

❖ 2015 ❖

# Home Sales Report



## Ardsley, NY

(Ardsley School District)

January 1, 2015 - December 31, 2015



## Bill Boeckelman

*Your Real Estate Information Resource*

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

## Single Family Home Sales Within The Ardsley School District Between January 1, 2015 and December 31, 2015

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 Hudson Gateway 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 HGMLS and has not been cross referenced by our office with the information recorded at the Westchester County Clerk's office. Data maintained by HGMLS may not reflect all of the activity in the market.

### Report Overview

<b>Ardsley</b>	<b># of Units Sold</b>	<b>Average Sale Price</b>	<b>Median Sale Price</b>	<b>Lowest Sale Price</b>	<b>Highest Sale Price</b>	<b>Average Time on Market</b>	<b>Sale Price/ List Price Percentage</b>
2005	87	\$704,753	\$667,500	\$410,000	\$1,950,000	131 days	98.60 %
2006	82	\$792,248	\$692,500	\$390,000	\$1,792,500	139 days	96.27 %
2007	69	\$725,870	\$685,000	\$400,000	\$1,370,500	149 days	97.15%
2008	63	\$726,035	\$647,000	\$422,000	\$1,800,500	155 days	96.45%
2009	43	\$635,977	\$590,000	\$365,000	\$1,350,000	164 days	94.58%
2010	75	\$698,528	\$612,000	\$275,000	\$1,350,000	164 Days	94.46%
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%
<b>2015</b>	<b>107</b>	<b>\$715,859</b>	<b>\$651,000</b>	<b>\$359,000</b>	<b>\$2,500,000</b>	<b>81 days</b>	<b>98.66 %</b>

**Note 1: Number of Units Sold** - 107 transactions for the entire year is an absorption rate of almost 9 homes per month and is evidence of strong demand for homes.

**Note 2: Average Time On The Market** (81 days) - This is the fastest pace in eleven years.

**Note 3: Sale Price/List Price Ratio** (98.66%) means that, on the average, homes are selling within 1.5% of their final list prices.

**Note 4: Sixteen properties sold AT full price** and another **thirty-two sold OVER list price**. This means that almost 45% (48 of 107 = 44.86%) of the homes sold either "at" or "above" their asking prices.

**Note 5:** The **average sale price was down 5.2%** while the **median sale price was up 3.8%** from the previous year.

**Note 6: In short, there is strong demand for homes in Ardsley and homes are selling quickly.** A large number of single family homes sold in 2015 (107) and the average time on the market was relatively brief (81 days).

**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 #:** 4524196    **SOLD**    **Address:** 2 Blanchard Avenue    **List Price:** \$359,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Split Level    **Year Built:** 1925  
**BR:** 2    **Baths:** 1.1    **Sq Ft:** 1,024    **Acre:** .12    **Est Taxes:** \$10,940  
**Prkng:** 1 Car Attached    **Sale Date:** 10/9/2015    **DOM:** 78 days    **SALE PRICE:** **\$359,000**



**MLS #:** 4509687    **SOLD**    **Address:** 29 Carriere Avenue    **List Price:** \$375,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1949  
**BR:** 3    **Baths:** 1    **Sq Ft:** 1,125    **Acre:** .28    **Est Taxes:** \$10,419  
**Prkng:** 1 Car Detached    **Sale Date:** 8/18/2015    **DOM:** 53 days    **SALE PRICE:** **\$385,000**



**MLS #:** 4501432    **SOLD**    **Address:** 1203 Hunters Run    **List Price:** \$415,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 1    **Baths:** 2    **Sq Ft:** 1,292    **Acre:** .06    **Est Taxes:** \$9,630  
**Prkng:** 1 Car Attached    **Sale Date:** 7/23/2015    **DOM:** 91 days    **SALE PRICE:** **\$407,000**



**MLS #:** 3332687    **SOLD**    **Address:** 1104 Hunters Run    **List Price:** \$419,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 2    **Baths:** 1.1    **Sq Ft:** 1,300    **Acre:**    **Est Taxes:** \$12,788  
**Prkng:** 1 Car Attached    **Sale Date:** 1/8/2015    **DOM:** 131 days    **SALE PRICE:** **\$407,500**



**MLS #:** 4537738    **SOLD**    **Address:** 20 Edgewood Road    **List Price:** \$450,000  
**Village:** None    **PO:** Hartsdale    **Style:** Ranch    **Year Built:** 1953  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,568    **Acre:** .12    **Est Taxes:** \$17,218  
**Prkng:** Driveway    **Sale Date:** 10/20/2015    **DOM:** 28 days    **SALE PRICE:** **\$410,000**



**MLS #:** 4443080    **SOLD**    **Address:** 7 Woodbine Terrace    **List Price:** \$469,900  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Split Level    **Year Built:** 1962  
**BR:** 3    **Baths:** 2    **Sq Ft:** 2,424    **Acre:** .22    **Est Taxes:** \$22,483  
**Prkng:** 2 Car Attached    **Sale Date:** 4/22/2015    **DOM:** 131 days    **SALE PRICE:** **\$420,000**



**MLS #:** 4521314    **SOLD**    **Address:** 1202 Hunters Run    **List Price:** \$440,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 2    **Baths:** 2    **Sq Ft:** 1,292    **Acre:** .07    **Est Taxes:** \$14,327  
**Prkng:** 1 Car Attached    **Sale Date:** 12/29/2015    **DOM:** 164 days    **SALE PRICE:** **\$420,000**



**MLS #:** 4413085    **SOLD**    **Address:** 16 Joyce Road    **List Price:** \$449,000  
**Village:** None    **PO:** Hartsdale    **Style:** Cape Cod    **Year Built:** 1953  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,509    **Acre:** .30    **Est Taxes:** \$15,205  
**Prkng:** 2 Car Attached    **Sale Date:** 2/13/2015    **DOM:** 137 days    **SALE PRICE:** **\$425,000**



**MLS #:** 4501778    **SOLD**    **Address:** 1 Powderhorn Road    **List Price:** \$449,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1945  
**BR:** 2    **Baths:** 1    **Sq Ft:** 1,078    **Acre:** .18    **Est Taxes:** \$14,866  
**Prkng:** 1 Car Attached    **Sale Date:** 3/6/2015    **DOM:** 18 days    **SALE PRICE:** **\$449,000**



