



Coldwell Banker Realty

❖ 2025 ❖

# Condo Sales Report



## Sleepy Hollow & Tarrytown, NY

(Tarrytown School District)

January 1, 2025 - December 31, 2025



**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 School District of The Tarrytowns 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, is 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**

<b>Sleepy Hollow &amp; Tarrytown</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>
2011	34	\$722,559	\$542,500	\$121,000	\$2,375,000	182 days	90.86 %
2012	46	\$450,550	\$411,750	\$144,000	\$1,800,000	185 days	94.72 %
2013	67	\$544,285	\$440,000	\$162,000	\$1,975,000	139 days	95.86 %
2014	59	\$579,508	\$440,000	\$160,000	\$2,200,000	95 days	96.29 %
2015	64	\$582,387	\$466,250	\$172,500	\$2,625,000	72 days	97.29 %
2016	69	\$675,500	\$538,000	\$175,000	\$2,075,000	89 days	96.60 %
2017	79	\$618,319	\$540,000	\$167,500	\$1,695,000	67 days	97.18 %
2018	65	\$686,304	\$539,000	\$182,000	\$1,999,000	70 days	98.78 %
2019	61	\$653,432	515,000	198,000	\$2,100,000	93 days	97.00 %
2020	78	\$776,512	\$662,000	\$195,000	\$2,000,000	50 days	98.08 %
2021	102	\$768,908	\$582,500	\$226,000	\$3,333,000	47 days	100.89 %
2022	115	\$934,507	\$740,00	\$210,000	\$3,190,000	57 days	102.40 %
2023	70	\$868,408	\$674,500	\$227,000	\$2,140,000	50 days	102.35 %
2024	82	\$866,055	\$715,000	\$272,000	\$2,700,000	43 days	100.35%
<b>2025</b>	<b>59</b>	<b>\$934,987</b>	<b>\$735,000</b>	<b>\$289,000</b>	<b>\$2,650,000</b>	<b>38 days</b>	<b>102.50 %</b>

**Note 1: Number of Units Sold** - The total of 59 transactions is significantly fewer than last year.

**Note 2: Average Time On The Market (38 days)** - Only 5½ weeks which indicates condos are in high demand & selling quickly.

**Note 3: Sale Price/List Price Ratio (102.5%)** - Many homes are selling at or above their list prices.

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

**Note 5:** In general, condominium statistics in Sleepy Hollow & Tarrytown are distorted by the introduction of condominiums along the Tarrytown & Sleepy Hollow waterfronts, where list prices and sale prices are in the \$1,000,000 - \$3,000,000 price range. Any attempt to analyze local condominium sales statistics as “a single market” would be meaningless. Basically, there are two separate & distinct markets - 1) the newly constructed condominiums along the waterfront and 2) all the “other condominiums”.

**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 #:** 823353      **SOLD**      **Address:** 320 S Broadway #P9      **List Price:** \$289,000  
**PO:** Tarrytown      **Complex:** Tappan Manour      **Style:** Garden      **Year Built:** 1953  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 622      **Cm Chrgs:** \$383      **Est Taxes:** \$3,724  
**Sale/List Price:** 100.0%      **Sale Date:** 6/16/2025      **DOM:** 27 days      **SALE PRICE:** **\$289,000**



**MLS #:** 837642      **SOLD**      **Address:** 330 S Broadway #E7      **List Price:** \$289,000  
**PO:** Tarrytown      **Complex:** Tappan Manour      **Style:** Garden      **Year Built:** 1953  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 750      **Cm Chrgs:** \$382      **Est Taxes:** \$3,724  
**Sale/List Price:** 103.5%      **Sale Date:** 6/2/2025      **DOM:** 2 days      **SALE PRICE:** **\$299,000**



**MLS #:** H6328206      **SOLD**      **Address:** 320 South Broadway #S10      **List Price:** \$299,000  
**PO:** Tarrytown      **Complex:** Tappan Manour      **Style:** Garden      **Year Built:** 1952  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 800      **Cm Chrgs:** \$436      **Est Taxes:** \$3,500  
**Sale/List Price:** 103.7%      **Sale Date:** 1/29/2025      **DOM:** 40 days      **SALE PRICE:** **\$310,000**



