



Coldwell Banker Realty

❖ 2025 ❖

Home Sales Report



Dobbs Ferry, NY

(Dobbs Ferry School District)

January 1, 2025 - December 31, 2025



Bill Boeckelman

Your Real Estate Information Resource

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

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

NOTE: A portion of the Village of Dobbs Ferry happens to be located outside of the Dobbs Ferry school district and statistics regarding those homes **are not included** in this report while statistics for the small portion of the Village of Irvington that is within the school district **are included**.

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

Dobbs Ferry	# 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	39	\$700,187	\$700,000	\$200,000	\$1,525,000	188 days	95.59%
2012	59	\$745,953	\$629,000	\$276,500	\$2,300,000	256 days	95.52%
2013	61	\$766,871	\$650,000	\$245,000	\$1,925,000	196 days	95.96%
2014	66	\$901,485	\$749,000	\$245,000	\$2,955,000	124 days	98.64%
2015	95	\$869,831	\$722,000	\$180,000	\$3,300,000	85 days	97.83%
2016	79	\$901,974	\$755,000	\$288,225	\$2,600,000	87 days	99.26%
2017	72	\$955,012	\$837,500	\$370,000	\$3,125,000	73 days	99.56%
2018	66	\$883,252	\$799,500	\$378,810	\$3,100,000	58 days	99.08%
2019	66	\$920,491	\$811,250	\$399,900	\$2,300,000	75 days	96.74%
2020	69	\$965,476	\$819,000	\$287,500	\$3,400,000	64 days	97.70%
2021	86	\$1,048,180	\$790,000	\$425,000	\$2,537,500	48 days	110.94%
2022	73	\$1,045,345	\$845,000	\$445,000	\$4,215,000	38 days	103.72%
2023	45	\$1,107,960	\$858,000	\$439,000	\$5,800,000	34 days	102.15%
2024	59	\$1,298,481	\$1,200,000	\$580,000	\$3,100,000	38 days	102.27%
2025	73	\$1,337,202	\$1,250,000	\$537,000	\$3,030,000	48 days	105.70%

Note 1: Number of Units Sold - 59 transactions is an increase over the previous year but is still a smaller number of sales when compared to the recent past but this is due to fewer homes being on the market rather than a lack of demand.

Note 2: Average Time On The Market - (48 days) - This is a very brief period of time & indicates that homes are selling quickly.

Note 3: Sale Price/List Price Ratio (105.7%) - Means, on the average, many homes are selling at or above their list prices.

Note 4: The average sale price and the median sale price were up significantly from the previous year

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

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



MLS #: 911499 **SOLD** **Address:** 2 Tree Top Lane **List Price:** \$540,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1978
BR: 1 **Baths:** 1.1 **Sq Ft:** 1,102 **Acre:** 0.12 **Est Taxes:** \$14,692
Sale/List Price: 99.4% **Sale Date:** 11/21/2025 **DOM:** 21 days **SALE PRICE:** **\$537,000**



MLS #: 851814 **SOLD** **Address:** 52 Round Hill Road **List Price:** \$609,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Other **Year Built:** 1978
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,645 **Acre:** 0.06 **Est Taxes:** \$15,629
Sale/List Price: 99.3% **Sale Date:** 10/9/2025 **DOM:** 104 days **SALE PRICE:** **\$605,000**



MLS #: 803086 **SOLD** **Address:** 25 Lefurgy Avenue **List Price:** \$615,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1890
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,563 **Acre:** 0.06 **Est Taxes:** \$20,070
Sale/List Price: 98.4% **Sale Date:** 2/27/2025 **DOM:** 37 days **SALE PRICE:** **\$605,000**



MLS #: 889968 **SOLD** **Address:** 26 Round Hill Road **List Price:** \$648,500
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1978
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,404 **Acre:** 0.04 **Est Taxes:** \$15,631
Sale/List Price: 97.1% **Sale Date:** 12/1/2025 **DOM:** 109 days **SALE PRICE:** **\$630,000**



MLS #: 882485 **SOLD** **Address:** 18 English Lane **List Price:** \$665,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Traditional **Year Built:** 1940
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,220 **Acre:** 0.16 **Est Taxes:** \$20,337
Sale/List Price: 96.2% **Sale Date:** 10/23/2025 **DOM:** 52 days **SALE PRICE:** **\$640,000**



