



Q1

2025
MARKET
REPORT

ESTHER
SHEETS
COTTON

Brown Harris Stevens THE Craft OF Research

Contracts Signed: 10 Whippoorwill Road, Armonk

Westchester Houses - All Towns

Single Family Houses

	2025	2024	% CHANGE
Closings in March	253	227	+11.5%
Average Closing Price in March	\$1,298,160	\$1,054,984	+23.1%
Closings First Quarter	814	744	+9.4%
Average Closing Price First Quarter	\$1,173,753	\$1,119,450	+4.9%
Volume of Closings First Quarter	\$955,434,792	\$832,870,999	+14.7%
Avg. DOM for Closings First Quarter	51	48	+6.7%
Avg. List-to-Sale Price ratio First Quarter	102.2%	101.8%	+0.3%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

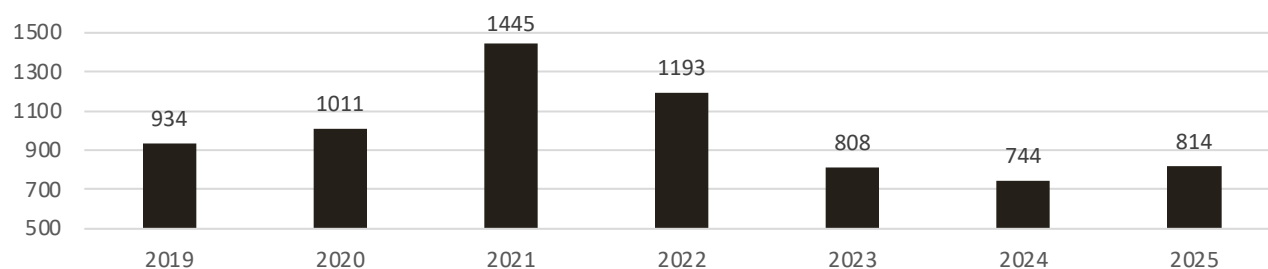
↑9%

Average Sold Price Q1

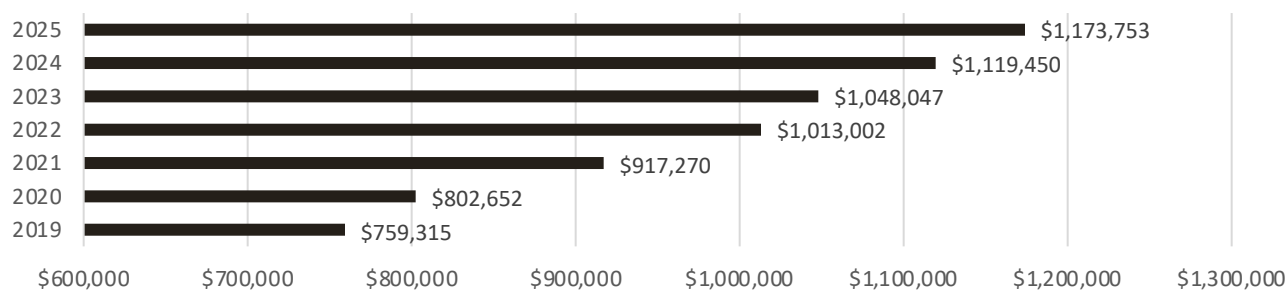
2025 vs. 2024

↑5%

House Closings: First Quarter



Average House Closing Price: First Quarter



Houses: Number of Closed, by Price

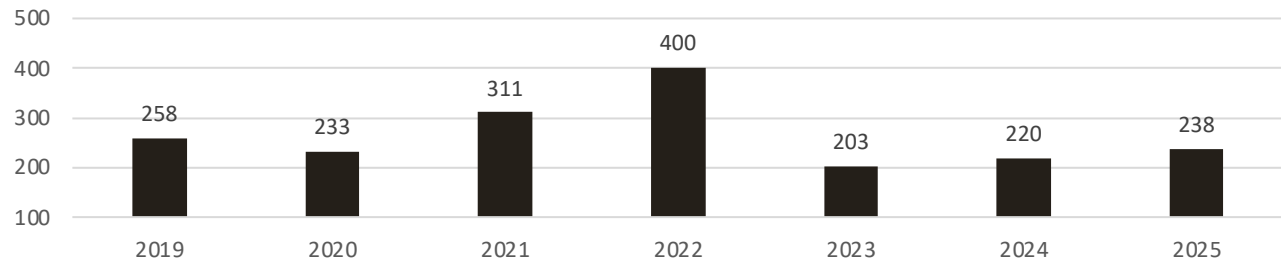
Houses: List-to-Sale Ratio, by Price

PRICE RANGE	2025 Q1	2024 Q1	% CHANGE	2025 Q1	2024 Q1	% CHANGE
Under \$400K	17	23	-26.1%	96.7%	98.5%	-1.9%
\$400K - \$800K	318	319	-0.3%	101.4%	101.8%	-0.5%
\$800K - \$1.2M	227	186	+22%	102.2%	102.5%	-0.3%
\$1.2M - \$1.6M	95	88	+8%	104.6%	102.4%	+2.2%
\$1.6M-\$2M	59	54	+9.3%	106.5%	101.4%	+5%
\$2M-\$2.4M	30	20	+50%	103.6%	105.9%	-2.2%
\$2.4M-\$2.8M	27	18	+50%	99.2%	100.3%	-1.1%
\$2.8M-\$3.2M	15	10	+50%	100.7%	99.5%	+1.1%
Over \$3.2M	26	26	0%	98.7%	98.2%	+0.5%

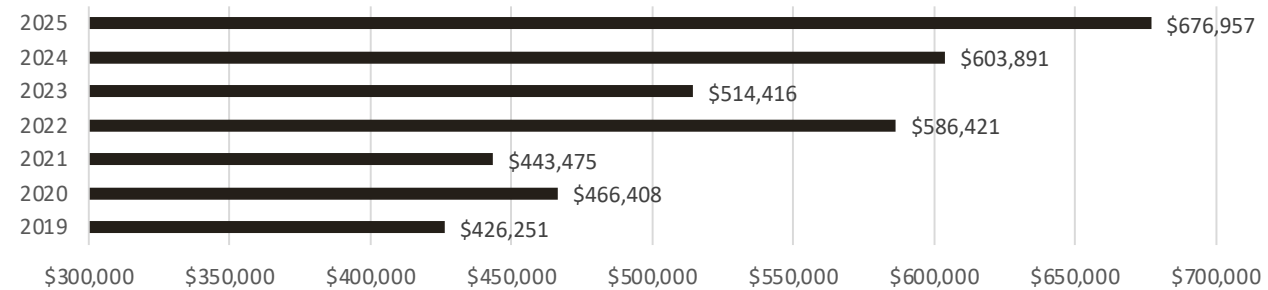
