

Housing

Westchester residents enjoy a variety of housing options from single family detached housing to attached high density multi-family housing. The neighborhood settings and patterns of housing development are just as diverse. The county's landscape ranges from an urbanized traditional type of residential development with smaller lots in the southern part of the county to more suburban and rural types of development, including large lots and estates, in the northern part of the county. The diverse land use setting offers urban lifestyles, village quaintness or rolling hillsides.

The median sale price of a single family home in Westchester was \$670,098 in 2007. The number of housing units sold (of all types) peaked in 2005 at 10,524. Cooperatives and condominiums represented approximately 37% of the sales volume in 2007 with median prices of \$198,500 and \$397,500, respectively.

Housing construction as reported through residential building permits picked up between 1998 and 2004 to approximately 2,000 units annually. However, a slow-down has occurred following the national economic pattern beginning in 2005 and 2006 with only 1,226 and 837 permits issued for these two years, respectively. The largest numbers of permitted units were for multi-family housing in the cities of Yonkers and White Plains in 2000. Large increases in single-family residential permits since 1990 occurred in the northern municipalities of Cortlandt, Yorktown and Somers.

Westchester County had 349,445 housing units in the 2000 Census, 60% of which were owner-occupied. The number of units is a 3.5% increase from the 1990 Census. The largest percentage increases between 1990 and 2000 were registered in Elmsford (35%), Buchanan (20%) and the three municipalities of Briarcliff Manor, Rye Brook and Somers (14% each).

Housing Units, 1990 and 2000 Westchester County, NY

Municipality		Housing Units		Change, 1990 to 2000	
		1990	2000	Units	Percent
Westchester County		336,727	349,445	12,718	4%
North		89,745	94,517	4,772	5%
Central		82,173	86,384	4,211	5%
South		164,809	168,544	3,735	2%
Cities		162,925	167,820	4,895	3%
Towns		97,178	101,205	4,027	4%
Villages		76,624	80,420	3,796	5%
CITIES	Mount Vernon	26,228	27,048	820	3%
	New Rochelle	26,404	26,995	591	2%
	Peekskill	8,401	9,053	652	8%
	Rye	5,616	5,559	-57	-1%
	White Plains	20,714	21,576	862	4%
	Yonkers	75,562	77,589	2,027	3%
TOWNS	Bedford	5,982	6,020	38	1%
	Cortlandt	10,606	10,294	-312	-3%
	Eastchester	7,884	7,919	35	0%
	Greenburgh	15,869	16,467	598	4%
	Harrison	7,985	8,680	695	9%
	Lewisboro	4,319	4,465	146	3%
	Mamaroneck	4,553	4,249	-304	-7%
	Mount Pleasant	7,274	7,820	546	8%
	New Castle	5,565	5,843	278	5%
	North Castle	3,522	3,706	184	5%
	North Salem	1,799	1,979	180	10%
	Ossining Town	1,883	1,945	62	3%
	Pound Ridge	1,814	1,868	54	3%
	Somers	6,240	7,098	858	14%
	Yorktown	11,883	12,852	969	8%
VILLAGES	Ardsley	1,412	1,456	44	3%
	Briarcliff Manor	2,198	2,501	303	14%
	Bronxville	2,395	2,387	-8	0%
	Buchanan	759	912	153	20%
	Croton-on-Hudson	2,738	2,859	121	4%
	Dobbs Ferry	3,781	3,941	160	4%
	Elmsford	1,285	1,738	453	35%
	Hastings-on-Hudson	3,145	3,193	48	2%
	Irvington	2,582	2,601	19	1%
	Larchmont	2,336	2,470	134	6%
	Mamaroneck	6,713	7,353	640	10%
	Mount Kisco	3,965	4,103	138	3%
	Ossining	8,258	8,515	257	3%
	Pelham	2,359	2,337	-22	-1%
	Pelham Manor	2,020	1,909	-111	-5%
	Pleasantville	2,539	2,684	145	6%
	Port Chester	9,516	9,772	256	3%
	Rye Brook	2,832	3,224	392	14%
	Scarsdale	5,581	5,795	214	4%
	Sleepy Hollow	3,160	3,253	93	3%
Tarrytown	4,311	4,688	377	9%	
Tuckahoe	2,739	2,729	-10	0%	

Source: U.S. Census Bureau, Census 2000. Prepared by the Westchester County Department of Planning.