**MLS #:** 918257      **SOLD**      **Address:** 320 S Broadway #R12      **List Price:** \$314,900  
**PO:** Tarrytown      **Complex:** Tappan Manour      **Style:** Garden      **Year Built:** 1953  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 750      **Cm Chrgs:** \$382      **Est Taxes:** \$2,770  
**Sale/List Price:** 99.1%      **Sale Date:** 12/16/2025      **DOM:** 19 days      **SALE PRICE:** **\$312,000**



**MLS #:** 857402      **SOLD**      **Address:** 330 S Broadway #G11      **List Price:** \$340,000  
**PO:** Tarrytown      **Complex:** Tappan Manour      **Style:** Garden      **Year Built:** 1953  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 750      **Cm Chrgs:** \$407      **Est Taxes:** \$3,725  
**Sale/List Price:** 92.6%      **Sale Date:** 9/23/2025      **DOM:** 63 days      **SALE PRICE:** **\$315,000**



**MLS #:** 867957      **SOLD**      **Address:** 330 S Broadway #E2      **List Price:** \$305,000  
**PO:** Tarrytown      **Complex:** Tappan Manour      **Style:** Garden      **Year Built:** 1951  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 750      **Cm Chrgs:** \$429      **Est Taxes:** \$4,187  
**Sale/List Price:** 104.1%      **Sale Date:** 8/12/2025      **DOM:** 8 days      **SALE PRICE:** **\$317,500**



**MLS #:** 905650      **SOLD**      **Address:** 320 S Broadway #N2      **List Price:** \$339,900  
**PO:** Tarrytown      **Complex:** Tappan Manour      **Style:** Garden      **Year Built:** 1952  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 730      **Cm Chrgs:** \$365      **Est Taxes:** \$4,887  
**Sale/List Price:** 94.1%      **Sale Date:** 11/25/2025      **DOM:** 35 days      **SALE PRICE:** **\$320,000**



**MLS #:** 854070      **SOLD**      **Address:** 54 Wildey Street #1      **List Price:** \$310,000  
**PO:** Tarrytown      **Complex:** Tarry Heights      **Style:** Other      **Year Built:** 1905  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 634      **Cm Chrgs:** \$250      **Est Taxes:** \$4,744  
**Sale/List Price:** 106.5%      **Sale Date:** 8/29/2025      **DOM:** 19 days      **SALE PRICE:** **\$330,000**



**MLS #:** 809297      **SOLD**      **Address:** 410 Benedict Avenue #2G      **List Price:** \$345,000  
**PO:** Tarrytown      **Complex:** Halston House      **Style:** Mid-Rise      **Year Built:** 1969  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 950      **Cm Chrgs:** \$400      **Est Taxes:** \$4,880  
**Sale/List Price:** 108.7%      **Sale Date:** 4/8/2025      **DOM:** 40 days      **SALE PRICE:** **\$375,000**



**MLS #:** 848224      **SOLD**      **Address:** 416 Benedict Avenue #6C      **List Price:** \$375,000  
**PO:** Tarrytown      **Complex:** Halston House      **Style:** Mid-Rise      **Year Built:** 1969  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 900      **Cm Chrgs:** \$400      **Est Taxes:** \$3,653  
**Sale/List Price:** 102.7%      **Sale Date:** 6/19/2025      **DOM:** 21 days      **SALE PRICE:** **\$385,000**



**MLS #:** 846686      **SOLD**      **Address:** 412 Benedict Avenue #5J      **List Price:** \$379,000  
**PO:** Tarrytown      **Complex:** Halston House      **Style:** Mid-Rise      **Year Built:** 1969  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 850      **Cm Chrgs:** \$448      **Est Taxes:** \$3,386  
**Sale/List Price:** 101.6%      **Sale Date:** 10/2/2025      **DOM:** 25 days      **SALE PRICE:** **\$385,000**