Westchester Condos - All Towns

Condos	2025	2024	% CHANGE	Condos
Closings in March	87	75	+16%	Number of Solds Q1
Average Closing Price in March	\$634,220	\$656,832	-3.4%	2025 vs. 2024
Closings First Quarter	238	220	+8.2%	↑8%
Average Closing Price First Quarter	\$676,957	\$603,891	+12.1%	Average Sold Price Q1
Volume of Closings First Quarter	\$161,115,848	\$132,856,041	+21.3%	2025 vs. 2024
Avg. DOM for Closings First Quarter	50	48	+4%	↑12%
Avg. List-to-Sale Price ratio First Quarter	100.7%	100.1%	+0.6%	

Condo Closings: First Quarter



Average Condo Closing Price: First Quarter



Condos: Number of Closed, by Price

PRICE RANGE	2025 Q1	2024 Q1	% CHANGE	Condos: List-to-Sale Ratio, by Price
Under \$250K	5	7	-28.6%	2025 Q1
\$250K - \$500K	96	109	-11.9%	2024 Q1
\$500K - \$750M	80	65	+23.1%	% CHANGE
\$750K - \$1M	28	17	+64.7%	
\$1M-\$1.25M	7	3	+133.3%	
\$1.25M-\$1.5M	3	9	-66.7%	
\$1.5M-\$1.75M	4	6	-33.3%	
Over \$1.75M	15	4	+275%	

Q1 2025

Southern Westchester

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

Single Family Houses	2025	2024	% CHANGE
Closings in March	52	61	-14.8%
Average Closing Price in March	\$815,041	\$861,000	-5.3%
Closings First Quarter	170	171	-0.6%
Average Closing Price First Quarter	\$871,593	\$863,355	+1%
Volume of Closings First Quarter	\$148,170,815	\$147,633,787	+0.4%
Avg. DOM for Closings First Quarter	49	49	+0.1%
Avg. List-to-Sale Price ratio First Quarter	101.2%	100.5%	+0.7%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