Housing Occupancy and Tenure, 2000 Westchester County, NY

Municipality		Total Units	Occupied Units	Vacant Units	Vacancy Rate	Owner Occupied Units	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
Westchester County		349,445	337,142	12,303	4%	202,673	60%	134,469	40%
North		94,517	91,202	3,315	4%	70,128	77%	21,074	23%
Central		86,384	83,854	2,530	3%	52,523	63%	31,331	37%
South		168,544	162,086	6,458	4%	80,022	49%	82,064	51%
Cities		167,820	161,263	6,557	4%	73,705	44%	87,558	54%
Towns		101,205	97,835	3,370	3%	79,861	79%	17,974	18%
Villages		80,420	78,044	2,376	3%	49,107	61%	28,937	37%
CITIES	Mount Vernon	27,048	25,729	1,319	5%	9,390	36%	16,339	64%
	New Rochelle	26,995	26,189	806	3%	13,176	50%	13,013	50%
	Peekskill	9,053	8,696	357	4%	4,044	47%	4,652	53%
	Rye	5,559	5,377	182	3%	4,027	75%	1,350	25%
	White Plains	21,576	20,921	655	3%	10,928	52%	9,993	48%
	Yonkers	77,589	74,351	3,238	4%	32,140	43%	42,211	57%
TOWNS	Bedford	6,020	5,731	289	5%	4,287	75%	1,444	25%
	Cortlandt	10,294	9,905	389	4%	7,799	79%	2,106	21%
	Eastchester	7,919	7,687	232	3%	6,002	78%	1,685	22%
	Greenburgh	16,467	16,001	466	3%	12,434	78%	3,567	22%
	Harrison	8,680	8,394	286	3%	5,389	64%	3,005	36%
	Lewisboro	4,465	4,218	247	6%	3,848	91%	370	9%
	Mamaroneck	4,249	4,151	98	2%	3,189	77%	962	23%
	Mount Pleasant	7,820	7,694	126	2%	6,588	86%	1,106	14%
	New Castle	5,843	5,732	111	2%	5,256	92%	476	8%
	North Castle	3,706	3,583	123	3%	3,120	87%	463	13%
	North Salem	1,979	1,764	215	11%	1,520	86%	244	14%
	Ossining Town	1,945	1,918	27	1%	1,687	88%	231	12%
	Pound Ridge	1,868	1,699	169	9%	1,593	94%	106	6%
	Somers	7,098	6,802	296	4%	6,362	94%	440	6%
	Yorktown	12,852	12,556	296	2%	10,787	86%	1,769	14%
VILLAGES	Ardsley	1,456	1,432	24	2%	1,313	92%	119	8%
	Briarcliff Manor	2,501	2,435	66	3%	2,130	87%	305	13%
	Bronxville	2,387	2,312	75	3%	1,775	77%	537	23%
	Buchanan	912	814	98	11%	584	72%	230	28%
	Croton-on-Hudson	2,859	2,798	61	2%	2,121	76%	677	24%
	Dobbs Ferry	3,941	3,792	149	4%	2,219	59%	1,573	41%
	Elmsford	1,738	1,674	64	4%	805	48%	869	52%
	Hastings-on-Hudson	3,193	3,093	100	3%	2,043	66%	1,050	34%
	Irvington	2,601	2,518	83	3%	1,880	75%	638	25%
	Larchmont	2,470	2,418	52	2%	1,730	72%	688	28%
	Mamaroneck	7,353	7,096	257	3%	4,189	59%	2,907	41%
	Mount Kisco	4,103	3,993	110	3%	2,205	55%	1,788	45%
	Ossining	8,515	8,227	288	3%	4,281	52%	3,946	48%
	Pelham	2,337	2,287	50	2%	1,491	65%	796	35%
	Pelham Manor	1,909	1,862	47	2%	1,678	90%	184	10%
	Pleasantville	2,684	2,637	47	2%	1,916	73%	721	27%
	Port Chester	9,772	9,531	241	2%	4,121	43%	5,410	57%
	Rye Brook	3,224	3,122	102	3%	2,690	86%	432	14%
	Scarsdale	5,795	5,662	133	2%	5,152	91%	510	9%
	Sleepy Hollow	3,253	3,181	72	2%	1,174	37%	2,007	63%
Tarrytown	4,688	4,533	155	3%	2,375	52%	2,158	48%	
Tuckahoe	2,729	2,627	102	4%	1,235	47%	1,392	53%	

Source: US Census Bureau. Prepared by the Westchester County Department of Planning