**MLS #:** 4439983    **SOLD**    **Address:** 56 Sprain Road    **List Price:** \$479,000  
**Village:** None    **PO:** Scarsdale    **Style:** Ranch    **Year Built:** 1955  
**BR:** 3    **Baths:** 1    **Sq Ft:** 1,731    **Acre:** .47    **Est Taxes:** \$19,530  
**Prkng:** 1 Car Attached    **Sale Date:** 3/31/2015    **DOM:** 71 days    **SALE PRICE:** **\$450,000**



**MLS #:** 4438066    **SOLD**    **Address:** 502 Hunters Run    **List Price:** \$465,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 1,425    **Acre:** .11    **Est Taxes:** \$16,208  
**Prkng:** 1 Car Attached    **Sale Date:** 3/2/2015    **DOM:** 76 days    **SALE PRICE:** **\$465,000**



**MLS #:** 4514546    **SOLD**    **Address:** 24 Grandview Avenue    **List Price:** \$549,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1956  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,906    **Acre:** .16    **Est Taxes:** \$19,210  
**Prkng:** 1 Car Attached    **Sale Date:** 6/30/2015    **DOM:** 70 days    **SALE PRICE:** **\$468,802**



**MLS #:** 4502901    **SOLD**    **Address:** 1502 Hunters Run    **List Price:** \$469,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 1,424    **Acre:** .06    **Est Taxes:** \$16,129  
**Prkng:** 1 Car Attached    **Sale Date:** 7/3/2015    **DOM:** 78 days    **SALE PRICE:** **\$470,000**



**MLS #:** 4532755    **SOLD**    **Address:** 21 Joyce Road    **List Price:** \$469,000  
**Village:** None    **PO:** Hartsdale    **Style:** Split Level    **Year Built:** 1956  
**BR:** 3    **Baths:** 1.1    **Sq Ft:** 1,400    **Acre:** .22    **Est Taxes:** \$17,576  
**Prkng:** 1 Car Attached    **Sale Date:** 11/16/2015    **DOM:** 29 days    **SALE PRICE:** **\$470,000**



**MLS #:** 4441446    **SOLD**    **Address:** 145 Huntley Drive    **List Price:** \$479,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1952  
**BR:** 3    **Baths:** 1    **Sq Ft:** 1,120    **Acre:** .22    **Est Taxes:** \$16,383  
**Prkng:** 1 Car Attached    **Sale Date:** 1/13/2015    **DOM:** 42 days    **SALE PRICE:** **\$476,000**



**MLS #:** 4446500    **SOLD**    **Address:** 1403 Hunters Run    **List Price:** \$485,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 2    **Baths:** 3    **Sq Ft:** 1,632    **Acre:** .06    **Est Taxes:** \$15,550  
**Prkng:** 1 Car Attached    **Sale Date:** 3/24/2015    **DOM:** 23 days    **SALE PRICE:** **\$485,001**



**MLS #:** 4429481    **SOLD**    **Address:** 89 Northfield Avenue    **List Price:** \$509,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Cape Cod    **Year Built:** 1948  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 1,595    **Acre:** .17    **Est Taxes:** \$14,389  
**Prkng:** 1 Car Attached    **Sale Date:** 3/23/2015    **DOM:** 161 days    **SALE PRICE:** **\$500,000**



**MLS #:** 4512491    **SOLD**    **Address:** 1 Fuller Avenue    **List Price:** \$499,900  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1962  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,240    **Acre:** .23    **Est Taxes:** \$20,397  
**Prkng:** 2 Car Attached    **Sale Date:** 10/23/2015    **DOM:** 126 days    **SALE PRICE:** **\$500,000**





# OMG!

The revaluation of all the properties within the Town of Greenburgh has been completed and the tax assessor plans to announce the revised tax assessments in March.

Your new assessment is what will be used to calculate your property taxes going forward.

## Are you prepared?

1. How will you determine if your new assessment is accurate and fair?
2. Will your property taxes be significantly higher or will they be lower?
3. If your new assessment results in a significant increase in your property taxes, what do you plan to do?

To request a quick & **FREE** review of how your new assessment might impact your taxes,  
Visit - <http://www.billboeckelman.com/Contact-Bill/Property-Tax-Analysis>



## Bill Boeckelman

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**MLS #:** 4420652    **SOLD**    **Address:** 109 New Sprain Road    **List Price:** \$559,000  
**Village:** None    **PO:** Scarsdale    **Style:** Raised Ranch    **Year Built:** 1964  
**BR:** 4    **Baths:** 3    **Sq Ft:** 1,416    **Acre:** .44    **Est Taxes:** \$26,256  
**Prkng:** 2 Car Attached    **Sale Date:** 1/29/2015    **DOM:** 181 days    **SALE PRICE:** **\$508,000**



**MLS #:** 4505256    **SOLD**    **Address:** 538 Almena Avenue    **List Price:** \$525,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1946  
**BR:** 2    **Baths:** 1.1    **Sq Ft:** 1,356    **Acre:** .19    **Est Taxes:** \$13,409  
**Prkng:** Driveway    **Sale Date:** 6/9/2015    **DOM:** 75 days    **SALE PRICE:** **\$508,500**



**MLS #:** 4443872    **SOLD**    **Address:** 1002 Hunters Run    **List Price:** \$475,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 1,900    **Acre:**    **Est Taxes:** \$13,250  
**Prkng:** 1 Car Attached    **Sale Date:** 4/8/2015    **DOM:** 27 days    **SALE PRICE:** **\$510,000**



**MLS #:** 4541720    **SOLD**    **Address:** 37 Edgewood Road    **List Price:** \$529,000  
**Village:** None    **PO:** Hartsdale    **Style:** Ranch    **Year Built:** 1953  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,335    **Acre:** .20    **Est Taxes:** \$17,104  
**Prkng:** 1 Car Attached    **Sale Date:** 12/18/2015    **DOM:** 35 days    **SALE PRICE:** **\$510,000**



**MLS #:** 4507994    **SOLD**    **Address:** 30 Dunham Road    **List Price:** \$518,000  
**Village:** None    **PO:** Hartsdale    **Style:** Ranch    **Year Built:** 1953  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,420    **Acre:** .21    **Est Taxes:** \$18,817  
**Prkng:** 2 Car Attached    **Sale Date:** 6/17/2015    **DOM:** 16 days    **SALE PRICE:** **\$518,000**



