



Coldwell Banker Realty

❖ 2025 ❖

Home Sales Report



Ardsley, NY

(Ardsley School District)

January 1, 2025 - December 31, 2025



Bill Boeckelman

Your Real Estate Information Resource

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This report is a compilation of data from the OneKey Multiple Listing Service regarding

Single Family Home Sales In The Ardsley School District Between January 1, 2025 and December 31, 2025

The Ardsley school district includes neighborhoods with six different postal addresses. Homes with the following zip codes could be within the district: Ardsley 10502, Dobbs Ferry 10522, Hartsdale 10530, Scarsdale 10583, White Plains 10607 and Hastings-On-Hudson 10706.

The report includes only information that was recorded with the OneKey Multiple Listing Service. Information pertaining to direct sales accomplished without the benefit of a Realtor are not available from this source and, therefore, are not included in this report.

A property is considered "sold" after ownership changes hands (the title passes).

List prices indicated in this report are the final list prices that were recorded on the Multiple Listing Service before the property was sold. Price changes that may have occurred earlier in the property's "listing history" will not be indicated. In addition, certain properties may have had other "listing histories" under different MLS numbers that did not result in a sale. Data from these "other listing histories" will not be reflected in this report.

This report has been extracted directly from the ONEKEY MLS and has not been cross referenced by our office with the information recorded at the Westchester County Clerk's office. Data maintained by ONEKEY MLS may not reflect all of the activity in the market.

Report Overview

Ardsley	# of Units Sold	Average Sale Price	Median Sale Price	Lowest Sale Price	Highest Sale Price	Average Time on Market	Sale Price/List Price Percentage
2011	63	\$559,725	\$517,000	\$299,250	\$1,275,000	172 days	95.27%
2012	84	\$557,286	\$523,750	\$290,000	\$1,349,000	172 days	95.24%
2013	107	\$730,965	\$611,700	\$300,000	\$1,604,621	204 days	99.44%
2014	110	\$754,863	\$627,500	\$322,500	\$1,691,778	119 days	101.18%
2015	107	\$715,859	\$651,000	\$359,000	\$2,500,000	81 days	98.66%
2016	111	\$741,301	\$670,000	\$307,000	\$2,006,734	76 days	98.99%
2017	130	\$801,378	\$702,500	\$405,000	\$2,327,023	60 days	99.35%
2018	122	\$720,784	\$694,500	\$390,000	\$1,674,645	64 days	99.13%
2019	101	\$742,540	\$730,000	\$330,000	\$1,425,000	55 days	98.17%
2020	108	\$777,190	\$713,000	\$345,000	\$1,500,000	62 days	99.05%
2021	140	\$823,522	\$771,288	\$415,000	\$1,875,000	46 days	100.43%
2022	121	\$828,776	\$780,000	\$420,000	\$2,050,000	41 days	102.34%
2023	90	\$971,645	\$855,000	\$570,000	\$1,997,500	30 days	104.63%
2024	85	\$978,799	\$860,000	\$540,000	\$2,300,000	23 days	105.89%
2025	88	\$1,114,669	\$1,013,000	\$589,000	\$2,325,000	24 days	107.00%

Note 1: Number of Units Sold - The total of 88 transactions for the year is significantly lower than previous years but this is due to fewer homes being on the market rather than a lack of demand.

Note 2: Average Time On The Market (24 days) - A very fast pace.

Note 3: Sale Price/List Price Ratio (107%) means that many homes are selling above their final list prices.

Note 4: The average sale price and the median sale prices were higher than the previous year.

Note 5: In short, despite the confusing economy and high interest rates, **there is still strong demand for homes in the Ardsley school district and homes are selling quickly at premium prices.**

Special Note: When considering averages, it is important to keep in mind that statistically speaking, a person standing with one foot in a roaring fire and the other foot in a bucket of ice water, is ("on the average") said to be quite comfortable.



MLS #: 801113 **SOLD** **Address:** 42 Euclid Avenue **List Price:** \$535,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1929
BR: 2 **Baths:** 1.0 **Sq Ft:** 1,342 **Acre:** 0.29 **Est Taxes:** \$20,962
Sale/List Price: 110% **Sale Date:** 3/25/2025 **DOM:** 18 days **SALE PRICE:** **\$589,000**



MLS #: H6335563 **SOLD** **Address:** 1 Oakhill Road **List Price:** \$685,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1952
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,336 **Acre:** 0.18 **Est Taxes:** \$21,455
Sale/List Price: 95% **Sale Date:** 3/7/2025 **DOM:** 42 days **SALE PRICE:** **\$650,000**



MLS #: 868740 **SOLD** **Address:** 53 Florence Avenue **List Price:** \$625,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Cape Cod **Year Built:** 1958
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,446 **Acre:** 0.15 **Est Taxes:** \$15,912
Sale/List Price: 106% **Sale Date:** 8/21/2025 **DOM:** 36 days **SALE PRICE:** **\$660,000**



