



Coldwell Banker Realty

❖ 2025 ❖

Condo Sales Report



The Rivertowns, NY

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

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

Condominiums Sold in The Rivertowns

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

Between January 1, 2025 and December 31, 2025

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
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%
2025	39	\$1,127,042	\$1,110,000	\$190,000	\$2,620,000	48 days	101.79%

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 39 transactions for the year is 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 (48 days) - Is a little more than 1½ months and indicates that homes are selling quickly.

Note 4: Sale Price/List Price Ratio (101.8%) - Means that many homes are selling above their final list prices.

Note 5: The **average sale and median sale prices** 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 #: H6307409 **SOLD** **Address:** 100 Clarewood Drive #1J **List Price:** \$199,999
PO: Hastings-on- **Complex:** Clarewood **Style:** Mid-Rise **Year Built:** 1925
BR: 1 **Baths:** 1.0 **Sq Ft:** 750 **Cm Chrgs:** \$863 **Est Taxes:** \$3,592
Sale/List Price: 95.0% **Sale Date:** 4/3/2025 **DOM:** 244 days **SALE PRICE:** **\$190,000**



MLS #: 824802 **SOLD** **Address:** 555 Broadway Avenue #1H **List Price:** \$250,000
PO: Hastings-on- **Complex:** Hastings Terrace **Style:** Mid-Rise **Year Built:** 1950
BR: 0 **Baths:** 1.0 **Sq Ft:** 433 **Cm Chrgs:** \$254 **Est Taxes:** \$2,398
Sale/List Price: 100.0% **Sale Date:** 12/10/2025 **DOM:** 38 days **SALE PRICE:** **\$250,000**



MLS #: 809565 **SOLD** **Address:** 565 Broadway #4J **List Price:** \$399,900
PO: Hastings-on- **Complex:** Hastings Terrace **Style:** Mid-Rise **Year Built:** 1952
BR: 1 **Baths:** 1.0 **Sq Ft:** 685 **Cm Chrgs:** \$402 **Est Taxes:** \$3,057
Sale/List Price: 100.0% **Sale Date:** 5/2/2025 **DOM:** 26 days **SALE PRICE:** **\$400,000**



MLS #: 817193 **SOLD** **Address:** 100 Cedar Street #A35 **List Price:** \$459,999
PO: Dobbs Ferry **Complex:** Village Green **Style:** Garden **Year Built:** 1954
BR: 2 **Baths:** 1.0 **Sq Ft:** 935 **Cm Chrgs:** \$789 **Est Taxes:** \$4,862
Sale/List Price: 96.2% **Sale Date:** 6/2/2025 **DOM:** 96 days **SALE PRICE:** **\$442,500**



MLS #: 836973 **SOLD** **Address:** 100 Cedar Street #B29 **List Price:** \$450,000
PO: Dobbs Ferry **Complex:** Village Green **Style:** Garden **Year Built:** 1954
BR: 2 **Baths:** 1.0 **Sq Ft:** 948 **Cm Chrgs:** \$832 **Est Taxes:** \$5,264
Sale/List Price: 105.6% **Sale Date:** 5/16/2025 **DOM:** 31 days **SALE PRICE:** **\$475,000**



MLS #: 886133 **SOLD** **Address:** 100 Cedar Street #B43 **List Price:** \$465,000
PO: Dobbs Ferry **Complex:** Village Green **Style:** Garden **Year Built:** 1954
BR: 2 **Baths:** 1.0 **Sq Ft:** 978 **Cm Chrgs:** \$842 **Est Taxes:** \$5,317
Sale/List Price: 103.4% **Sale Date:** 10/3/2025 **DOM:** 18 days **SALE PRICE:** **\$481,000**



MLS #: 916016 **SOLD** **Address:** 100 Cedar Street #B33 **List Price:** \$499,000
PO: Dobbs Ferry **Complex:** Village Green **Style:** Garden **Year Built:** 1954
BR: 2 **Baths:** 1.0 **Sq Ft:** 989 **Cm Chrgs:** \$842 **Est Taxes:** \$5,524
Sale/List Price: 102.8% **Sale Date:** 12/10/2025 **DOM:** 32 days **SALE PRICE:** **\$513,000**