**MLS #:** 4440260    **SOLD**    **Address:** 2 Major Appleby's Road    **List Price:** \$500,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1950  
**BR:** 3    **Baths:** 3    **Sq Ft:** 1,512    **Acre:** .17    **Est Taxes:** \$13,600  
**Prkng:** Driveway    **Sale Date:** 1/14/2015    **DOM:** 21 days    **SALE PRICE:** **\$520,000**



**MLS #:** 4518545    **SOLD**    **Address:** 563 Ashford Avenue    **List Price:** \$525,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 1926  
**BR:** 4    **Baths:** 1.1    **Sq Ft:** 1,238    **Acre:** .15    **Est Taxes:** \$15,503  
**Prkng:** 1 Car Detached    **Sale Date:** 7/7/2015    **DOM:** 18 days    **SALE PRICE:** **\$525,000**



**MLS #:** 4531165    **SOLD**    **Address:** 74 Northfield Avenue    **List Price:** \$559,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Colonial    **Year Built:** 1961  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 1,664    **Acre:** .12    **Est Taxes:** \$21,695  
**Prkng:** 1 Car Attached    **Sale Date:** 12/16/2015    **DOM:** 67 days    **SALE PRICE:** **\$525,000**



**MLS #:** 4540988    **SOLD**    **Address:** 19 Mountainview Avenue    **List Price:** \$525,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1956  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 1,502    **Acre:** .14    **Est Taxes:** \$21,094  
**Prkng:** Carport    **Sale Date:** 12/21/2015    **DOM:** 27 days    **SALE PRICE:** **\$525,000**



**MLS #:** 4440302    **SOLD**    **Address:** 8 Glen Road    **List Price:** \$479,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1952  
**BR:** 3    **Baths:** 1    **Sq Ft:** 1,120    **Acre:** .17    **Est Taxes:** \$15,876  
**Prkng:** 1 Car Attached    **Sale Date:** 1/8/2015    **DOM:** 19 days    **SALE PRICE:** \$525,930



**MLS #:** 4518574    **SOLD**    **Address:** 73 Lincoln Avenue    **List Price:** \$525,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1953  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,342    **Acre:** .23    **Est Taxes:** \$20,068  
**Prkng:** 1 Car Attached    **Sale Date:** 7/20/2015    **DOM:** 62 days    **SALE PRICE:** \$535,000



**MLS #:** 4521828    **SOLD**    **Address:** 7 Southway    **List Price:** \$539,000  
**Village:** None    **PO:** Hartsdale    **Style:** Ranch    **Year Built:** 1955  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,488    **Acre:** .19    **Est Taxes:** \$18,400  
**Prkng:** 1 Car Carport    **Sale Date:** 8/25/2015    **DOM:** 29 days    **SALE PRICE:** \$540,000



**MLS #:** 4525429    **SOLD**    **Address:** 24 Edgewood Road    **List Price:** \$549,000  
**Village:** None    **PO:** Hartsdale    **Style:** Ranch    **Year Built:** 1953  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 1,335    **Acre:** .21    **Est Taxes:** \$17,702  
**Prkng:** 1 Car Attached    **Sale Date:** 9/18/2015    **DOM:** 46 days    **SALE PRICE:** \$540,000



**MLS #:** 4513993    **SOLD**    **Address:** 1005 Hunters Run    **List Price:** \$499,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1984  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 2,000    **Acre:** .14    **Est Taxes:** \$16,210  
**Prkng:** 1 Car Attached    **Sale Date:** 7/24/2015    **DOM:** 54 days    **SALE PRICE:** \$540,500



**MLS #:** 4436685    **SOLD**    **Address:** 33 Euclid Avenue    **List Price:** \$499,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1955  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 1,600    **Acre:** .17    **Est Taxes:** \$17,959  
**Prkng:** Driveway    **Sale Date:** 2/6/2015    **DOM:** 70 days    **SALE PRICE:** \$550,000



**MLS #:** 4534784    **SOLD**    **Address:** 129 Huntley Drive    **List Price:** \$575,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1952  
**BR:** 5    **Baths:** 2    **Sq Ft:** 1,876    **Acre:** .20    **Est Taxes:** \$18,031  
**Prkng:** 1 Car Attached    **Sale Date:** 11/20/2015    **DOM:** 27 days    **SALE PRICE:** \$556,500



**MLS #:** 4503946    **SOLD**    **Address:** 144 Huntley Drive    **List Price:** \$570,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1952  
**BR:** 3    **Baths:** 3    **Sq Ft:** 1,452    **Acre:** .18    **Est Taxes:** \$17,289  
**Prkng:** Driveway    **Sale Date:** 5/21/2015    **DOM:** 60 days    **SALE PRICE:** \$560,000



**MLS #:** 4522797    **SOLD**    **Address:** 1304 Hunters Run    **List Price:** \$595,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Town House    **Year Built:** 1986  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 1,632    **Acre:** .10    **Est Taxes:** \$15,334  
**Prkng:** 1 Car Attached    **Sale Date:** 9/17/2015    **DOM:** 48 days    **SALE PRICE:** \$570,000





HOMES

<b>MLS #:</b> 4510372	<b>SOLD</b>	<b>Address:</b> 2 Byron Place	<b>List Price:</b> \$559,000
<b>Village:</b> Dobbs Ferry	<b>PO:</b> Dobbs Ferry	<b>Style:</b> Colonial	<b>Year Built:</b> 1986
<b>BR:</b> 3	<b>Baths:</b> 3.1	<b>Sq Ft:</b> 1,600	<b>Acre:</b> .01
<b>Prkng:</b> Driveway	<b>Sale Date:</b> 6/11/2015	<b>DOM:</b> 13 days	<b>SALE PRICE:</b> \$580,000



<b>MLS #:</b> 3333324	<b>SOLD</b>	<b>Address:</b> 1049 Dobbs Ferry Road	<b>List Price:</b> \$599,000
<b>Village:</b> None	<b>PO:</b> White Plains	<b>Style:</b> Tudor	<b>Year Built:</b> 1925
<b>BR:</b> 3	<b>Baths:</b> 2	<b>Sq Ft:</b> 1,783	<b>Acre:</b> .46
<b>Prkng:</b> 1 Car Detached	<b>Sale Date:</b> 2/27/2015	<b>DOM:</b> 375 days	<b>SALE PRICE:</b> \$585,000



