

THE RAVEIS REPORT

January - March 2024 VS January - March 2025

WESTCHESTER COUNTY

Single Family Homes

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2025	2024	2025	2024		2025	2024	
Bedford	\$2,556,636	\$1,682,627	\$1,806,242		7.35%	16	32	100.00%
Briarcliff Manor	\$2,425,833	\$1,139,207	\$1,259,387		10.55%	18	15	-16.67%
Bronxville	\$2,460,977	\$1,888,684	\$1,870,227		-0.98%	19	11	-42.11%
Buchanan	\$524,667	\$510,000	\$620,000		21.57%	1	2	100.00%
Cortlandt	\$837,792	\$667,011	\$702,704		5.35%	64	56	-12.50%
Croton-on-Hudson	\$1,383,878	\$825,995	\$857,494		3.81%	20	15	-25.00%
Dobbs Ferry	\$1,570,727	\$1,238,417	\$1,280,375		3.39%	15	12	-20.00%
Eastchester	\$1,808,780	\$1,466,594	\$1,435,524		-2.12%	24	21	-12.50%
Elmsford	\$741,112	\$769,094	\$714,417		-7.11%	7	6	-14.29%
Greenburgh	\$1,612,022	\$1,063,635	\$1,047,911		-1.48%	86	94	9.30%
Harrison	\$3,966,026	\$2,605,134	\$1,816,193		-30.28%	21	28	33.33%
Larchmont	\$2,781,867	\$1,720,813	\$1,814,749		5.46%	17	19	11.76%
Lewisboro	\$1,360,495	\$993,962	\$1,140,258		14.72%	13	24	84.62%
Mamaroneck	\$2,722,628	\$1,608,684	\$1,769,079		9.97%	29	32	10.34%
Mount Kisco	\$766,000	\$742,800	\$784,751		5.65%	5	7	40.00%
Mount Pleasant	\$1,277,705	\$1,026,216	\$1,096,625		6.86%	33	48	45.45%
New Rochelle	\$1,535,282	\$926,441	\$1,050,378		13.38%	50	50	0.00%
North Salem	\$1,920,818	\$638,750	\$1,752,273		174.33%	4	11	175.00%
Ossining	\$1,341,060	\$786,855	\$829,807		5.46%	35	31	-11.43%
Peekskill	\$582,742	\$463,265	\$561,474		21.20%	16	19	18.75%
Pelham	\$1,734,857	\$1,392,757	\$1,613,955		15.88%	14	11	-21.43%
Pleasantville	\$1,470,010	\$1,164,167	\$1,227,500		5.44%	12	19	58.33%
Port Chester	\$890,000	\$787,250	\$696,240		-11.56%	10	10	0.00%
Pound Ridge	\$4,022,990	\$1,125,251	\$1,280,132		13.76%	13	13	0.00%
Rye Brook	\$1,821,381	\$1,153,650	\$1,134,300		-1.68%	10	9	-10.00%
Scarsdale	\$3,691,012	\$2,326,075	\$2,690,550		15.67%	22	25	13.64%
Sleepy Hollow	\$1,120,800	\$870,000	\$3,250,000		273.56%	3	1	-66.67%
Somers	\$1,043,375	\$783,034	\$943,223		20.46%	29	23	-20.69%
Tarrytown	\$2,639,340	\$864,500	\$950,100		9.90%	6	10	66.67%
Tuckahoe	\$835,567	\$839,167	\$779,000		-7.17%	6	5	-16.67%
White Plains	\$1,098,939	\$919,201	\$1,017,372		10.68%	27	49	81.48%
Yonkers	\$975,094	\$809,492	\$729,957		-9.83%	77	83	7.79%
Yorktown	\$817,649	\$687,775	\$624,006		-9.27%	35	42	20.00%
COUNTYWIDE AVERAGE	\$1,858,448	\$1,120,291	\$1,174,360		4.83%	743	813	9.42%
						TOTAL UNITS	TOTAL UNITS	

* Active at the time MLS report was run - Source: ONEKEY Countywide averages based on all towns in county.

THE RAVEIS REPORT

January - March 2024 VS January - March 2025

WESTCHESTER COUNTY

Condominiums

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2025	2024	2025	2024		2025	2024	
Bedford	\$835,000	\$320,000	\$489,500		52.97%	1	2	100.00%
Briarcliff Manor	\$1,046,667	\$465,000	\$595,800		28.13%	1	5	400.00%
Bronxville	\$968,488	\$603,500	\$1,136,400		88.30%	12	10	-16.67%
Buchanan			\$560,000				1	
Cortlandt	\$502,817	\$452,375	\$659,944		45.88%	4	9	125.00%
Croton-on-Hudson	\$33,000	\$520,667				3		
Dobbs Ferry	\$1,446,891	\$475,000	\$957,800		101.64%	1	5	400.00%
Eastchester	\$891,090	\$749,000	\$929,136		24.05%	10	11	10.00%
Elmsford		\$425,000	\$379,000		-10.82%	2	1	-50.00%
Greenburgh	\$1,100,364	\$595,003	\$793,280		33.32%	32	36	12.50%
Harrison	\$627,500		\$480,627				3	
Larchmont	\$598,000	\$604,917	\$788,557		30.36%	6	7	16.67%
Lewisboro	\$490,975	\$499,333	\$516,167		3.37%	3	6	100.00%
Mamaroneck	\$613,500	\$605,643	\$685,408		13.17%	7	12	71.43%
Mount Kisco	\$480,000	\$542,136	\$561,167		3.51%	11	6	-45.45%
Mount Pleasant	\$1,787,520	\$945,643	\$1,305,849		38.09%	7	8	14.29%
New Rochelle	\$564,266	\$615,607	\$537,200		-12.74%	13	5	-61.54%
Ossining	\$739,167	\$515,494	\$527,026		2.24%	16	19	18.75%
Peekskill	\$400,270	\$345,200	\$444,794		28.85%	11	17	54.55%
Pelham	\$1,024,667	\$654,000	\$599,500		-8.33%	4	2	-50.00%
Pleasantville	\$559,667	\$783,500	\$950,000		21.25%	2	1	-50.00%
Port Chester	\$498,000	\$415,625	\$378,750		-8.87%	4	6	50.00%
Rye Brook	\$1,032,500	\$473,100	\$1,016,333		114.82%	5	3	-40.00%
Scarsdale	\$2,220,000	\$1,655,000	\$580,000		-64.95%	2	1	-50.00%
Sleepy Hollow	\$2,191,263	\$1,010,500	\$1,637,758		62.07%	5	5	0.00%
Somers	\$648,733	\$563,180	\$575,199		2.13%	30	24	-20.00%
Tarrytown	\$1,648,550	\$679,250	\$663,956		-2.25%	8	10	25.00%
Tuckahoe	\$563,650	\$416,000	\$424,100		1.95%	4	5	25.00%
White Plains	\$1,325,021	\$639,760	\$751,629		17.49%	25	35	40.00%
Yonkers	\$473,048	\$400,521	\$432,570		8.00%	24	27	12.50%
Yorktown	\$697,220	\$405,769	\$470,607		15.98%	13	14	7.69%
COUNTYWIDE AVERAGE	\$1,064,031	\$615,796	\$689,328		11.94%	244	263	7.79%
						TOTAL UNITS	TOTAL UNITS	

* Active at the time MLS report was run - Source: ONEKEY Countywide averages based on all towns in county.