Units in Structure, All Occupied Units, 2000 Westchester County, NY

	Municipality	Total Units	1-Family Detached	1-Family Attached	2 Units	3 or 4	5 to 9	10 to 19	20 to 49	50 or More	Mobile Home
	Westchester County	337,142	152,755	17,834	29,757	29,438	18,785	14,246	25,618	48,518	144
	Cities	161,263	47,116	5,883	16,653	17,488	10,604	8,810	18,283	36,363	47
	Towns	97,849	68,087	6,834	4,853	4,376	3,072	2,355	3,213	4,977	58
	Villages	78,030	37,552	5,117	8,251	7,574	5,109	3,081	4,122	7,178	39
	North	91,201	60,451	7,743	5,595	5,388	3,679	2,402	2,041	3,812	64
	Central	83,855	39,103	4,820	7,315	7,487	5,163	3,250	5,097	11,599	14
	South	162,086	53,201	5,271	16,847	16,563	9,943	8,594	18,480	33,107	66
CITIES	Mount Vernon	25,729	5,438	640	3,667	4,123	1,343	1,685	3,797	5,028	8
	New Rochelle	26,189	10,149	858	2,324	2,206	1,209	1,247	3,574	4,591	17
	Peekskill	8,696	2,495	944	1,219	1,137	735	419	431	1,314	-
	Rye	5,377	3,603	305	177	280	136	245	176	455	-
	White Plains	20,921	7,038	866	1,001	1,408	1,205	999	2,328	6,068	8
	Yonkers	74,351	18,393	2,270	8,265	8,334	5,976	4,215	7,977	18,907	14
TOWNS	Bedford	5,731	4,275	269	281	219	287	198	74	121	7
	Cortlandt	9,905	7,548	349	369	353	297	399	465	105	20
	Eastchester	7,687	3,945	206	388	488	317	180	760	1,398	5
	Greenburgh	16,007	8,802	1,091	240	964	812	882	986	2,230	-
	Harrison	8,372	4,354	326	2,037	783	205	165	196	306	-
	Lewisboro	4,218	3,447	404	77	102	90	45	35	6	12
	Mamaroneck	4,173	2,849	73	47	93	87	37	512	475	-
	Mount Pleasant	7,702	6,611	221	347	189	133	120	60	15	6
	New Castle	5,732	4,874	562	99	104	67	21	5	-	-
	North Castle	3,583	3,155	113	193	65	12	6	14	25	-
	North Salem	1,764	1,621	30	95	10	8	-	-	-	-
	Ossining	1,918	1,197	501	14	44	43	86	26	7	-
	Pound Ridge	1,699	1,663	9	19	8	-	-	-	-	-
	Somers	6,802	4,524	1,807	255	94	94	9	12	-	-
Yorktown	12,556	9,222	873	392	860	620	207	68	289	8	
VILLAGES	Ardsley	1,434	1,287	50	39	18	6	-	28	-	6
	Briarcliff Manor	2,426	1,868	203	17	83	23	40	19	168	5
	Bronxville	2,312	981	240	49	58	104	208	331	335	6
	Buchanan	814	571	15	167	23	16	17	-	5	-
	Croton-on-Hudson	2,798	1,976	155	211	155	95	52	86	68	-
	Dobbs Ferry	3,792	1,534	329	374	677	396	153	198	131	-
	Elmsford	1,666	833	33	247	188	107	124	59	75	-
	Hastings-on-Hudson	3,093	1,699	81	265	272	288	145	139	204	-
	Irvington	2,518	1,139	375	152	249	268	43	91	201	-
	Larchmont	2,418	1,524	34	25	47	67	71	270	380	-
	Mamaroneck	7,074	2,885	334	1,212	634	466	362	496	675	10
	Mount	3,993	1,219	447	533	259	377	147	216	795	-
	Ossining	8,227	2,783	730	978	1,374	527	560	400	869	6
	Pelham	2,287	1,291	146	295	84	112	86	138	135	-
	Pelham Manor	1,862	1,418	95	31	12	12	73	94	121	6
	Pleasantville	2,637	1,402	111	329	309	255	76	130	25	-
	Port Chester	9,531	2,705	589	1,639	1,613	855	212	605	1,313	-
	Rye Brook	3,144	2,078	468	295	209	56	21	-	17	-
	Scarsdale	5,662	5,240	43	43	16	71	51	78	120	-
	Sleepy Hollow	3,182	980	82	532	571	377	136	62	435	-
	Tarrytown	4,533	1,414	487	451	519	517	319	327	499	-