HOMES

<b>MLS #:</b> 4521431	<b>SOLD</b>	<b>Address:</b> 1163 Dobbs Ferry Road	<b>List Price:</b> \$599,000
<b>Village:</b> None	<b>PO:</b> White Plains	<b>Style:</b> Raised Ranch	<b>Year Built:</b> 1965
<b>BR:</b> 4	<b>Baths:</b> 2	<b>Sq Ft:</b> 2,000	<b>Acre:</b> .19
<b>Prkng:</b> 1 Car Attached	<b>Sale Date:</b> 10/14/2015	<b>DOM:</b> 70 days	<b>SALE PRICE:</b> \$590,000



HOMES

<b>MLS #:</b> 4526641	<b>SOLD</b>	<b>Address:</b> 16 Western Drive	<b>List Price:</b> \$599,000
<b>Village:</b> Ardsley	<b>PO:</b> Ardsley	<b>Style:</b> Ranch	<b>Year Built:</b> 1955
<b>BR:</b> 3	<b>Baths:</b> 2	<b>Sq Ft:</b> 1,137	<b>Acre:</b> .27
<b>Prkng:</b> 1 Car Attached	<b>Sale Date:</b> 8/21/2015	<b>DOM:</b> 28 days	<b>SALE PRICE:</b> \$590,000



HOMES

<b>MLS #:</b> 4534286	<b>SOLD</b>	<b>Address:</b> 1 Shorthill Road	<b>List Price:</b> \$599,000
<b>Village:</b> Ardsley	<b>PO:</b> Ardsley	<b>Style:</b> Cape Cod	<b>Year Built:</b> 1940
<b>BR:</b> 3	<b>Baths:</b> 2	<b>Sq Ft:</b> 1,400	<b>Acre:</b> .16
<b>Prkng:</b> 1 Car Attached	<b>Sale Date:</b> 11/3/2015	<b>DOM:</b> 50 days	<b>SALE PRICE:</b> \$590,000



HOMES

<b>MLS #:</b> 4522120	<b>SOLD</b>	<b>Address:</b> 20 Euclid Avenue	<b>List Price:</b> \$599,000
<b>Village:</b> Ardsley	<b>PO:</b> Ardsley	<b>Style:</b> Cape Cod	<b>Year Built:</b> 1949
<b>BR:</b> 3	<b>Baths:</b> 1.1	<b>Sq Ft:</b> 1,610	<b>Acre:</b> .24
<b>Prkng:</b> 1 Car Attached	<b>Sale Date:</b> 8/20/2015	<b>DOM:</b> 25 days	<b>SALE PRICE:</b> \$599,000



HOMES

<b>MLS #:</b> 4527496	<b>SOLD</b>	<b>Address:</b> 6 Standish Place	<b>List Price:</b> \$625,000
<b>Village:</b> None	<b>PO:</b> Hartsdale	<b>Style:</b> Split Level	<b>Year Built:</b> 1955
<b>BR:</b> 3	<b>Baths:</b> 2	<b>Sq Ft:</b> 1,325	<b>Acre:</b> .28
<b>Prkng:</b> 1 Car Attached	<b>Sale Date:</b> 9/11/2015	<b>DOM:</b> 53 days	<b>SALE PRICE:</b> \$612,000



HOMES

<b>MLS #:</b> 4426985	<b>SOLD</b>	<b>Address:</b> 4 Tappan Terrace	<b>List Price:</b> \$649,850
<b>Village:</b> Ardsley	<b>PO:</b> Ardsley	<b>Style:</b> Raised Ranch	<b>Year Built:</b> 1961
<b>BR:</b> 3	<b>Baths:</b> 2.1	<b>Sq Ft:</b> 1,452	<b>Acre:</b> .20
<b>Prkng:</b> 2 Car Attached	<b>Sale Date:</b> 5/12/2015	<b>DOM:</b> 251 days	<b>SALE PRICE:</b> \$620,000



HOMES

<b>MLS #:</b> 4510686	<b>SOLD</b>	<b>Address:</b> 78 Joyce Road	<b>List Price:</b> \$669,999
<b>Village:</b> None	<b>PO:</b> Hartsdale	<b>Style:</b> Split Level	<b>Year Built:</b> 1955
<b>BR:</b> 3	<b>Baths:</b> 2	<b>Sq Ft:</b> 1,655	<b>Acre:</b> .17
<b>Prkng:</b> 1 Car Attached	<b>Sale Date:</b> 7/8/2015	<b>DOM:</b> 60 days	<b>SALE PRICE:</b> \$620,000



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**MLS #:** 4512923    **SOLD**    **Address:** 35 Wildwood Lane    **List Price:** \$599,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1952  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,973    **Acre:** .18    **Est Taxes:** \$18,108  
**Prkng:** 1 Car Attached    **Sale Date:** 6/30/2015    **DOM:** 16 days    **SALE PRICE:** **\$625,000**



**MLS #:** 4533396    **SOLD**    **Address:** 10 Park Avenue    **List Price:** \$629,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 1901  
**BR:** 3    **Baths:** 1.1    **Sq Ft:** 1,922    **Acre:** .26    **Est Taxes:** \$12,755  
**Prkng:** Tandem    **Sale Date:** 10/8/2015    **DOM:** 34 days    **SALE PRICE:** **\$629,000**



**MLS #:** 4524369    **SOLD**    **Address:** 10 Vista Place    **List Price:** \$649,000  
**Village:** None    **PO:** Hartsdale    **Style:** Ranch    **Year Built:** 1953  
**BR:** 4    **Baths:** 3    **Sq Ft:** 2,042    **Acre:** .24    **Est Taxes:** \$19,179  
**Prkng:** Driveway    **Sale Date:** 8/31/2015    **DOM:** 28 days    **SALE PRICE:** **\$630,000**



**MLS #:** 4404138    **SOLD**    **Address:** 209 Sprain Road    **List Price:** \$679,000  
**Village:** None    **PO:** Scarsdale    **Style:** Raised Ranch    **Year Built:** 1968  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,500    **Acre:** .79    **Est Taxes:** \$20,772  
**Prkng:** 2 Car Attached    **Sale Date:** 3/4/2015    **DOM:** 260 days    **SALE PRICE:** **\$635,000**



