

Q2

2026
MARKET
REPORT

RESEARCH
STEVENS

Brown Harris Stevens THE Craft OF Research

Westchester County

Q2 2026 Overview

Westchester’s second quarter reinforced a familiar but increasingly pronounced pattern: limited inventory is holding back sales totals, buyer competition remains strong, and sales gains are concentrated at the upper end.

There were 1,833 residential closings in the quarter, down 5% from a year ago. House sales fell 8%, while co-op sales dipped 6%. Condos were the only property type with higher sales volume, rising 4% from last year, the third straight quarter where condos had the strongest year-over-year showing. For both houses and condos, tight inventory remained the main constraint, each seeing inventory down about 5%.

Pricing moved higher across the board, with houses leading the way. The median house sale price climbed 16% to \$1.2M, reflecting both appreciation and a continued shift in where sales are happening. Below \$1.5M, house sales fell 17%. Above \$1.5M, they rose 13%. At the top, sales above \$4M increased from 34 closings to 51, and 61% sold over the asking price, up from 18% last year. Year to date, Westchester has had 153 house sales above \$3M, the highest January-through-June total on record.

The median condo price rose 8% to \$576K, and the median co-op price climbed 7% to \$235,000.

Buyer competition also remained elevated. In the quarter, 71% of house sales went over ask, up from 67% in Q2 2025. The \$1.5M–to–\$2M range was the most competitive segment, with 86% of sales going over ask.

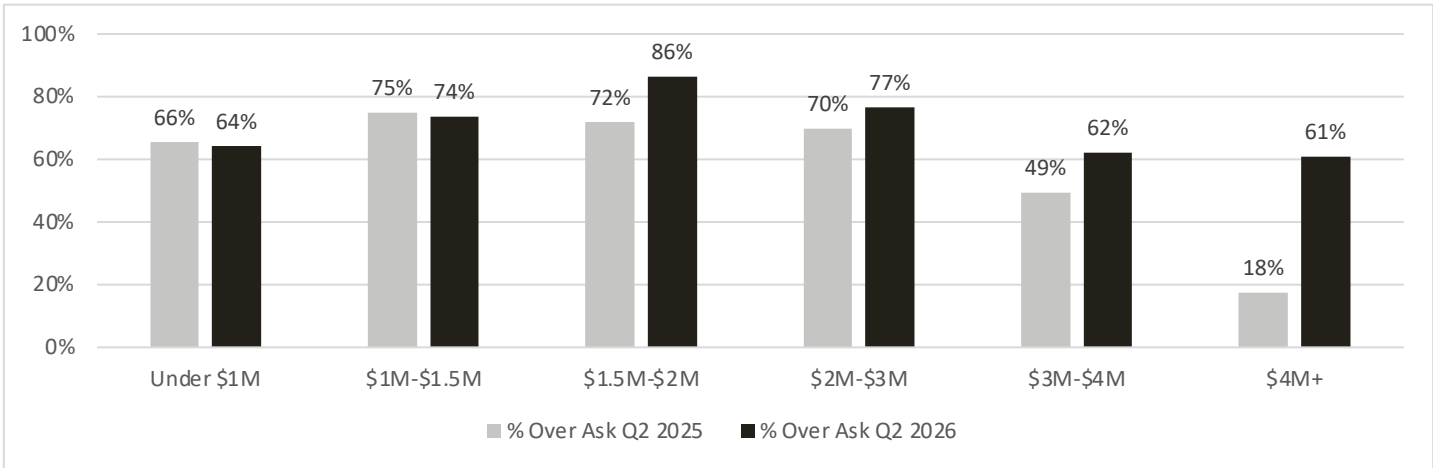
June’s top house closing was 95 Narrows Road in Bedford Hills, which sold for \$6.5M, 8% over ask, after eight days on market.

The condo market strengthened as well, with Tarrytown leading the high end. Six of the quarter’s 10 highest-priced condo sales were there, including the top closing at \$2.725M. Competition was strong, with 46% of condo sales closing over ask.

The 30-year fixed mortgage rate averaged 6.49% in June, up modestly from May but still below last year’s 6.73%. Rates remain elevated, but the quarter’s results suggest limited inventory is doing more to shape the market than borrowing costs.



% of House Sales Over Ask by Price Tier — Q2 2025 vs. 2026



Westchester Houses - All Towns

Single Family House	2026	2025	% CHANGE
Closings: Q2	514	522	-1.5%
Average Closing Price: Q2	\$1,668,605	\$1,494,234	+11.7%
Median DOM: Q2	13	15	-13.3%
Average List-to-Sale Price Ratio: Q2	108.7%	106.7%	+1.8%
Avg. Price Per Sq. Ft.: Q2	\$561	\$516	+8.7%
Closings: First Six Months	1827	2041	-10.5%
Average Closing Price: First Six Months	\$1,456,249	\$1,307,852	+11.3%

