2%	-0.8%

## Single Family Houses

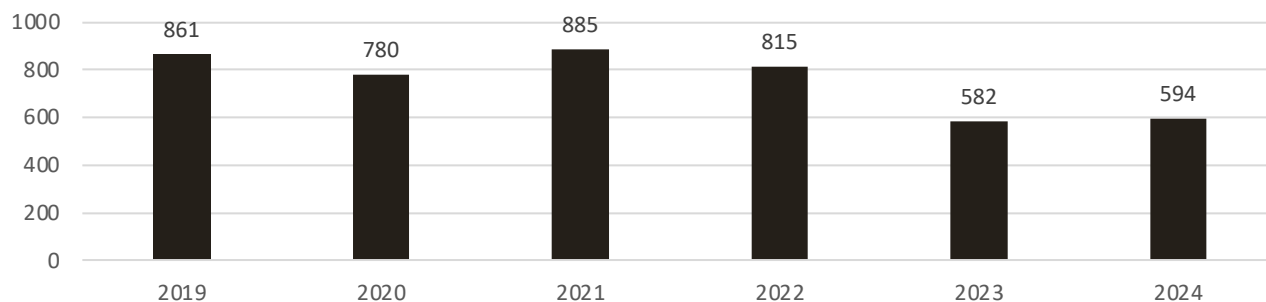
Number of Solds Q4  
2024 vs. 2023



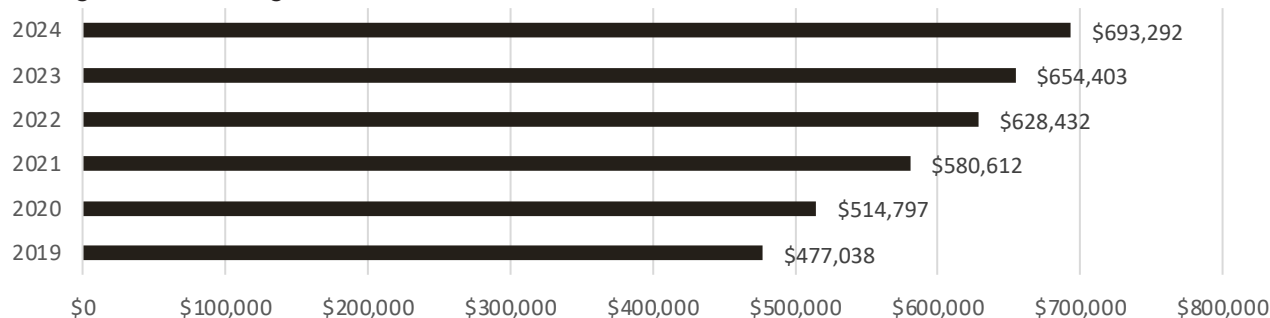
Average Sold Price Q4  
2024 vs. 2023



## House Closings: Full Year



## Average House Closing Price: Full Year



## Northwest Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Croton-Harmon	65	70	-7.1%	\$997,913	\$884,983	+12.8%	103.3%	104.2%	-0.9%
Hendrick Hudson	90	93	-3.2%	\$717,057	\$632,402	+13.4%	103.3%	101.2%	+2.1%
Lakeland	201	196	+2.6%	\$599,774	\$554,551	+8.2%	103.4%	102.7%	+0.7%
Peekskill	78	64	+21.9%	\$533,097	\$481,779	+10.7%	103.5%	104.8%	-1.3%
Putnam Valley	22	7	+214.3%	\$605,386	\$509,263	+18.9%	101.2%	97.0%	+4.3%
Yorktown	138	152	-9.2%	\$775,084	\$769,799	+0.7%	102.3%	102.0%	+0.3%

# Northeast Westchester

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

Single Family Houses	2024	2023	% CHANGE
Closings in 4th Quarter	207	178	+16.3%
Average Closing Price 4th Quarter	\$1,511,737	\$1,196,547	+26.3%
Closings: Full Year	846	852	-0.7%
Average Closing Price: Full Year	\$1,428,496	\$1,270,845	+12.4%
Volume of Closings 4th Quarter	\$312,929,479	\$212,985,367	+46.9%
Avg. DOM for Closings 4th Quarter	56	54	+4%
Avg. List-to-Sale Price ratio 4th Quarter	102.0%	101.9%	+0.1%

