

# Local Market Update for Quarter 2 – 2016

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



## Westchester County

### Single-Family Homes

Key Metrics	Quarter 2			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	3,873	<b>3,265</b>	- 15.7%	9,577	<b>9,771</b>	+ 2.0%
Closed Sales	1,339	<b>1,646</b>	+ 22.9%	5,470	<b>6,142</b>	+ 12.3%
Days on Market Until Sale	92	<b>84</b>	- 8.7%	96	<b>85</b>	- 11.5%
Median Sales Price*	\$660,000	<b>\$649,500</b>	- 1.6%	\$635,000	<b>\$622,500</b>	- 2.0%
Percent of Original List Price Received*	95.8%	<b>95.4%</b>	- 0.4%	94.5%	<b>95.0%</b>	+ 0.5%
Inventory of Homes for Sale	3,950	<b>3,370</b>	- 14.7%	--	--	--

### Condos

Key Metrics	Quarter 2			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	613	<b>555</b>	- 9.5%	1,920	<b>1,891</b>	- 1.5%
Closed Sales	311	<b>379</b>	+ 21.9%	1,201	<b>1,421</b>	+ 18.3%
Days on Market Until Sale	90	<b>79</b>	- 12.2%	91	<b>80</b>	- 12.1%
Median Sales Price*	\$362,000	<b>\$357,000</b>	- 1.4%	\$350,000	<b>\$350,000</b>	0.0%
Percent of Original List Price Received*	95.2%	<b>95.2%</b>	0.0%	94.9%	<b>95.3%</b>	+ 0.4%
Inventory of Homes for Sale	624	<b>457</b>	- 26.8%	--	--	--

### Co-Ops

Key Metrics	Quarter 2			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	921	<b>837</b>	- 9.1%	2,984	<b>2,872</b>	- 3.8%
Closed Sales	423	<b>466</b>	+ 10.2%	1,742	<b>1,921</b>	+ 10.3%
Days on Market Until Sale	120	<b>103</b>	- 14.2%	123	<b>105</b>	- 14.6%
Median Sales Price*	\$145,000	<b>\$155,000</b>	+ 6.9%	\$145,000	<b>\$153,000</b>	+ 5.5%
Percent of Original List Price Received*	92.3%	<b>93.7%</b>	+ 1.5%	91.8%	<b>93.2%</b>	+ 1.5%
Inventory of Homes for Sale	1,225	<b>942</b>	- 23.1%	--	--	--

\* Does not account for sale concessions and/or down payment assistance. Note: Percent changes are calculated using rounded figures, and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type Last 12 Months