Tuckahoe	2,627	725	70	367	204	114	185	355	607	-	

Source: US Census Bureau, 2000. Prepared by the Westchester County Department of Planning.

Units in Structure, Renter-Occupied Housing, 2000 Westchester County, NY

Municipality		Total Renter-Occupied	1-Family Detached	1-Family Attached	2 Units	3 or 4	5 to 9	10 to 19	20 to 49	50 or More	Mobile Home
Westchester County		134,377	11,970	4,293	16,149	22,528	15,072	11,456	19,674	33,190	34
Cities		87,525	4,695	2,190	8,456	13,978	9,317	7,805	14,727	26,333	13
Towns		17,914	4,219	958	2,731	2,477	1,778	1,425	2,047	2,258	21
Villages		28,938	3,056	1,145	4,962	6,073	3,977	2,226	2,900	4,599	-
North		21,021	3,985	1,017	3,560	3,970	2,327	1,759	1,543	2,842	16
Central		31,292	3,206	1,262	4,388	5,451	3,946	2,166	3,574	7,299	-
South		82,064	4,779	2,014	8,201	13,107	8,799	7,531	14,557	23,049	18
CITIES	Mount Vernon	16,327	986	290	1,801	3,118	1,253	1,619	3,363	3,889	8
	New Rochelle	13,016	842	467	1,286	1,806	1,056	1,167	2,917	3,461	5
	Peekskill	4,647	356	221	822	974	563	298	329	1,082	-
	Rye	1,348	353	92	89	256	78	123	65	292	-
	White Plains	9,951	609	253	651	1,018	913	759	1,653	4,095	-
	Yonkers	42,236	1,549	867	3,807	6,806	5,454	3,839	6,400	13,514	-
TOWNS	Bedford	1,444	463	69	179	199	184	181	74	95	-
	Cortlandt	2,107	519	51	245	308	219	295	355	105	10
	Eastchester	1,689	243	43	166	105	184	113	390	440	5
	Greenburgh	3,587	518	132	124	530	459	280	536	1,008	-
	Harrison	2,936	405	210	1,171	554	165	142	172	117	-
	Lewisboro	373	206	40	31	23	34	24	15	-	-
	Mamaroneck	985	190	-	24	93	50	37	381	210	-
	Mount Pleasant	1,099	393	22	233	158	119	120	39	9	6
	New Castle	474	215	88	53	77	31	5	5	-	-
	North Castle	465	171	51	151	65	7	6	-	14	-
	North Salem	243	161	11	63	-	8	-	-	-	-
	Ossining	227	63	41	7	-	12	71	26	7	-
	Pound Ridge	104	82	-	14	8	-	-	-	-	-
	Somers	425	182	98	106	17	14	-	8	-	-
Yorktown	1,756	408	102	164	340	292	151	46	253	-	
VILLAGES	Ardsley	119	63	12	12	12	6	-	14	-	-
	Briarcliff Manor	308	74	5	12	30	18	32	19	118	-
	Bronxville	540	55	31	8	51	70	64	112	149	-
	Buchanan	232	45	3	123	23	16	17	-	5	-
	Croton-on-Hudson	674	101	20	156	151	61	45	79	61	-
	Dobbs Ferry	1,570	98	52	209	491	338	141	136	105	-
	Elmsford	848	131	5	169	188	97	124	59	75	-
	Hastings-on-Hudson	1,050	76	19	175	220	229	101	106	124	-
	Irvington	642	69	61	53	113	187	28	65	66	-
	Larchmont	691	104	-	12	40	49	63	238	185	-
	Mamaroneck	2,865	290	119	624	541	367	235	276	413	-
	Mount	1,781	180	72	416	221	262	101	130	399	-
	Ossining	3,940	266	123	596	1,137	368	402	372	676	-
	Pelham	795	55	57	150	75	112	79	138	129	-
	Pelham Manor	185	25	-	24	12	12	32	15	65	-
	Pleasantville	722	100	-	189	239	119	11	46	18	-
	Port Chester	5,415	463	306	970	1,330	796	198	499	853	-
	Rye Brook	506	142	41	195	89	18	21	-	-	-
	Scarsdale	502	339	-	28	10	36	9	33	47	-
	Sleepy Hollow	2,011	163	50	362	490	322	127	62	435	-
Tarrytown	2,155	130	121	269	406	380	236	239	374	-	
Tuckahoe	1,387	87	48	210	204	114	160	262	302	-	