## Single Family Houses

### Number of Solds Q4

2024 vs. 2023

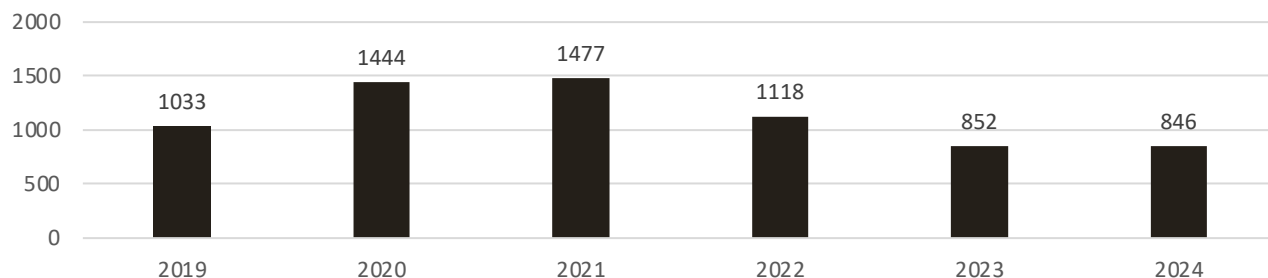
↑16%

### Average Sold Price Q4

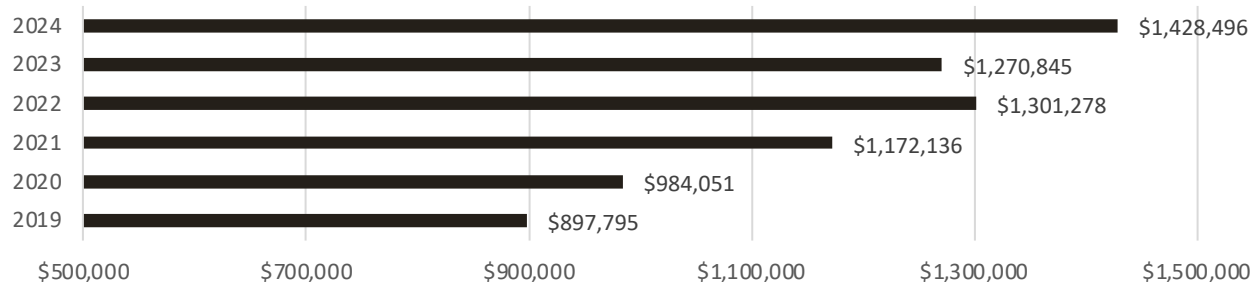
2024 vs. 2023

↑26%

## House Closings: First 9 Months



## Average House Closing Price: Full Year



## Northeast Westchester School Districts: Full Year

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2024	2023	% CHG	2024	2023	% CHG	2024	2023	% CHG
Bedford	199	193	+3.1%	\$1,795,833	\$1,497,852	+19.9%	101.6%	101.6%	+0%
Byram Hills	117	115	+1.7%	\$1,746,164	\$1,747,309	-0.1%	104.2%	101.9%	+2.2%
Chappaqua	160	149	+7.4%	\$1,622,743	\$1,355,045	+19.8%	106.9%	106.5%	+0.3%
Katonah-Lewisboro	153	160	-4.4%	\$1,163,984	\$1,202,933	-3.2%	104.7%	102.7%	+1.9%
North Salem	45	53	-15.1%	\$1,173,731	\$967,815	+21.3%	102.2%	101.2%	+1%
Pleasantville	47	56	-16.1%	\$1,043,262	\$899,517	+16%	105.1%	103.2%	+1.9%
Somers	125	126	-0.8%	\$858,050	\$767,422	+11.8%	101.4%	103.6%	-2.2%

# Contact Us

## 4TH QUARTER 2024

### Westchester Market Report

#### Riverdale

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

#### Greenwich

125 Mason Street  
Greenwich, CT 06830  
203.869.8100

#### Midtown

770 Lexington Avenue, 10th Floor  
New York, NY 10065  
212.508.7200

#### Stamford

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

#### Hudson

526 Warren Street  
Hudson, NY 12534  
518.828.0181

#### BHS Relocation Services

445 Park Avenue, 10th Floor  
New York, NY 10022  
212.381.6521

#### Rhinebeck

18 Garden Street  
Rhinebeck, NY 12572  
Phone: 845-871-2700

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