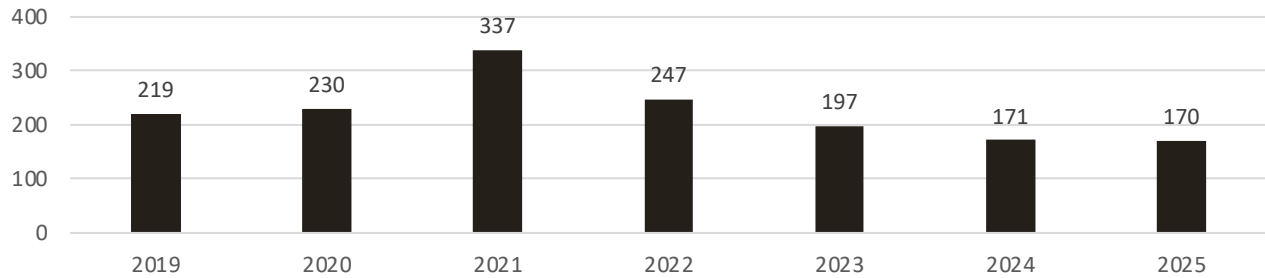
↓ 1%

Average Sold Price Q1

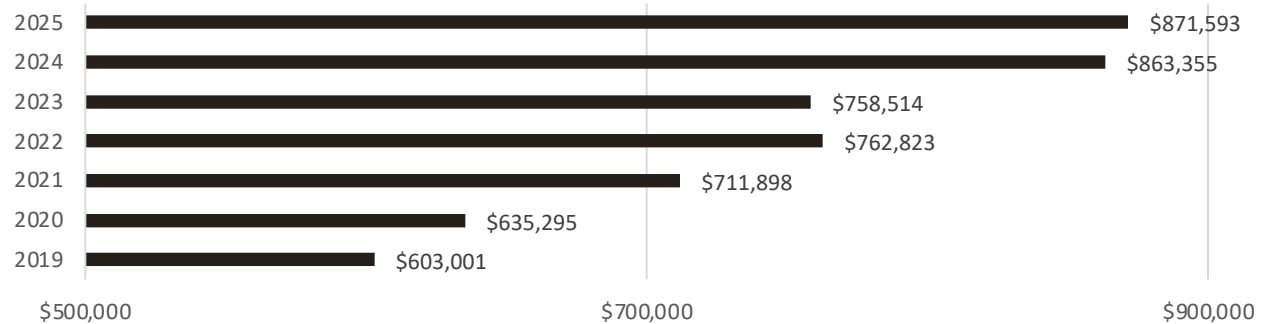
2025 vs. 2024

↑ 1%

House Closings: First Quarter



Average House Closing Price: First Quarter



Southern Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG
Mount Vernon	24	30	-20%	\$645,083	\$649,408	-0.7%	98.7%	99.4%	-0.7%
New Rochelle	51	50	+2%	\$1,052,331	\$926,441	+13.6%	102.8%	100.7%	+2.1%
Pelham	11	14	-21.4%	\$1,613,955	\$1,392,757	+15.9%	100.7%	103.4%	-2.6%
Yonkers	84	77	+9.1%	\$729,362	\$809,492	-9.9%	101.0%	100.3%	+0.7%

Q1 2025

Lower Central Westchester

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

Single Family Houses	2025	2024	% CHANGE
Closings in March	16	19	-15.8%
Average Closing Price in March	\$2,016,750	\$1,888,053	+6.8%
Closings First Quarter	58	55	+5.5%
Average Closing Price First Quarter	\$1,985,884	\$1,834,107	+8.3%
Volume of Closings First Quarter	\$115,181,247	\$100,875,901	+14.2%
Avg. DOM for Closings First Quarter	63	49	+29.9%
Avg. List-to-Sale Price ratio First Quarter	103.1%	102.0%	+1.1%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