MLS #: 883512 **SOLD** **Address:** 221 Locust Lane **List Price:** \$649,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 1 **Baths:** 1.1 **Sq Ft:** 1,400 **Cm Chrgs:** \$788 **Est Taxes:** \$7,964
Sale/List Price: 97.8% **Sale Date:** 12/4/2025 **DOM:** 28 days **SALE PRICE:** **\$635,000**



MLS #: 807041 **SOLD** **Address:** 31 Quail Close **List Price:** \$635,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 1 **Baths:** 2.0 **Sq Ft:** 1,574 **Cm Chrgs:** \$788 **Est Taxes:** \$6,883
Sale/List Price: 104.1% **Sale Date:** 2/11/2025 **DOM:** 27 days **SALE PRICE:** **\$661,000**



MLS #: 847554 **SOLD** **Address:** 42 Westwood Circle **List Price:** \$735,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 1.1 **Sq Ft:** 1,434 **Cm Chrgs:** \$970 **Est Taxes:** \$9,661
Sale/List Price: 100.0% **Sale Date:** 10/6/2025 **DOM:** 60 days **SALE PRICE:** **\$735,000**



MLS #: 878294 **SOLD** **Address:** 392 Birch Lane **List Price:** \$769,000
PO: Irvington **Complex:** Downingwood **Style:** Townhouse **Year Built:** 1979
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,800 **Cm Chrgs:** \$981 **Est Taxes:** \$11,037
Sale/List Price: 97.5% **Sale Date:** 9/30/2025 **DOM:** 45 days **SALE PRICE:** **\$750,000**



MLS #: H6319328 **SOLD** **Address:** 24 Westwood Circle **List Price:** \$799,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,650 **Cm Chrgs:** \$910 **Est Taxes:** \$9,727
Sale/List Price: 93.9% **Sale Date:** 2/10/2025 **DOM:** 131 days **SALE PRICE:** **\$750,000**



MLS #: H6319810 **SOLD** **Address:** 52 Sunnyside Place **List Price:** \$760,000
PO: Irvington **Complex:** Pennybridge **Style:** Townhouse **Year Built:** 1988
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,766 **Cm Chrgs:** \$503 **Est Taxes:** \$10,152
Sale/List Price: 100.0% **Sale Date:** 3/12/2025 **DOM:** 10 days **SALE PRICE:** **\$760,000**



MLS #: 907585 **SOLD** **Address:** 14 Sunnyside Place **List Price:** \$799,000
PO: Irvington **Complex:** Pennybridge **Style:** Townhouse **Year Built:** 1988
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,195 **Cm Chrgs:** \$640 **Est Taxes:** \$12,332
Sale/List Price: 100.1% **Sale Date:** 11/24/2025 **DOM:** 27 days **SALE PRICE:** **\$800,000**



MLS #: 839517 **SOLD** **Address:** 43 Sunnyside Place **List Price:** \$829,900
PO: Irvington **Complex:** Pennybridge **Style:** Townhouse **Year Built:** 1988
BR: 2 **Baths:** 2.1 **Sq Ft:** 2,014 **Cm Chrgs:** \$620 **Est Taxes:** \$13,001
Sale/List Price: 97.6% **Sale Date:** 5/22/2025 **DOM:** 18 days **SALE PRICE:** **\$810,000**



MLS #: H6334794 **SOLD** **Address:** 13 English Lane #A **List Price:** \$899,999
PO: Dobbs Ferry **Complex:** English Town- **Style:** Townhouse **Year Built:** 2021
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,070 **Cm Chrgs:** \$270 **Est Taxes:** \$19,987
Sale/List Price: 96.7% **Sale Date:** 3/5/2025 **DOM:** 43 days **SALE PRICE:** **\$870,000**



MLS #: 859398 **SOLD** **Address:** 48 Clarewood Drive **List Price:** \$899,000
PO: Hastings-on- **Complex:** Clarewood **Style:** Townhouse **Year Built:** 1989
BR: 2 **Baths:** 3.1 **Sq Ft:** 2,100 **Cm Chrgs:** \$758 **Est Taxes:** \$9,007
Sale/List Price: 98.4% **Sale Date:** 9/3/2025 **DOM:** 71 days **SALE PRICE:** **\$885,000**



