



Coldwell Banker Realty

❖ 2024 ❖

Condo Sales Report



The Rivertowns, NY

(Ardsley, Dobbs Ferry, Hastings & Irvington School Districts)

January 1, 2024 - December 31, 2024



Bill Boeckelman

Your Real Estate Information Resource

(914) 458-2455

<https://www.billboeckelman.com>

William Boeckelman, Associate Real Estate Broker
Coldwell Banker Realty

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

Condominiums Sold in The Rivertowns

(Ardsley, Dobbs Ferry, Hastings & Irvington School Districts)

Between January 1, 2024 and December 31, 2024

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

Rivertown Condominiums	# 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	33	\$603,818	\$600,000	\$250,000	\$999,000	200 days	95.52 %
2012	43	\$638,052	\$635,000	\$249,222	\$1,175,000	231 days	94.86 %
2013	52	\$682,128	\$637,500	\$150,000	\$1,425,000	163 days	96.69 %
2014	81	\$561,431	\$605,000	\$145,000	\$1,500,000	99 days	98.13 %
2015	83	\$564,154	\$585,000	\$109,200	\$1,197,500	96 days	97.94 %
2016	49	\$705,558	\$719,000	\$250,000	\$1,460,000	65 days	99.12 %
2017	50	\$715,920	\$733,500	\$150,000	\$1,200,000	67 days	98.37 %
2018	45	\$649,901	\$635,000	\$163,000	\$1,800,000	58 days	97.28 %
2019	51	\$755,171	\$723,750	\$155,000	\$2,000,000	72 days	97.54 %
2020	62	\$691,783	\$679,000	\$194,000	\$1,659,000	75 days	97.82 %
2021	87	\$767,492	\$735,000	\$195,000	\$2,300,000	54 days	98.98 %
2022	65	\$830,204	\$775,000	\$218,000	\$2,300,000	45 days	100.73 %
2023	49	\$966,258	\$904,000	\$210,000	\$2,460,000	37 days	101.85
2024	42	\$917,450	\$867,000	\$260,000	\$1,760,000	40 days	102.61 %

Note 1: In general, the Rivertown condominium statistics cover a variety of condominium complexes at a variety of price levels in four separate communities so the Rivertown condominium market cannot be analyzed as a single market. However, there are meaningful conclusions that can be drawn from the statistics.

Note 2: Number of Units Sold - The total of 42 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 3: Average Time On The Market (40 days) - Is a little more than one month and indicates that homes are selling quickly.

Note 4: Sale Price/List Price Ratio (102.61%) - Means that many homes are selling above their final list prices.

Note 5: The **average sale and median sale prices** (with exception of last year) were both significantly higher than previous years.

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 #: H6296174 **SOLD** **Address:** 100 Clarewood Dr #3G **List Price:** \$265,000
PO: Hastings **Complex:** Clarewood **Style:** Garden **Year Built:** 1925
BR: 1 **Baths:** 1.0 **Sq Ft:** 593 **Cm Chrgs:** \$1,123 **Est Taxes:** \$3,281
Sale/List Price: 98% **Sale Date:** 12/6/2024 **DOM:** 59 days **SALE PRICE:** **\$260,000**



MLS #: H6281434 **SOLD** **Address:** 100 Cedar St #A35 **List Price:** \$350,000
PO: Dobbs Ferry **Complex:** Village Green **Style:** Garden **Year Built:** 1954
BR: 1 **Baths:** 1.0 **Sq Ft:** 935 **Cm Chrgs:** \$527 **Est Taxes:** \$4,516
Sale/List Price: 100% **Sale Date:** 4/25/2024 **DOM:** 39 days **SALE PRICE:** **\$350,000**



MLS #: H6303024 **SOLD** **Address:** 565 Broadway #4E **List Price:** \$430,000
PO: Hastings **Complex:** Hastings Terrace **Style:** Mid Rise **Year Built:** 1950
BR: 1 **Baths:** 1.0 **Sq Ft:** 888 **Cm Chrgs:** \$476 **Est Taxes:** \$4,839
Sale/List Price: 100% **Sale Date:** 6/10/2024 **DOM:** 10 days **SALE PRICE:** **\$430,000**