Source: US Census Bureau, 2000. Prepared by the Westchester County Department of Planning.

Residential Building Permits Issued, 1997-2007 Westchester County, NY

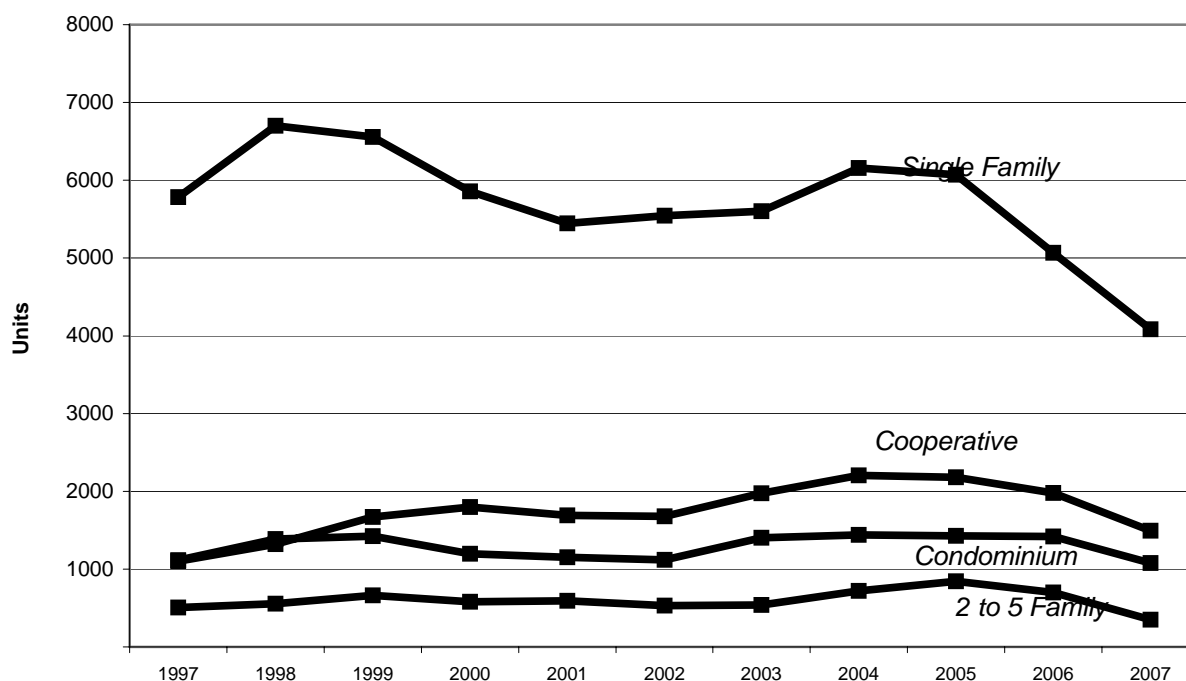
		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Westchester County		1,734	2,082	1,667	2,126	1,977	2,313	1,698	1,687	1,226	837	626
Cities		337	641	264	666	797	947	798	898	457	328	254
Towns		747	831	855	983	799	640	441	426	496	223	186
Villages		650	610	548	477	381	726	459	363	273	286	186
CITIES	Mount Vernon	15	13	21	28	29	33	35	46	41	42	32
	New Rochelle	17	30	21	37	20	145	132	157	46	127	103
	Peekskill	89	104	104	117	97	125	157	175	177	10	5
	Rye	51	33	3	14	24	13	15	13	13	9	6
	White Plains	86	68	41	299	557	303	320	270	15	59	13
	Yonkers	79	393	74	171	70	328	139	237	165	81	95
TOWNS	Bedford	95	87	91	85	42	84	12	15	28	26	9
	Cortlandt	65	43	96	86	65	70	65	66	63	53	37
	Eastchester	14	17	47	24	29	32	34	28	4	2	0
	Greenburgh	40	75	107	373	138	102	20	10	14	11	9
	Lewisboro	65	72	63	30	16	13	13	11	5	5	5
	Mamaroneck	6	8	6	7	8	5	3	5	22	5	4
	Mount Pleasant	46	38	46	30	32	25	27	18	24	19	15
	New Castle	25	26	21	24	21	23	19	10	16	17	8
	North Castle	56	70	113	86	74	75	92	88	23	14	15
	North Salem	20	13	16	6	14	8	5	4	5	3	3
	Ossining	20	34	6	29	12	11	7	19	5	4	0
	Pound Ridge	21	48	42	36	23	9	5	5	20	3	7
	Rye Town	51	na	na	na	na	na	na	na	na	na	na
	Somers	108	218	139	119	160	88	103	115	80	21	22
Yorktown	115	82	62	48	165	95	36	32	187	40	52	
VILLAGES	Ardasley	1	13	15	2	8	181	8	9	3	0	1
	Briarcliff Manor	42	50	23	5	28	42	4	10	4	3	0
	Bronxville	0	110	0	0	2	0	0	0	0	0	0
	Buchanan	7	1	17	8	1	7	12	7	3	1	2
	Croton-on-Hudson	28	49	35	18	7	53	30	5	11	2	17
	Dobbs Ferry	10	8	28	64	50	51	51	30	9	7	5
	Elmsford	1	3	2	4	8	7	9	9	10	0	5
	Harrison	90	106	110	106	113	117	59	29	46	44	50
	Hastings-on-Hudson	4	4	3	25	2	1	0	6	25	16	1
	Irvington	18	34	9	5	6	6	2	1	1	13	0
	Larchmont	1	2	0	0	2	26	4	6	4	1	0
	Mamaroneck	7	8	6	6	7	8	5	3	3	13	7
	Mount Kisco	31	41	40	8	12	3	143	17	20	15	0
	Ossining	63	60	30	35	23	18	17	20	8	79	5
	Pelham	0	0	3	4	5	7	4	4	3	2	3
	Pelham Manor	2	5	0	2	0	0	0	1	2	2	1
	Pleasantville	10	6	5	4	2	2	4	4	1	0	0
	Port Chester	5	6	8	10	7	43	9	71	9	6	53
	Rye Brook	8	33	93	72	68	74	69	55	56	2	3
	Scarsdale	8	11	13	15	19	16	4	3	10	7	18
	Sleepy Hollow	3	5	6	4	5	6	8	53	34	66	1
	Tarrytown	306	17	89	80	na	43	8	3	2	7	5
Tuckahoe	5	38	13	0	6	15	9	17	9	0	9	