Single Family Houses

Number of Solds: Q2

2026 vs. 2025

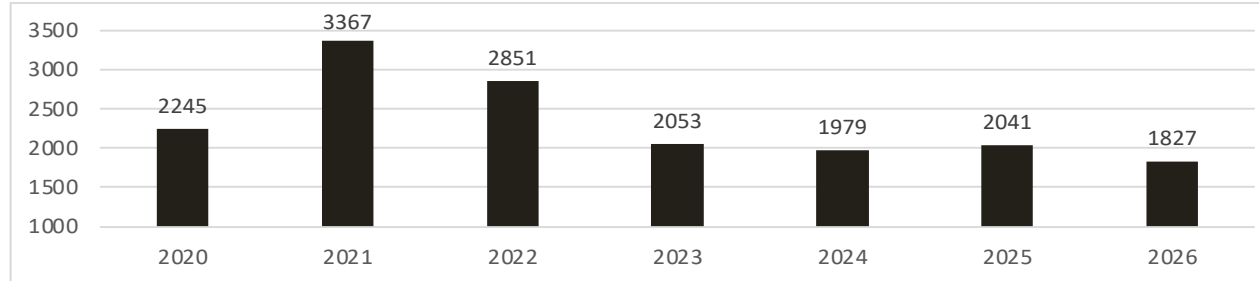
↓ 2%

Avg. Sold Price: Q2

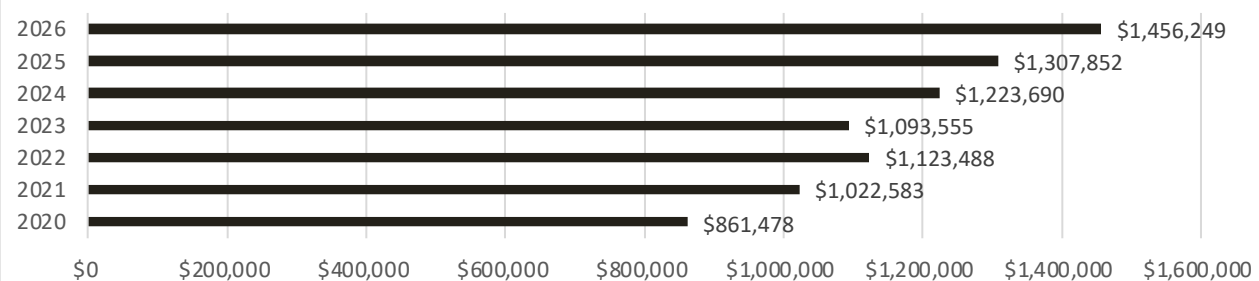
2026 vs. 2025

↑ 12%

House Closings: First Six Months



House Average Closing Price: First Six Months



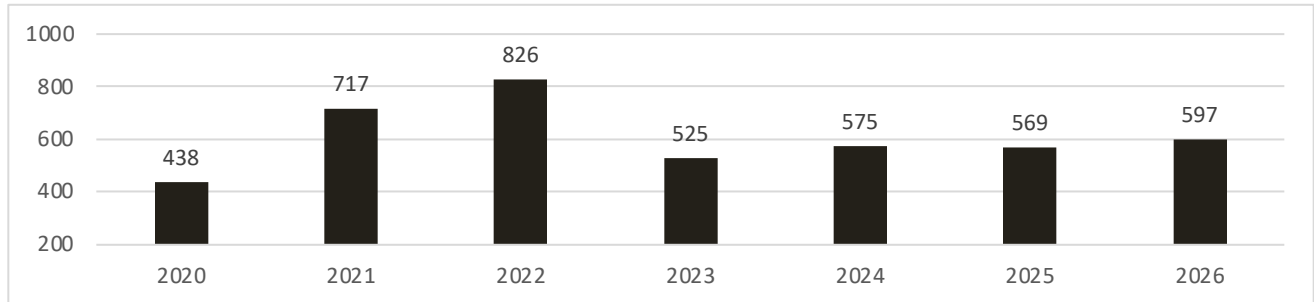
Houses: Number of Closed, by Price

PRICE RANGE	Q2 2026	Q2 2025	% CHANGE	2026 FIRST 6 MOS	2025 FIRST 6 MOS.	% CHANGE
Under \$400K	5	2	+150.0%	23	35	-34.3%
\$400K - \$800K	103	125	-17.6%	499	662	-24.6%
\$800K - \$1.2M	112	136	-17.6%	482	552	-12.7%
\$1.2M - \$1.6M	92	95	-3.2%	284	299	-5.0%
\$1.6M-\$2M	65	62	+4.8%	191	177	+7.9%
\$2M-\$2.4M	40	18	+122.2%	104	85	+22.4%
\$2.4M-\$2.8M	25	29	-13.8%	62	83	-25.3%
\$2.8M-\$3.2M	18	19	-5.3%	48	46	+4.3%
Over \$3.2M	54	36	+50.0%	133	102	+30.4%

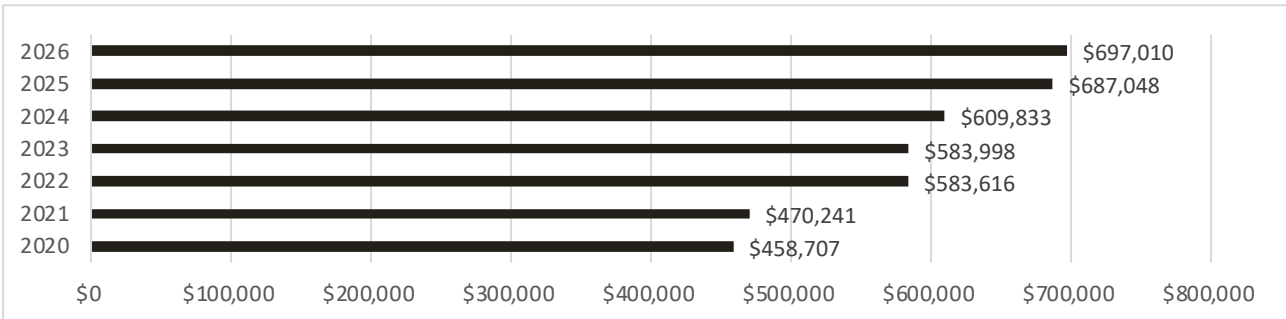
Westchester Condos - All Towns

Condos	2026	2025	% CHANGE	Condos
Closings: Q2	138	120	+15.0%	Number of Solds: Q2
Average Closing Price: Q2	\$689,933	\$692,898	-0.4%	2026 vs. 2025
Median DOM: Q2	21	24	-14.3%	↑15%
Average List-to-Sale Price Ratio: Q2	101.9%	101.4%	+0.5%	
Avg. Price Per Sq. Ft.: Q2	\$475	\$469	+1.4%	Avg. Sold Price: Q2
Closings: First Six Months	597	569	+4.9%	2026 vs. 2025
Average Closing Price: First Six Months	\$697,010	\$687,048	+1.4%	0%