**MLS #:** 4532638    **SOLD**    **Address:** 59 Lincoln Avenue    **List Price:** \$649,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1937  
**BR:** 5    **Baths:** 2.1    **Sq Ft:** 2,240    **Acre:** .06    **Est Taxes:** \$20,186  
**Prkng:** 2 Car Attached    **Sale Date:** 10/16/2015    **DOM:** 29 days    **SALE PRICE:** **\$642,500**



**MLS #:** 4520275    **SOLD**    **Address:** 7 Concord Road    **List Price:** \$649,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1967  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,784    **Acre:** .27    **Est Taxes:** \$27,808  
**Prkng:** 2 Car Attached    **Sale Date:** 8/27/2015    **DOM:** 46 days    **SALE PRICE:** **\$644,000**



**MLS #:** 4515744    **SOLD**    **Address:** 20 Lookout Place    **List Price:** \$639,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1953  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,000    **Acre:** .17    **Est Taxes:** \$18,018  
**Prkng:** Driveway    **Sale Date:** 8/24/2015    **DOM:** 19 days    **SALE PRICE:** **\$650,000**



**MLS #:** 4528654    **SOLD**    **Address:** 16 Kenneth Road    **List Price:** \$699,000  
**Village:** None    **PO:** Hartsdale    **Style:** Split Level    **Year Built:** 1956  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,600    **Acre:** .19    **Est Taxes:** \$19,500  
**Prkng:** 1 Car Attached    **Sale Date:** 11/19/2015    **DOM:** 56 days    **SALE PRICE:** **\$650,000**



**MLS #:** 4509570    **SOLD**    **Address:** 5 Columbia Road    **List Price:** \$639,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1953  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,428    **Acre:** .19    **Est Taxes:** \$15,969  
**Prkng:** 1 Car Attached    **Sale Date:** 6/15/2015    **DOM:** 30 days    **SALE PRICE:** **\$651,000**



**MLS #:** 4526579    **SOLD**    **Address:** 2 Vista Place    **List Price:** \$675,000  
**Village:** None    **PO:** Hartsdale    **Style:** Ranch    **Year Built:** 1953  
**BR:** 5    **Baths:** 2    **Sq Ft:** 2,400    **Acre:** .20    **Est Taxes:** \$17,551  
**Prkng:** 1 Car Attached    **Sale Date:** 12/1/2015    **DOM:** 135 days    **SALE PRICE:** **\$655,000**



**MLS #:** 4537206    **SOLD**    **Address:** 24 Old Mill Lane    **List Price:** \$675,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Town House    **Year Built:** 1984  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 2,200    **Acre:** .11    **Est Taxes:** \$19,500  
**Prkng:** 1 Car Attached    **Sale Date:** 11/6/2015    **DOM:** 24 days    **SALE PRICE:** **\$655,000**



**MLS #:** 4501347    **SOLD**    **Address:** 11 Exeter Place    **List Price:** \$649,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Other    **Year Built:** 1959  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,396    **Acre:** .26    **Est Taxes:** \$19,241  
**Prkng:** 2 Car Attached    **Sale Date:** 3/26/2015    **DOM:** 17 days    **SALE PRICE:** **\$660,000**



**MLS #:** 4532575    **SOLD**    **Address:** 1 Chimney Pot Lane    **List Price:** \$689,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Cape Cod    **Year Built:** 1950  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,890    **Acre:** .24    **Est Taxes:** \$23,535  
**Prkng:** 2 Car Attached    **Sale Date:** 10/9/2015    **DOM:** 34 days    **SALE PRICE:** **\$660,000**



**MLS #:** 4540171    **SOLD**    **Address:** 10 Northern Road    **List Price:** \$665,000  
**Village:** None    **PO:** Hartsdale    **Style:** Split Level    **Year Built:** 1956  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 1,820    **Acre:** .18    **Est Taxes:** \$23,156  
**Prkng:** 1 Car Attached    **Sale Date:** 12/30/2015    **DOM:** 43 days    **SALE PRICE:** **\$665,000**



**MLS #:** 4529003    **SOLD**    **Address:** 2 Eastway    **List Price:** \$689,000  
**Village:** None    **PO:** Hartsdale    **Style:** Split Level    **Year Built:** 1955  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,700    **Acre:** .18    **Est Taxes:** \$18,533  
**Prkng:** 1 Car Attached    **Sale Date:** 11/7/2015    **DOM:** 66 days    **SALE PRICE:** **\$670,000**



**MLS #:** 4407775    **SOLD**    **Address:** 52 Riverview Avenue    **List Price:** \$699,000  
**Village:** None    **PO:** Ardsley    **Style:** Contemporary    **Year Built:** 1929  
**BR:** 3    **Baths:** 2    **Sq Ft:** 2,375    **Acre:** .19    **Est Taxes:** \$18,615  
**Prkng:** 1 Car Attached    **Sale Date:** 2/12/2015    **DOM:** 189 days    **SALE PRICE:** **\$675,000**



**MLS #:** 4510548    **SOLD**    **Address:** 12 Sherbrooke Road    **List Price:** \$699,000  
**Village:** None    **PO:** Hartsdale    **Style:** Split Level    **Year Built:** 1955  
**BR:** 5    **Baths:** 2    **Sq Ft:** 2,300    **Acre:** .21    **Est Taxes:** \$22,047  
**Prkng:** Driveway    **Sale Date:** 6/26/2015    **DOM:** 56 days    **SALE PRICE:** **\$675,000**



**MLS #:** 4517568    **SOLD**    **Address:** 13 Old Mill Lane    **List Price:** \$675,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Town House    **Year Built:** 1984  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 2,016    **Acre:** .07    **Est Taxes:** \$21,660  
**Prkng:** 1 Car Attached    **Sale Date:** 7/27/2015    **DOM:** 32 days    **SALE PRICE:** **\$675,000**





**MLS #:** 4523789    **SOLD**    **Address:** 197 Sprain Road    **List Price:** \$689,000  
**Village:** None    **PO:** Scarsdale    **Style:** Raised Ranch    **Year Built:** 1972  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,526    **Acre:** .52    **Est Taxes:** \$19,425  
**Prkng:** 2 Car Attached    **Sale Date:** 10/1/2015    **DOM:** 55 days    **SALE PRICE:** **\$675,000**



