

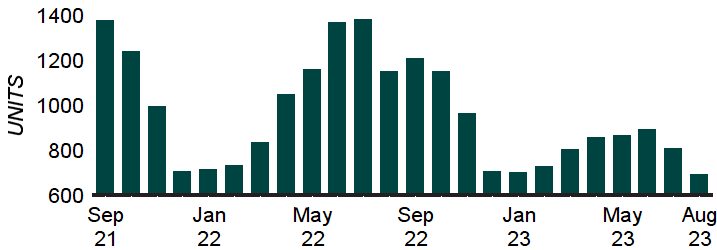
# AUGUST 2023 MARKET REPORT

Westchester - All Single Family  
Single Family

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$979,250	▲ 3.10%	▲ 12.70%
AVERAGE SALE PRICE	\$1,312,080	▲ 4.30%	▲ 8.00%
UNITS SOLD	628	▲ 10.60%	▼ -19.10%
AVERAGE DAYS ON MARKET	32	▼ -3.00%	▲ 14.30%
% OF SALES PRICE	103.43	▼ -1.20%	▼ -0.40%
UNITS FOR SALE	693	▼ -14.50%	▼ -39.90%
MONTHS OF INVENTORY	1.10	▼ -21.40%	▼ -26.70%

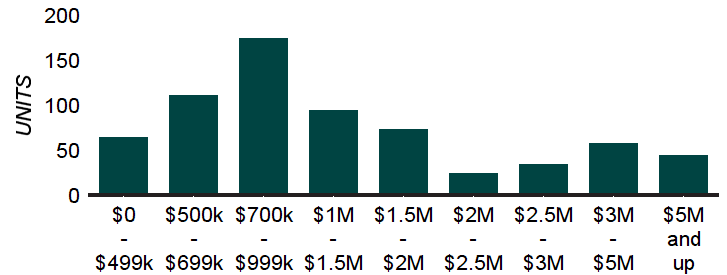
## HOMES FOR SALE

Number of homes listed for sale, end of month



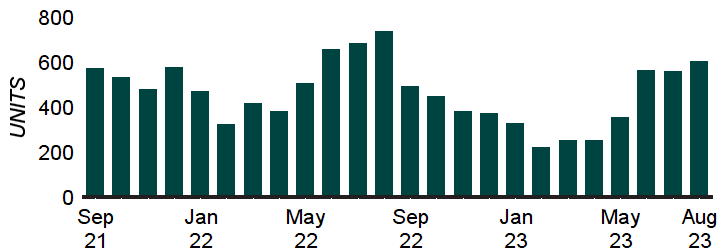
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



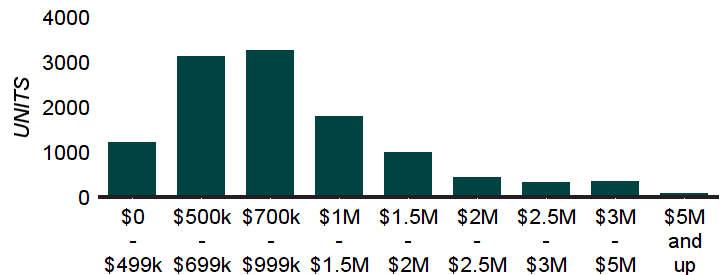
## HOMES SOLD

Number of homes sold



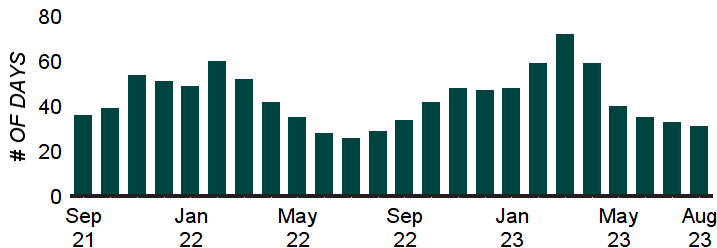
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