Condo Closings: First Six Months



Condo Average Closing Price: First Six Months



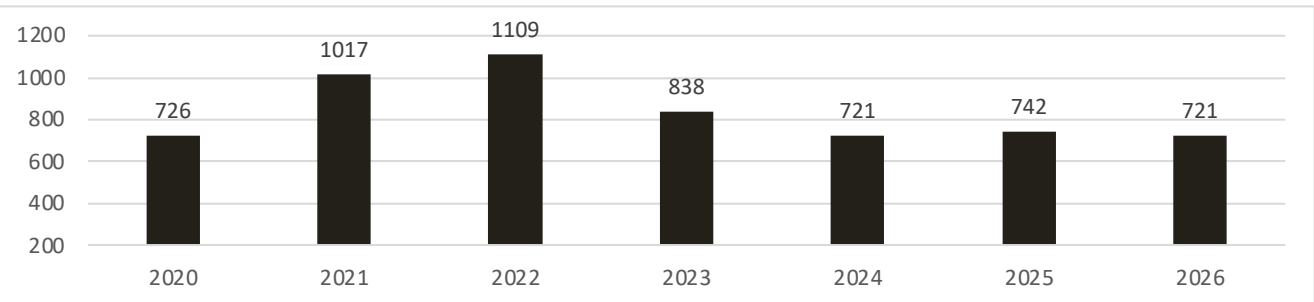
Condos: Number of Closed, by Price

PRICE RANGE	Q2 2026	Q2 2025	% CHANGE	2026 FIRST 6 MOS	2025 FIRST 6 MOS.	% CHANGE
Under \$200K	1	0	N/A	3	1	+200.0%
\$200K - \$400K	21	31	-32.3%	99	124	-20.2%
\$400K - \$600K	49	40	+22.5%	240	210	+14.3%
\$600K - \$800K	38	23	+65.2%	108	106	+1.9%
\$800K - \$1M	8	10	-20.0%	56	59	-5.1%
\$1M - \$1.2M	4	1	+300.0%	23	11	+109.1%
\$1.2M - \$1.4M	5	2	+150.0%	17	9	+88.9%
\$1.4M - \$1.6M	3	3	+0.0%	15	9	+66.7%
Over \$1.6M	9	10	-10.0%	36	40	-10.0%

Westchester Co-Ops - All Towns

Co-Ops	2026	2025	% CHANGE	Co-ops Number of Solds: Q2 2026 vs. 2025 ↓ 9%
Closings: Q2	137	151	-9.3%	
Average Closing Price: Q2	\$290,513	\$273,434	+6.2%	
Median DOM: Q2	36	41	-12.2%	
Average List-to-Sale Price Ratio: Q2	100.6%	100.1%	+0.5%	
Avg. Price Per Sq. Ft.: Q2	\$294	\$281	+4.5%	
Closings: First Six Months	721	742	-2.8%	Avg. Sold Price: Q2 2026 vs. 2025 ↑ 6%
Average Closing Price: First Six Months	\$273,554	\$259,361	+5.5%	

Co-Op Closings: First Six Months



Co-Op Average Closing Price: First Six Months



Co-Ops: Number of Closed, by Price

PRICE RANGE	Q2 2026	Q2 2025	% CHANGE	2026 FIRST 6 MOS	2025 FIRST 6 MOS.	% CHANGE
Under \$100K	4	8	-50.0%	26	33	-21.2%
\$100K - \$200K	44	53	-17.0%	230	283	-18.7%
\$200K - \$300K	48	44	+9.1%	254	229	+10.9%
\$300K - \$400K	19	27	-29.6%	123	118	+4.2%
\$400K - \$500K	9	9	+0.0%	46	36	+27.8%
\$500K - \$600K	4	2	+100.0%	17	18	-5.6%
\$600K - \$700K	2	1	+100.0%	4	5	-20.0%
\$700K - \$800K	2	3	-33.3%	2	5	-60.0%
Over \$800K	5	4	+25.0%	19	14	+35.7%