**MLS #:** 4507945    **SOLD**    **Address:** 15 Larchmont Street    **List Price:** \$649,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Split Level    **Year Built:** 1961  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,700    **Acre:**    **Est Taxes:** \$21,014  
**Prkng:** 1 Car Attached    **Sale Date:** 7/29/2015    **DOM:** 37 days    **SALE PRICE:** **\$680,000**



**MLS #:** 4518476    **SOLD**    **Address:** 30 Hillcrest Avenue    **List Price:** \$699,000  
**Village:** None    **PO:** Ardsley    **Style:** Other    **Year Built:** 1929  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,413    **Acre:** .30    **Est Taxes:** \$19,969  
**Prkng:** Driveway    **Sale Date:** 8/19/2015    **DOM:** 43 days    **SALE PRICE:** **\$685,000**



**MLS #:** 4500954    **SOLD**    **Address:** 92 Hilltop Road    **List Price:** \$689,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1951  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,010    **Acre:** .51    **Est Taxes:** \$19,000  
**Prkng:** Driveway    **Sale Date:** 8/5/2015    **DOM:** 53 days    **SALE PRICE:** **\$689,000**



**MLS #:** 4533972    **SOLD**    **Address:** 38 Riverview Avenue    **List Price:** \$699,000  
**Village:** None    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 1923  
**BR:** 3    **Baths:** 2    **Sq Ft:** 2,002    **Acre:** .15    **Est Taxes:** \$16,926  
**Prkng:** 1 Car Detached    **Sale Date:** 10/26/2015    **DOM:** 24 days    **SALE PRICE:** **\$701,000**



**MLS #:** 4539801    **SOLD**    **Address:** 57 Bramblebrook Road    **List Price:** \$719,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Contemporary    **Year Built:** 1966  
**BR:** 3    **Baths:** 2.2    **Sq Ft:** 2,024    **Acre:** .17    **Est Taxes:** \$19,511  
**Prkng:** 2 Car Attached    **Sale Date:** 12/15/2015    **DOM:** 9 days    **SALE PRICE:** **\$715,000**



**MLS #:** 4512540    **SOLD**    **Address:** 47 Woodlands Avenue    **List Price:** \$695,000  
**Village:** None    **PO:** White Plains    **Style:** Raised Ranch    **Year Built:** 1983  
**BR:** 3    **Baths:** 2    **Sq Ft:** 1,422    **Acre:** .27    **Est Taxes:** \$21,998  
**Prkng:** 2 Car Attached    **Sale Date:** 8/12/2015    **DOM:** 34 days    **SALE PRICE:** **\$719,000**



**MLS #:** 4439671    **SOLD**    **Address:** 18 Larchmont Street    **List Price:** \$699,900  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Other    **Year Built:** 1951  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,185    **Acre:** .25    **Est Taxes:** \$18,316  
**Prkng:** 1 Car Attached    **Sale Date:** 3/9/2015    **DOM:** 92 days    **SALE PRICE:** **\$725,000**



**MLS #:** 4518016    **SOLD**    **Address:** 5 Concord Road    **List Price:** \$729,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1954  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,810    **Acre:** .03    **Est Taxes:** \$20,295  
**Prkng:** 1 Car Attached    **Sale Date:** 7/31/2015    **DOM:** 61 days    **SALE PRICE:** **\$729,000**



**MLS #:** 4504961    **SOLD**    **Address:** 11 Beacon Hill Road    **List Price:** \$749,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Contemporary    **Year Built:** 1958  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 2,116    **Acre:** 1.26    **Est Taxes:** \$19,250  
**Prkng:** Carport    **Sale Date:** 6/16/2015    **DOM:** 23 days    **SALE PRICE:** **\$731,000**



**MLS #:** 4440588    **SOLD**    **Address:** 85 Ridge Road    **List Price:** \$749,900  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Contemporary    **Year Built:** 1985  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,758    **Acre:** .21    **Est Taxes:** \$24,976  
**Prkng:** 2 Car Attached    **Sale Date:** 2/27/2015    **DOM:** 87 days    **SALE PRICE:** **\$749,900**



**MLS #:** 3224650    **SOLD**    **Address:** 130 Wood Avenue    **List Price:** \$789,000  
**Village:** None    **PO:** Ardsley    **Style:** Colonial    **Year Built:**  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,650    **Acre:** .20    **Est Taxes:** \$3,496  
**Prkng:** 2 Car Attached    **Sale Date:** 2/6/2015    **DOM:** 526 days    **SALE PRICE:** **\$750,000**



**MLS #:** 4507575    **SOLD**    **Address:** 11 Woodbine Terrace    **List Price:** \$749,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Raised Ranch    **Year Built:** 1974  
**BR:** 5    **Baths:** 2    **Sq Ft:** 2,572    **Acre:** .22    **Est Taxes:** \$20,611  
**Prkng:** 2 Car Attached    **Sale Date:** 9/4/2015    **DOM:** 30 days    **SALE PRICE:** **\$750,000**



**MLS #:** 4536958    **SOLD**    **Address:** 30 Concord Road    **List Price:** \$759,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Capecod    **Year Built:** 1956  
**BR:** 4    **Baths:** 2    **Sq Ft:** 1,932    **Acre:** .17    **Est Taxes:** \$18,190  
**Prkng:** 1 Car Attached    **Sale Date:** 12/15/2015    **DOM:** 30 days    **SALE PRICE:** **\$761,000**



**MLS #:** 4524314    **SOLD**    **Address:** 21 Kensington Road    **List Price:** \$799,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Split Level    **Year Built:** 1956  
**BR:** 5    **Baths:** 2.1    **Sq Ft:** 2,500    **Acre:** .24    **Est Taxes:** \$24,150  
**Prkng:** 2 Car Attached    **Sale Date:** 11/17/2015    **DOM:** 93 days    **SALE PRICE:** **\$765,000**



**MLS #:** 4510296    **SOLD**    **Address:** 8 Woodbine Terrace    **List Price:** \$787,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Colonial    **Year Built:** 1964  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,434    **Acre:** .18    **Est Taxes:** \$20,091  
**Prkng:** 2 Car Attached    **Sale Date:** 5/28/2015    **DOM:** 28 days    **SALE PRICE:** **\$768,000**



**MLS #:** 4530865    **SOLD**    **Address:** 11 Bramley Lane    **List Price:** \$769,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Raised Ranch    **Year Built:** 1966  
**BR:** 5    **Baths:** 2    **Sq Ft:** 2,400    **Acre:** .19    **Est Taxes:** \$19,925  
**Prkng:** 2 Car Attached    **Sale Date:** 9/24/2015    **DOM:** 16 days    **SALE PRICE:** **\$769,000**



