

2020 Year In Review

Westchester Market Report

COMPASS



Compass Westchester

Armonk

387 Main St
Armonk, NY

Bronxville

130 Pondfield Rd, Suite 10
Bronxville, NY

Chappaqua

480 Bedford Rd, Suite D3
Chappaqua, NY

Dobbs Ferry

2 Ashford Ave
Dobbs Ferry, NY

Hastings-On-Hudson

36 Main St
Hastings-On-Hudson, NY

Larchmont

140 Larchmont Ave
Larchmont, NY

Rye

80 Theodore Fremd Ave
Rye, NY

Rye Brook

138A South Ridge St
Rye Brook, NY

Scarsdale

1082 Wilmot Rd
Scarsdale, NY

Yorktown Heights

1857 Commerce St
Yorktown Heights

Millbrook

3295 Franklin Ave
Millbrook, NY

Greenwich

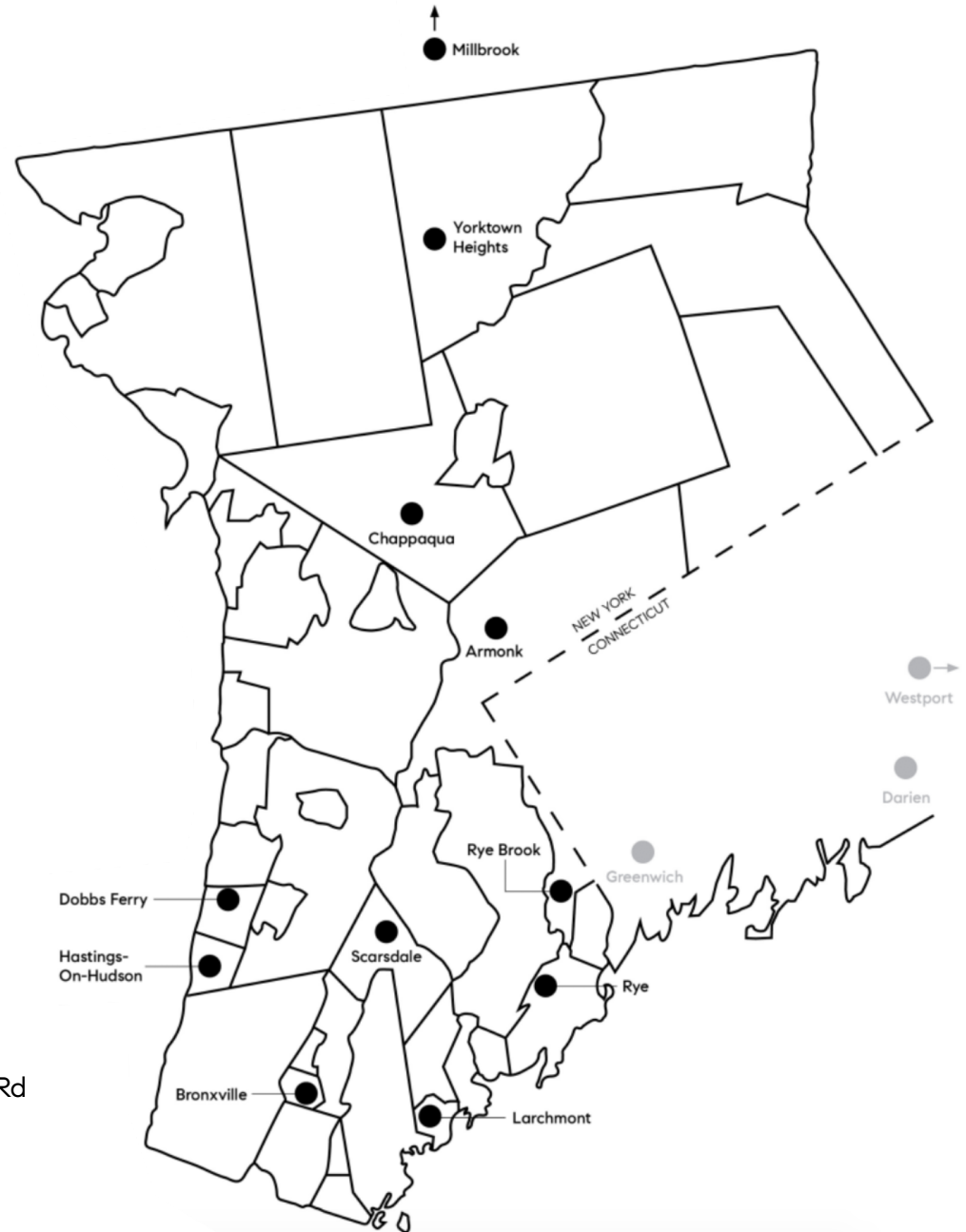
200 Greenwich Ave
Greenwich, CT

Darien

Haven at 320 Boston Post Rd
Suite 180, Darien, CT

Westport

54 Wilton Rd
Westport, CT



Westchester Market Report

| | | Q4 2019 | Q4 2020 | % Change |
|---------------------|---------------|-----------------|---------------|----------|
| All Westchester | # OF SALES | 5,848 | 6,665 | 14.0% |
| Single-Family | SALES VOLUME | \$4,976,228,331 | 6,313,922,829 | 26.9% |
| | MEDIAN PRICE | \$655,000 | \$735,000 | 12.2% |
| | AVERAGE PRICE | \$850,928 | \$947,325 | 11.3% |
| | AVERAGE DOM | 77 | 73 | -5.2% |
| All Westchester | # OF SALES | 1,337 | 1,249 | -6.6% |
| Condos | SALES VOLUME | \$613,377,070 | \$602,514,402 | -1.8% |
| | MEDIAN PRICE | \$385,000 | \$404,000 | 4.9% |
| | AVERAGE PRICE | \$458,771 | \$482,397 | 5.1% |
| | AVERAGE DOM | 69 | 66 | -4.3% |
| All Westchester | # OF SALES | 1,873 | 1,563 | -16.6% |
| Co-ops | SALES VOLUME | \$383,008,616 | \$343,640,231 | -10.3% |
| | MEDIAN PRICE | \$175,000 | \$183,000 | 4.6% |
| | AVERAGE PRICE | \$204,489 | \$219,859 | 7.5% |
| | AVERAGE DOM | 67 | 66 | -1.5% |
| All Westchester | # OF RENTALS | 4,266 | 3,984 | -6.6% |
| Residential Rentals | SALES VOLUME | \$14,620,442 | \$16,241,660 | 11.1% |
| | MEDIAN PRICE | \$2,600 | \$2,800 | 7.7% |
| | AVERAGE PRICE | \$3,427 | \$4,077 | 19.0% |
| | AVERAGE DOM | 51 | 47 | -7.8% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|--------------|----------------|---------------|---------------|----------|
| Ardley | # OF SALES | 102 | 108 | 5.9% |
| | SALES VOLUME | \$75,574,490 | \$83,936,515 | 11.1% |
| | MEDIAN PRICE | \$725,000 | \$713,000 | -1.7% |
| | AVG. PRICE | \$740,926 | \$777,190 | 4.9% |
| | DAYS ON MARKET | 55 | 62 | 13.1% |
| Bedford | # OF SALES | 240 | 345 | 43.8% |
| | SALES VOLUME | \$254,565,543 | \$379,405,721 | 49.0% |
| | MEDIAN PRICE | \$725,000 | \$860,000 | 18.6% |