MLS #: H6329940 **SOLD** **Address:** 520 Ashford Ave #28 **List Price:** \$415,000
PO: Ardsley **Complex:** Ashford Court **Style:** Mid Rise **Year Built:** 1912
BR: 1 **Baths:** 1.1 **Sq Ft:** 1,010 **Cm Chrgs:** \$463 **Est Taxes:** \$8,244
Sale/List Price: 108% **Sale Date:** 12/16/2024 **DOM:** 21 days **SALE PRICE:** **\$450,000**



MLS #: H6300306 **SOLD** **Address:** 100 Cedar St #B6 **List Price:** \$465,000
PO: Dobbs Ferry **Complex:** Village Green **Style:** Garden **Year Built:** 1954
BR: 2 **Baths:** 1.0 **Sq Ft:** 989 **Cm Chrgs:** \$832 **Est Taxes:** \$5,342
Sale/List Price: 97% **Sale Date:** 6/26/2024 **DOM:** 24 days **SALE PRICE:** **\$450,000**



MLS #: H6274525 **SOLD** **Address:** 100 Cedar St #B21 **List Price:** \$475,000
PO: Dobbs Ferry **Complex:** Village Green **Style:** Garden **Year Built:** 1952
BR: 2 **Baths:** 1.1 **Sq Ft:** 1,200 **Cm Chrgs:** \$838 **Est Taxes:** \$6,769
Sale/List Price: 100% **Sale Date:** 2/7/2024 **DOM:** 26 days **SALE PRICE:** **\$475,000**



MLS #: H6272572 **SOLD** **Address:** 520 Ashford Ave #8 **List Price:** \$475,000
PO: Ardsley **Complex:** Ashford Court **Style:** Mid Rise **Year Built:** 1950
BR: 2 **Baths:** 1.1 **Sq Ft:** 1,290 **Cm Chrgs:** \$562 **Est Taxes:** \$8,821
Sale/List Price: 105% **Sale Date:** 1/16/2024 **DOM:** 11 days **SALE PRICE:** **\$500,000**



MLS #: H6328868 **SOLD** **Address:** 565 Broadway #1A **List Price:** \$599,000
PO: Hastings **Complex:** Hastings Terrace **Style:** Mid Rise **Year Built:** 1952
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,041 **Cm Chrgs:** \$648 **Est Taxes:** \$6,412
Sale/List Price: 97% **Sale Date:** 12/19/2024 **DOM:** 90 days **SALE PRICE:** **\$580,000**



MLS #: H6304170 **SOLD** **Address:** 251 Birch Ln **List Price:** \$629,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 1 **Baths:** 1.1 **Sq Ft:** 1,736 **Cm Chrgs:** \$870 **Est Taxes:** \$10,048
Sale/List Price: 111% **Sale Date:** 8/7/2024 **DOM:** 30 days **SALE PRICE:** **\$700,000**



MLS #: H6304702 **SOLD** **Address:** 371 Birch Ln **List Price:** \$699,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,757 **Cm Chrgs:** \$957 **Est Taxes:** \$11,146
Sale/List Price: 105% **Sale Date:** 7/19/2024 **DOM:** 20 days **SALE PRICE:** **\$737,000**



MLS #: H6289499 **SOLD** **Address:** 45 Main St #3E **List Price:** \$715,000
PO: Hastings **Complex:** Riverton Lofts **Style:** Mid Rise **Year Built:** 2008
BR: 1 **Baths:** 1.1 **Sq Ft:** 1,320 **Cm Chrgs:** \$745 **Est Taxes:** \$10,233
Sale/List Price: 108% **Sale Date:** 4/12/2024 **DOM:** 11 days **SALE PRICE:** **\$770,000**



MLS #: H6295417 **SOLD** **Address:** 28 Sunnyside Pl **List Price:** \$799,000
PO: Irvington **Complex:** Pennybridge **Style:** Townhouse **Year Built:** 1988
BR: 2 **Baths:** 2.1 **Sq Ft:** 2,014 **Cm Chrgs:** \$584 **Est Taxes:** \$12,134
Sale/List Price: 99% **Sale Date:** 5/30/2024 **DOM:** 17 days **SALE PRICE:** **\$788,000**