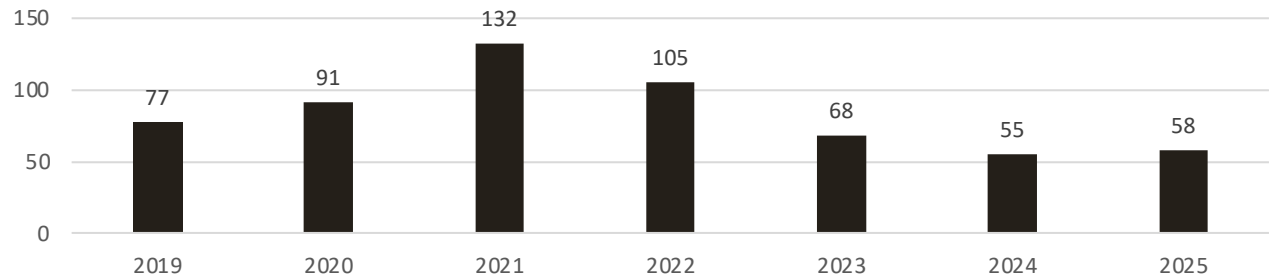
↑ 6%

Average Sold Price Q1

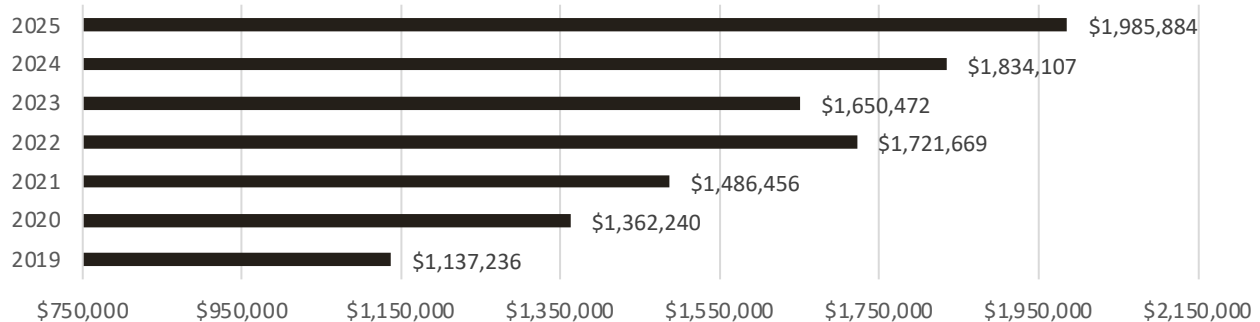
2025 vs. 2024

↑ 8%

House Closings: First Quarter



Average House Closing Price: First Quarter



Lower Central Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG
Bronxville	3	7	-57.1%	\$2,581,667	\$2,866,429	-9.9%	97.2%	94.9%	+2.4%
Eastchester	13	13	0%	\$986,231	\$851,404	+15.8%	96.6%	99.7%	-3.1%
Edgemont	11	8	+37.5%	\$1,219,227	\$1,616,125	-24.6%	102.3%	103.9%	-1.6%
Scarsdale	25	23	+8.7%	\$2,830,150	\$2,293,420	+23.4%	108.7%	105.4%	+3.1%
Tuckahoe	5	4	+25%	\$1,791,000	\$1,016,250	+76.2%	97.5%	97.9%	-0.4%

Q1 2025

Sound Shore

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

Single Family Houses

	2025	2024	% CHANGE
Closings in March	39	26	+50%
Average Closing Price in March	\$2,225,782	\$1,687,337	+31.9%
Closings First Quarter	98	101	-3%
Average Closing Price First Quarter	\$1,807,464	\$1,862,665	-3%
Volume of Closings First Quarter	\$177,131,520	\$188,129,140	-5.8%
Avg. DOM for Closings First Quarter	52	46	+11.6%
Avg. List-to-Sale Price ratio First Quarter	103.6%	102.5%	+1.1%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