| | AVG. PRICE | \$1,060,690 | \$1,099,727 | 3.7% |
| | DAYS ON MARKET | 93 | 99 | 7.2% |
| Bedford (PO) | # OF SALES | 50 | 96 | 92.0% |
| | SALES VOLUME | \$59,751,150 | \$115,636,725 | 93.5% |
| | MEDIAN PRICE | \$826,000 | \$924,863 | 12.0% |
| | AVG. PRICE | \$1,195,023 | \$1,204,549 | 0.8% |
| | DAYS ON MARKET | 87 | 92 | 5.3% |
| Blind Brook | # OF SALES | 101 | 133 | 31.7% |
| | SALES VOLUME | \$94,693,908 | \$142,713,408 | 50.7% |
| | MEDIAN PRICE | \$865,000 | \$999,000 | 15.5% |
| | AVG. PRICE | \$937,563 | \$1,073,033 | 14.4% |
| | DAYS ON MARKET | 75 | 74 | -1.0% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|------------------|----------------|---------------|---------------|----------|
| Briarcliff Manor | # OF SALES | 51 | 76 | 49.0% |
| | SALES VOLUME | \$49,920,650 | \$75,302,911 | 50.8% |
| | MEDIAN PRICE | \$877,500 | \$882,500 | 0.6% |
| | AVG. PRICE | \$978,836 | \$990,828 | 1.2% |
| | DAYS ON MARKET | 86 | 80 | -7.6% |
| Bronxville | # OF SALES | 69 | 75 | 8.7% |
| | SALES VOLUME | \$134,574,275 | \$164,388,750 | 22.2% |
| | MEDIAN PRICE | \$1,775,000 | \$2,150,000 | 21.1% |
| | AVG. PRICE | \$1,950,352 | \$2,191,850 | 12.4% |
| | DAYS ON MARKET | 105 | 94 | -10.7% |
| Bronxville (PO) | # OF SALES | 42 | 72 | 71.4% |
| | SALES VOLUME | \$33,199,450 | \$60,789,749 | 83.1% |
| | MEDIAN PRICE | \$698,750 | \$775,000 | 10.9% |
| | AVG. PRICE | \$790,463 | \$844,302 | 6.8% |
| | DAYS ON MARKET | 84 | 81 | -4.3% |
| Byram Hills | # OF SALES | 151 | 191 | 26.5% |
| | SALES VOLUME | \$181,198,286 | \$237,181,785 | 30.9% |
| | MEDIAN PRICE | \$990,000 | \$1,070,000 | 8.1% |
| | AVG. PRICE | \$1,199,989 | \$1,241,789 | 3.5% |
| | DAYS ON MARKET | 102 | 106 | 4.0% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|---------------|----------------|---------------|---------------|----------|
| Chappaqua | # OF SALES | 182 | 304 | 67.0% |
| | SALES VOLUME | \$175,842,967 | \$331,282,415 | 88.4% |
| | MEDIAN PRICE | \$855,000 | \$947,750 | 10.8% |
| | AVG. PRICE | \$966,170 | \$1,089,745 | 12.8% |
| | DAYS ON MARKET | 80 | 73 | -9.4% |
| Croton-Harmon | # OF SALES | 107 | 96 | -10.3% |
| | SALES VOLUME | \$66,682,884 | \$65,196,312 | -2.2% |
| | MEDIAN PRICE | \$575,000 | \$641,000 | 11.5% |
| | AVG. PRICE | \$623,205 | \$679,128 | 9.0% |
| | DAYS ON MARKET | 71 | 62 | -13.6% |
| Dobbs Ferry | # OF SALES | 66 | 70 | 6.1% |
| | SALES VOLUME | \$60,752,400 | \$67,942,842 | 11.8% |
| | MEDIAN PRICE | \$811,250 | \$845,750 | 4.3% |
| | AVG. PRICE | \$920,491 | \$970,612 | 5.4% |