MLS #: H6299898 **SOLD** **Address:** 50 Taxter Rd #B **List Price:** \$835,000
PO: Irvington **Complex:** 1891 School- **Style:** Loft **Year Built:** 1891
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,650 **Cm Chrgs:** \$595 **Est Taxes:** \$7,310
Sale/List Price: 96% **Sale Date:** 10/8/2024 **DOM:** 27 days **SALE PRICE:** **\$800,000**



MLS #: H6325652 **SOLD** **Address:** 20 Quail Close **List Price:** \$779,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,767 **Cm Chrgs:** \$850 **Est Taxes:** \$9,951
Sale/List Price: 103% **Sale Date:** 12/20/2024 **DOM:** 19 days **SALE PRICE:** **\$805,000**



MLS #: H6312528 **SOLD** **Address:** 32 Quail Close **List Price:** \$775,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,767 **Cm Chrgs:** \$850 **Est Taxes:** \$10,180
Sale/List Price: 104% **Sale Date:** 8/28/2024 **DOM:** 14 days **SALE PRICE:** **\$805,000**



MLS #: H6283670 **SOLD** **Address:** 290 Birch Ln **List Price:** \$675,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,765 **Cm Chrgs:** \$957 **Est Taxes:** \$11,146
Sale/List Price: 119% **Sale Date:** 5/3/2024 **DOM:** 6 days **SALE PRICE:** **\$805,000**



MLS #: H6319493 **SOLD** **Address:** 362 Birch Ln **List Price:** \$825,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,108 **Cm Chrgs:** \$1,032 **Est Taxes:** \$10,989
Sale/List Price: 100% **Sale Date:** 11/25/2024 **DOM:** 0 days **SALE PRICE:** **\$825,000**



MLS #: H6278038 **SOLD** **Address:** 10 Pond Ln **List Price:** \$699,000
PO: Hastings **Complex:** Clarewood **Style:** Townhouse **Year Built:** 1990
BR: 2 **Baths:** 2.1 **Sq Ft:** 2,800 **Cm Chrgs:** \$861 **Est Taxes:** \$9,823
Sale/List Price: 118% **Sale Date:** 1/5/2024 **DOM:** 3 days **SALE PRICE:** **\$825,000**

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Bill Boeckelman

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(914) 458-2455

E-mail: boeckelman@gmail.com

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MLS #: H6291383 **SOLD** **Address:** 59 Ridgeway Dr **List Price:** \$799,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,400 **Cm Chrgs:** \$745 **Est Taxes:** \$10,537
Sale/List Price: 105% **Sale Date:** 6/20/2024 **DOM:** 10 days **SALE PRICE:** **\$840,000**



MLS #: H6307580 **SOLD** **Address:** 105 Valleyview Rd **List Price:** \$820,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,784 **Cm Chrgs:** \$770 **Est Taxes:** \$13,412
Sale/List Price: 105% **Sale Date:** 8/7/2024 **DOM:** 18 days **SALE PRICE:** **\$861,000**



MLS #: H6321553 **SOLD** **Address:** 107 Valleyview Rd **List Price:** \$830,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,483 **Cm Chrgs:** \$770 **Est Taxes:** \$7,988
Sale/List Price: 104% **Sale Date:** 11/18/2024 **DOM:** 33 days **SALE PRICE:** **\$865,000**



MLS #: H6296879 **SOLD** **Address:** 65 Ridgeway Dr **List Price:** \$850,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,483 **Cm Chrgs:** \$745 **Est Taxes:** \$10,560
Sale/List Price: 102% **Sale Date:** 6/24/2024 **DOM:** 19 days **SALE PRICE:** **\$869,000**



MLS #: H6258893 **SOLD** **Address:** 10 Old Jackson Ave #50 **List Price:** \$995,000
PO: Hastings **Complex:** St Andrews **Style:** Townhouse **Year Built:** 1983
BR: 3 **Baths:** 3.1 **Sq Ft:** 3,293 **Cm Chrgs:** \$1,985 **Est Taxes:** \$17,381
Sale/List Price: 97% **Sale Date:** 3/12/2024 **DOM:** 184 days **SALE PRICE:** **\$965,000**



MLS #: H6295861 **SOLD** **Address:** 66 Ridgeway Dr **List Price:** \$975,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,664 **Cm Chrgs:** \$745 **Est Taxes:** \$11,992
Sale/List Price: 100% **Sale Date:** 5/17/2024 **DOM:** 12 days **SALE PRICE:** **\$975,000**