MLS #: 851999 **SOLD** **Address:** 41 Westwood Circle **List Price:** \$925,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,677 **Cm Chrgs:** \$970 **Est Taxes:** \$10,886
Sale/List Price: 110.1% **Sale Date:** 7/11/2025 **DOM:** 16 days **SALE PRICE:** **\$1,018,000**

129 Quick Tips

To Make Your Home Irresistible To Buyers



129 Quick Tips is my own personal step by step formula designed to help home sellers improve the appeal of their homes.

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.

Even if you are not considering selling your home in the immediate future, you can still use this guide to chip away at a few tasks at a time (over the next several months or even years).

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MLS #: 800209 **SOLD** **Address:** 12 Pond Lane **List Price:** \$999,999
PO: Hastings-on- **Complex:** Clarewood **Style:** Townhouse **Year Built:** 1989
BR: 3 **Baths:** 3.1 **Sq Ft:** 3,470 **Cm Chrgs:** \$758 **Est Taxes:** \$12,612
Sale/List Price: 102.5% **Sale Date:** 3/7/2025 **DOM:** 12 days **SALE PRICE:** **\$1,025,000**



MLS #: 886979 **SOLD** **Address:** 38 Oliphant Avenue #7 **List Price:** \$975,000
PO: Dobbs Ferry **Complex:** Genehurst **Style:** Other **Year Built:** 1890
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,428 **Cm Chrgs:** \$902 **Est Taxes:** \$7,330
Sale/List Price: 113.8% **Sale Date:** 9/19/2025 **DOM:** 34 days **SALE PRICE:** **\$1,110,000**



MLS #: 899340 **SOLD** **Address:** 10 Old Jackson Avenue #41 **List Price:** \$1,195,000
PO: Hastings-on- **Complex:** St. Andrews **Style:** Townhouse **Year Built:** 1983
BR: 2 **Baths:** 3.1 **Sq Ft:** 3,104 **Cm Chrgs:** \$1,985 **Est Taxes:** \$15,344
Sale/List Price: 96.2% **Sale Date:** 10/29/2025 **DOM:** 35 days **SALE PRICE:** **\$1,150,000**



MLS #: 912730 **SOLD** **Address:** 55 Ridgeway Drive **List Price:** \$999,000
PO: Irvington **Complex:** Fieldpoint **Style:** Townhouse **Year Built:** 1987
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,677 **Cm Chrgs:** \$935 **Est Taxes:** \$11,779
Sale/List Price: 115.7% **Sale Date:** 12/16/2025 **DOM:** 12 days **SALE PRICE:** **\$1,155,555**



MLS #: 811170 **SOLD** **Address:** 40 Oakcrest Lane **List Price:** \$1,189,000
PO: Hastings-on- **Complex:** Clarewood **Style:** Townhouse **Year Built:** 1989
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,142 **Cm Chrgs:** \$758 **Est Taxes:** \$12,707
Sale/List Price: 100.1% **Sale Date:** 4/29/2025 **DOM:** 21 days **SALE PRICE:** **\$1,190,026**



MLS #: H6310849 **SOLD** **Address:** 10 Old Jackson Avenue #25 **List Price:** \$1,350,000
PO: Hastings-on- **Complex:** Saint Andrews **Style:** Townhouse **Year Built:** 2016
BR: 3 **Baths:** 3.1 **Sq Ft:** 3,300 **Cm Chrgs:** \$1,985 **Est Taxes:** \$18,288
Sale/List Price: 94.1% **Sale Date:** 3/11/2025 **DOM:** 243 days **SALE PRICE:** **\$1,270,000**



MLS #: 877270 **SOLD** **Address:** 76 Boulder Ridge Road **List Price:** \$1,395,000
PO: Scarsdale **Complex:** Boulder Ridge **Style:** Townhouse **Year Built:** 1984
BR: 3 **Baths:** 3.1 **Sq Ft:** 4,290 **Cm Chrgs:** \$1,195 **Est Taxes:** \$14,403
Sale/List Price: 92.8% **Sale Date:** 9/19/2025 **DOM:** 19 days **SALE PRICE:** **\$1,295,000**