| | DAYS ON MARKET | 75 | 64 | -15.2% |
| Eastchester | # OF SALES | 113 | 127 | 12.4% |
| | SALES VOLUME | \$87,249,479 | \$101,166,978 | 16.0% |
| | MEDIAN PRICE | \$719,000 | \$755,000 | 5.0% |
| | AVG. PRICE | \$772,119 | \$796,590 | 3.2% |
| | DAYS ON MARKET | 65 | 68 | 4.8% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|------------|----------------|---------------|---------------|----------|
| Edgemont | # OF SALES | 71 | 96 | 35.2% |
| | SALES VOLUME | \$84,305,824 | \$111,095,971 | 31.8% |
| | MEDIAN PRICE | \$1,120,000 | \$1,063,750 | -5.0% |
| | AVG. PRICE | \$1,187,406 | \$1,157,250 | -2.5% |
| | DAYS ON MARKET | 78 | 67 | -13.8% |
| Elmsford | # OF SALES | 67 | 60 | -10.4% |
| | SALES VOLUME | \$33,683,775 | \$31,897,100 | -5.3% |
| | MEDIAN PRICE | \$494,500 | \$535,000 | 8.2% |
| | AVG. PRICE | \$502,743 | \$531,618 | 5.7% |
| | DAYS ON MARKET | 72 | 74 | 3.6% |
| Greenburgh | # OF SALES | 154 | 144 | -6.5% |
| | SALES VOLUME | \$88,379,671 | \$86,822,280 | -1.8% |
| | MEDIAN PRICE | \$567,500 | \$580,000 | 2.2% |
| | AVG. PRICE | \$573,894 | \$602,933 | 5.1% |
| | DAYS ON MARKET | 71 | 55 | -23.6% |
| Harrison | # OF SALES | 157 | 212 | 35.0% |
| | SALES VOLUME | \$240,527,074 | \$334,048,608 | 38.9% |
| | MEDIAN PRICE | \$1,250,000 | \$1,355,000 | 8.4% |
| | AVG. PRICE | \$1,532,020 | \$1,575,701 | 2.9% |
| | DAYS ON MARKET | 120 | 87 | -28.0% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|-------------------|----------------|---------------|---------------|----------|
| Hastings | # OF SALES | 69 | 77 | 11.6% |
| | SALES VOLUME | \$55,072,500 | \$66,495,030 | 20.7% |
| | MEDIAN PRICE | \$750,000 | \$832,500 | 11.0% |
| | AVG. PRICE | \$798,152 | \$863,572 | 8.2% |
| | DAYS ON MARKET | 82 | 62 | -24.8% |
| Hendrick Hudson | # OF SALES | 164 | 162 | -1.2% |
| | SALES VOLUME | \$87,774,730 | \$81,354,666 | -7.3% |
| | MEDIAN PRICE | \$510,000 | \$484,250 | -5.0% |
| | AVG. PRICE | \$535,212 | \$502,189 | -6.2% |
| | DAYS ON MARKET | 101 | 73 | -27.7% |
| Irvington | # OF SALES | 91 | 96 | 5.5% |
| | SALES VOLUME | \$102,163,699 | \$105,641,217 | 3.4% |
| | MEDIAN PRICE | \$903,000 | \$939,000 | 4.0% |
| | AVG. PRICE | \$1,122,678 | \$1,100,429 | -2.0% |
| | DAYS ON MARKET | 92 | 105 | 13.9% |
| Katonah-Lewisboro | # OF SALES | 203 | 325 | 60.1% |
| | SALES VOLUME | \$158,614,087 | \$275,311,960 | 73.6% |
| | MEDIAN PRICE | \$650,000 | \$749,000 | 15.2% |
| | AVG. PRICE | \$781,350 | \$847,114 | 8.4% |
