

Westchester Residential Opportunities, Inc.

470 Mamaroneck Avenue
Suite 410
White Plains, New York 10605



Tel: 914-428-4507
Fax: 914-428-9455
housinghelp@wroinc.org

Westchester County Average Advertised Rents by Number of Bedrooms 4th Quarter 2012

COMMUNITY	0 BR	1 BR	2 BR	3 BR
Armonk	1,000	1,306		
Bedford	1,007	1,443	1,809	1,925
Briarcliff		1,350	1,900	2,150
Buchanan		1,005	<i>*1,585</i>	<i>*1,857</i>
Chappaqua		1,850		
Cortlandt/Montrose	845	1,169	1,406	1,588
Croton	895	1,258	1,549	1,800
Dobbs Ferry		<i>*1,261</i>	<i>*1,666</i>	2,200
Elmsford	916	1,210	1,650	<i>*2,300</i>
Goldens Bridge	<i>*825</i>	1,073	<i>*1,781</i>	<i>*2,443</i>
Harrison	<i>*1,158</i>	<i>*1,331</i>		1,683
Hawthorne		1,155	1,637	1,880
Katonah	875	1,500	1,741	<i>*1,869</i>
Mamaroneck	950			
Mohegan Lake	700	1,081	1,558	2,150
Mount Kisco		1,282	1,620	
Mount Vernon	970	1,160	1,395	1,759
New Rochelle	<i>*1,017</i>	1,317	1,720	1,816
North Salem	<i>*975</i>	<i>*1,116</i>	1,875	
Ossining	910	1,201	1,628	2,044
Peekskill	900	1,188	1,448	1,540
Pleasantville	983	1,362	1,712	2,057
Port Chester	1,093	<i>*1,350</i>	1,649	
Sleepy Hollow	785	1,121	<i>*1,900</i>	1,645
Somers		<i>*1,105</i>	1,896	1,967
South Salem	766	<i>*1,436</i>	1,550	<i>*2,225</i>
Tarrytown		1,447	1,500	
Thornwood	926	1,459	<i>*1,635</i>	
Valhalla	1,048	1,455	1,733	2,283
White Plains	1,060	1,503	1,867	<i>*2,265</i>
Yonkers	1,000	1,111	1,426	1,583
Yorktown/Shrub Oak	833	1,165	1,701	1,952
Average county rent	\$923	\$1,286	\$1,650	\$1,890
Yearly income needed to spend (30%) on rent	\$36,920	\$51,440	\$66,000	\$75,600

*An asterisk and italic indicate 2011 advertised rents were used, because there were insufficient rental data in 2012 for the community.

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Notes

Westchester Residential Opportunities, Inc. (WRO) tracks apartment listings advertised in local newspapers, from private landlords, and via the internet without a broker or other fees. This report is drawn from WRO's apartment listing service. Listings are compiled two times per week from published ads and distributed at no cost to consumers seeking rental housing throughout the calendar year.

Where apartments are advertised without an asking rent included in the listing, WRO attempts to learn the asking rent and includes the unit if the asking price is ascertained.

There must be three or more units advertised by bedroom size per community in order to be included in this report. Blank spaces next to communities, therefore, indicate that there were insufficient advertised units to be included in the average. In some communities where no average rent is listed by bedroom size, there were no vacancies at all in our data or too few to compile an average.

Note that community designation is based on how advertisers describe the unit's location. Advertisers often use post office designation as opposed to municipality. For example, a unit advertised in White Plains might be located in Greenburgh or Harrison; a Bronxville mailing address might refer to a unit in Yonkers; units advertised with a Scarsdale address may be located in Eastchester, New Rochelle, or Yonkers; and Mohegan Lake vacancies could be in Yorktown or Cortlandt.

In total, 1,423 advertised units were used to compile the averages in this report.