

Westchester County, NY

County · NY · New York

BALANCED MARKET

\$967K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

6,917

SALES (12 MO)

\$885K

MEDIAN VALUE (AVM)

Market temperature

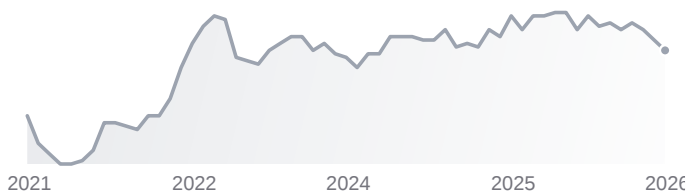
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

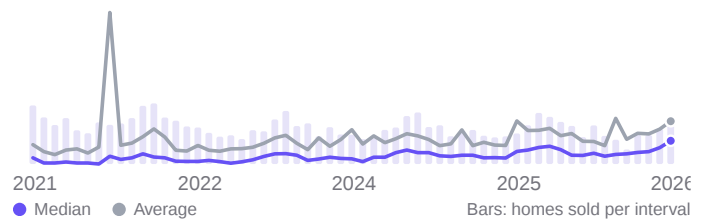
Market temperature (0-100)

54 / 100



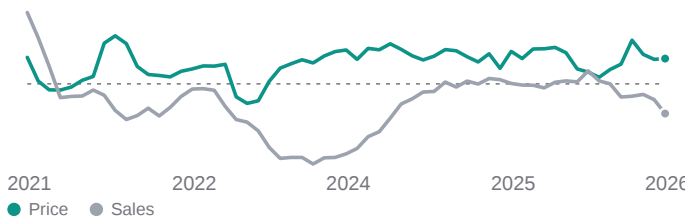
Sale prices

Median \$1.1M · Average \$1.5M



Growth (year over year)

Price +6.3% · Sales -7.4%



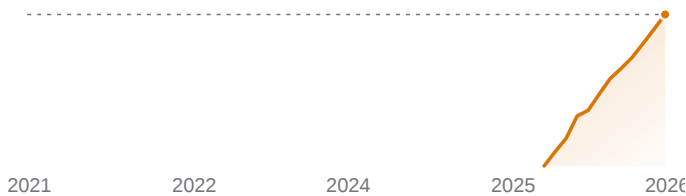
Price per square foot

\$571/ft²



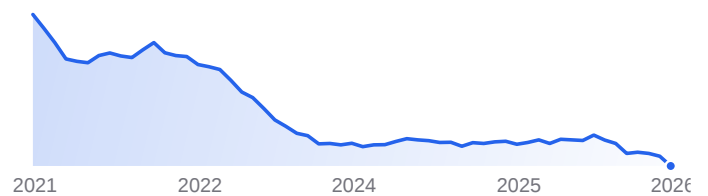
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

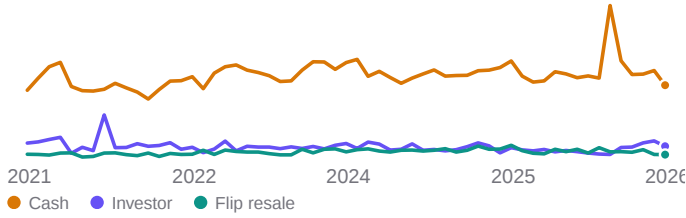
3.1%



BUYERS & OUTCOMES

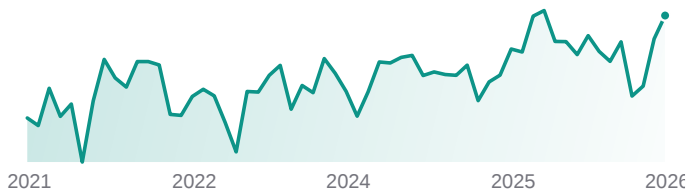
Buyer mix

Cash 28% · Investor 5.2% · Flip resale 2.0%



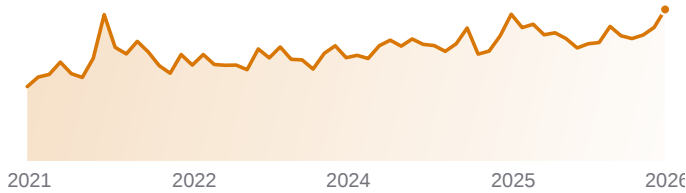
Sellers who sold at a gain

97%

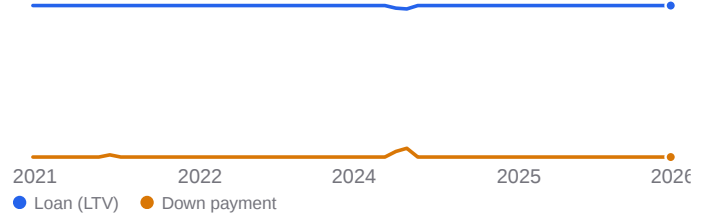


Median annualized return at resale

+5.7%

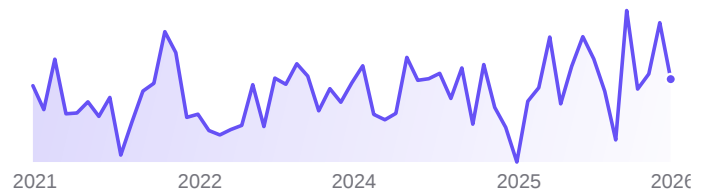


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



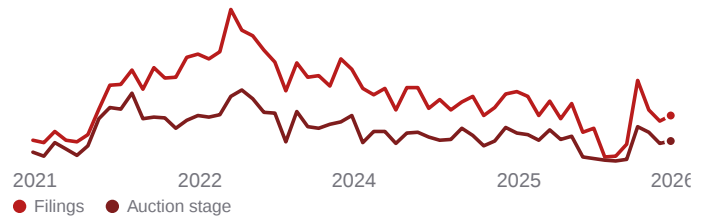
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 59 · Auction stage 27



HOUSING STOCK

Homes	221,577
Median value (AVM)	\$885K
Median size	2,076 ft²
Median bedrooms	4
Median year built	1955
Single family	69%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.6%
Owner occupied	75%
Company owned	63%
Median loan-to-value	39%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	1,005,616
Density	2,335 / mi²
Median household income	\$112K
Average household income	\$169K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	109
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	9.6%
Unemployment	1.0%
Average temp	52°F
Annual precip	50 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.