Source: US Census Bureau, New Residential Construction Statistics. Prepared by the Westchester County Department of Planning.

Sales Volume by Type of Unit, 1997-2007 Westchester County, NY

	Cooperative	Condominium	2 - 5 Family	Single Family	Total
1997	1,102	1,115	504	5,783	8,504
1998	1,322	1,387	557	6,701	9,967
1999	1,670	1,423	664	6,557	10,318
2000	1,797	1,198	581	5,857	9,433
2001	1,689	1,152	591	5,447	8,879
2002	1,680	1,118	529	5,546	8,873
2003	1,975	1,404	539	5,601	9,519
2004	2,203	1,438	719	6,157	10,517
2005	2,182	1,428	842	6,072	10,524
2006	1,979	1,419	700	5,069	9,167
2007	1,493	1,079	351	4,086	7,009

Housing Sales Volume, 1997-2007 Westchester County, NY



Source: Westchester County Board of Realtors.
Prepared by the Westchester County Department of Planning.

Median Sale Price, Single-Family Homes 1997-2007 Westchester County, NY

Municipality		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Westchester County		\$300,000	\$320,000	\$345,000	\$407,000	\$449,900	\$525,000	\$564,000	\$645,000	\$675,000	\$658,100	\$670,098
CITIES	Mount Vernon	200,000	205,000	215,000	252,500	277,500	330,000	341,000	410,000	470,000	474,250	478,500
	New Rochelle	275,000	310,000	330,000	395,750	417,000	480,000	543,000	550,000	679,000	714,500	662,000
	Peekskill	155,820	152,943	166,480	174,900	200,800	250,000	279,000	285,000	360,000	371,000	360,000
	Rye	500,000	560,000	649,500	710,000	804,000	937,000	1,010,000	926,700	1,322,500	1,215,000	1,552,500
	White Plains	286,408	314,500	325,000	375,000	410,000	476,500	532,500	553,000	635,000	659,500	645,000
	Yonkers	200,000	210,000	230,000	265,000	294,000	349,000	400,000	435,000	495,000	507,000	515,000
TOWNS	Bedford	433,500	407,500	449,900	595,000	595,500	700,000	745,000	844,000	868,000	995,000	959,500
	Cortlandt	209,950	215,000	239,900	275,000	291,500	345,000	376,000	389,900	449,900	450,000	430,000
	Eastchester	300,000	315,000	345,000	405,000	435,000	540,000	570,000	627,500	720,000	680,000	719,000
	Greenburgh	285,500	277,500	310,000	356,566	421,000	465,000	500,000	499,900	620,000	620,000	643,000
	Harrison	662,500	710,000	750,000	872,500	980,000	999,000	1,150,000	931,000	1,425,000	1,490,000	1,550,000
	Lewisboro	375,500	377,500	425,000	534,750	585,000	611,111	618,000	637,500	757,500	822,500	795,000
	Mamaroneck	476,600	486,000	545,000	632,500	675,000	791,000	820,000	990,000	922,500	999,450	975,000
	Mount Pleasant	307,250	303,750	352,500	390,000	420,000	475,000	530,000	597,000	655,000	662,000	640,000
	New Castle	433,750	430,000	501,500	593,100	659,000	734,500	805,000	875,000	889,220	950,000	1,025,000
	North Castle	530,750	575,000	640,000	650,000	735,000	812,500	885,000	855,500	998,000	1,160,000	1,070,000
	North Salem	291,000	300,000	341,000	385,000	445,000	470,000	525,000	602,500	747,250	695,000	690,250
	Ossining	246,750	276,250	275,000	331,750	365,000	417,500	430,000	520,000	572,000	587,500	529,000
	Pound Ridge	453,500	550,000	580,000	687,250	687,000	837,000	860,000	995,000	995,000	985,000	1,203,750
	Somers	295,000	309,500	335,000	415,000	433,000	470,000	531,000	470,000	650,500	605,000	695,000
Yorktown	208,000	224,800	245,000	279,900	323,000	372,000	415,000	440,625	500,000	510,000	478,500	
VILLAGES	Ardley	282,750	325,000	357,000	431,000	426,500	526,000	547,000	590,000	664,500	700,000	700,000
	Briarcliff Manor	425,000	409,000	470,000	521,250	580,000	636,000	707,500	745,000	863,750	855,000	850,000
	Bronxville	638,000	741,500	800,000	900,000	1,350,000	1,175,000	1,215,000	1,150,000	1,925,000	1,850,000	1,975,000
	Buchanan	185,000	158,900	210,000	350,000	203,500	270,000	368,000	320,000	450,000	463,750	372,000
	Croton-on-Hudson	227,175	260,000	270,000	290,000	333,000	385,000	424,000	410,600	514,000	470,000	470,000
	Dobbs Ferry	279,000	320,250	319,000	365,000	491,600	574,500	588,000	595,000	698,000	625,000	647,750
	Elmsford	191,750	201,500	233,000	247,500	252,500	311,000	345,000	380,000	447,500	492,000	449,750
	Hastings-on-Hudson	337,750	375,000	360,000	415,000	485,000	564,000	615,000	665,000	795,000	729,000	777,000
	Irvington	477,500	510,500	576,500	729,750	610,000	695,000	762,000	1,157,000	861,500	950,000	930,000
	Larchmont	470,000	520,000	554,500	635,000	737,000	869,000	935,000	801,000	1,051,000	1,232,500	1,200,000
	Mamaroneck	282,000	325,000	342,000	390,500	417,000	475,000	555,000	632,500	625,000	705,000	694,500
	Mount Kisco	266,000	254,700	288,000	256,100	389,900	439,000	499,000	463,000	585,000	622,500	620,000
	Ossining	177,400	187,250	200,000	232,500	274,000	305,500	354,500	395,000	440,000	440,000	420,250
	Pelham Manor	376,000	390,000	499,000	508,000	573,500	700,000	747,500	750,000	877,000	901,250	900,000
	Pelham	297,000	325,000	310,000	439,500	612,500	559,000	670,000	521,000	847,000	770,000	771,000
	Pleasantville	276,250	327,500	335,000	350,000	455,000	485,000	533,000	632,500	610,000	674,000	625,000
	Port Chester	209,000	227,000	248,000	293,500	322,500	395,000	426,000	463,000	550,000	535,000	525,000
	Rye Brook	360,000	357,500	422,250	492,500	567,500	691,100	672,500	649,000	822,500	830,000	830,000
	Scarsdale	561,250	600,000	704,500	752,500	841,000	962,000	979,400	1,073,000	1,300,000	1,305,000	1,367,500
	Sleepy Hollow	330,000	367,500	345,000	505,000	512,000	495,000	665,000	724,000	675,500	675,000	755,000
Tarrytown	260,000	282,500	293,000	285,000	399,000	506,000	485,000	517,000	640,000	667,500	671,250	
Tuckahoe	262,500	274,000	275,000	225,000	364,000	458,000	500,000	567,500	625,000	595,000	582,500	

Source: New York State Office of Real Property Services, Real Property Transfer Report and the Westchester County Board of Realtors.