| | DAYS ON MARKET | 86 | 95 | 11.0% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|----------------|----------------|---------------|---------------|----------|
| Lakeland | # OF SALES | 348 | 327 | -6.0% |
| | SALES VOLUME | \$141,489,551 | \$141,494,452 | 0.0% |
| | MEDIAN PRICE | \$404,500 | \$425,000 | 5.1% |
| | AVG. PRICE | \$406,579 | \$432,705 | 6.4% |
| | DAYS ON MARKET | 60 | 56 | -7.3% |
| Larchmont (PO) | # OF SALES | 201 | 219 | 9.0% |
| | SALES VOLUME | \$289,838,601 | \$332,941,912 | 14.9% |
| | MEDIAN PRICE | \$1,237,500 | \$1,270,000 | 2.6% |
| | AVG. PRICE | \$1,441,983 | \$1,520,283 | 5.4% |
| | DAYS ON MARKET | 54 | 49 | -8.7% |
| Mamaroneck | # OF SALES | 269 | 289 | 7.4% |
| | SALES VOLUME | \$365,430,001 | \$423,060,349 | 15.8% |
| | MEDIAN PRICE | \$1,160,000 | \$1,200,000 | 3.4% |
| | AVG. PRICE | \$1,358,476 | \$1,463,877 | 7.8% |
| | DAYS ON MARKET | 62 | 48 | -21.9% |
| Mount Pleasant | # OF SALES | 107 | 113 | 5.6% |
| | SALES VOLUME | \$70,366,918 | \$78,506,978 | 11.6% |
| | MEDIAN PRICE | \$579,999 | \$635,000 | 9.5% |
| | AVG. PRICE | \$657,635 | \$694,752 | 5.6% |
| | DAYS ON MARKET | 74 | 74 | 0.1% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|--------------|----------------|---------------|---------------|----------|
| Mount Vernon | # OF SALES | 196 | 158 | -19.4% |
| | SALES VOLUME | \$92,141,385 | \$86,602,882 | -6.0% |
| | MEDIAN PRICE | \$432,000 | \$512,500 | 18.6% |
| | AVG. PRICE | \$470,109 | \$548,120 | 16.6% |
| | DAYS ON MARKET | 73 | 72 | -2.1% |
| New Rochelle | # OF SALES | 335 | 422 | 26.0% |
| | SALES VOLUME | \$243,374,109 | \$336,290,040 | 38.2% |
| | MEDIAN PRICE | \$672,000 | \$738,500 | 9.9% |
| | AVG. PRICE | \$726,490 | \$796,896 | 9.7% |
| | DAYS ON MARKET | 74 | 70 | -5.9% |
| North Salem | # OF SALES | 67 | 105 | 56.7% |
| | SALES VOLUME | \$42,670,400 | \$79,329,696 | 85.9% |
| | MEDIAN PRICE | \$533,000 | \$597,000 | 12.0% |
| | AVG. PRICE | \$636,872 | \$755,521 | 18.6% |
| | DAYS ON MARKET | 103 | 91 | -11.4% |
| Ossining | # OF SALES | 191 | 256 | 34.0% |
| | SALES VOLUME | \$94,838,697 | \$141,434,978 | 49.1% |
| | MEDIAN PRICE | \$468,000 | \$513,750 | 9.8% |
| | AVG. PRICE | \$496,538 | \$552,480 | 11.3% |
| | DAYS ON MARKET | 75 | 72 | -4.5% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|-----------------|----------------|---------------|---------------|----------|
| Peekskill | # OF SALES | 108 | 77 | -28.7% |
| | SALES VOLUME | \$35,900,129 | \$28,159,359 | -21.6% |
| | MEDIAN PRICE | \$334,200 | \$375,000 | 12.2% |