Q2 2026

Southern Westchester

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

Single Family Houses

Number of Solds: Q2

2026 vs. 2025

↓ 3%

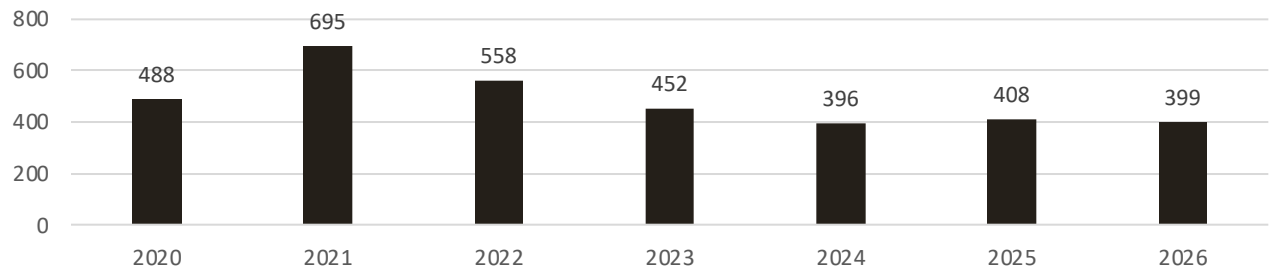
Avg. Sold Price: Q2

2026 vs. 2025

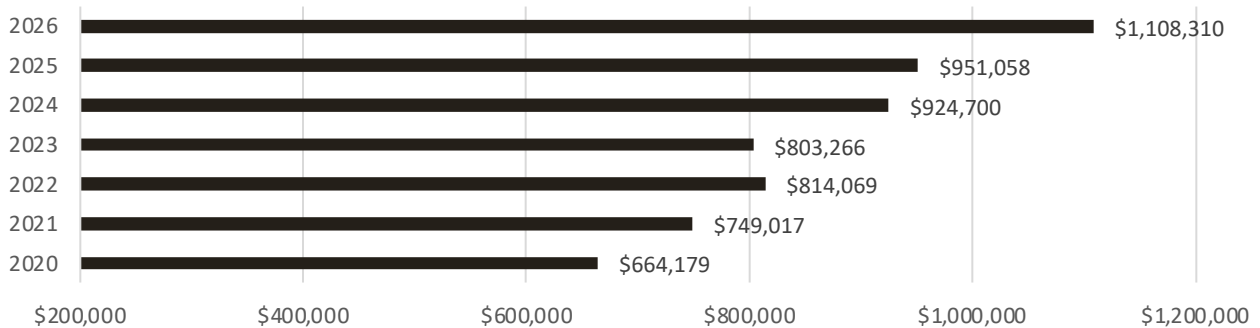
↑ 19%

Single Family Houses	2026	2025	% CHANGE
Closings: Q2	229	235	-2.6%
Average Closing Price: Q2	\$1,208,135	\$1,012,370	+19.3%
Median DOM: Q2	276,662,975	237,906,916	+16.3%
Average List-to-Sale Price Ratio: Q2	4158.1%	3472.8%	+19.7%
Avg. Price Per Sq. Ft.: Q2	\$1	\$1	-0.6%
Closings: First Six Months	399	408	-2.2%
Average Closing Price: First Six Months	\$1,108,310	\$951,058	+16.5%

House Closings: First Six Months



House Average Closing Price: First Six Months



Southern Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Mount Vernon	46	59	-22%	\$801,270	\$680,144	+17.8%	99.3%	100.1%	-0.8%
New Rochelle	114	121	-5.8%	\$1,287,282	\$1,159,376	+11%	106.5%	106.2%	+0.3%
Pelham	43	39	+10.3%	\$1,872,276	\$1,645,679	+13.8%	102.9%	105.9%	-2.8%
Yonkers	196	189	+3.7%	\$908,669	\$758,927	+19.7%	100.9%	101.9%	-1%

Q2 2026

Lower Central Westchester

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

Single Family Houses

Number of Solds: Q2

2026 vs. 2025

↓ 2%

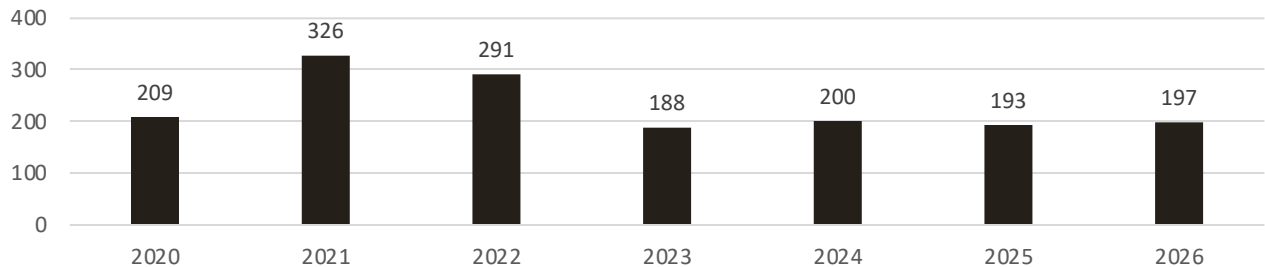
Avg. Sold Price: Q2

2026 vs. 2025

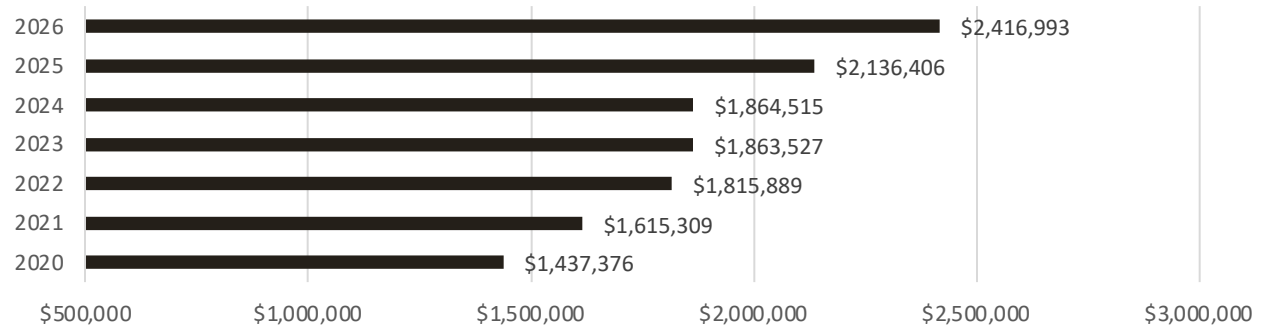
↑ 14%

Single Family Houses	2026	2025	% CHANGE
Closings: Q2	133	135	-1.5%
Average Closing Price: Q2	\$2,502,307	\$2,201,075	+13.7%
Median DOM: Q2	332,806,894	297,145,171	+12%
Average List-to-Sale Price Ratio: Q2	2609.8%	4111.9%	-36.5%
Avg. Price Per Sq. Ft.: Q2	\$1	\$1	+4.8%
Closings: First Six Months	197	193	+2.1%
Average Closing Price: First Six Months	\$2,416,993	\$2,136,406	+13.1%