**MLS #:** 920108      **SOLD**      **Address:** 412 Benedict Avenue #5H      **List Price:** \$449,900  
**PO:** Tarrytown      **Complex:** Halston House      **Style:** Mid-Rise      **Year Built:** 1969  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,181      **Cm Chrgs:** \$675      **Est Taxes:** \$5,066  
**Sale/List Price:** 96.1%      **Sale Date:** 12/23/2025      **DOM:** 35 days      **SALE PRICE:** **\$432,450**



**MLS #:** 866650      **SOLD**      **Address:** 18 N Broadway #402      **List Price:** \$475,000  
**PO:** Tarrytown      **Complex:** The Landmark      **Style:** Loft      **Year Built:** 1897  
**BR:** 1      **Baths:** 1.1      **Sq Ft:** 785      **Cm Chrgs:** \$481      **Est Taxes:** \$4,381  
**Sale/List Price:** 100.0%      **Sale Date:** 9/30/2025      **DOM:** 55 days      **SALE PRICE:** **\$475,000**



**MLS #:** 810312      **SOLD**      **Address:** 9 Windle Park #B      **List Price:** \$425,000  
**PO:** Tarrytown      **Complex:** Whisper Hill      **Style:** Other      **Year Built:** 1987  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 864      **Cm Chrgs:** \$391      **Est Taxes:** \$6,326  
**Sale/List Price:** 111.9%      **Sale Date:** 3/3/2025      **DOM:** 7 days      **SALE PRICE:** **\$475,555**



**MLS #:** 857318      **SOLD**      **Address:** 120 Carrollwood Drive      **List Price:** \$480,000  
**PO:** Tarrytown      **Complex:** Carrollwood      **Style:** Townhouse      **Year Built:** 1982  
**BR:** 1      **Baths:** 1.1      **Sq Ft:** 980      **Cm Chrgs:** \$345      **Est Taxes:** \$2,690  
**Sale/List Price:** 101.0%      **Sale Date:** 7/31/2025      **DOM:** 6 days      **SALE PRICE:** **\$485,000**



**MLS #:** 834199      **SOLD**      **Address:** 412 Benedict Avenue #1B      **List Price:** \$475,000  
**PO:** Tarrytown      **Complex:** Halston House      **Style:** Mid-Rise      **Year Built:** 1969  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,181      **Cm Chrgs:** \$632      **Est Taxes:** \$4,638  
**Sale/List Price:** 107.4%      **Sale Date:** 6/25/2025      **DOM:** 25 days      **SALE PRICE:** **\$510,000**



**MLS #:** 836627      **SOLD**      **Address:** 19 Windle Park #B      **List Price:** \$474,500  
**PO:** Tarrytown      **Complex:** Whisper Hill      **Style:** Other      **Year Built:** 1985  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 867      **Cm Chrgs:** \$355      **Est Taxes:** \$6,326  
**Sale/List Price:** 108.5%      **Sale Date:** 5/1/2025      **DOM:** 13 days      **SALE PRICE:** **\$515,000**



**MLS #:** 881649      **SOLD**      **Address:** 29 D Windle Park #D      **List Price:** \$525,000  
**PO:** Tarrytown      **Complex:** Whisper Hill      **Style:** Other      **Year Built:** 1985  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 1,200      **Cm Chrgs:** \$578      **Est Taxes:** \$6,354  
**Sale/List Price:** 100.0%      **Sale Date:** 9/30/2025      **DOM:** 27 days      **SALE PRICE:** **\$525,000**

# 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).

129 Quick Tips is easy to view whenever you wish.

To view this useful guide right now,

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QR code  
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<https://www.billboeckelman.com/129-quick-tips-for-an-irresistible-home/>



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## Bill Boeckelman

*Your Real Estate Information Resource*

**(914) 458-2455**

**boeckelman@gmail.com**



**MLS #:** 882107      **SOLD**      **Address:** 414 Benedict Avenue #5B      **List Price:** \$525,000  
**PO:** Tarrytown      **Complex:** Halston House      **Style:** Mid-Rise      **Year Built:** 1969  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,181      **Cm Chrgs:** \$532      **Est Taxes:** \$4,638  
**Sale/List Price:** 104.8%      **Sale Date:** 10/7/2025      **DOM:** 38 days      **SALE PRICE:** \$550,000