MLS #: 800303 **SOLD** **Address:** 126 Forest Boulevard **List Price:** \$699,900
Village: None **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1951
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,607 **Acre:** 0.19 **Est Taxes:** \$21,552
Sale/List Price: 99% **Sale Date:** 3/11/2025 **DOM:** 37 days **SALE PRICE:** **\$693,000**



MLS #: H6332924 **SOLD** **Address:** 203 Hunters Run **List Price:** \$699,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1984
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,545 **Acre:** 0.08 **Est Taxes:** \$16,553
Sale/List Price: 99% **Sale Date:** 2/13/2025 **DOM:** 62 days **SALE PRICE:** **\$694,000**



MLS #: L3584775 **SOLD** **Address:** 1101 Hunters Run **List Price:** \$669,999
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1986
BR: 2 **Baths:** 1.1 **Sq Ft:** **Acre:** **Est Taxes:** \$12,625
Sale/List Price: 104% **Sale Date:** 1/23/2025 **DOM:** 20 days **SALE PRICE:** **\$700,000**



MLS #: H6331423 **SOLD** **Address:** 2 Forest Boulevard **List Price:** \$660,000
Village: None **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1953
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,608 **Acre:** 0.18 **Est Taxes:** \$20,828
Sale/List Price: 106% **Sale Date:** 1/15/2025 **DOM:** 13 days **SALE PRICE:** **\$700,000**



MLS #: 913225 **SOLD** **Address:** 20 Overlook Road **List Price:** \$685,000
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1953
BR: 3 **Baths:** 1.0 **Sq Ft:** 1,139 **Acre:** 0.26 **Est Taxes:** \$17,302
Sale/List Price: 103% **Sale Date:** 12/1/2025 **DOM:** 9 days **SALE PRICE:** **\$705,000**



MLS #: 883492 **SOLD** **Address:** 3 Ivy Place **List Price:** \$699,000
Village: None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1959
BR: 3 **Baths:** 1.2 **Sq Ft:** 1,520 **Acre:** 0.17 **Est Taxes:** \$21,082
Sale/List Price: 102% **Sale Date:** 10/14/2025 **DOM:** 28 days **SALE PRICE:** **\$715,000**



MLS #: 852378 **SOLD** **Address:** 561 Ashford Avenue **List Price:** \$725,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1926
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,240 **Acre:** 0.12 **Est Taxes:** \$19,692
Sale/List Price: 99% **Sale Date:** 8/14/2025 **DOM:** 51 days **SALE PRICE:** **\$720,000**



MLS #: 847394 **SOLD** **Address:** 1 Arden Drive **List Price:** \$765,000
Village: None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1956
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,060 **Acre:** 0.19 **Est Taxes:** \$25,191
Sale/List Price: 94% **Sale Date:** 7/25/2025 **DOM:** 54 days **SALE PRICE:** **\$720,000**



MLS #: 889036 **SOLD** **Address:** 1402 Hunters Run **List Price:** \$730,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1986
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,545 **Acre:** 0.06 **Est Taxes:** \$17,607
Sale/List Price: 100% **Sale Date:** 12/4/2025 **DOM:** 20 days **SALE PRICE:** **\$730,000**



MLS #: 859908 **SOLD** **Address:** 534 Ashford Avenue **List Price:** \$735,000
Village: Ardsley **PO:** Ardsley **Style:** Split Level **Year Built:** 1958
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,300 **Acre:** 0.14 **Est Taxes:** \$19,611
Sale/List Price: 100% **Sale Date:** 8/21/2025 **DOM:** 41 days **SALE PRICE:** **\$735,000**



MLS #: 862578 **SOLD** **Address:** 269 Woodlands Avenue **List Price:** \$785,000
Village: None **PO:** White Plains **Style:** Ranch **Year Built:** 1954
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,525 **Acre:** 0.76 **Est Taxes:** \$25,191
Sale/List Price: 96% **Sale Date:** 11/25/2025 **DOM:** 56 days **SALE PRICE:** **\$750,000**



MLS #: 854853 **SOLD** **Address:** 201 Hunters Run **List Price:** \$759,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1984
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,631 **Acre:** **Est Taxes:** \$18,434
Sale/List Price: 100% **Sale Date:** 8/4/2025 **DOM:** 15 days **SALE PRICE:** **\$760,000**



MLS #: 836570 **SOLD** **Address:** 99 Euclid Avenue **List Price:** \$719,000
Village: None **PO:** Ardsley **Style:** Colonial **Year Built:** 1928
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,398 **Acre:** 0.23 **Est Taxes:** \$19,558
Sale/List Price: 107% **Sale Date:** 7/10/2025 **DOM:** 12 days **SALE PRICE:** **\$770,000**



MLS #: 825409 **SOLD** **Address:** 1039 Dobbs Ferry Road **List Price:** \$636,000
Village: None **PO:** White Plains **Style:** Colonial **Year Built:** 1958
BR: 4 **Baths:** 2.2 **Sq Ft:** 1,985 **Acre:** 0.46 **Est Taxes:** \$27,215
Sale/List Price: 121% **Sale Date:** 4/28/2025 **DOM:** 15 days **SALE PRICE:** **\$772,000**