**MLS #:** 4521656    **SOLD**    **Address:** 28 Revere Road    **List Price:** \$789,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Raised Ranch    **Year Built:** 1961  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,447    **Acre:** .20    **Est Taxes:** \$24,976  
**Prkng:** 2 Car Attached    **Sale Date:** 8/4/2015    **DOM:** 24 days    **SALE PRICE:** **\$801,000**





**MLS #:** 4503555 **SOLD** **Address:** 109 Ridge Road **List Price:** \$885,000  
**Village:** None **PO:** Ardsley **Style:** Raised Ranch **Year Built:** 1980  
**BR:** 3 **Baths:** 2.1 **Sq Ft:** 2,356 **Acre:** .24 **Est Taxes:** \$20,636  
**Prng:** 2 Car Attached **Sale Date:** 6/30/2015 **DOM:** 20 days **SALE PRICE:** **\$840,000**



**MLS #:** 4416223 **SOLD** **Address:** 12 Revere Road **List Price:** \$898,000  
**Village:** Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1959  
**BR:** 5 **Baths:** 2 **Sq Ft:** 2,452 **Acre:** **Est Taxes:** \$25,808  
**Prng:** 2 Car Attached **Sale Date:** 6/15/2015 **DOM:** 227 days **SALE PRICE:** **\$850,000**



**MLS #:** 4504357 **SOLD** **Address:** 77 Joyce Road **List Price:** \$839,999  
**Village:** None **PO:** Hartsdale **Style:** Split Level **Year Built:** 1956  
**BR:** 4 **Baths:** 2.1 **Sq Ft:** 2,786 **Acre:** .19 **Est Taxes:** \$20,979  
**Prng:** 1 Car Attached **Sale Date:** 4/17/2015 **DOM:** 21 days **SALE PRICE:** **\$855,000**



**MLS #:** 4515158 **SOLD** **Address:** 24 Riverview Avenue **List Price:** \$849,000  
**Village:** Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1987  
**BR:** 4 **Baths:** 2 **Sq Ft:** 2,369 **Acre:** .17 **Est Taxes:** \$25,412  
**Prng:** 2 Car Attached **Sale Date:** 8/21/2015 **DOM:** 18 days **SALE PRICE:** **\$875,000**



**MLS #:** 4525549 **SOLD** **Address:** 47 Ridge Road **List Price:** \$875,000  
**Village:** Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1925  
**BR:** 4 **Baths:** 2.1 **Sq Ft:** 2,517 **Acre:** .20 **Est Taxes:** \$24,492  
**Prng:** 2 Car Attached **Sale Date:** 9/11/2015 **DOM:** 25 days **SALE PRICE:** **\$875,000**



**MLS #:** 4523080 **SOLD** **Address:** 119 Ridge Road **List Price:** \$899,000  
**Village:** None **PO:** Ardsley **Style:** Colonial **Year Built:** 1989  
**BR:** 4 **Baths:** 2.1 **Sq Ft:** 2,798 **Acre:** .45 **Est Taxes:** \$25,329  
**Prng:** 2 Car Attached **Sale Date:** 10/8/2015 **DOM:** 40 days **SALE PRICE:** **\$890,000**



**MLS #:** 4426913 **SOLD** **Address:** 3 Scott Street **List Price:** \$899,900  
**Village:** Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 2014  
**BR:** 4 **Baths:** 2.1 **Sq Ft:** 2,635 **Acre:** **Est Taxes:** \$0  
**Prng:** 2 Car Attached **Sale Date:** 4/15/2015 **DOM:** 116 days **SALE PRICE:** **\$899,900**



**MLS #:** 4520774 **SOLD** **Address:** 48 Western Drive **List Price:** \$974,000  
**Village:** Ardsley **PO:** Ardsley **Style:** Other **Year Built:** 1975  
**BR:** 5 **Baths:** 2 **Sq Ft:** 3,200 **Acre:** .29 **Est Taxes:** \$34,528  
**Prng:** 2 Car Attached **Sale Date:** 11/16/2015 **DOM:** 127 days **SALE PRICE:** **\$900,000**



**MLS #:** 4518320 **SOLD** **Address:** 22 Taft Lane **List Price:** \$929,000  
**Village:** Ardsley **PO:** Ardsley **Style:** Colonial **Year Built:** 1939  
**BR:** 4 **Baths:** 2 **Sq Ft:** 2,388 **Acre:** .14 **Est Taxes:** \$21,233  
**Prng:** 1 Car Attached **Sale Date:** 7/31/2015 **DOM:** 47 days **SALE PRICE:** **\$910,000**





**MLS #:** 4531339    **SOLD**    **Address:** 257 Woodlands Avenue    **List Price:** \$949,000  
**Village:** None    **PO:** White Plains    **Style:** Ranch    **Year Built:** 1952  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,975    **Acre:** .60    **Est Taxes:** \$26,361  
**Prkng:** 1 Car Attached    **Sale Date:** 11/6/2015    **DOM:** 77 days    **SALE PRICE:** **\$910,000**



**MLS #:** 4503767    **SOLD**    **Address:** 105 Euclid Avenue    **List Price:** \$899,000  
**Village:** None    **PO:** Ardsley    **Style:** Ranch    **Year Built:** 1924  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,614    **Acre:** .57    **Est Taxes:** \$24,096  
**Prkng:** 2 Car Attached    **Sale Date:** 6/8/2015    **DOM:** 25 days    **SALE PRICE:** **\$930,000**



**MLS #:** 4423033    **SOLD**    **Address:** 10 Sheldon Street    **List Price:** \$950,000  
**Village:** None    **PO:** Ardsley    **Style:** Contemporary    **Year Built:** 1972  
**BR:** 5    **Baths:** 2    **Sq Ft:** 2,154    **Acre:** 1.03    **Est Taxes:** \$23,242  
**Prkng:** Driveway    **Sale Date:** 6/8/2015    **DOM:** 249 days    **SALE PRICE:** **\$932,500**



