

Local Market Update – March 2020

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



Westchester County

Single-Family Homes Key Metrics	March			Last 12 Months		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	1,044	751	- 28.1%	9,820	9,132	- 7.0%
Closed Sales	321	310	- 3.4%	5,826	5,912	+ 1.5%
Days on Market Until Sale	96	95	- 1.0%	74	79	+ 6.8%
Median Sales Price*	\$580,000	\$663,125	+ 14.3%	\$650,000	\$665,000	+ 2.3%
Percent of Original List Price Received*	93.9%	93.8%	- 0.1%	95.6%	95.0%	- 0.6%
Inventory of Homes for Sale	2,744	1,992	- 27.4%	2,782	2,651	- 4.7%

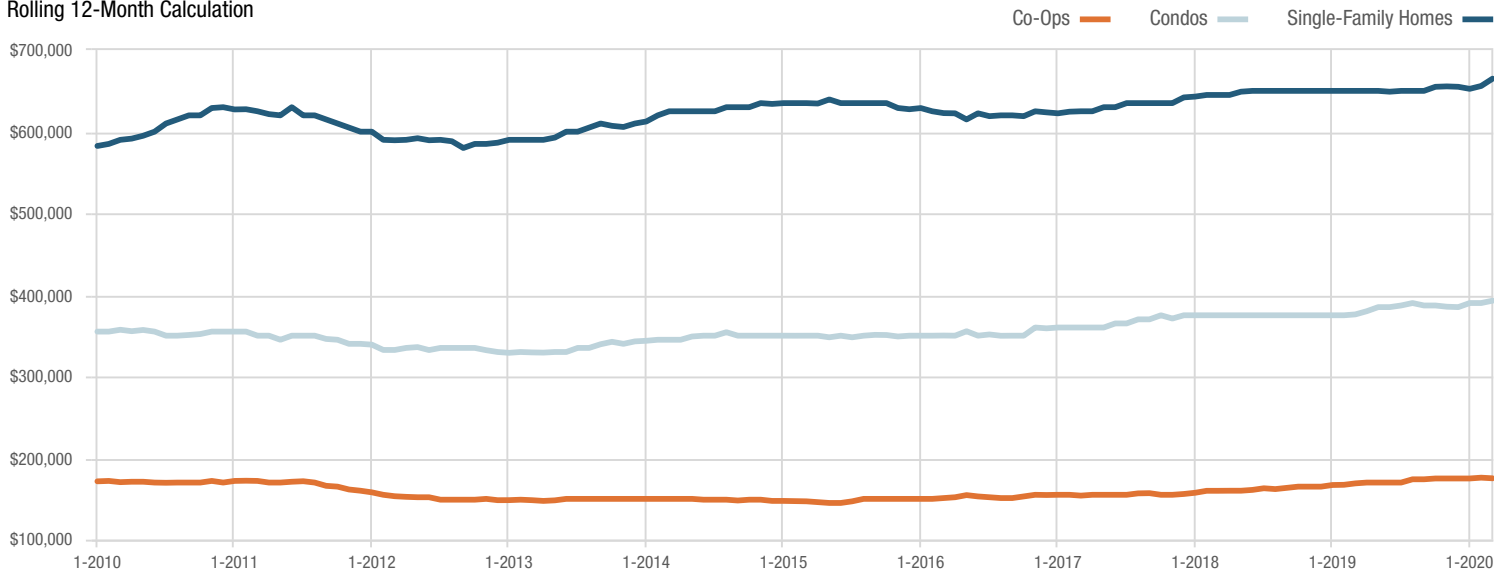
Condos Key Metrics	March			Last 12 Months		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	166	141	- 15.1%	1,763	1,849	+ 4.9%
Closed Sales	81	70	- 13.6%	1,306	1,311	+ 0.4%
Days on Market Until Sale	72	76	+ 5.6%	67	67	0.0%
Median Sales Price*	\$372,500	\$391,500	+ 5.1%	\$376,083	\$392,900	+ 4.5%
Percent of Original List Price Received*	95.7%	95.6%	- 0.1%	96.6%	96.2%	- 0.4%
Inventory of Homes for Sale	399	363	- 9.0%	404	423	+ 4.7%

Co-Ops Key Metrics	March			Last 12 Months		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	230	171	- 25.7%	2,429	2,355	- 3.0%
Closed Sales	148	104	- 29.7%	1,989	1,802	- 9.4%
Days on Market Until Sale	79	72	- 8.9%	74	64	- 13.5%
Median Sales Price*	\$175,000	\$172,500	- 1.4%	\$169,000	\$175,211	+ 3.7%
Percent of Original List Price Received*	96.2%	95.6%	- 0.6%	96.6%	97.1%	+ 0.5%
Inventory of Homes for Sale	509	454	- 10.8%	589	528	- 10.4%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.