MLS #: H6332753 **SOLD** **Address:** 1159 Dobbs Ferry Road **List Price:** \$749,000
Village: None **PO:** White Plains **Style:** Tudor **Year Built:** 1935
BR: 3 **Baths:** 3.0 **Sq Ft:** 1,770 **Acre:** 0.29 **Est Taxes:** \$25,046
Sale/List Price: 107% **Sale Date:** 3/18/2025 **DOM:** 30 days **SALE PRICE:** **\$799,000**

129 Quick Tips

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Essentially, it is a room-by-room checklist for

Do-It-Yourself Home Staging

This guide is chockfull of small, simple, inexpensive tasks to enhance your home's appeal & it is available on my website to view (or print) at any time.

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MLS #: 923222 **SOLD** **Address:** 4 Ivy Place **List Price:** \$799,000
Village: None **PO:** Hartsdale **Style:** Split Ranch **Year Built:** 1961
BR: 4 **Baths:** 1.2 **Sq Ft:** 1,620 **Acre:** 0.18 **Est Taxes:** \$20,086
Sale/List Price: 101% **Sale Date:** 12/19/2025 **DOM:** 12 days **SALE PRICE:** **\$810,000**



MLS #: H6310589 **SOLD** **Address:** 37 Capt Honeywells **List Price:** \$800,000
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1955
BR: 4 **Baths:** 2.0 **Sq Ft:** 2,106 **Acre:** 0.19 **Est Taxes:** \$22,287
Sale/List Price: 101% **Sale Date:** 8/8/2025 **DOM:** 134 days **SALE PRICE:** **\$810,000**



MLS #: H6325544 **SOLD** **Address:** 14 Grandview Avenue **List Price:** \$835,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1949
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,629 **Acre:** 0.29 **Est Taxes:** \$22,379
Sale/List Price: 98% **Sale Date:** 6/23/2025 **DOM:** 118 days **SALE PRICE:** **\$815,000**



MLS #: 848291 **SOLD** **Address:** 1164 Dobbs Ferry Road **List Price:** \$799,000
Village: None **PO:** White Plains **Style:** Cape Cod **Year Built:** 1958
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,554 **Acre:** 0.23 **Est Taxes:** \$20,624
Sale/List Price: 103% **Sale Date:** 8/4/2025 **DOM:** 21 days **SALE PRICE:** **\$820,000**



MLS #: H6333858 **SOLD** **Address:** 19 Cross Road **List Price:** \$849,000
Village: Ardsley **PO:** Ardsley **Style:** Contemporary, **Year Built:** 1974
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,234 **Acre:** 0.27 **Est Taxes:** \$26,287
Sale/List Price: 98% **Sale Date:** 1/21/2025 **DOM:** 14 days **SALE PRICE:** **\$832,000**



MLS #: 833702 **SOLD** **Address:** 587 Ashford Avenue **List Price:** \$749,999
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1927
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,553 **Acre:** 0.11 **Est Taxes:** \$23,183
Sale/List Price: 112% **Sale Date:** 6/26/2025 **DOM:** 14 days **SALE PRICE:** **\$840,000**



MLS #: 899977 **SOLD** **Address:** 23 Bonaventure Avenue **List Price:** \$869,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1964
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,728 **Acre:** **Est Taxes:** \$28,956
Sale/List Price: 99% **Sale Date:** 12/3/2025 **DOM:** 25 days **SALE PRICE:** **\$861,500**



MLS #: 853777 **SOLD** **Address:** 203 Sprain Road **List Price:** \$850,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1959
BR: 3 **Baths:** 1.2 **Sq Ft:** 1,780 **Acre:** 0.58 **Est Taxes:** \$22,879
Sale/List Price: 102% **Sale Date:** 8/19/2025 **DOM:** 28 days **SALE PRICE:** **\$865,000**



MLS #: 925310 **SOLD** **Address:** 84 Joyce Road **List Price:** \$875,000
Village: None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1956
BR: 4 **Baths:** 2.1 **Sq Ft:** 1,949 **Acre:** 0.2 **Est Taxes:** \$19,460
Sale/List Price: 100% **Sale Date:** 12/12/2025 **DOM:** 14 days **SALE PRICE:** **\$875,000**



MLS #: 884016 **SOLD** **Address:** 15 Prospect Avenue **List Price:** \$785,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1966
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,559 **Acre:** 0.11 **Est Taxes:** \$17,385
Sale/List Price: 111% **Sale Date:** 9/30/2025 **DOM:** 20 days **SALE PRICE:** **\$875,000**



MLS #: 814322 **SOLD** **Address:** 20 McKinley Place **List Price:** \$739,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1938
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,549 **Acre:** 0.14 **Est Taxes:** \$21,707
Sale/List Price: 118% **Sale Date:** 4/23/2025 **DOM:** 9 days **SALE PRICE:** **\$875,000**