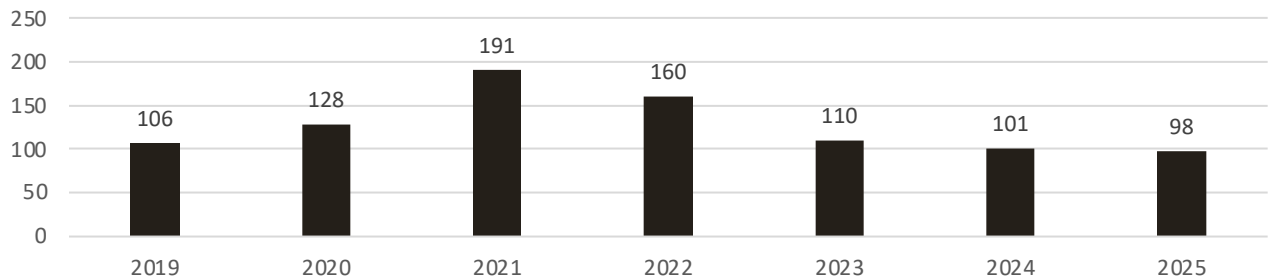
↓ 3%

Average Sold Price Q1

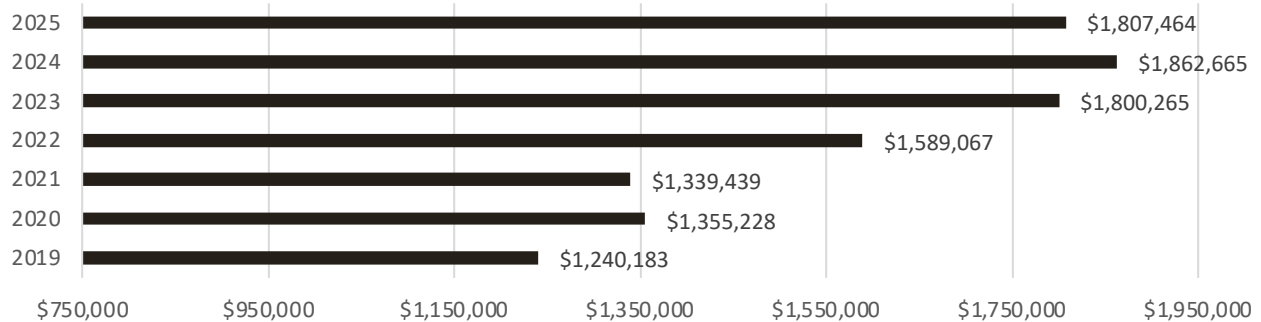
2025 vs. 2024

↓ 3%

House Closings: First Quarter



Average House Closing Price: First Quarter



Sound Shore School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG
Blind Brook-Rye	6	9	-33.3%	\$1,328,000	\$1,225,500	+8.4%	105.8%	100.4%	+5.4%
Harrison	28	21	+33.3%	\$1,816,193	\$2,605,134	-30.3%	102.0%	101.3%	+0.7%
Mamaroneck	29	28	+3.6%	\$1,715,190	\$1,609,887	+6.5%	106.3%	102.4%	+3.8%
Port Chester-Rye	13	11	+18.2%	\$707,931	\$761,773	-7.1%	101.2%	103.5%	-2.1%
Rye City	15	26	-42.3%	\$3,234,033	\$2,441,635	+32.5%	104.1%	102.5%	+1.6%
Rye Neck	7	6	+16.7%	\$1,550,857	\$908,833	+70.6%	100.2%	108.2%	-7.4%

Q1 2025

White Plains Area

School Districts: Greenburgh, Valhalla, and White Plains

Single Family Houses	2025	2024	% CHANGE
Closings in March	17	11	+54.5%
Average Closing Price in March	\$1,036,118	\$779,636	+32.9%
Closings First Quarter	78	53	+47.2%
Average Closing Price First Quarter	\$954,548	\$856,280	+11.5%
Volume of Closings First Quarter	\$74,454,748	\$45,382,829	+64.1%
Avg. DOM for Closings First Quarter	36	39	-7.9%
Avg. List-to-Sale Price ratio First Quarter	103.3%	103.3%	+0%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

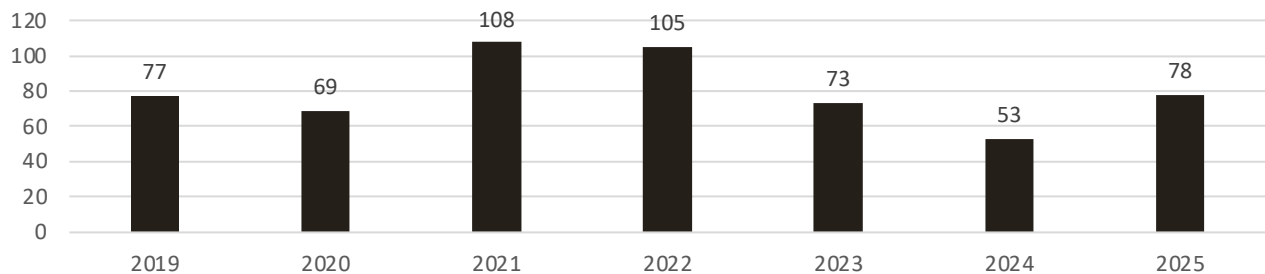
↑47%

Average Sold Price Q1

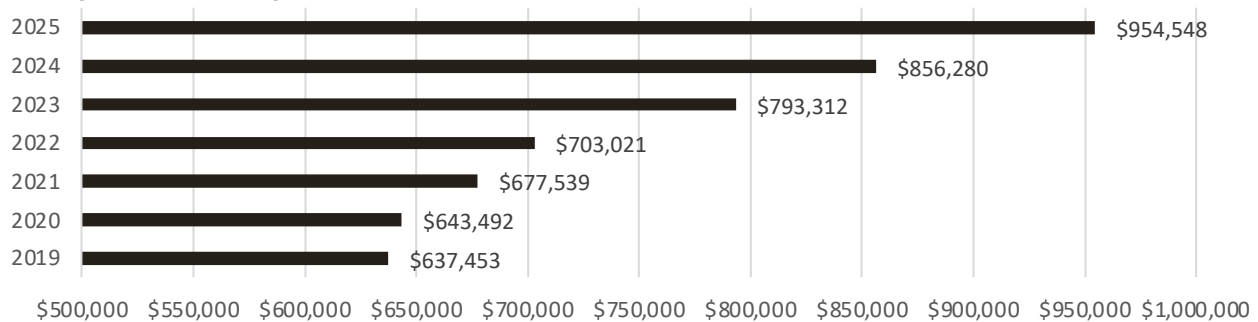
2025 vs. 2024

↑12%

House Closings: First Quarter



Average House Closing Price: First Quarter



White Plains Area School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG
Greenburgh	18	18	0%	\$850,333	\$805,944	+5.5%	103.3%	103.1%	+0.2%
Valhalla	13	8	+62.5%	\$808,269	\$757,175	+6.7%	102.3%	99.2%	+3.1%
White Plains	47	27	+74.1%	\$1,034,920	\$919,201	+12.6%	103.6%	104.7%	-1%