**MLS #:** H6328462      **SOLD**      **Address:** 281 Martling Avenue      **List Price:** \$573,927  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1974  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,834      **Cm Chrgs:** \$872      **Est Taxes:** \$5,743  
**Sale/List Price:** 96.7%      **Sale Date:** 3/21/2025      **DOM:** 75 days      **SALE PRICE:** \$555,000



**MLS #:** 824938      **SOLD**      **Address:** 405 Martling Avenue      **List Price:** \$575,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1973  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,834      **Cm Chrgs:** \$914      **Est Taxes:** \$7,705  
**Sale/List Price:** 100.0%      **Sale Date:** 4/25/2025      **DOM:** 17 days      **SALE PRICE:** \$575,000



**MLS #:** H6333684      **SOLD**      **Address:** 431 Martling Avenue      **List Price:** \$599,999  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1974  
**BR:** 2      **Baths:** 1.1      **Sq Ft:** 1,600      **Cm Chrgs:** \$589      **Est Taxes:** \$6,870  
**Sale/List Price:** 105.8%      **Sale Date:** 2/26/2025      **DOM:** 36 days      **SALE PRICE:** \$635,000



**MLS #:** 897368      **SOLD**      **Address:** 497 Martling Avenue      **List Price:** \$650,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1975  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,396      **Cm Chrgs:** \$1,023      **Est Taxes:** \$7,830  
**Sale/List Price:** 100.8%      **Sale Date:** 12/29/2025      **DOM:** 26 days      **SALE PRICE:** \$655,000



**MLS #:** 823879      **SOLD**      **Address:** 243 Martling Avenue      **List Price:** \$649,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1975  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,528      **Cm Chrgs:** \$601      **Est Taxes:** \$7,557  
**Sale/List Price:** 102.9%      **Sale Date:** 5/7/2025      **DOM:** 5 days      **SALE PRICE:** \$668,000



**MLS #:** 819400      **SOLD**      **Address:** 183 Martling Avenue      **List Price:** \$649,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1974  
**BR:** 2      **Baths:** 2.1      **Sq Ft:** 1,885      **Cm Chrgs:** \$938      **Est Taxes:** \$7,918  
**Sale/List Price:** 103.5%      **Sale Date:** 4/11/2025      **DOM:** 13 days      **SALE PRICE:** \$672,018



**MLS #:** 883230      **SOLD**      **Address:** 392 Carrollwood Drive      **List Price:** \$679,000  
**PO:** Tarrytown      **Complex:** Carrollwood      **Style:** Townhouse      **Year Built:** 1981  
**BR:** 3      **Baths:** 2.1      **Sq Ft:** 1,700      **Cm Chrgs:** \$509      **Est Taxes:** \$7,596  
**Sale/List Price:** 100.0%      **Sale Date:** 10/30/2025      **DOM:** 78 days      **SALE PRICE:** \$679,000



**MLS #:** H6335870      **SOLD**      **Address:** 360 Carroll Close      **List Price:** \$495,000  
**PO:** Tarrytown      **Complex:** Carrollwood      **Style:** Townhouse      **Year Built:** 1981  
**BR:** 3      **Baths:** 2.1      **Sq Ft:** 1,750      **Cm Chrgs:** \$509      **Est Taxes:** \$10,529  
**Sale/List Price:** 137.4%      **Sale Date:** 2/5/2025      **DOM:** 18 days      **SALE PRICE:** \$680,000



**MLS #:** 894089      **SOLD**      **Address:** 389 Martling Avenue      **List Price:** \$649,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Garden      **Year Built:** 1975  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,544      **Cm Chrgs:** \$612      **Est Taxes:** \$7,986  
**Sale/List Price:** 104.9%      **Sale Date:** 10/24/2025      **DOM:** 28 days      **SALE PRICE:** **\$681,070**