MLS #: 819686 **SOLD** **Address:** 21 Edgewood Road **List Price:** \$899,000
Village: None **PO:** Hartsdale **Style:** Contemporary **Year Built:** 1953
BR: 4 **Baths:** 2.1 **Sq Ft:** 1,931 **Acre:** 0.2 **Est Taxes:** \$26,105
Sale/List Price: 98% **Sale Date:** 6/23/2025 **DOM:** 26 days **SALE PRICE:** **\$885,000**



MLS #: 810964 **SOLD** **Address:** 76 Woodlands Avenue **List Price:** \$839,000
Village: None **PO:** White Plains **Style:** Farmhouse **Year Built:** 1915
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,967 **Acre:** 0.25 **Est Taxes:** \$22,237
Sale/List Price: 106% **Sale Date:** 6/16/2025 **DOM:** 7 days **SALE PRICE:** **\$890,000**



MLS #: H6332038 **SOLD** **Address:** 275 Woodlands Avenue **List Price:** \$925,000
Village: None **PO:** White Plains **Style:** **Year Built:** 1954
BR: 3 **Baths:** 2.0 **Sq Ft:** 2,624 **Acre:** 0.88 **Est Taxes:** \$27,946
Sale/List Price: 96% **Sale Date:** 1/30/2025 **DOM:** 55 days **SALE PRICE:** **\$890,000**



MLS #: 841148 **SOLD** **Address:** 4 Cross Road **List Price:** \$929,000
Village: Ardsley **PO:** Ardsley **Style:** Split Level **Year Built:** 1954
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,825 **Acre:** 0.37 **Est Taxes:** \$25,118
Sale/List Price: 97% **Sale Date:** 7/8/2025 **DOM:** 34 days **SALE PRICE:** **\$899,500**



MLS #: 848194 **SOLD** **Address:** 15 Secor Road **List Price:** \$799,000
Village: None **PO:** Ardsley **Style:** Tudor **Year Built:** 1929
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,749 **Acre:** 0.41 **Est Taxes:** \$20,249
Sale/List Price: 113% **Sale Date:** 8/12/2025 **DOM:** 14 days **SALE PRICE:** **\$905,800**



MLS #: 899928 **SOLD** **Address:** 7 Lookout Place **List Price:** \$799,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1952
BR: 4 **Baths:** 3.0 **Sq Ft:** 1,703 **Acre:** **Est Taxes:** \$20,559
Sale/List Price: 113% **Sale Date:** 11/13/2025 **DOM:** 17 days **SALE PRICE:** **\$906,000**



MLS #: H6335508 **SOLD** **Address:** 10 Chester Street **List Price:** \$995,000
Village: None **PO:** Ardsley **Style:** Ranch **Year Built:** 1959
BR: 5 **Baths:** 2.0 **Sq Ft:** 1,728 **Acre:** 0.49 **Est Taxes:** \$20,494
Sale/List Price: 92% **Sale Date:** 3/26/2025 **DOM:** 55 days **SALE PRICE:** **\$915,000**



MLS #: 857427 **SOLD** **Address:** 7 Woodbine Terrace **List Price:** \$950,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1969
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,000 **Acre:** 0.23 **Est Taxes:** \$25,080
Sale/List Price: 97% **Sale Date:** 8/5/2025 **DOM:** 28 days **SALE PRICE:** **\$925,000**



MLS #: 830206 **SOLD** **Address:** 26 Revere Road **List Price:** \$1,050,000
Village: Ardsley **PO:** Ardsley **Style:** Raised Ranch **Year Built:** 1961
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,625 **Acre:** 0.19 **Est Taxes:** \$25,328
Sale/List Price: 90% **Sale Date:** 6/10/2025 **DOM:** 7 days **SALE PRICE:** **\$950,000**



MLS #: 886961 **SOLD** **Address:** 13 Overlook Road **List Price:** \$849,900
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1952
BR: 3 **Baths:** 1.0 **Sq Ft:** 1,560 **Acre:** 0.26 **Est Taxes:** \$22,182
Sale/List Price: 112% **Sale Date:** 9/10/2025 **DOM:** 3 days **SALE PRICE:** **\$955,000**



MLS #: 858843 **SOLD** **Address:** 3 Columbia Road **List Price:** \$839,000
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1953
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,700 **Acre:** 0.19 **Est Taxes:** \$26,486
Sale/List Price: 116% **Sale Date:** 7/3/2025 **DOM:** 8 days **SALE PRICE:** **\$970,000**



MLS #: 838229 **SOLD** **Address:** 1 Eastern Road **List Price:** \$975,000
Village: None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1956
BR: 5 **Baths:** 2.1 **Sq Ft:** 2,453 **Acre:** 0.2 **Est Taxes:** \$28,944
Sale/List Price: 100% **Sale Date:** 7/17/2025 **DOM:** 16 days **SALE PRICE:** **\$975,000**



MLS #: 884512 **SOLD** **Address:** 48 Joyce Road **List Price:** \$859,000
Village: None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1954
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,597 **Acre:** 0.18 **Est Taxes:** \$22,199
Sale/List Price: 115% **Sale Date:** 10/6/2025 **DOM:** 13 days **SALE PRICE:** **\$990,000**