Rivertowns

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

Single Family Houses	2025	2024	% CHANGE
Closings in March	36	33	+9.1%
Average Closing Price in March	\$950,423	\$920,231	+3.3%
Closings First Quarter	124	107	+15.9%
Average Closing Price First Quarter	\$1,015,928	\$955,100	+6.4%
Volume of Closings First Quarter	\$125,975,123	\$102,195,750	+23.3%
Avg. DOM for Closings First Quarter	55	40	+38%
Avg. List-to-Sale Price ratio First Quarter	102.3%	102.5%	-0.2%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

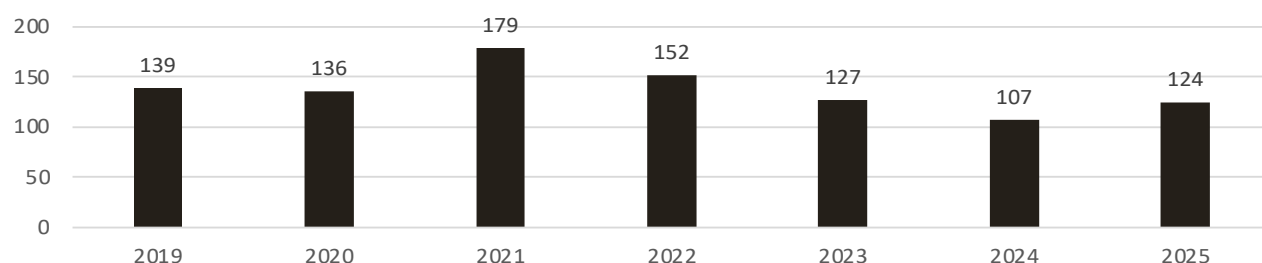
↑16%

Average Sold Price Q1

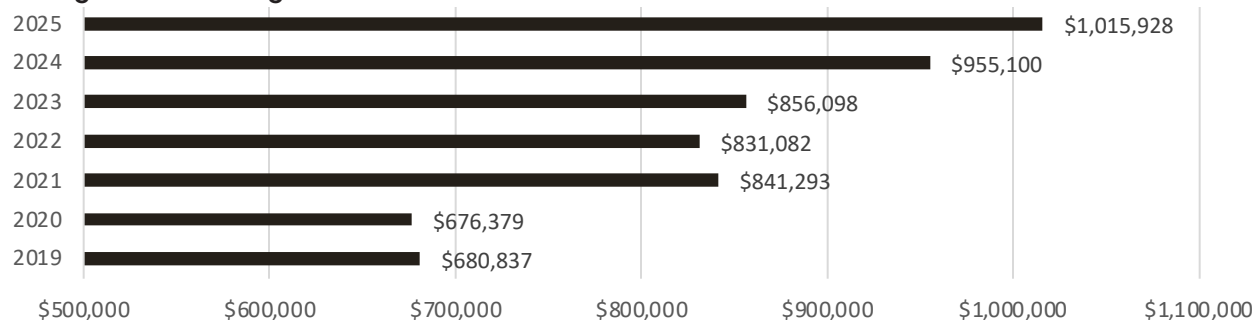
2025 vs. 2024

↑6%

House Closings: First Quarter



Average House Closing Price: First Quarter



Rivertowns School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG
Ardsley	13	10	+30%	\$1,031,462	\$919,500	+12.2%	101.9%	101.5%	+0.4%
Briarcliff Manor	14	13	+7.7%	\$1,247,271	\$1,245,979	+0.1%	104.1%	103.9%	+0.2%
Dobbs Ferry	11	12	-8.3%	\$1,283,136	\$1,387,604	-7.5%	99.7%	104.3%	-4.4%
Elmsford	9	7	+28.6%	\$699,333	\$650,471	+7.5%	102.3%	106.0%	-3.5%
Hastings	6	11	-45.5%	\$1,254,933	\$1,286,255	-2.4%	103.6%	101.7%	+1.8%
Irvington	17	14	+21.4%	\$1,184,118	\$978,349	+21%	100.3%	101.3%	-1%
Mount Pleasant	17	4	+325%	\$868,765	\$690,000	+25.9%	101.1%	101.8%	-0.7%
Ossining	27	28	-3.6%	\$735,490	\$619,587	+18.7%	102.8%	102.4%	+0.3%
Pocantico Hills	3	1	+200%	\$1,046,667	\$1,540,360	-32.1%	108.8%	96.3%	+12.9%
Tarrytown	7	7	0%	\$1,324,143	\$872,000	+51.9%	106.5%	100.6%	+5.9%

