

Sellers still rule housing market

Median home prices in Westchester reach \$1.15M; inventory stays low

Helu Wang

Rockland/Westchester Journal News
USA TODAY NETWORK

Westchester home sales continue to gain momentum, with luxury properties leading the way. Sales of single-family homes priced above \$2 million rose 24%, while overall home sales climbed 6%, in the first half

of 2025, compared to the first six months of 2024, according to a report by William Pitt Julia B. Fee Sotheby's International Realty. Median home prices also continued their upward trajectory, reaching \$1.15 million. They topped \$1 million for the first time last summer. From July 2024 to July 2025, Bronxville recorded the highest median home

price at \$2.95 million, while Tuckahoe saw the fastest growth at 40%. The surge in pricing was fueled largely by an ongoing imbalance: strong demand for housing against a shrinking supply. Inventory in Westchester fell 23% during the same period. "It's definitely still a sellers' market," said Chelsea Hammerschmidt, a Realtor with William Pitt Julia B. Fee Sotheby's International Realty. "There's such a demand for Westchester because of its accessibility to New York City. We have

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A home at 4 Forest Ave. in Rye was sold for \$9.9 million in 2024. PROVIDED BY MODERN ANGLES



Modern times

Former YMCA transformed into affordable senior complex

Helu Wang Rockland/Westchester Journal News | USA TODAY NETWORK

Four years after the former Tarrytown YMCA closed, its site now hosts a new affordable senior housing complex, surrounded by bustling restaurants and just a short walk from the waterfront.

▲ From left, Kathleen Rubin Nash, vice president of WBP Development, and Gibson Craig, director of pre-construction, at the new senior housing complex in Tarrytown. Craig said the design maintains the character of the historic YMCA building while adding modern elements.

► The building now houses 23 tenants who once lived at the YMCA facility and had been facing homelessness. PHOTOS BY FRANK BECERRA JR./THE JOURNAL NEWS



The development preserves the century-old red brick facade at 62 Main St. But behind it are 108 modern apartments, along with a community room, fitness center and courtyard. There's a public garage with 68 spaces and a private garage with 112 spots for residents. "This building is such a place that everybody has a memory of, whether their kids did swimming lessons here or playing on a baseball team," said Kathleen Rubin

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UKRAINE WAR

Soldier's journey highlights hidden toll

Wounded in fighting, amputee travels to U.S. to rebuild life

Michael Collins and Stephen J. Beard
USA TODAY

NEW YORK – Yuri Saiko heard the whistling sound from his hospital bed and took cover under his blanket. A split second later, the window in his room exploded, spraying glass in every direction. An air bomb had hit the hospital in Mariupol, Ukraine, where the young marine was recovering from surgery to amputate his left leg. Saiko and his comrades came under fire on March 10, 2022, after delivering baby formula, food, clothing and other supplies to three patients who had given birth in a hospital bunker. Russian soldiers pounded them with artillery fire as they headed back to their positions near the Illich Iron and Steel Works plant. Back at the plant, Saiko waited until the shelling stopped, then went to check the condition of their vehicle. Another shell landed near him and exploded. He fell to the ground as shrapnel tore through his chest, nose and the back of his head. His left leg, almost ripped from his body, was held in place only by thin tissue. Now, in the hospital, he was under attack again. Beneath the covers, Saiko removed the wires and tubes that connected him to medical equipment. He took off his clothes, grabbed his crutches and, fueled by adrenaline, scurried down a corridor. There, he fainted. A nurse found him, woke him up and moved him to the hospital basement, where they stayed for the night. The next day, they would be evacuated. But the danger was far from over. The human sacrifice inflicted by Ukraine's three-year-old war with Russia can be measured in many ways. One of the least-noticed barometers is

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