MLS #: 800833 **SOLD** **Address:** 10 Mill Court **List Price:** \$899,000
Village: Ardsley **PO:** Ardsley **Style:** Townhouse **Year Built:** 1984
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,604 **Acre:** 0.05 **Est Taxes:** \$24,109
Sale/List Price: 111% **Sale Date:** 2/13/2025 **DOM:** 8 days **SALE PRICE:** **\$995,000**



MLS #: 862543 **SOLD** **Address:** 3 Cross Road **List Price:** \$999,000
Village: Ardsley **PO:** Ardsley **Style:** Raised Ranch **Year Built:** 1977
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,722 **Acre:** 0.18 **Est Taxes:** \$24,891
Sale/List Price: 100% **Sale Date:** 9/24/2025 **DOM:** 72 days **SALE PRICE:** **\$999,000**



MLS #: 824211 **SOLD** **Address:** 18 Hemlock Road **List Price:** \$829,000
Village: None **PO:** Hartsdale **Style:** Split Ranch **Year Built:** 1956
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,675 **Acre:** 0.18 **Est Taxes:** \$25,417
Sale/List Price: 124% **Sale Date:** 7/10/2025 **DOM:** 6 days **SALE PRICE:** **\$1,027,000**

Property Taxes Are Forever

And They're
Only Getting Higher

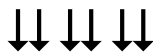
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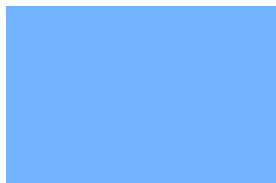
Or visit my website - <https://www.billboeckelman.com>
& look for the link to the Instant Property Value Estimate



MLS #: H6329497 **SOLD** **Address:** 9 Shady Road **List Price:** \$1,199,000
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1986
BR: 5 **Baths:** 3.0 **Sq Ft:** 3,370 **Acre:** 0.29 **Est Taxes:** \$28,471
Sale/List Price: 88% **Sale Date:** 7/1/2025 **DOM:** 55 days **SALE PRICE:** **\$1,050,000**



MLS #: 902399 **SOLD** **Address:** 103 Hilltop Road **List Price:** \$899,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1952
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,610 **Acre:** 0.19 **Est Taxes:** \$21,008
Sale/List Price: 122% **Sale Date:** 11/17/2025 **DOM:** 13 days **SALE PRICE:** **\$1,100,000**



MLS #: H6333994 **SOLD** **Address:** 21 Agnes Circle **List Price:** \$1,050,000
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1955
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,398 **Acre:** 1.08 **Est Taxes:** \$26,023
Sale/List Price: 105% **Sale Date:** 1/28/2025 **DOM:** 24 days **SALE PRICE:** **\$1,100,000**



MLS #: H6331616 **SOLD** **Address:** 114 Huntley Drive **List Price:** \$1,090,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1952
BR: 4 **Baths:** 4.0 **Sq Ft:** 3,026 **Acre:** 0.21 **Est Taxes:** \$31,055
Sale/List Price: 101% **Sale Date:** 1/2/2025 **DOM:** 33 days **SALE PRICE:** **\$1,100,000**



MLS #: 848815 **SOLD** **Address:** 22 Eastern Drive **List Price:** \$1,075,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod **Year Built:** 1928
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,415 **Acre:** 0.24 **Est Taxes:** \$29,874
Sale/List Price: 105% **Sale Date:** 7/16/2025 **DOM:** 13 days **SALE PRICE:** **\$1,125,000**



MLS #: 836322 **SOLD** **Address:** 85 Lincoln Avenue **List Price:** \$965,000
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1953
BR: 3 **Baths:** 2.0 **Sq Ft:** 2,462 **Acre:** 0.49 **Est Taxes:** \$29,328
Sale/List Price: 117% **Sale Date:** 6/9/2025 **DOM:** 4 days **SALE PRICE:** **\$1,126,000**



MLS #: 919503 **SOLD** **Address:** 1064 Dobbs Ferry Road **List Price:** \$1,050,000
Village: None **PO:** White Plains **Style:** Colonial **Year Built:** 1924
BR: 4 **Baths:** 2.0 **Sq Ft:** 2,720 **Acre:** 0.3 **Est Taxes:** \$20,336
Sale/List Price: 108% **Sale Date:** 12/10/2025 **DOM:** 22 days **SALE PRICE:** **\$1,130,000**



MLS #: 864043 **SOLD** **Address:** 66 Prospect Avenue **List Price:** \$929,000
Village: Ardsley **PO:** Ardsley **Style:** Ranch **Year Built:** 1954
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,794 **Acre:** 0.34 **Est Taxes:** \$26,906
Sale/List Price: 122% **Sale Date:** 8/18/2025 **DOM:** 8 days **SALE PRICE:** **\$1,130,000**