MLS #: 882487 **SOLD** **Address:** 31 Hudson Drive **List Price:** \$1,300,000
PO: Dobbs Ferry **Complex:** The Landing **Style:** Townhouse **Year Built:** 2001
BR: 2 **Baths:** 3.1 **Sq Ft:** 2,888 **Cm Chrgs:** \$990 **Est Taxes:** \$18,075
Sale/List Price: 100.0% **Sale Date:** 12/3/2025 **DOM:** 17 days **SALE PRICE:** **\$1,300,000**



MLS #: H6330202 **SOLD** **Address:** 141 Boulder Ridge Road **List Price:** \$999,000
PO: Scarsdale **Complex:** Boulder Ridge **Style:** Townhouse **Year Built:** 1984
BR: 3 **Baths:** 2.1 **Sq Ft:** 3,879 **Cm Chrgs:** \$1,195 **Est Taxes:** \$13,153
Sale/List Price: 130.1% **Sale Date:** 1/17/2025 **DOM:** 5 days **SALE PRICE:** **\$1,300,000**



MLS #: 931826 **SOLD** **Address:** 208 Boulder Ridge Road **List Price:** \$1,349,000
PO: Scarsdale **Complex:** Boulder Ridge **Style:** Townhouse **Year Built:** 1987
BR: 3 **Baths:** 3.1 **Sq Ft:** 4,221 **Cm Chrgs:** \$1,195 **Est Taxes:** \$15,042
Sale/List Price: 97.1% **Sale Date:** 12/18/2025 **DOM:** 7 days **SALE PRICE:** **\$1,310,000**



MLS #: 907031 **SOLD** **Address:** 45 Main Street #2A **List Price:** \$1,250,000
PO: Hastings-on- **Complex:** Riverton Lofts **Style:** Loft **Year Built:** 2008
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,119 **Cm Chrgs:** \$1,553 **Est Taxes:** \$17,937
Sale/List Price: 105.6% **Sale Date:** 11/18/2025 **DOM:** 39 days **SALE PRICE:** **\$1,320,500**



MLS #: 867922 **SOLD** **Address:** 41 Boulder Ridge Road **List Price:** \$1,275,000
PO: Scarsdale **Complex:** Boulder Ridge **Style:** Townhouse **Year Built:** 1987
BR: 3 **Baths:** 2.1 **Sq Ft:** 4,100 **Cm Chrgs:** \$1,195 **Est Taxes:** \$14,454
Sale/List Price: 104.3% **Sale Date:** 8/8/2025 **DOM:** 10 days **SALE PRICE:** **\$1,330,000**



MLS #: 852010 **SOLD** **Address:** 167 Boulder Ridge Road **List Price:** \$1,295,000
PO: Scarsdale **Complex:** Boulder Ridge **Style:** Townhouse **Year Built:** 1984
BR: 3 **Baths:** 2.1 **Sq Ft:** 3,490 **Cm Chrgs:** \$1,195 **Est Taxes:** \$16,356
Sale/List Price: 109% **Sale Date:** 6/13/2025 **DOM:** 8 days **SALE PRICE:** **\$1,415,000**



MLS #: 810582 **SOLD** **Address:** 10 Old Jackson Avenue #40 **List Price:** \$1,650,000
PO: Hastings-on- **Complex:** Saint Andrews **Style:** Townhouse **Year Built:** 1986
BR: 4 **Baths:** 4.1 **Sq Ft:** 4,800 **Cm Chrgs:** \$1,985 **Est Taxes:** \$23,580
Sale/List Price: 90.9% **Sale Date:** 7/10/2025 **DOM:** 101 days **SALE PRICE:** **\$1,500,000**



MLS #: 837703 **SOLD** **Address:** 160 Boulder Ridge Road **List Price:** \$1,395,000
PO: Scarsdale **Complex:** Boulder Ridge **Style:** Townhouse **Year Built:** 1964
BR: 3 **Baths:** 3.1 **Sq Ft:** 4,221 **Cm Chrgs:** \$1,195 **Est Taxes:** \$14,079
Sale/List Price: 113% **Sale Date:** 8/18/2025 **DOM:** 9 days **SALE PRICE:** **\$1,570,000**