**MLS #:** 817701      **SOLD**      **Address:** 245 Martling Avenue      **List Price:** \$675,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Garden      **Year Built:** 1975  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,544      **Cm Chrgs:** \$914      **Est Taxes:** \$7,706  
**Sale/List Price:** 103.7%      **Sale Date:** 4/21/2025      **DOM:** 24 days      **SALE PRICE:** **\$700,000**



**MLS #:** 875069      **SOLD**      **Address:** 18 N Broadway #204      **List Price:** \$750,000  
**PO:** Tarrytown      **Complex:** The Landmark      **Style:** Loft      **Year Built:** 1897  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,781      **Cm Chrgs:** \$784      **Est Taxes:** \$8,564  
**Sale/List Price:** 98.0%      **Sale Date:** 9/25/2025      **DOM:** 28 days      **SALE PRICE:** **\$735,000**



**MLS #:** H6336323      **SOLD**      **Address:** 72 Carrollwood Drive      **List Price:** \$675,000  
**PO:** Tarrytown      **Complex:** Carrollwood      **Style:** Townhouse      **Year Built:** 1981  
**BR:** 2      **Baths:** 2.1      **Sq Ft:** 1,564      **Cm Chrgs:** \$457      **Est Taxes:** \$8,927  
**Sale/List Price:** 109.6%      **Sale Date:** 2/5/2025      **DOM:** 17 days      **SALE PRICE:** **\$740,000**



**MLS #:** 904951      **SOLD**      **Address:** 499 Martling Avenue      **List Price:** \$695,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1975  
**BR:** 2      **Baths:** 2.0      **Sq Ft:** 1,544      **Cm Chrgs:** \$1,123      **Est Taxes:** \$8,173  
**Sale/List Price:** 108.2%      **Sale Date:** 10/31/2025      **DOM:** 12 days      **SALE PRICE:** **\$752,000**



**MLS #:** 820349      **SOLD**      **Address:** 433 Martling Avenue      **List Price:** \$685,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1974  
**BR:** 2      **Baths:** 2.1      **Sq Ft:** 1,638      **Cm Chrgs:** \$983      **Est Taxes:** \$8,287  
**Sale/List Price:** 111.4%      **Sale Date:** 3/28/2025      **DOM:** 8 days      **SALE PRICE:** **\$763,000**



**MLS #:** 851598      **SOLD**      **Address:** 367 Martling Avenue      **List Price:** \$750,000  
**PO:** Tarrytown      **Complex:** Edgemont      **Style:** Townhouse      **Year Built:** 1974  
**BR:** 3      **Baths:** 2.1      **Sq Ft:** 2,060      **Cm Chrgs:** \$657      **Est Taxes:** \$7,284  
**Sale/List Price:** 102.7%      **Sale Date:** 7/14/2025      **DOM:** 30 days      **SALE PRICE:** **\$770,000**



**MLS #:** 836642      **SOLD**      **Address:** 432 Carrollwood Drive      **List Price:** \$700,000  
**PO:** Tarrytown      **Complex:** Carrollwood      **Style:** Townhouse      **Year Built:** 1981  
**BR:** 2      **Baths:** 3.1      **Sq Ft:** 1,845      **Cm Chrgs:** \$463      **Est Taxes:** \$9,008  
**Sale/List Price:** 114.4%      **Sale Date:** 6/20/2025      **DOM:** 7 days      **SALE PRICE:** **\$801,000**



**MLS #:** 808465      **SOLD**      **Address:** 11 River Street #214      **List Price:** \$825,000  
**PO:** Sleepy Hollow      **Complex:** River House      **Style:** Other      **Year Built:** 2015  
**BR:** 1      **Baths:** 1.0      **Sq Ft:** 974      **Cm Chrgs:** \$491      **Est Taxes:** \$15,362  
**Sale/List Price:** 100.0%      **Sale Date:** 3/14/2025      **DOM:** 10 days      **SALE PRICE:** **\$825,000**

## Property Taxes Are Forever

And They're  
Only Getting Higher

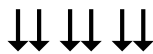
Have you ever considered  
moving to a location where  
property taxes might be a  
little more reasonable?



# The Big Question

How Much Is  
Your Home Worth?

Find Out  
Right Now!