MLS #: 894952 **SOLD** **Address:** 8 Tappan Terrace **List Price:** \$995,000
Village: Ardsley **PO:** Ardsley **Style:** Hi-Ranch **Year Built:** 1961
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,869 **Acre:** 0.32 **Est Taxes:** \$25,507
Sale/List Price: 114% **Sale Date:** 9/22/2025 **DOM:** 7 days **SALE PRICE:** **\$1,135,000**



MLS #: 853752 **SOLD** **Address:** 65 Sprain Road **List Price:** \$1,199,000
Village: None **PO:** Scarsdale **Style:** Split Ranch **Year Built:** 1965
BR: 5 **Baths:** 3.0 **Sq Ft:** 2,076 **Acre:** 0.49 **Est Taxes:** \$27,738
Sale/List Price: 98% **Sale Date:** 7/11/2025 **DOM:** 28 days **SALE PRICE:** \$1,170,000



MLS #: H6328477 **SOLD** **Address:** 45 Bramblebrook Road **List Price:** \$1,150,000
Village: Ardsley **PO:** Ardsley **Style:** Contemporary **Year Built:** 1986
BR: 4 **Baths:** 2.2 **Sq Ft:** 2,740 **Acre:** 0.19 **Est Taxes:** \$33,105
Sale/List Price: 106% **Sale Date:** 4/4/2025 **DOM:** 50 days **SALE PRICE:** \$1,215,000



MLS #: 844963 **SOLD** **Address:** 3 Benjamin Court **List Price:** \$1,100,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1986
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,352 **Acre:** 0.29 **Est Taxes:** \$30,835
Sale/List Price: 111% **Sale Date:** 7/25/2025 **DOM:** 10 days **SALE PRICE:** \$1,220,000



MLS #: 860051 **SOLD** **Address:** 21 Judson Avenue **List Price:** \$1,170,000
Village: Ardsley **PO:** Ardsley **Style:** Craftsman **Year Built:** 1926
BR: 3 **Baths:** 2.2 **Sq Ft:** 2,586 **Acre:** 0.35 **Est Taxes:** \$29,538
Sale/List Price: 105% **Sale Date:** 9/30/2025 **DOM:** 25 days **SALE PRICE:** \$1,224,000



MLS #: 878319 **SOLD** **Address:** 33 Ridge Road **List Price:** \$1,249,000
Village: Ardsley **PO:** Ardsley **Style:** Victorian **Year Built:** 1898
BR: 5 **Baths:** 2.1 **Sq Ft:** 2,416 **Acre:** 0.5 **Est Taxes:** \$32,391
Sale/List Price: 98% **Sale Date:** 9/17/2025 **DOM:** 27 days **SALE PRICE:** \$1,230,000



MLS #: 877995 **SOLD** **Address:** 34 Summit Terrace **List Price:** \$1,075,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Ranch **Year Built:** 1958
BR: 3 **Baths:** 2.0 **Sq Ft:** 2,063 **Acre:** 0.29 **Est Taxes:** \$20,565
Sale/List Price: 116% **Sale Date:** 8/15/2025 **DOM:** 13 days **SALE PRICE:** \$1,246,000



MLS #: 802186 **SOLD** **Address:** 27 Hickory Hill Drive **List Price:** \$1,100,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Raised Ranch **Year Built:** 1962
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,499 **Acre:** 0.22 **Est Taxes:** \$24,087
Sale/List Price: 114% **Sale Date:** 1/14/2025 **DOM:** 5 days **SALE PRICE:** \$1,250,000



MLS #: 916291 **SOLD** **Address:** 125 Bramblebrook Road **List Price:** \$1,289,000
Village: None **PO:** Ardsley **Style:** Contemporary **Year Built:** 1986
BR: 4 **Baths:** 3.0 **Sq Ft:** 3,101 **Acre:** 0.35 **Est Taxes:** \$30,189
Sale/List Price: 98% **Sale Date:** 12/22/2025 **DOM:** 17 days **SALE PRICE:** \$1,260,000



MLS #: 884563 **SOLD** **Address:** 39 Wood Avenue **List Price:** \$1,150,000
Village: None **PO:** Ardsley **Style:** Colonial **Year Built:** 1953
BR: 4 **Baths:** 4.0 **Sq Ft:** 2,491 **Acre:** 0.25 **Est Taxes:** \$30,621
Sale/List Price: 111% **Sale Date:** 9/26/2025 **DOM:** 18 days **SALE PRICE:** \$1,275,000



MLS #: 829885 **SOLD** **Address:** 38 Victoria Road **List Price:** \$1,090,000
Village: Ardsley **PO:** Ardsley **Style:** Split Ranch **Year Built:** 1961
BR: 3 **Baths:** 3.0 **Sq Ft:** 1,947 **Acre:** 0.21 **Est Taxes:** \$28,567
Sale/List Price: 117% **Sale Date:** 6/17/2025 **DOM:** 6 days **SALE PRICE:** **\$1,275,000**



MLS #: 861986 **SOLD** **Address:** 23 Sheldon Street **List Price:** \$1,098,000
Village: Ardsley **PO:** Ardsley **Style:** Cape Cod, Tudor **Year Built:** 1929
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,545 **Acre:** 0.82 **Est Taxes:** \$26,376
Sale/List Price: 117% **Sale Date:** 8/15/2025 **DOM:** 7 days **SALE PRICE:** **\$1,280,000**