MLS #: 860985 **SOLD** **Address:** 56 Ogden Place **List Price:** \$675,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1963
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,980 **Acre:** 0.12 **Est Taxes:** \$20,071
Sale/List Price: 94.8% **Sale Date:** 8/14/2025 **DOM:** 21 days **SALE PRICE:** **\$640,000**



MLS #: 851878 **SOLD** **Address:** 96 Round Hill Road Road **List Price:** \$650,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1978
BR: 2 **Baths:** 1.1 **Sq Ft:** 1,216 **Acre:** 0.14 **Est Taxes:** \$16,269
Sale/List Price: 98.5% **Sale Date:** 7/3/2025 **DOM:** 26 days **SALE PRICE:** **\$640,000**



MLS #: 841381 **SOLD** **Address:** 19 Ogden Avenue **List Price:** \$639,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Ranch **Year Built:** 1951
BR: 3 **Baths:** 2.0 **Sq Ft:** 884 **Acre:** 0.13 **Est Taxes:** \$17,907
Sale/List Price: 108.0 **Sale Date:** 7/10/2025 **DOM:** 18 days **SALE PRICE:** **\$690,000**



MLS #: 882431 **SOLD** **Address:** 6 Lisa Court **List Price:** \$719,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1981
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,605 **Acre:** 0.04 **Est Taxes:** \$19,065
Sale/List Price: 100.8 **Sale Date:** 9/9/2025 **DOM:** 24 days **SALE PRICE:** **\$725,000**



MLS #: 877044 **SOLD** **Address:** 27 Temple Road **List Price:** \$749,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1966
BR: 4 **Baths:** 2.2 **Sq Ft:** 1,800 **Acre:** 0.15 **Est Taxes:** \$25,459
Sale/List Price: 100.1 **Sale Date:** 9/25/2025 **DOM:** 30 days **SALE PRICE:** **\$750,000**



MLS #: H6331603 **SOLD** **Address:** 22 Springhurst Park **List Price:** \$749,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Townhouse **Year Built:** 1987
BR: 2 **Baths:** 2.2 **Sq Ft:** 2,310 **Acre:** 0.07 **Est Taxes:** \$21,041
Sale/List Price: 100.8 **Sale Date:** 2/13/2025 **DOM:** 48 days **SALE PRICE:** **\$755,000**



MLS #: 886876 **SOLD** **Address:** 86 Briary Road **List Price:** \$709,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Cape Cod **Year Built:** 1939
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,527 **Acre:** 0.11 **Est Taxes:** \$20,734
Sale/List Price: 107.6 **Sale Date:** 11/25/2025 **DOM:** 66 days **SALE PRICE:** **\$763,000**



MLS #: H6334478 **SOLD** **Address:** 40 Round Hill Road **List Price:** \$735,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1978
BR: 2 **Baths:** 2.1 **Sq Ft:** 1,815 **Acre:** 0.10 **Est Taxes:** \$20,488
Sale/List Price: 106.9 **Sale Date:** 1/7/2025 **DOM:** 21 days **SALE PRICE:** **\$786,000**



MLS #: H6313189 **SOLD** **Address:** 31 Walgrove Avenue **List Price:** \$839,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1940
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,270 **Acre:** 0.12 **Est Taxes:** \$22,488
Sale/List Price: 95.4% **Sale Date:** 1/6/2025 **DOM:** 103 days **SALE PRICE:** **\$800,000**



MLS #: 801912 **SOLD** **Address:** 124 Ogden Avenue **List Price:** \$825,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Other **Year Built:** 1978
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,200 **Acre:** 0.12 **Est Taxes:** \$20,226
Sale/List Price: 98.8% **Sale Date:** 6/2/2025 **DOM:** 66 days **SALE PRICE:** **\$815,000**



MLS #: 821290 **SOLD** **Address:** 4 Lyman Place **List Price:** \$799,999
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1926
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,774 **Acre:** 0.12 **Est Taxes:** \$20,391
Sale/List Price: 102.5 **Sale Date:** 5/24/2025 **DOM:** 31 days **SALE PRICE:** **\$820,000**