Q1 2025

Northwest Westchester

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

Single Family Houses

	2025	2024	% CHANGE
Closings in March	35	39	-10.3%
Average Closing Price in March	\$621,922	\$608,667	+2.2%
Closings First Quarter	118	116	+1.7%
Average Closing Price First Quarter	\$655,955	\$643,690	+1.9%
Volume of Closings First Quarter	\$77,402,666	\$74,668,054	+3.7%
Avg. DOM for Closings First Quarter	48	51	-6.3%
Avg. List-to-Sale Price ratio First Quarter	101.7%	101.8%	-0.1%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

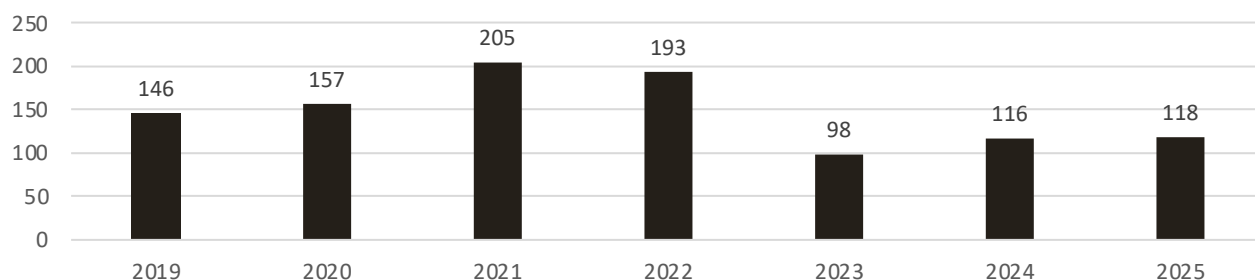
↑ 2%

Average Sold Price Q1

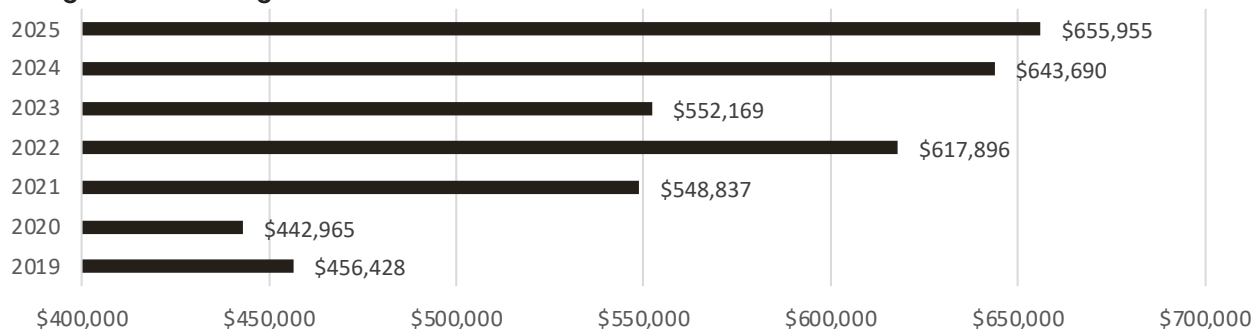
2025 vs. 2024

↑ 2%

House Closings: First Quarter



Average House Closing Price: First Quarter



Northwest Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG
Croton-Harmon	13	19	-31.6%	\$869,801	\$840,100	+3.5%	101.3%	102.8%	-1.5%
Hendrick Hudson	19	18	+5.6%	\$735,368	\$704,639	+4.4%	102.9%	101.1%	+1.7%
Lakeland	44	34	+29.4%	\$624,176	\$547,089	+14.1%	101.6%	102.2%	-0.6%
Peekskill	17	16	+6.3%	\$544,118	\$463,265	+17.5%	101.5%	103.6%	-2%
Putnam Valley	4	4	0%	\$519,000	\$533,500	-2.7%	104.0%	104.5%	-0.4%
Yorktown	21	25	-16%	\$634,929	\$715,016	-11.2%	101.2%	99.6%	+1.6%