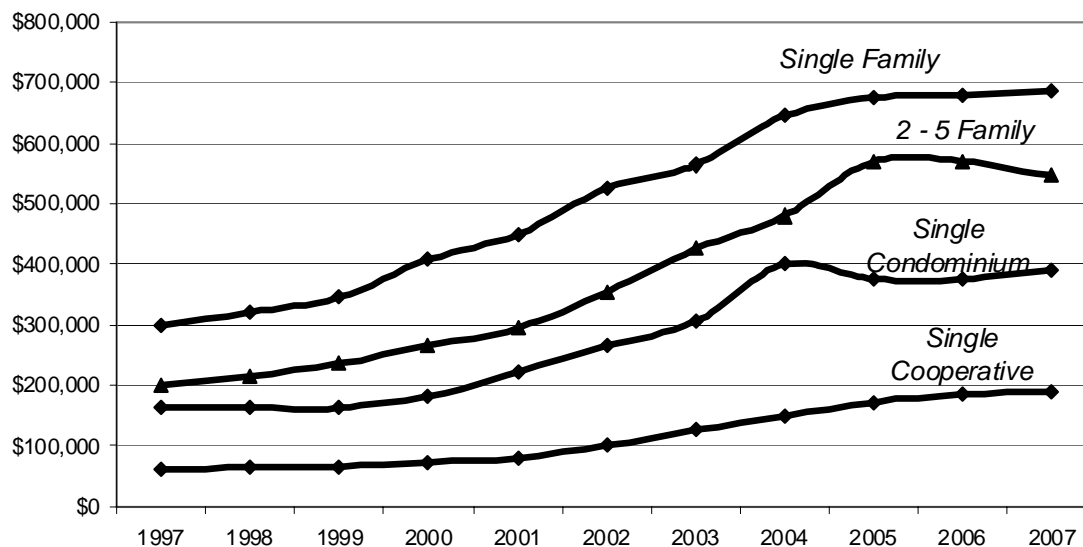
Prepared by the Westchester County Department of Planning.

Note: The New York State Office of Real Property Services collects data on every legal transfer of property, including properties listed by brokerages as well as properties listed by owner.

**Median Annual Housing Sale Prices, 1997-2007
Westchester County, NY**

	Single Family	Cooperative	Condominium	2 - 5 Family
1997	\$300,000	\$60,000	\$162,000	\$200,000
1998	\$320,000	\$65,000	\$162,500	\$215,000
1999	\$345,000	\$66,000	\$162,000	\$235,000
2000	\$407,000	\$72,500	\$183,000	\$265,000
2001	\$449,900	\$80,000	\$220,500	\$295,000
2002	\$525,000	\$100,000	\$266,000	\$355,000
2003	\$564,000	\$126,250	\$305,000	\$425,500
2004	\$645,000	\$149,000	\$399,450	\$480,000
2005	\$675,000	\$172,000	\$375,000	\$570,000
2006	\$680,000	\$185,000	\$375,000	\$570,000
2007	\$685,000	\$190,000	\$390,000	\$546,250

**Median Housing Prices by Type of Unit, 1997-2007
Westchester County, NY**



Source: Westchester County Board of Realtors.
Prepared by the Westchester County Department of Planning.

Note: Properties reported on by the Westchester County Board of Realtors include only those listed by an agent affiliated with the Westchester County Board of Realtors. Properties listed and sold by owners or non-member real estate agents are not included in the figures on this page.

Average Advertised Residential Rents Westchester County, NY 1994 - 2006

Year	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
1996	\$675	\$825	\$1,089	\$1,240
1997	\$692	\$854	\$1,087	\$1,228
1998	\$690	\$921	\$1,175	\$1,304
1999	\$885	\$1,024	\$1,190	\$1,363
2000	\$850	\$1,082	\$1,550	\$1,898
2001	\$893	\$1,190	\$1,594	\$2,063
2002	\$894	\$1,218	\$1,674	\$2,070
2003	\$967	\$1,270	\$1,710	\$2,127
2004	\$930	\$1,310	\$1,785	\$1,885
2005	\$914	\$1,260	\$1,659	\$2,077
2006	\$900	\$1,270	\$1,645	\$2,031

Source: Westchester Residential Opportunities, Inc.
Prepared by the Westchester County Department of Planning.

Average Residential Rent by Place, 2006 Westchester County, NY

Location	Studio	One Bedroom	Two Bedroom	Three Bedroom
Armonk		\$1,515		
Bedford		\$1,435	\$1,630	\$1,882
Briarcliff Manor		\$2,100	\$2,230	\$2,800
Bronxville		\$1,290	\$1,567	\$1,933
Buchanan	\$750	\$925	\$1,265	
Chappaqua		\$1,310	\$1,933	\$2,640
Cortlandt/Montrose	\$900	\$1,001	\$1,340	\$1,820
Croton	\$880	\$1,110	\$1,725	\$1,975
Dobbs Ferry	\$900	\$1,095	\$1,497	\$2,240
Eastchester		\$1,431	\$1,745	
Elmsford	\$900	\$1,100	\$1,533	\$2,008
Goldens Bridge		\$1,100	\$1,560	\$1,897
Harrison		\$1,350	\$1,645	\$2,115
Hastings-on-Hudson		\$1,262	\$1,468	\$1,800
Hawthorne	\$1,075	\$1,140		
Irvington	\$950	\$1,465	\$2,038	
Katonah		\$1,518	\$1,672	\$2,146
Larchmont		\$1,325	\$1,747	
Mamaroneck		\$1,275	\$1,803	\$2,000
Mohegan Lake			\$1,950	
Mt. Kisco	\$780	\$1,076	\$1,315	\$1,966
Mt. Vernon		\$1,327	\$1,965	\$2,283
New Rochelle	\$765	\$968	\$1,226	\$1,685
North Salem	\$925	\$1,188	\$1,345	\$1,890
Ossining			\$1,720	
Peekskill	\$906	\$1,203	\$1,505	\$1,807
Pelham	\$805	\$1,073	\$1,416	\$1,696
Pleasantville		\$1,195	\$1,698	\$1,949
Port Chester	\$906	\$1,235	\$1,627	\$2,280
Rye City	\$950	\$1,250	\$1,552	\$1,740
Scarsdale	\$950	\$1,350	\$1,775	\$1,865
Sleepy Hollow	\$1,006	\$1,285	\$1,465	\$1,814
Somers	\$902	\$1,442	\$1,725	\$2,107
South Salem	\$989	\$1,265	\$1,975	\$2,037
Tarrytown		\$1,390	\$1,695	\$2,312
Thornwood	\$872	\$1,280	\$1,640	
Tuckahoe	\$900	\$1,250	\$1,725	\$2,233
Valhalla		\$1,250	\$1,947	\$2,400
White Plains	\$950	\$1,520	\$1,683	\$2,107
Yonkers	\$925	\$1,000	\$1,320	\$1,584
Yorktown/Shrub Oak	\$815	\$1,230	\$1,480	\$1,976