MLS #: 905059 **SOLD** **Address:** 5 Shady Road **List Price:** \$1,248,900
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1998
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,542 **Acre:** 0.17 **Est Taxes:** \$31,995
Sale/List Price: 103% **Sale Date:** 10/22/2025 **DOM:** 10 days **SALE PRICE:** **\$1,284,000**



MLS #: 837156 **SOLD** **Address:** 10 Grove Lane **List Price:** \$1,349,900
Village: None **PO:** Ardsley **Style:** Contemporary **Year Built:** 1986
BR: 5 **Baths:** 3.1 **Sq Ft:** 4,125 **Acre:** 0.64 **Est Taxes:** \$37,461
Sale/List Price: 96% **Sale Date:** 8/13/2025 **DOM:** 34 days **SALE PRICE:** **\$1,290,000**



MLS #: 841354 **SOLD** **Address:** 24 Hemlock Road **List Price:** \$1,100,000
Village: None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1965
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,362 **Acre:** 0.17 **Est Taxes:** \$25,709
Sale/List Price: 118% **Sale Date:** 7/25/2025 **DOM:** 14 days **SALE PRICE:** **\$1,300,000**



MLS #: 825922 **SOLD** **Address:** 24 Southern Road **List Price:** \$959,000
Village: None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1956
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,307 **Acre:** 0.19 **Est Taxes:** \$27,041
Sale/List Price: 136% **Sale Date:** 7/29/2025 **DOM:** 8 days **SALE PRICE:** **\$1,300,000**



MLS #: 875903 **SOLD** **Address:** 35 Western Drive **List Price:** \$975,000
Village: Ardsley **PO:** Ardsley **Style:** Contemporary **Year Built:** 1955
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,454 **Acre:** 0.39 **Est Taxes:** \$29,338
Sale/List Price: 134% **Sale Date:** 8/19/2025 **DOM:** 5 days **SALE PRICE:** **\$1,305,000**



MLS #: 908751 **SOLD** **Address:** 55 Winding Road Farm **List Price:** \$1,200,000
Village: None **PO:** Ardsley **Style:** Colonial **Year Built:** 1968
BR: 4 **Baths:** 4.2 **Sq Ft:** 3,402 **Acre:** 1.00 **Est Taxes:** \$46,095
Sale/List Price: 113% **Sale Date:** 11/19/2025 **DOM:** 13 days **SALE PRICE:** **\$1,350,000**



MLS #: 837722 **SOLD** **Address:** 86 Heatherdell Road **List Price:** \$1,329,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1951
BR: 4 **Baths:** 4.1 **Sq Ft:** 3,242 **Acre:** 0.2 **Est Taxes:** \$31,043
Sale/List Price: 107% **Sale Date:** 6/11/2025 **DOM:** 11 days **SALE PRICE:** **\$1,428,036**

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MLS #: 824627 **SOLD** **Address:** 3 Shady Road **List Price:** \$1,400,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 2000
BR: 4 **Baths:** 2.1 **Sq Ft:** 3,644 **Acre:** 0.17 **Est Taxes:** \$34,253
Sale/List Price: 104% **Sale Date:** 6/5/2025 **DOM:** 17 days **SALE PRICE:** **\$1,455,000**



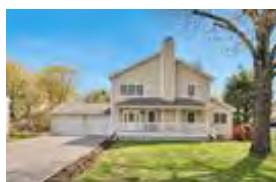
MLS #: 854187 **SOLD** **Address:** 41 Eastern Drive **List Price:** \$1,199,000
Village: Ardsley **PO:** Ardsley **Style:** Mid-Century **Year Built:** 1958
BR: 4 **Baths:** 2.1 **Sq Ft:** 1,870 **Acre:** 0.4 **Est Taxes:** \$31,026
Sale/List Price: 122% **Sale Date:** 8/12/2025 **DOM:** 15 days **SALE PRICE:** **\$1,460,000**



MLS #: 853040 **SOLD** **Address:** 30 Sheldon Street **List Price:** \$1,495,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1995
BR: 4 **Baths:** 2.1 **Sq Ft:** 4,011 **Acre:** 0.23 **Est Taxes:** \$39,807
Sale/List Price: 99% **Sale Date:** 7/7/2025 **DOM:** 14 days **SALE PRICE:** **\$1,475,000**



MLS #: 885141 **SOLD** **Address:** 24 Sheldon Street **List Price:** \$1,295,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1950
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,556 **Acre:** 0.2 **Est Taxes:** \$32,015
Sale/List Price: 114% **Sale Date:** 9/25/2025 **DOM:** 17 days **SALE PRICE:** **\$1,480,000**



MLS #: 851304 **SOLD** **Address:** 9 Concord Road **List Price:** \$1,465,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 2005
BR: 4 **Baths:** 3.0 **Sq Ft:** 3,200 **Acre:** 0.26 **Est Taxes:** \$36,991
Sale/List Price: 103% **Sale Date:** 8/1/2025 **DOM:** 20 days **SALE PRICE:** **\$1,510,000**