MLS #: H6266564 **SOLD** **Address:** 10 Old Jackson Ave #81 **List Price:** \$999,000
PO: Hastings **Complex:** St. Andrews **Style:** Townhouse **Year Built:** 1983
BR: 2 **Baths:** 2.1 **Sq Ft:** 2,248 **Cm Chrgs:** \$1,985 **Est Taxes:** \$17,598
Sale/List Price: 98% **Sale Date:** 4/15/2024 **DOM:** 108 days **SALE PRICE:** **\$975,000**



MLS #: H6291713 **SOLD** **Address:** 16 Westwood Ln **List Price:** \$920,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,954 **Cm Chrgs:** \$910 **Est Taxes:** \$13,174
Sale/List Price: 108% **Sale Date:** 6/14/2024 **DOM:** 7 days **SALE PRICE:** **\$990,000**



MLS #: H6321815 **SOLD** **Address:** 23 Westwood Circle **List Price:** \$899,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1986
BR: 2 **Baths:** 2.1 **Sq Ft:** 2,024 **Cm Chrgs:** \$935 **Est Taxes:** \$13,044
Sale/List Price: 111% **Sale Date:** 12/16/2024 **DOM:** 21 days **SALE PRICE:** **\$999,000**



MLS #: H6279231 **SOLD** **Address:** 10 Old Jackson Ave #35 **List Price:** \$1,065,000
PO: Hastings **Complex:** St. Andrews **Style:** Townhouse **Year Built:** 1983
BR: 2 **Baths:** 3.1 **Sq Ft:** 3,295 **Cm Chrgs:** \$1,985 **Est Taxes:** \$14,998
Sale/List Price: 94% **Sale Date:** 6/3/2024 **DOM:** 106 days **SALE PRICE:** **\$999,500**



MLS #: H6332848 **SOLD** **Address:** 6 Oakcrest Ln **List Price:** \$929,000
PO: Hastings **Complex:** Clarewood **Style:** Townhouse **Year Built:** 1989
BR: 2 **Baths:** 2.1 **Sq Ft:** 2,714 **Cm Chrgs:** \$758 **Est Taxes:** \$7,536
Sale/List Price: 108% **Sale Date:** 12/4/2024 **DOM:** 40 days **SALE PRICE:** **\$999,999**



MLS #: H6278952 **SOLD** **Address:** 23 Oakcrest Ln **List Price:** \$949,000
PO: Hastings **Complex:** Clarewood **Style:** Townhouse **Year Built:** 1989
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,404 **Cm Chrgs:** \$861 **Est Taxes:** \$9,555
Sale/List Price: 105% **Sale Date:** 10/7/2024 **DOM:** 3 days **SALE PRICE:** **\$999,999**



MLS #: H6318637 **SOLD** **Address:** 152 Broadway #8 **List Price:** \$1,150,000
PO: Dobbs Ferry **Complex:** Washington **Style:** Townhouse **Year Built:** 1979
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,950 **Cm Chrgs:** \$921 **Est Taxes:** \$14,248
Sale/List Price: 93% **Sale Date:** 10/17/2024 **DOM:** 28 days **SALE PRICE:** **\$1,075,000**



MLS #: H6304063 **SOLD** **Address:** 10 Old Jackson Ave #76 **List Price:** \$1,050,000
PO: Hastings **Complex:** St. Andrews **Style:** Townhouse **Year Built:** 1983
BR: 3 **Baths:** 3.1 **Sq Ft:** 3,303 **Cm Chrgs:** \$1,985 **Est Taxes:** \$15,034
Sale/List Price: 105% **Sale Date:** 7/16/2024 **DOM:** 17 days **SALE PRICE:** **\$1,101,000**



MLS #: H6275978 **SOLD** **Address:** 59 Clubhouse Ln **List Price:** \$975,000
PO: Scarsdale **Complex:** Boulder Ridge **Style:** Townhouse **Year Built:** 1993
BR: 4 **Baths:** 3.1 **Sq Ft:** 4,295 **Cm Chrgs:** \$885 **Est Taxes:** \$14,337
Sale/List Price: 114% **Sale Date:** 1/30/2024 **DOM:** 5 days **SALE PRICE:** **\$1,114,000**