| | AVG. PRICE | \$332,409 | \$365,706 | 10.0% |
| | DAYS ON MARKET | 57 | 58 | 1.2% |
| Pelham | # OF SALES | 130 | 161 | 23.8% |
| | SALES VOLUME | \$132,123,083 | \$184,150,420 | 39.4% |
| | MEDIAN PRICE | \$965,000 | \$1,075,000 | 11.4% |
| | AVG. PRICE | \$1,016,331 | \$1,143,791 | 12.5% |
| | DAYS ON MARKET | 69 | 73 | 6.1% |
| Pleasantville | # OF SALES | 81 | 72 | -11.1% |
| | SALES VOLUME | \$56,909,357 | \$53,501,977 | -6.0% |
| | MEDIAN PRICE | \$665,000 | \$744,750 | 12.0% |
| | AVG. PRICE | \$702,585 | \$743,083 | 5.8% |
| | DAYS ON MARKET | 83 | 65 | -21.4% |
| Pocantico Hills | # OF SALES | 12 | 10 | -16.7% |
| | SALES VOLUME | \$10,667,500 | \$11,357,499 | 6.5% |
| | MEDIAN PRICE | \$657,500 | \$974,750 | 48.3% |
| | AVG. PRICE | \$888,958 | \$1,135,750 | 27.8% |
| | DAYS ON MARKET | 72 | 128 | 77.0% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|------------------|----------------|---------------|---------------|----------|
| Port Chester | # OF SALES | 108 | 98 | -9.3% |
| | SALES VOLUME | \$60,456,073 | \$56,797,263 | -6.1% |
| | MEDIAN PRICE | \$525,000 | \$569,500 | 8.5% |
| | AVG. PRICE | \$559,778 | \$579,564 | 3.5% |
| | DAYS ON MARKET | 70 | 57 | -18.5% |
| Pound Ridge (PO) | # OF SALES | 61 | 111 | 82.0% |
| | SALES VOLUME | \$64,398,353 | \$121,999,356 | 89.4% |
| | MEDIAN PRICE | \$871,000 | \$967,500 | 11.1% |
| | AVG. PRICE | \$1,055,711 | \$1,099,093 | 4.1% |
| | DAYS ON MARKET | 112 | 128 | 14.7% |
| Purchase (PO) | # OF SALES | 42 | 36 | -14.3% |
| | SALES VOLUME | \$72,828,425 | \$67,071,750 | -7.9% |
| | MEDIAN PRICE | \$1,700,000 | \$1,455,000 | -14.4% |
| | AVG. PRICE | \$1,734,010 | \$1,863,104 | 7.4% |
| | DAYS ON MARKET | 148 | 123 | -17.1% |
| Rye City | # OF SALES | 149 | 188 | 26.2% |
| | SALES VOLUME | \$310,479,993 | \$424,085,110 | 36.6% |
| | MEDIAN PRICE | \$1,920,000 | \$1,940,000 | 1.0% |
| | AVG. PRICE | \$2,083,758 | \$2,255,772 | 8.3% |
| | DAYS ON MARKET | 86 | 75 | -13.4% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|-----------|----------------|---------------|---------------|----------|
| Rye Neck | # OF SALES | 63 | 80 | 27.0% |
| | SALES VOLUME | \$76,767,518 | \$93,222,592 | 21.4% |
| | MEDIAN PRICE | \$999,999 | \$930,000 | -7.0% |
| | AVG. PRICE | \$1,218,532 | \$1,165,282 | -4.4% |
| | DAYS ON MARKET | 81 | 57 | -29.5% |
| Scarsdale | # OF SALES | 258 | 299 | 15.9% |
| | SALES VOLUME | \$428,246,567 | \$551,873,513 | 28.9% |
| | MEDIAN PRICE | \$1,399,000 | \$1,595,000 | 14.0% |
| | AVG. PRICE | \$1,659,870 | \$1,845,731 | 11.2% |