Source: Westchester Residential Opportunities, Inc. Prepared by the Westchester County Department of Planning.

Westchester County Income Limits for HUD Funded Affordable Housing and Community Development Programs, 2008

Incomes

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
100% AMI	\$71,100	\$81,300	\$91,450	\$101,600	\$109,750	\$117,850
80% AMI	\$56,900	\$65,000	\$73,200	\$81,300	\$87,800	\$94,300
60% AMI	\$42,660	\$48,780	\$54,840	\$60,960	\$65,820	\$70,740
50% AMI	\$35,550	\$40,650	\$45,700	\$50,800	\$54,850	\$58,950
40% AMI	\$28,450	\$32,500	\$36,600	\$40,650	\$43,900	\$47,150
30% AMI	\$21,350	\$24,400	\$27,450	\$30,500	\$32,950	\$35,400

Source: US Department of Housing and Urban Development.

Note: Numbers have been rounded to the nearest \$50.

AMI is the area median income, which was \$96,500 for a family of 4 on 3/20/07.

The US HUD annually updates these figures. Please check with the Westchester County Department of Planning for the most recent update.

Housing Cost Limits

Used for Maximum Monthly Rents and Owner Costs for Tenants of the HUD Funded Affordable Housing, 2008

At 30% of Income (including all utilities)

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
100% AMI	\$1,778	\$2,033	\$2,286	\$2,540	\$2,744	\$2,946
80% AMI	\$1,423	\$1,625	\$1,830	\$2,033	\$2,195	\$2,358
60% AMI	\$1,067	\$1,220	\$1,371	\$1,524	\$1,646	\$1,769
50% AMI	\$889	\$1,016	\$1,143	\$1,270	\$1,371	\$1,474
40% AMI	\$711	\$813	\$915	\$1,016	\$1,098	\$1,179
30% AMI	\$534	\$610	\$686	\$763	\$824	\$885

Source: Westchester County Department of Planning based on the above HUD 2007 Income Limits table.

Government Housing and Related Agencies Westchester County, NY

U.S Department of Housing and Urban Development

Fair Housing Enforcement Center of NY & NJ
26 Federal Plaza – RM 3532
New York, NY 10278
Tel. (212) 264-1290 x3519
Fax (212) 264-9829
www.hud.gov

U.S Veteran's Administration

VetCenter
300 Hamilton Place
White Plains, NY 10601
Tel. (914) 682-6250
Fax (914) 682-6263

N.Y.S. Attorney General

Real Estate Financing Bureau
120 Broadway
New York, NY 10271
Tel. (212) 416-8100
Fax (212) 416-8179
www.oag.state.ny.us

N.Y.S Division of Housing and Community Renewal

Westchester Rent Administration Office
75 South Broadway, 2nd Floor
White Plains, NY 10601
Tel. (914) 948-4434
Fax (914) 948-7783
www.dhcr.state.ny.us

N.Y.S Division of Human Rights

Office of General Services
8 John Walsh Boulevard, Suite 204
Peekskill, NY 10566
Tel. (914) 788-8050
Fax (914) 788-8059
www.nysdhr.com

Westchester County Department of Community Mental Health

112 E. Post Road, 2nd Floor
White Plains, NY 10601
Tel. (914) 995-5220
Fax (914) 995-6220
www.westchestergov.com/MentalHealth/

Westchester County Department of Health

Bureau of Public Protection
145 Huguenot Street, 7th Floor
New Rochelle, NY 10801
Tel. (914) 813-5134
Fax (914) 813-5160
www.westchestergov.com/health

Westchester County Department of Planning

Division of Housing and
Community Development
Michaelian Office Building
148 Martine Avenue, Room 414
White Plains, NY 10601
Tel. (914) 995-2413
Fax. (914) 995-9093
www.westchestergov.com/planning/housing/default.htm

Westchester County Department of Social Services

112 East Post Road, 5th Floor
White Plains, NY 10601
Tel. (914) 995-5000
Fax (914) 995-3285
www.westchestergov.com/social

Westchester County Department of Senior Programs and Services

9 South 1st Avenue, 10th Floor
Mount Vernon, NY 10550
Tel. (914) 813-6300
Fax (914) 813-6399
www.westchestergov.com/aging