House Closings: First Six Months



House Average Closing Price: First Six Months



Lower Central Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bronxville	22	17	+29.4%	\$2,986,141	\$3,034,176	-1.6%	104.2%	101.3%	+2.8%
Eastchester	47	36	+30.6%	\$1,202,404	\$1,149,639	+4.6%	109.3%	102.9%	+6.2%
Edgemont	35	31	+12.9%	\$1,838,436	\$1,312,661	+40.1%	110.5%	107.0%	+3.3%
Scarsdale	82	91	-9.9%	\$3,307,817	\$2,780,247	+19%	112.6%	108.2%	+4.1%
Tuckahoe	11	18	-38.9%	\$1,668,475	\$1,425,750	+17%	102.3%	100.3%	+2%

Q2 2026

Sound Shore

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q2	168	208	-19.2%
Average Closing Price: Q2	\$2,364,221	\$2,135,583	+10.7%
Median DOM: Q2	397,189,079	444,201,322	-10.6%
Average List-to-Sale Price Ratio: Q2	2951.8%	3026.0%	-2.5%
Avg. Price Per Sq. Ft.: Q2	\$1	\$1	+4.6%
Closings: First Six Months	242	309	-21.7%
Average Closing Price: First Six Months	\$2,231,818	\$2,020,653	+10.5%

Single Family Houses

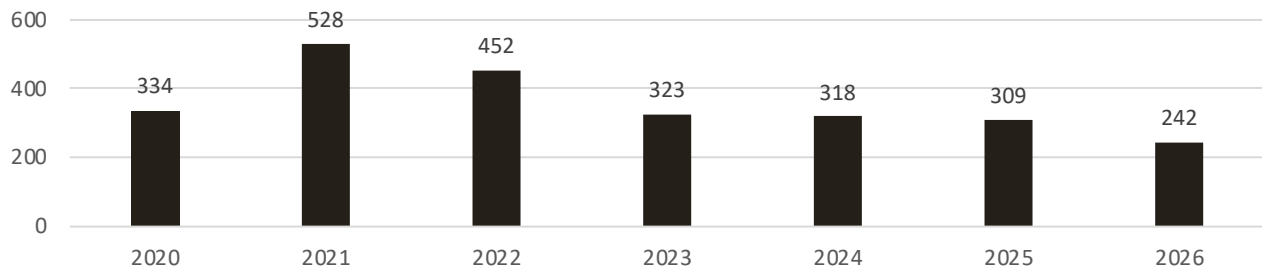
Number of Solds: Q2
2026 vs. 2025

↓19%

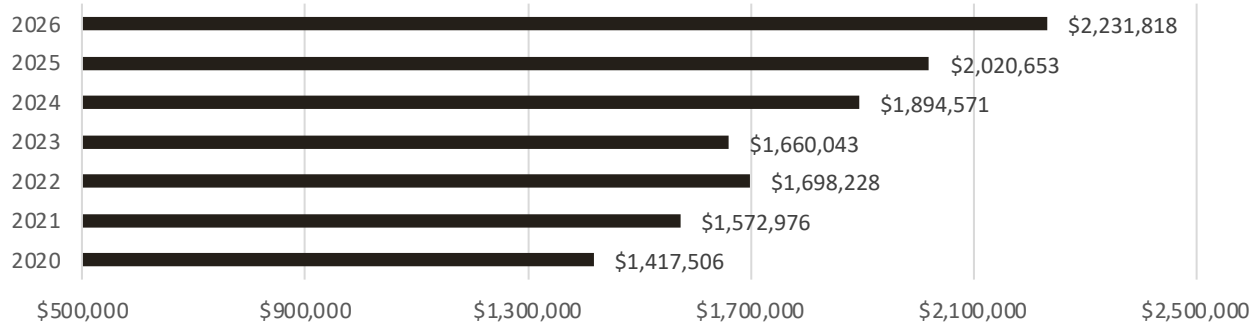
Avg. Sold Price: Q2
2026 vs. 2025

↑11%

House Closings: First Six Months



House Average Closing Price: First Six Months



Sound Shore School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Blind Brook-Rye	23	36	-36.1%	\$1,627,316	\$1,525,585	+6.7%	110.9%	101.5%	+9.2%
Harrison	46	62	-25.8%	\$2,971,328	\$2,143,072	+38.6%	104.1%	103.3%	+0.8%
Mamaroneck	74	95	-22.1%	\$2,382,682	\$2,096,329	+13.7%	111.9%	107.3%	+4.3%
Port Chester-Rye	40	35	+14.3%	\$802,991	\$760,746	+5.6%	103.9%	103.9%	0%
Rye City	37	54	-31.5%	\$3,089,359	\$3,083,130	+0.2%	104.7%	103.6%	+1%
Rye Neck	22	27	-18.5%	\$1,965,736	\$1,641,630	+19.7%	111.9%	107.1%	+4.5%