Q1 2025

Northeast Westchester

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

Single Family Houses

	2025	2024	% CHANGE
Closings in March	58	38	+52.6%
Average Closing Price in March	\$1,610,039	\$1,171,973	+37.4%
Closings First Quarter	168	141	+19.1%
Average Closing Price First Quarter	\$1,411,421	\$1,233,940	+14.4%
Volume of Closings First Quarter	\$237,118,673	\$173,985,538	+36.3%
Avg. DOM for Closings First Quarter	53	52	+1.6%
Avg. List-to-Sale Price ratio First Quarter	101.6%	101.9%	-0.3%

Single Family Houses

Number of Solds Q1

2025 vs. 2024

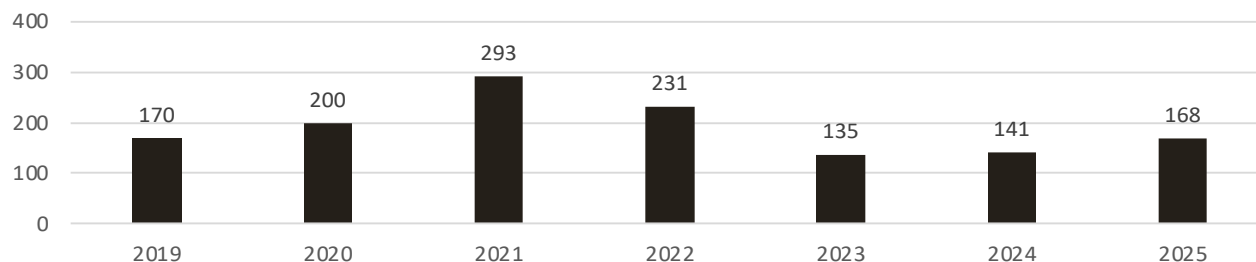
↑19%

Average Sold Price Q1

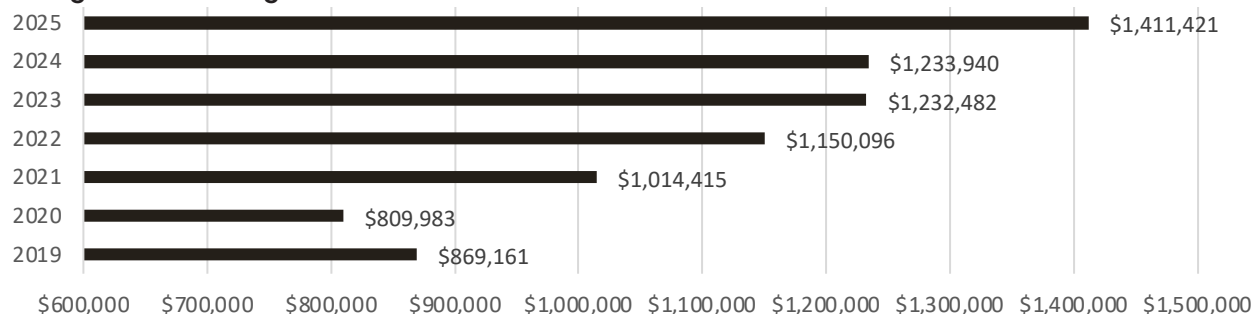
2025 vs. 2024

↑14%

House Closings: First Quarter



Average House Closing Price: First Quarter



Northeast Westchester School Districts: First Quarter

SCHOOL DISTRICT	# OF CLOSINGS			AVG CLOSING PRICE			AVG LIST-TO-SALE RATIO		
	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG	2025 Q1	2024 Q1	% CHG
Bedford	46	30	+53.3%	\$1,549,494	\$1,370,843	+13%	101.7%	99.8%	+1.8%
Byram Hills	16	28	-42.9%	\$1,484,809	\$1,700,488	-12.7%	101.9%	102.1%	-0.2%
Chappaqua	30	24	+25%	\$1,540,689	\$1,430,545	+7.7%	105.5%	103.8%	+1.7%
Katonah-Lewisboro	34	19	+78.9%	\$1,315,476	\$984,763	+33.6%	98.7%	105.8%	-6.6%
North Salem	8	6	+33.3%	\$2,148,750	\$631,667	+240.2%	99.1%	99.5%	-0.3%
Pleasantville	12	6	+100%	\$1,119,083	\$1,070,833	+4.5%	101.5%	103.0%	-1.5%
Somers	22	28	-21.4%	\$932,688	\$785,286	+18.8%	101.4%	99.8%	+1.6%

Contact Us

Q1 2025

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

BHS THE Craft OF Research

©2025 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.
Report prepared by Brian Cleary, Brown Harris Stevens