<https://www.billboeckelman.com/cma/property-valuation/>

Give it a try. - It's quick. - It's easy. - It's fun!

**Receive an instant ballpark estimate right now.**

**Note:** No one needs to visit your home

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





**MLS #:** 840422    **SOLD**    **Address:** 102 Legend Drive #201    **List Price:** \$830,000  
**PO:** Sleepy Hollow    **Complex:** The Lofts    **Style:** Other    **Year Built:** 2020  
**BR:** 1    **Baths:** 1.0    **Sq Ft:** 921    **Cm Chrgs:** \$362    **Est Taxes:** \$19,002  
**Sale/List Price:** 100.0%    **Sale Date:** 6/12/2025    **DOM:** 16 days    **SALE PRICE:** **\$830,000**



**MLS #:** H6298964    **SOLD**    **Address:** 18 N Broadway #302    **List Price:** \$849,000  
**PO:** Tarrytown    **Complex:** The Landmark    **Style:** Loft    **Year Built:** 1897  
**BR:** 2    **Baths:** 2.0    **Sq Ft:** 1,117    **Cm Chrgs:** \$574    **Est Taxes:** \$6,800  
**Sale/List Price:** 100.0%    **Sale Date:** 4/18/2025    **DOM:** 15 days    **SALE PRICE:** **\$849,000**



**MLS #:** 841401    **SOLD**    **Address:** 18 N Broadway #408    **List Price:** \$898,000  
**PO:** Tarrytown    **Complex:** The Landmark    **Style:** Other    **Year Built:** 1897  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 1,500    **Cm Chrgs:** \$921    **Est Taxes:** \$8,422  
**Sale/List Price:** 97.4%    **Sale Date:** 6/28/2025    **DOM:** 39 days    **SALE PRICE:** **\$875,000**



**MLS #:** H6323297    **SOLD**    **Address:** 58 Trailhead Lane    **List Price:** \$885,000  
**PO:** Tarrytown    **Complex:** Wyldwood    **Style:** Townhouse    **Year Built:** 2003  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 2,355    **Cm Chrgs:** \$635    **Est Taxes:** \$11,116  
**Sale/List Price:** 102.3%    **Sale Date:** 1/3/2025    **DOM:** 12 days    **SALE PRICE:** **\$905,000**



**MLS #:** H6331265    **SOLD**    **Address:** 89 Main Street #A4    **List Price:** \$799,000  
**PO:** Tarrytown    **Complex:** Rivercliffe    **Style:** Townhouse    **Year Built:** 1985  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 1,800    **Cm Chrgs:** \$385    **Est Taxes:** \$9,928  
**Sale/List Price:** 116.5%    **Sale Date:** 1/7/2025    **DOM:** 24 days    **SALE PRICE:** **\$931,000**



**MLS #:** 833435    **SOLD**    **Address:** 13 Glen Hill Lane    **List Price:** \$899,000  
**PO:** Tarrytown    **Complex:** Wyldwood    **Style:** Townhouse    **Year Built:** 2002  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 2,550    **Cm Chrgs:** \$655    **Est Taxes:** \$9,483  
**Sale/List Price:** 104.0%    **Sale Date:** 5/28/2025    **DOM:** 15 days    **SALE PRICE:** **\$935,000**



**MLS #:** 831144    **SOLD**    **Address:** 89 Main Street #A2    **List Price:** \$919,000  
**PO:** Tarrytown    **Complex:** Rivercliffe    **Style:** Townhouse    **Year Built:** 1985  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 1,800    **Cm Chrgs:** \$385    **Est Taxes:** \$9,928  
**Sale/List Price:** 108.7%    **Sale Date:** 4/30/2025    **DOM:** 7 days    **SALE PRICE:** **\$999,000**



**MLS #:** 855935    **SOLD**    **Address:** 34 Trailhead Lane    **List Price:** \$929,000  
**PO:** Tarrytown    **Complex:** Wyldwood    **Style:** Townhouse    **Year Built:** 2003  
**BR:** 2    **Baths:** 2.1    **Sq Ft:** 2,400    **Cm Chrgs:** \$660    **Est Taxes:** \$10,360  
**Sale/List Price:** 113.6%    **Sale Date:** 8/11/2025    **DOM:** 14 days    **SALE PRICE:** **\$1,055,000**