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2026	2025	% CHANGE
Closings: Q2	86	97	-11.3%
Average Closing Price: Q2	\$986,959	\$1,019,785	-3.2%
Median DOM: Q2	84,878,499	98,919,128	-14.2%
Average List-to-Sale Price Ratio: Q2	2398.8%	2890.7%	-17%
Avg. Price Per Sq. Ft.: Q2	\$1	\$1	+0.7%
Closings: First Six Months	146	177	-17.5%
Average Closing Price: First Six Months	\$993,344	\$993,276	+0%

Single Family Houses

Number of Solds: Q2

2026 vs. 2025

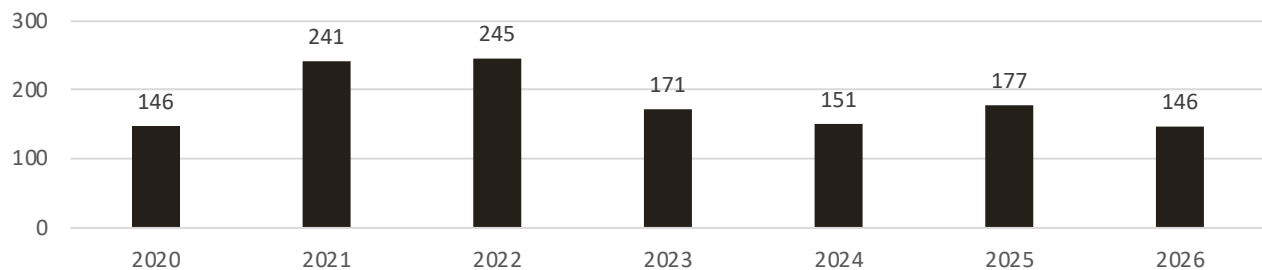
↓ 11%

Avg. Sold Price: Q2

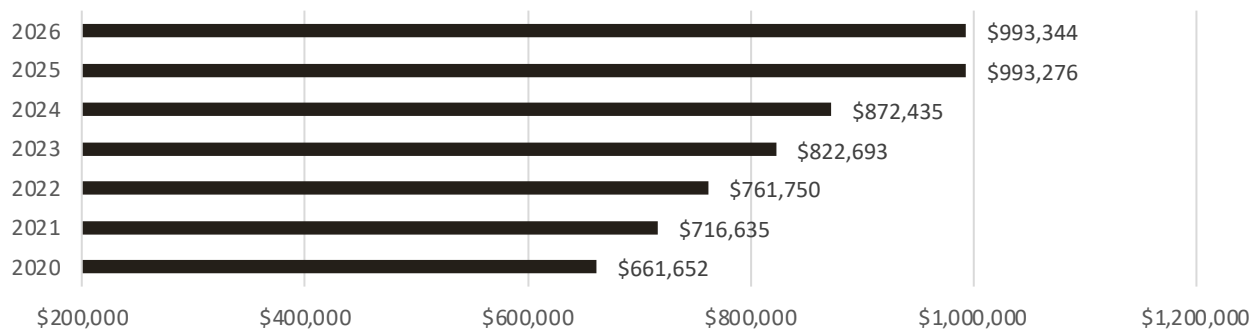
2026 vs. 2025

↓ 3%

House Closings: First Six Months



House Average Closing Price: First Six Months



White Plains Area School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Greenburgh	46	47	-2.1%	\$870,965	\$929,968	-6.3%	104.6%	105.9%	-1.2%
Valhalla	23	32	-28.1%	\$979,035	\$825,266	+18.6%	106.7%	104.9%	+1.7%
White Plains	77	98	-21.4%	\$1,070,727	\$1,078,499	-0.7%	106.6%	105.5%	+1%

Rivertowns

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q2	162	158	+2.5%
Average Closing Price: Q2	\$1,251,693	\$1,135,500	+10.2%
Median DOM: Q2	202,774,225	179,408,968	+13%
Average List-to-Sale Price Ratio: Q2	3296.9%	3677.2%	-10.3%
Avg. Price Per Sq. Ft.: Q2	\$1	\$1	+2.2%
Closings: First Six Months	268	290	-7.6%
Average Closing Price: First Six Months	\$1,221,764	\$1,070,726	+14.1%