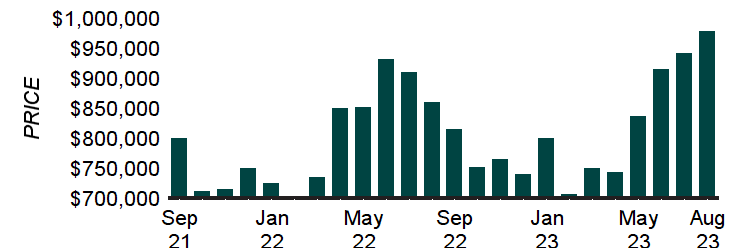
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



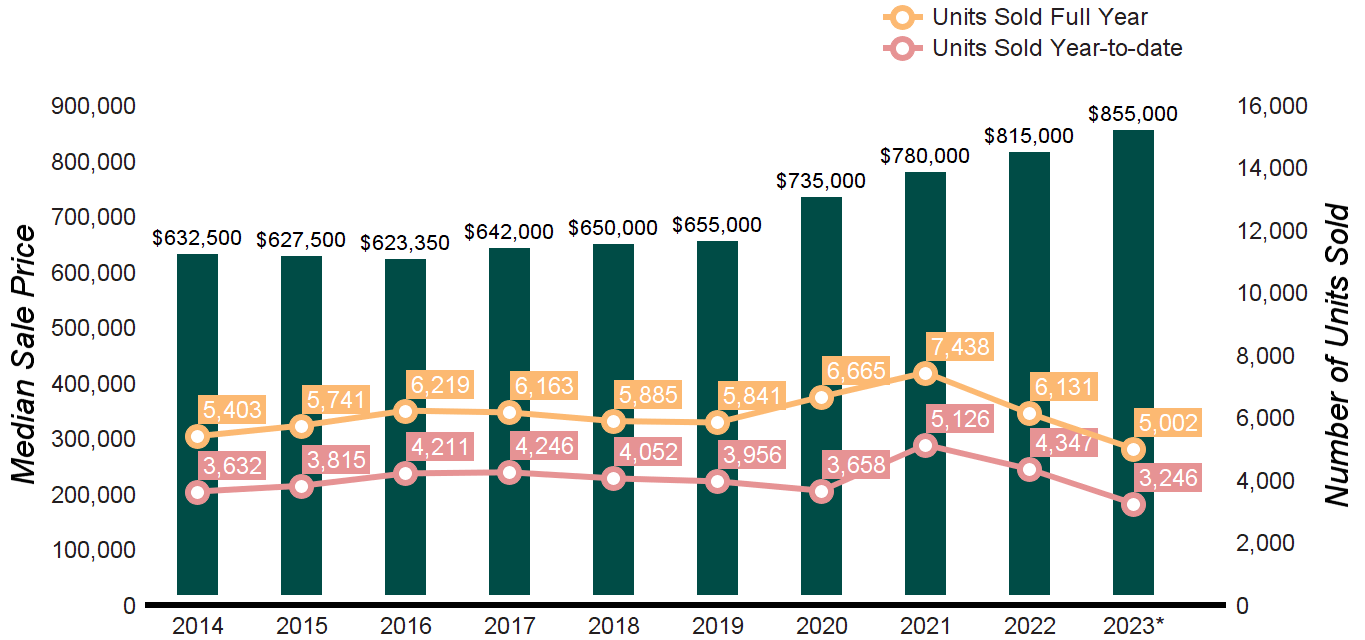
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Westchester - All Single Family  
Single Family



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
<b>UNITS SOLD</b>	5403	5741	6219	6163	5885	5841	6665	7438	6131	5002
	▼ 1%	▲ 6%	▲ 8%	▼ 1%	▼ 5%	▼ 1%	▲ 14%	▲ 12%	▼ 18%	▼ 18%
<b>MEDIAN SOLD PRICE</b>	\$632,500	\$627,500	\$623,350	\$642,000	\$650,000	\$655,000	\$735,000	\$780,000	\$815,000	\$855,000
	▲ 4%	▼ 1%	▼ 1%	▲ 3%	▲ 1%	▲ 1%	▲ 12%	▲ 6%	▲ 4%	▲ 5%

Data source: Onekey MLS, Single Family Homes. Information believed to be accurate but not warranted.

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\* 2023 year-to-date Homes and Median Price are through 8/31/2023

For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date