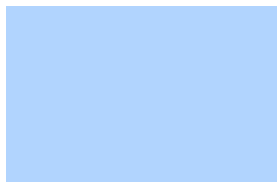
**MLS #:** 881812    **SOLD**    **Address:** 28 Wyldwood Drive    **List Price:** \$1,175,000  
**PO:** Tarrytown    **Complex:** Wyldwood    **Style:** Townhouse    **Year Built:** 2003  
**BR:** 3    **Baths:** 3.1    **Sq Ft:** 2,170    **Cm Chrgs:** \$660    **Est Taxes:** \$12,421  
**Sale/List Price:** 106.5%    **Sale Date:** 9/30/2025    **DOM:** 21 days    **SALE PRICE:** **\$1,251,000**



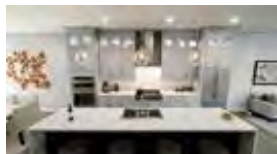
**MLS #:** 828396    **SOLD**    **Address:** 93 River Street    **List Price:** \$1,350,000  
**PO:** Sleepy Hollow    **Complex:** Ichabods Land-    **Style:** Townhouse    **Year Built:** 2005  
**BR:** 2    **Baths:** 2.2    **Sq Ft:** 2,493    **Cm Chrgs:** \$924    **Est Taxes:** \$23,850  
**Sale/List Price:** 100.0%    **Sale Date:** 6/6/2025    **DOM:** 21 days    **SALE PRICE:** **\$1,350,000**



**MLS #:** 909407    **SOLD**    **Address:** 119 River Street    **List Price:** \$1,725,000  
**PO:** Sleepy Hollow    **Complex:** Ichabod's Land-    **Style:** Townhouse    **Year Built:** 2005  
**BR:** 2    **Baths:** 3.1    **Sq Ft:** 2,493    **Cm Chrgs:** \$924    **Est Taxes:** \$26,211  
**Sale/List Price:** 99.1%    **Sale Date:** 10/31/2025    **DOM:** 9 days    **SALE PRICE:** **\$1,710,000**



**MLS #:** H6329951    **SOLD**    **Address:** 308 Palisades Boulevard    **List Price:** \$1,859,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2024  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 2,718    **Cm Chrgs:** \$576    **Est Taxes:** \$1  
**Sale/List Price:** 93.5%    **Sale Date:** 2/5/2025    **DOM:** 56 days    **SALE PRICE:** **\$1,738,995**



**MLS #:** H6316107    **SOLD**    **Address:** 302 Palisades Boulevard    **List Price:** \$1,849,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2024  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 2,718    **Cm Chrgs:** \$576    **Est Taxes:** \$100  
**Sale/List Price:** 94.8%    **Sale Date:** 4/10/2025    **DOM:** 212 days    **SALE PRICE:** **\$1,754,000**



**MLS #:** 821361    **SOLD**    **Address:** 320 Palisade Boulevard #82    **List Price:** \$1,959,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2024  
**BR:** 4    **Baths:** 3.2    **Sq Ft:** 2,650    **Cm Chrgs:** \$576    **Est Taxes:** \$100  
**Sale/List Price:** 90.5%    **Sale Date:** 4/11/2025    **DOM:** 0 days    **SALE PRICE:** **\$1,772,995**



**MLS #:** 834953    **SOLD**    **Address:** 304 Palisades Boulevard    **List Price:** \$1,799,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2024  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 2,746    **Cm Chrgs:** \$576    **Est Taxes:** \$100  
**Sale/List Price:** 100.0%    **Sale Date:** 6/24/2025    **DOM:** 10 days    **SALE PRICE:** **\$1,799,995**



**MLS #:** 801729    **SOLD**    **Address:** 306 Palisades Boulevard    **List Price:** \$1,824,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2024  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 2,746    **Cm Chrgs:** \$576    **Est Taxes:** \$100  
**Sale/List Price:** 100.0%    **Sale Date:** 3/27/2025    **DOM:** 98 days    **SALE PRICE:** **\$1,824,995**