Single Family Houses

Number of Solds: Q2

2026 vs. 2025

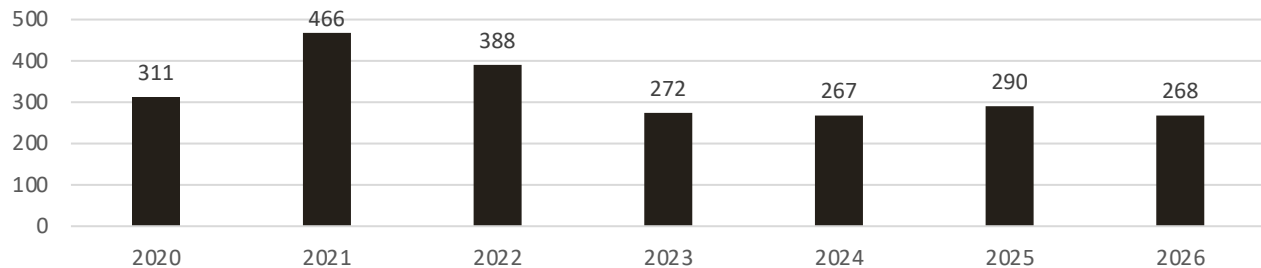
↑ 3%

Avg. Sold Price: Q2

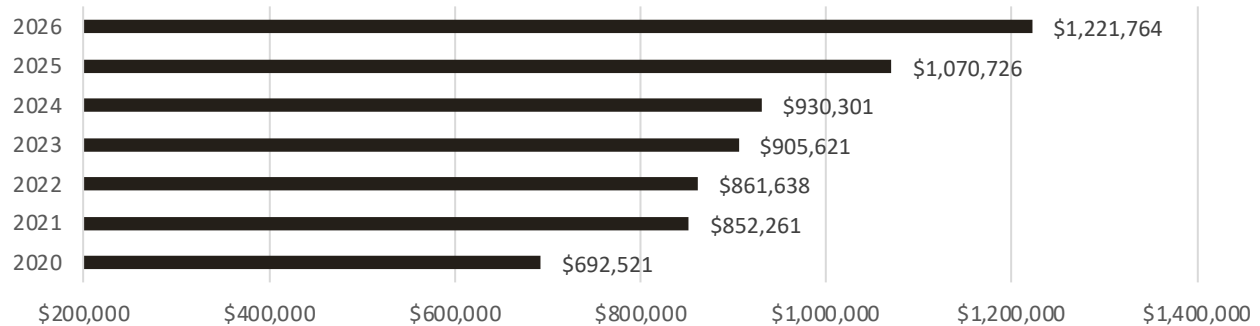
2026 vs. 2025

↑ 10%

House Closings: First Six Months



House Average Closing Price: First Six Months



Rivertowns School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Ardsley	28	32	-12.5%	\$1,259,081	\$1,104,501	+14%	108.7%	106.2%	+2.4%
Briarcliff Manor	28	29	-3.4%	\$1,984,946	\$1,317,107	+50.7%	111.4%	107.7%	+3.5%
Dobbs Ferry	22	30	-26.7%	\$1,269,795	\$1,419,926	-10.6%	105.0%	106.2%	-1.1%
Elmsford	22	20	+10%	\$768,409	\$706,575	+8.8%	103.5%	103.1%	+0.4%
Hastings	21	22	-4.5%	\$1,383,894	\$1,428,709	-3.1%	115.8%	110.7%	+4.6%
Irvington	31	29	+6.9%	\$1,925,699	\$1,364,241	+41.2%	104.0%	102.3%	+1.7%
Mount Pleasant	24	40	-40%	\$1,072,958	\$819,922	+30.9%	103.5%	102.4%	+1.1%
Ossining	75	69	+8.7%	\$792,860	\$791,188	+0.2%	104.3%	103.8%	+0.5%
Tarrytown	17	19	-10.5%	\$1,046,206	\$1,150,407	-9.1%	109.2%	104.4%	+4.6%

Northwest Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q2	129	130	-0.8%
Average Closing Price: Q2	\$875,921	\$747,214	+17.2%
Median DOM: Q2	112,993,853	97,137,842	+16.3%
Average List-to-Sale Price Ratio: Q2	3822.5%	3259.2%	+17.3%
Avg. Price Per Sq. Ft.: Q2	\$1	\$1	+0.2%
Closings: First Six Months	227	255	-11%
Average Closing Price: First Six Months	\$830,879	\$705,265	+17.8%