MLS #: 837419 **SOLD** **Address:** 54 Landing Drive **List Price:** \$1,325,000
PO: Dobbs Ferry **Complex:** The Landing **Style:** Townhouse **Year Built:** 2001
BR: 2 **Baths:** 3.1 **Sq Ft:** 2,500 **Cm Chrgs:** \$990 **Est Taxes:** \$17,914
Sale/List Price: 119.2% **Sale Date:** 7/11/2025 **DOM:** 13 days **SALE PRICE:** **\$1,580,000**



MLS #: H6330600 **SOLD** **Address:** 59 Landing Drive **List Price:** \$1,625,000
PO: Dobbs Ferry **Complex:** The Landing **Style:** Townhouse **Year Built:** 2002
BR: 4 **Baths:** 4.1 **Sq Ft:** 2,662 **Cm Chrgs:** \$900 **Est Taxes:** \$24,458
Sale/List Price: 108.9% **Sale Date:** 3/17/2025 **DOM:** 16 days **SALE PRICE:** **\$1,770,000**



MLS #: 821698 **SOLD** **Address:** 50 Chestnut Street #1 **List Price:** \$2,500,000
PO: Dobbs Ferry **Complex:** Print House Lofts **Style:** Loft **Year Built:** 2018
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,970 **Cm Chrgs:** \$1,326 **Est Taxes:** \$41,826
Sale/List Price: 88.0% **Sale Date:** 11/24/2025 **DOM:** 181 days **SALE PRICE:** **\$2,200,000**

The Big Question

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MLS #: 838142 **SOLD** **Address:** 50 Chestnut Street #5 **List Price:** \$2,600,000
PO: Dobbs Ferry **Complex:** Print House Lofts **Style:** Loft **Year Built:** 2018
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,974 **Cm Chrgs:** \$952 **Est Taxes:** \$31,607
Sale/List Price: 96.2% **Sale Date:** 7/17/2025 **DOM:** 62 days **SALE PRICE:** **\$2,500,000**



MLS #: H6329232 **SOLD** **Address:** 10 Old Jackson Avenue #54 **List Price:** \$2,395,000
PO: Hastings-on- **Complex:** Saint Andrews **Style:** Townhouse **Year Built:** 1986
BR: 5 **Baths:** 5.1 **Sq Ft:** 5,175 **Cm Chrgs:** \$1,985 **Est Taxes:** \$23,135
Sale/List Price: 109.3% **Sale Date:** 1/15/2025 **DOM:** 22 days **SALE PRICE:** **\$2,618,023**



MLS #: 816340 **SOLD** **Address:** 6 Highview Circle t#6 **List Price:** \$2,695,000
PO: Dobbs Ferry **Complex:** Livingston Ridge **Style:** Other **Year Built:** 2001
BR: 3 **Baths:** 2.1 **Sq Ft:** 3,200 **Cm Chrgs:** \$1,568 **Est Taxes:** \$28,265
Sale/List Price: 97.2% **Sale Date:** 6/12/2025 **DOM:** 40 days **SALE PRICE:** **\$2,620,000**

FREE Professional Home Staging Consultation



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1) location, 2) location and 3) location.

However, in residential real estate, there are three additional secrets to success: 1) emotion, 2) emotion and 3) more emotion.

HOME STAGING is the art of enhancing a home's emotional appeal to maximize a home seller's chances of obtaining the best possible price in the least amount of time

FACT: Properly staged homes enable attractive marketing photos to be taken & they practically sell themselves

If you are considering selling your home and would like professional advice about how to enhance your home's appeal and value, why not **allow my professional home stager to visit your home to outline a plan (a list of practical suggestions) - Right Now - At No Cost - & Without Any Obligation?**

That's correct. This valuable service is available
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Having this information in advance, will provide you with adequate time to implement the suggestions at an orderly & reasonable pace.

Waiting until the last minute usually results in hasty decisions and mistakes.

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