MLS #: 834473 **SOLD** **Address:** 44 Winding Rd Farm **List Price:** \$1,399,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1920
BR: 4 **Baths:** 3.0 **Sq Ft:** 3,051 **Acre:** 1.02 **Est Taxes:** \$38,215
Sale/List Price: 115% **Sale Date:** 7/2/2025 **DOM:** 17 days **SALE PRICE:** **\$1,615,000**



MLS #: 827372 **SOLD** **Address:** 34 Euclid Avenue **List Price:** \$1,395,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1923
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,566 **Acre:** 0.36 **Est Taxes:** \$38,497
Sale/List Price: 116% **Sale Date:** 4/15/2025 **DOM:** 5 days **SALE PRICE:** **\$1,615,000**



MLS #: 847157 **SOLD** **Address:** 10 Sylvia Avenue **List Price:** \$1,699,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 2004
BR: 4 **Baths:** 5.1 **Sq Ft:** 4,669 **Acre:** 0.26 **Est Taxes:** \$41,233
Sale/List Price: 100% **Sale Date:** 8/28/2025 **DOM:** 42 days **SALE PRICE:** **\$1,699,000**



MLS #: 858084 **SOLD** **Address:** 19 Grandview Avenue **List Price:** \$1,595,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 2001
BR: 4 **Baths:** 4.1 **Sq Ft:** 4,313 **Acre:** 0.19 **Est Taxes:** \$39,391
Sale/List Price: 107% **Sale Date:** 7/29/2025 **DOM:** 20 days **SALE PRICE:** **\$1,700,000**



MLS #: 861264 **SOLD** **Address:** 12 Rockridge Road **List Price:** \$1,670,000
Village: Ardsley **PO:** Ardsley **Style:** Contemporary **Year Built:** 1996
BR: 5 **Baths:** 3.1 **Sq Ft:** 4,909 **Acre:** 0.32 **Est Taxes:** \$39,946
Sale/List Price: 105% **Sale Date:** 7/30/2025 **DOM:** 21 days **SALE PRICE:** **\$1,760,000**



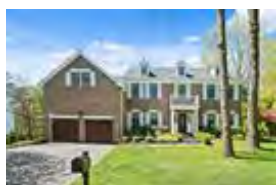
MLS #: 854201 **SOLD** **Address:** 1 Dellwood Lane **List Price:** \$1,550,000
Village: Ardsley **PO:** Ardsley **Style:** Mid-Century **Year Built:** 1953
BR: 3 **Baths:** 2.0 **Sq Ft:** 2,708 **Acre:** 1.47 **Est Taxes:** \$39,612
Sale/List Price: 122% **Sale Date:** 6/23/2025 **DOM:** 7 days **SALE PRICE:** **\$1,890,000**



MLS #: H6331493 **SOLD** **Address:** 328 Sprain Road **List Price:** \$1,850,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1950
BR: 4 **Baths:** 5.1 **Sq Ft:** 5,306 **Acre:** 0.95 **Est Taxes:** \$40,412
Sale/List Price: 104% **Sale Date:** 1/2/2025 **DOM:** 20 days **SALE PRICE:** **\$1,925,000**



MLS #: H6324130 **SOLD** **Address:** 11 Fraydun Lane **List Price:** \$1,998,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 2016
BR: 5 **Baths:** 5.1 **Sq Ft:** 4,020 **Acre:** 2.04 **Est Taxes:** \$46,859
Sale/List Price: 98% **Sale Date:** 1/31/2025 **DOM:** 38 days **SALE PRICE:** **\$1,966,000**



MLS #: 855222 **SOLD** **Address:** 32 Sheldon Street **List Price:** \$1,725,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1997
BR: 4 **Baths:** 3.1 **Sq Ft:** 4,438 **Acre:** 0.25 **Est Taxes:** \$38,989
Sale/List Price: 116% **Sale Date:** 7/1/2025 **DOM:** 15 days **SALE PRICE:** **\$2,000,000**



MLS #: 830169 **SOLD** **Address:** 9 Faith Lane **List Price:** \$1,795,000
Village: None **PO:** Ardsley **Style:** Colonial **Year Built:** 1996
BR: 5 **Baths:** 4.1 **Sq Ft:** 5,028 **Acre:** 0.36 **Est Taxes:** \$43,905
Sale/List Price: 117% **Sale Date:** 5/30/2025 **DOM:** 9 days **SALE PRICE:** **\$2,100,000**



MLS #: 842600 **SOLD** **Address:** 14 Flintlock Lane **List Price:** \$1,899,000
Village: Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 2005
BR: 5 **Baths:** 4.2 **Sq Ft:** 4,602 **Acre:** 0.22 **Est Taxes:** \$48,990
Sale/List Price: 122% **Sale Date:** 8/1/2025 **DOM:** 7 days **SALE PRICE:** **\$2,325,000**

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