Single Family Houses

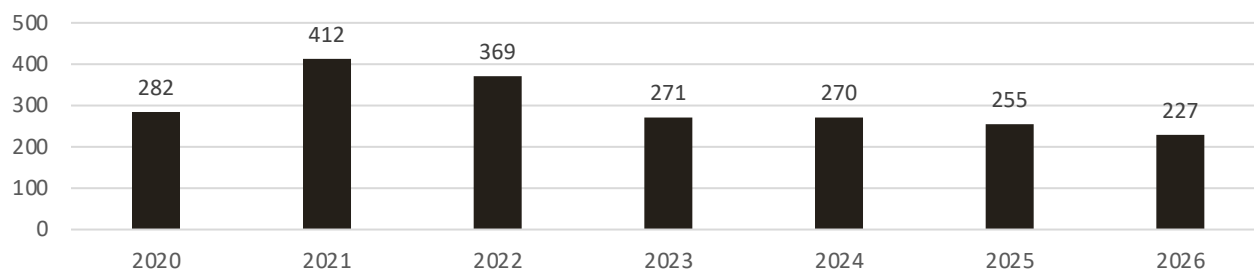
Number of Solds: Q2
2026 vs. 2025

↓ 1%

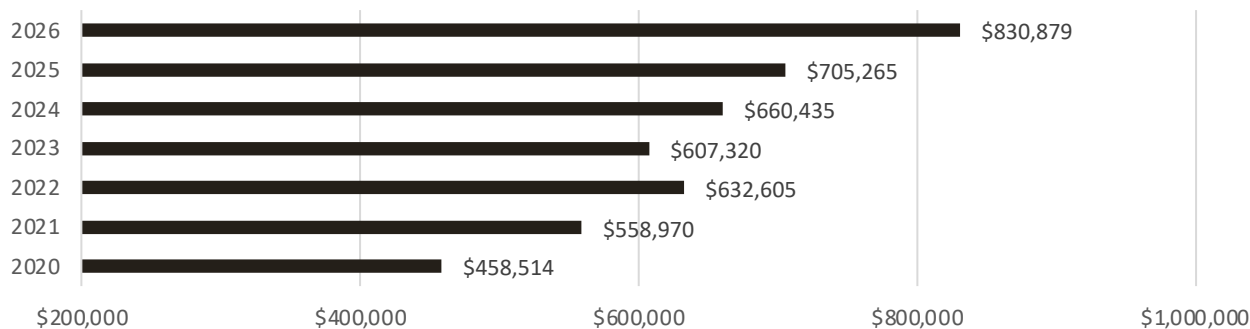
Avg. Sold Price: Q2
2026 vs. 2025

↑ 17%

House Closings: First Six Months



House Average Closing Price: First Six Months



Northwest Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Croton-Harmon	30	30	0%	\$1,248,933	\$909,453	+37.3%	104.9%	103.1%	+1.7%
Hendrick Hudson	38	53	-28.3%	\$805,363	\$741,643	+8.6%	103.5%	102.2%	+1.2%
Lakeland	71	83	-14.5%	\$695,440	\$640,464	+8.6%	102.8%	103.6%	-0.7%
Peekskill	28	30	-6.7%	\$572,682	\$562,267	+1.9%	102.9%	101.4%	+1.5%
Putnam Valley	2	6	-66.7%	\$916,250	\$542,375	+68.9%	102.4%	101.5%	+0.8%
Yorktown	58	53	+9.4%	\$918,859	\$754,171	+21.8%	104.3%	103.6%	+0.7%

Northeast Westchester

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

Single Family Houses	2026	2025	% CHANGE
Closings: Q2	203	238	-14.7%
Average Closing Price: Q2	\$1,617,209	\$1,423,002	+13.6%
Median DOM: Q2	328,293,362	338,674,414	-3.1%
Average List-to-Sale Price Ratio: Q2	3804.4%	3121.8%	+21.9%
Avg. Price Per Sq. Ft.: Q2	\$1	\$1	+0.6%
Closings: First Six Months	348	409	-14.9%
Average Closing Price: First Six Months	\$1,554,693	\$1,414,237	+9.9%

Single Family Houses

Number of Solds: Q2

2026 vs. 2025

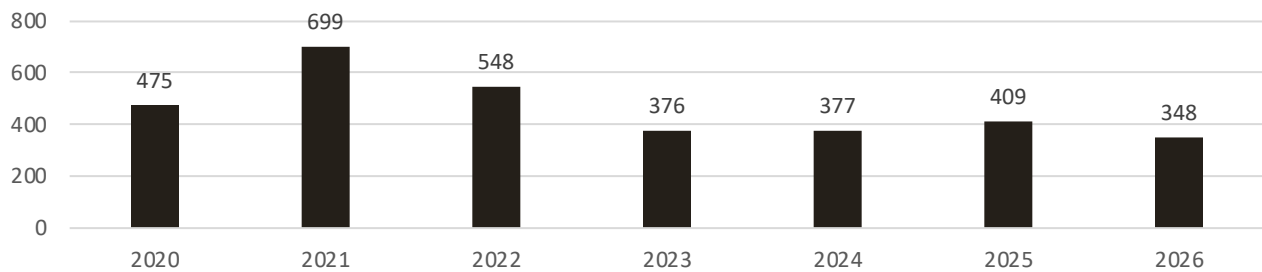
↓15%

Avg. Sold Price: Q2

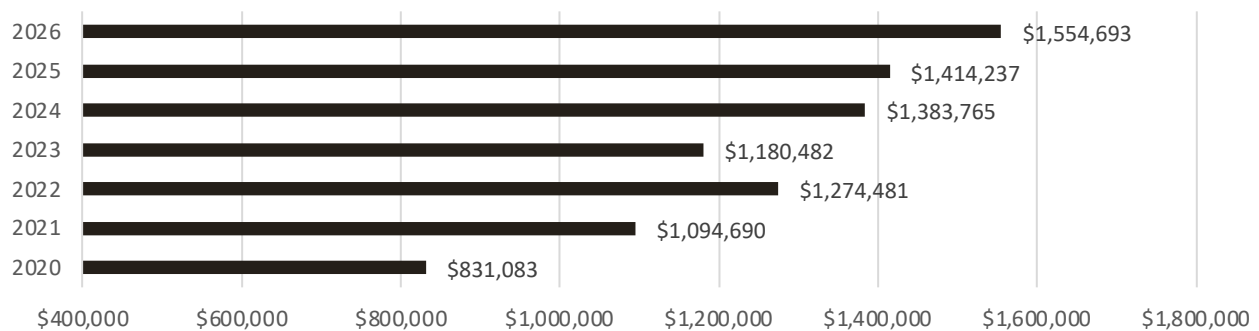
2026 vs. 2025

↑14%

House Closings: First Six Months



House Average Closing Price: First Six Months



Northeast Westchester School Districts: First Six Months

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2026	2025	% CHG	2026	2025	% CHG	2026	2025	% CHG
Bedford	77	94	-18.1%	\$1,968,034	\$1,520,964	+29.4%	103.0%	102.6%	+0.4%
Byram Hills	47	43	+9.3%	\$1,883,081	\$1,839,256	+2.4%	104.1%	106.0%	-1.8%
Chappaqua	51	83	-38.6%	\$1,758,737	\$1,575,579	+11.6%	113.0%	109.3%	+3.4%
Katonah-Lewisboro	68	90	-24.4%	\$1,350,173	\$1,385,873	-2.6%	103.5%	102.4%	+1%
North Salem	18	17	+5.9%	\$1,647,377	\$1,591,271	+3.5%	99.2%	98.8%	+0.5%
Pleasantville	23	28	-17.9%	\$1,204,348	\$1,034,578	+16.4%	106.2%	104.8%	+1.4%
Somers	64	54	+18.5%	\$970,777	\$830,426	+16.9%	105.1%	105.1%	+0%

Contact Us

Q2 2026

Westchester Market Report

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

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

Greenwich

125 Mason Street
Greenwich, CT 06830
203.869.8100

BHS THE Craft of Research

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All data sourced from One Key MLS. School Districts refer to the High School District.