**MLS #:** H6182871    **SOLD**    **Address:** 312 Palisades Boulevard    **List Price:** \$1,780,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2020  
**BR:** 5    **Baths:** 3.2    **Sq Ft:** 2,900    **Cm Chrgs:** \$576    **Est Taxes:** \$38,300  
**Sale/List Price:** 106.7%    **Sale Date:** 1/28/2025    **DOM:** 42 days    **SALE PRICE:** **\$1,899,798**



**MLS #:** 821354    **SOLD**    **Address:** 300 Palisades Boulevard    **List Price:** \$1,959,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2025  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 2,746    **Cm Chrgs:** \$576    **Est Taxes:** \$100  
**Sale/List Price:** 96.9%    **Sale Date:** 3/11/2025    **DOM:** 0 days    **SALE PRICE:** **\$1,900,000**

# FREE Professional Home Staging Consultation



As everyone is aware, the three secrets to success in buying real estate are:  
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 **absolutely FREE & without obligation.**

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.

**Contact me today  
to schedule an appointment!**

(You'll be glad you did.)



Enter my contact information into your phone

**Bill Boeckelman**

*Your Real Estate Information Resource*

**(914) 458-2455**

**boeckelman@gmail.com**



**MLS #:** H6294055    **SOLD**    **Address:** 206 Horseman Boulevard    **List Price:** \$1,998,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2024  
**BR:** 4    **Baths:** 3.2    **Sq Ft:** 2,934    **Cm Chrgs:** \$576    **Est Taxes:** \$100  
**Sale/List Price:** 95.0%    **Sale Date:** 6/11/2025    **DOM:** 312 days    **SALE PRICE:** **\$1,900,000**



**MLS #:** H6294044    **SOLD**    **Address:** 208 Horseman Boulevard    **List Price:** \$2,390,995  
**PO:** Sleepy Hollow    **Complex:** Brownstones at    **Style:** Townhouse    **Year Built:** 2024  
**BR:** 4    **Baths:** 4.1    **Sq Ft:** 3,174    **Cm Chrgs:** \$576    **Est Taxes:** \$50,525  
**Sale/List Price:** 92.0%    **Sale Date:** 5/29/2025    **DOM:** 145 days    **SALE PRICE:** **\$2,200,855**



**MLS #:** 832031    **SOLD**    **Address:** 16 Rivers Edge #502    **List Price:** \$2,299,000  
**PO:** Tarrytown    **Complex:** Hudson Harbor    **Style:** Other    **Year Built:** 2012  
**BR:** 2    **Baths:** 2.0    **Sq Ft:** 1,777    **Cm Chrgs:** \$894    **Est Taxes:** \$13,815  
**Sale/List Price:** 100.8%    **Sale Date:** 9/2/2025    **DOM:** 17 days    **SALE PRICE:** **\$2,318,000**



**MLS #:** 809247    **SOLD**    **Address:** 141 W Main Street    **List Price:** \$2,695,500  
**PO:** Tarrytown    **Complex:** Hudson Harbor    **Style:** Townhouse    **Year Built:** 2009  
**BR:** 3    **Baths:** 4.1    **Sq Ft:** 3,300    **Cm Chrgs:** \$945    **Est Taxes:** \$21,144  
**Sale/List Price:** 89.0%    **Sale Date:** 6/4/2025    **DOM:** 111 days    **SALE PRICE:** **\$2,400,000**



**MLS #:** 861325    **SOLD**    **Address:** 153 W Main Street    **List Price:** \$2,795,000  
**PO:** Tarrytown    **Complex:** Hudson Harbor    **Style:** Townhouse    **Year Built:** 2009  
**BR:** 4    **Baths:** 4.1    **Sq Ft:** 3,623    **Cm Chrgs:** \$1,002    **Est Taxes:** \$27,024  
**Sale/List Price:** 94.8%    **Sale Date:** 10/10/2025    **DOM:** 102 days    **SALE PRICE:** **\$2,650,000**