**MLS #:** 4416036    **SOLD**    **Address:** 307 Winding Road Farm    **List Price:** \$1,150,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Contemporary    **Year Built:** 1966  
**BR:** 4    **Baths:** 2    **Sq Ft:** 2,560    **Acre:** 2.29    **Est Taxes:** \$26,071  
**Prkng:** 2 Car Attached    **Sale Date:** 2/11/2015    **DOM:** 183 days    **SALE PRICE:** **\$950,000**



**MLS #:** 4503096    **SOLD**    **Address:** 17 Hidden Glen Road    **List Price:** \$999,000  
**Village:** None    **PO:** Scarsdale    **Style:** Contemporary    **Year Built:** 1984  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,800    **Acre:** .49    **Est Taxes:** \$34,919  
**Prkng:** 2 Car Attached    **Sale Date:** 6/17/2015    **DOM:** 61 days    **SALE PRICE:** **\$950,000**



**MLS #:** 4514819    **SOLD**    **Address:** 42 Bramblebrook Road    **List Price:** \$999,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 1994  
**BR:** 4    **Baths:** 2.2    **Sq Ft:** 2,383    **Acre:**    **Est Taxes:** \$27,138  
**Prkng:** 2 Car Attached    **Sale Date:** 8/6/2015    **DOM:** 46 days    **SALE PRICE:** **\$957,000**



**MLS #:** 4432646    **SOLD**    **Address:** 1057 Dobbs Ferry Road    **List Price:** \$1,099,000  
**Village:** None    **PO:** White Plains    **Style:** Colonial    **Year Built:** 1994  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,700    **Acre:** .92    **Est Taxes:** \$33,765  
**Prkng:** 3 Car Attached    **Sale Date:** 4/13/2015    **DOM:** 168 days    **SALE PRICE:** **\$975,000**



**MLS #:** 3227818    **SOLD**    **Address:** 73 Cyrus Place    **List Price:** \$1,080,000  
**Village:** Dobbs Ferry    **PO:** Dobbs Ferry    **Style:** Colonial    **Year Built:** 2014  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 3,321    **Acre:** .43    **Est Taxes:** \$1  
**Prkng:** 2 Car Attached    **Sale Date:** 9/4/2015    **DOM:** 543 days    **SALE PRICE:** **\$990,000**



**MLS #:** 4516550    **SOLD**    **Address:** 17 Western Drive    **List Price:** \$1,099,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 1955  
**BR:** 5    **Baths:** 2.1    **Sq Ft:** 3,120    **Acre:** .33    **Est Taxes:** \$35,090  
**Prkng:** 1 Car Attached    **Sale Date:** 7/31/2015    **DOM:** 14 days    **SALE PRICE:** **\$1,150,000**



**MLS #:** 4509994    **SOLD**    **Address:** 110 Bramblebrook Road    **List Price:** \$975,000  
**Village:** None    **PO:** Ardsley    **Style:** Contemporary    **Year Built:** 1987  
**BR:** 5    **Baths:** 2    **Sq Ft:** 3,970    **Acre:** .35    **Est Taxes:** \$35,472  
**Prkng:** 2 Car Attached    **Sale Date:** 7/20/2015    **DOM:** 17 days    **SALE PRICE:** **\$1,155,000**



**MLS #:** 4522843    **SOLD**    **Address:** 19 Hidden Glen Road    **List Price:** \$1,150,000  
**Village:** None    **PO:** Scarsdale    **Style:** Contemporary    **Year Built:** 1983  
**BR:** 4    **Baths:** 2    **Sq Ft:** 3,174    **Acre:** .56    **Est Taxes:** \$32,584  
**Prkng:** 2 Car Attached    **Sale Date:** 12/17/2015    **DOM:** 61 days    **SALE PRICE:** **\$1,161,500**



**MLS #:** 4502902    **SOLD**    **Address:** 7 Jordan Lane    **List Price:** \$1,175,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 1999  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 3,260    **Acre:** .93    **Est Taxes:** \$42,989  
**Prkng:** 2 Car Attached    **Sale Date:** 6/29/2015    **DOM:** 24 days    **SALE PRICE:** **\$1,200,000**



**MLS #:** 4520895    **SOLD**    **Address:** 2 Rockridge Road    **List Price:** \$1,249,000  
**Village:** Ardsley    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 1999  
**BR:** 5    **Baths:** 2.1    **Sq Ft:** 3,700    **Acre:** .18    **Est Taxes:** \$29,314  
**Prkng:** 2 Car Attached    **Sale Date:** 7/31/2015    **DOM:** 25 days    **SALE PRICE:** **\$1,239,000**



**MLS #:** 3234332    **SOLD**    **Address:** 23 Cheshire Ln. Lot # 19    **List Price:** \$1,449,295  
**Village:** Ardsley    **PO:** Scarsdale    **Style:** Colonial    **Year Built:** 2014  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 4,000    **Acre:** .62    **Est Taxes:** \$43,500  
**Prkng:** 2 Car Attached    **Sale Date:** 1/12/2015    **DOM:** 456 days    **SALE PRICE:** **\$1,531,055**



**MLS #:** 4501523    **SOLD**    **Address:** 4 Lot Winding Farm    **List Price:** \$1,785,000  
**Village:** None    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 2014  
**BR:** 5    **Baths:** 2.1    **Sq Ft:** 4,400    **Acre:** .92    **Est Taxes:** \$1  
**Prkng:** 3 Car Attached    **Sale Date:** 6/25/2015    **DOM:** 40 days    **SALE PRICE:** **\$1,650,000**



**MLS #:** 4507306    **SOLD**    **Address:** 14 Faith Lane    **List Price:** \$1,749,000  
**Village:** None    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 2001  
**BR:** 5    **Baths:** 2.1    **Sq Ft:** 4,864    **Acre:** 1.13    **Est Taxes:** \$43,745  
**Prkng:** 3 Car Attached    **Sale Date:** 7/10/2015    **DOM:** 64 days    **SALE PRICE:** **\$1,690,800**



**MLS #:** 3400824    **SOLD**    **Address:** 9 Old Sprain Road    **List Price:** \$2,595,000  
**Village:** None    **PO:** Ardsley    **Style:** Colonial    **Year Built:** 2005  
**BR:** 5    **Baths:** 2.2    **Sq Ft:** 8,000    **Acre:** 3.05    **Est Taxes:** \$62,222  
**Prkng:** 6 Car Garage    **Sale Date:** 12/22/2015    **DOM:** 244 days    **SALE PRICE:** **\$2,500,000**