| | DAYS ON MARKET | 86 | 89 | 3.0% |
| Somers | # OF SALES | 178 | 166 | -6.7% |
| | SALES VOLUME | \$100,248,859 | \$104,972,999 | 4.7% |
| | MEDIAN PRICE | \$527,500 | \$597,250 | 13.2% |
| | AVG. PRICE | \$563,196 | \$632,367 | 12.3% |
| | DAYS ON MARKET | 90 | 72 | -19.8% |
| Tarrytown | # OF SALES | 66 | 79 | 19.7% |
| | SALES VOLUME | \$50,964,150 | \$65,742,494 | 29.0% |
| | MEDIAN PRICE | \$776,000 | \$775,000 | -0.1% |
| | AVG. PRICE | \$772,184 | \$832,183 | 7.8% |
| | DAYS ON MARKET | 67 | 68 | 1.6% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|--------------|----------------|---------------|---------------|----------|
| Tuckahoe | # OF SALES | 65 | 58 | -10.8% |
| | SALES VOLUME | \$64,540,453 | \$59,192,978 | -8.3% |
| | MEDIAN PRICE | \$775,000 | \$841,614 | 8.6% |
| | AVG. PRICE | \$992,930 | \$1,020,569 | 2.8% |
| | DAYS ON MARKET | 116 | 103 | -11.0% |
| Valhalla | # OF SALES | 70 | 79 | 12.9% |
| | SALES VOLUME | \$40,551,441 | \$49,119,799 | 21.1% |
| | MEDIAN PRICE | \$590,500 | \$610,000 | 3.3% |
| | AVG. PRICE | \$579,306 | \$621,770 | 7.3% |
| | DAYS ON MARKET | 84 | 60 | -28.4% |
| White Plains | # OF SALES | 237 | 246 | 3.8% |
| | SALES VOLUME | \$170,345,799 | \$188,901,031 | 10.9% |
| | MEDIAN PRICE | \$675,000 | \$700,000 | 3.7% |
| | AVG. PRICE | \$718,759 | \$767,890 | 6.8% |
| | DAYS ON MARKET | 66 | 62 | -6.9% |
| Yonkers | # OF SALES | 457 | 519 | 13.6% |
| | SALES VOLUME | \$247,790,421 | \$317,019,235 | 27.9% |
| | MEDIAN PRICE | \$515,000 | \$575,000 | 11.7% |
| | AVG. PRICE | \$542,211 | \$610,827 | 12.7% |
| | DAYS ON MARKET | 49 | 58 | 19.6% |

Westchester Market Report

BY SCHOOL DISTRICT

| | | 2019 | 2020 | % Change |
|----------|----------------|---------------|---------------|----------|
| Yorktown | # OF SALES | 215 | 178 | -17.2% |
| | SALES VOLUME | \$117,250,895 | \$111,807,712 | -4.6% |
| | MEDIAN PRICE | \$525,000 | \$557,500 | 6.2% |
| | AVG. PRICE | \$545,353 | \$628,133 | 15.2% |
| | DAYS ON MARKET | 69 | 66 | -3.6% |

Source: OneKey MLS: Single Family, School District, Sold 10/1–12/31 2019–20
 *Bronxville P.O. in Yonkers School District
 *Bedford in Bedford School District
 *Larchmont P.O. in Mamaroneck School District
 *Pound Ridge in Bedford School District
 *Purchase P.O. in Harrison School District
 Source: OneKey MLS: Co-Op, School District, Sold 10/1–12/31 2019–20
 Source: OneKey MLS: Condo, School District, Sold 10/1–12/31 2019–20

COMPASS

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.