MLS #: H6319408 **SOLD** **Address:** 10 Old Jackson Ave #65 **List Price:** \$1,195,000
PO: Hastings **Complex:** St. Andrews **Style:** Townhouse **Year Built:** 1983
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,800 **Cm Chrgs:** \$1,985 **Est Taxes:** \$14,893
Sale/List Price: 98% **Sale Date:** 9/27/2024 **DOM:** 17 days **SALE PRICE:** **\$1,175,000**



MLS #: H6328145 **SOLD** **Address:** 29 Hudson Dr **List Price:** \$987,500
PO: Dobbs Ferry **Complex:** The Landing **Style:** Townhouse **Year Built:** 2001
BR: 2 **Baths:** 2.2 **Sq Ft:** 2,400 **Cm Chrgs:** \$900 **Est Taxes:** \$15,917
Sale/List Price: 119% **Sale Date:** 12/16/2024 **DOM:** 21 days **SALE PRICE:** **\$1,176,000**



MLS #: H6304016 **SOLD** **Address:** 400 Warburton Ave #4 **List Price:** \$1,150,000
PO: Hastings **Complex:** Vitamin Factory **Style:** Townhouse **Year Built:** 2015
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,929 **Cm Chrgs:** \$443 **Est Taxes:** \$13,897
Sale/List Price: 105% **Sale Date:** 7/23/2024 **DOM:** 28 days **SALE PRICE:** **\$1,210,000**

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MLS #: H6303999 **SOLD** **Address:** 10 Old Jackson Ave #84 **List Price:** \$1,250,000
PO: Hastings **Complex:** St Andrews **Style:** Townhouse **Year Built:** 1983
BR: 4 **Baths:** 2.1 **Sq Ft:** 3,342 **Cm Chrgs:** \$1,985 **Est Taxes:** \$16,987
Sale/List Price: 105% **Sale Date:** 6/24/2024 **DOM:** 13 days **SALE PRICE:** **\$1,308,400**



MLS #: H6270765 **SOLD** **Address:** 27 N Buckhout St #12 **List Price:** \$1,485,000
PO: Irvington **Complex:** River House **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.0 **Sq Ft:** 2,059 **Cm Chrgs:** \$672 **Est Taxes:** \$12,001
Sale/List Price: 93% **Sale Date:** 1/5/2024 **DOM:** 39 days **SALE PRICE:** **\$1,385,000**



MLS #: H6310050 **SOLD** **Address:** 10 Old Jackson Ave #69 **List Price:** \$1,459,000
PO: Hastings **Complex:** St. Andrews **Style:** Townhouse **Year Built:** 1983
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,470 **Cm Chrgs:** \$1,985 **Est Taxes:** \$16,094
Sale/List Price: 102% **Sale Date:** 12/23/2024 **DOM:** 116 days **SALE PRICE:** **\$1,485,000**



MLS #: H6315661 **SOLD** **Address:** 37 Landing Dr **List Price:** \$1,400,000
PO: Dobbs Ferry **Complex:** The Landing **Style:** Townhouse **Year Built:** 2001
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,224 **Cm Chrgs:** \$900 **Est Taxes:** \$21,500
Sale/List Price: 107% **Sale Date:** 9/6/2024 **DOM:** 20 days **SALE PRICE:** **\$1,500,000**



MLS #: H6250606 **SOLD** **Address:** 22 Hudson Dr **List Price:** \$1,649,000
PO: Dobbs Ferry **Complex:** The Landing **Style:** Townhouse **Year Built:** 2001
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,662 **Cm Chrgs:** \$900 **Est Taxes:** \$21,221
Sale/List Price: 94% **Sale Date:** 4/26/2024 **DOM:** 270 days **SALE PRICE:** **\$1,550,000**



MLS #: H6263016 **SOLD** **Address:** 45 Landing Dr **List Price:** \$1,799,000
PO: Dobbs Ferry **Complex:** The Landing **Style:** Townhouse **Year Built:** 2001
BR: 4 **Baths:** 4.1 **Sq Ft:** 2,655 **Cm Chrgs:** \$825 **Est Taxes:** \$21,221
Sale/List Price: 98% **Sale Date:** 4/12/2024 **DOM:** 132 days **SALE PRICE:** **\$1,760,000**