MLS #: H6327819 **SOLD** **Address:** 17 Grandview Avenue **List Price:** \$725,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1911
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,196 **Acre:** 0.08 **Est Taxes:** \$16,645
Sale/List Price: 114.5 **Sale Date:** 8/4/2025 **DOM:** 18 days **SALE PRICE:** **\$830,000**



MLS #: 832038 **SOLD** **Address:** 38 Lefurgy Avenue **List Price:** \$849,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1957
BR: 3 **Baths:** 1.1 **Sq Ft:** 2,090 **Acre:** 0.11 **Est Taxes:** \$23,235
Sale/List Price: 100.0 **Sale Date:** 8/19/2025 **DOM:** 19 days **SALE PRICE:** **\$849,000**

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 #: 865229 **SOLD** **Address:** 27 Luzern Road **List Price:** \$735,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Craftsman **Year Built:** 1932
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,229 **Acre:** 0.11 **Est Taxes:** \$18,739
Sale/List Price: 120.4 **Sale Date:** 8/15/2025 **DOM:** 9 days **SALE PRICE:** **\$885,000**



MLS #: 819946 **SOLD** **Address:** 241 Ashford Avenue **List Price:** \$849,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1977
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,596 **Acre:** 0.13 **Est Taxes:** \$21,208
Sale/List Price: 104.5 **Sale Date:** 3/28/2025 **DOM:** 13 days **SALE PRICE:** **\$887,000**



MLS #: 810024 **SOLD** **Address:** 12 Maple Street **List Price:** \$799,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1891
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,627 **Acre:** 0.13 **Est Taxes:** \$21,850
Sale/List Price: 112.5 **Sale Date:** 3/13/2025 **DOM:** 20 days **SALE PRICE:** **\$899,000**



MLS #: 860992 **SOLD** **Address:** 27 Highland Avenue **List Price:** \$885,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1962
BR: 4 **Baths:** 1.1 **Sq Ft:** 1,519 **Acre:** 0.14 **Est Taxes:** \$24,645
Sale/List Price: 101.7 **Sale Date:** 7/10/2025 **DOM:** 16 days **SALE PRICE:** **\$900,000**



MLS #: 860674 **SOLD** **Address:** 49 Seneca Street **List Price:** \$849,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Cape Cod **Year Built:** 1956
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,607 **Acre:** 0.23 **Est Taxes:** \$22,011
Sale/List Price: 106.3 **Sale Date:** 7/17/2025 **DOM:** 18 days **SALE PRICE:** **\$902,202**



MLS #: 851811 **SOLD** **Address:** 25 Springhurst Park **List Price:** \$925,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Other **Year Built:** 1988
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,356 **Acre:** 0.08 **Est Taxes:** \$24,316
Sale/List Price: 103.2 **Sale Date:** 8/14/2025 **DOM:** 23 days **SALE PRICE:** **\$955,000**



MLS #: 817739 **SOLD** **Address:** 12 Pietro Place **List Price:** \$969,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Split Ranch **Year Built:** 1958
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,682 **Acre:** 0.24 **Est Taxes:** \$24,176
Sale/List Price: 99.2% **Sale Date:** 6/23/2025 **DOM:** 32 days **SALE PRICE:** **\$961,000**



MLS #: 820241 **SOLD** **Address:** 121 Walgrove Avenue **List Price:** \$860,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Cape Cod **Year Built:** 1952
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,505 **Acre:** 0.22 **Est Taxes:** \$23,415
Sale/List Price: 112.2 **Sale Date:** 6/2/2025 **DOM:** 8 days **SALE PRICE:** **\$965,000**



MLS #: 854515 **SOLD** **Address:** 23 Hilldale Road **List Price:** \$997,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1959
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,400 **Acre:** 0.13 **Est Taxes:** \$25,675
Sale/List Price: 105.3 **Sale Date:** 8/6/2025 **DOM:** 7 days **SALE PRICE:** **\$1,050,000**



MLS #: 818703 **SOLD** **Address:** 30 Henry Court **List Price:** \$895,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1962
BR: 4 **Baths:** 2.1 **Sq Ft:** 1,882 **Acre:** 0.14 **Est Taxes:** \$23,440
Sale/List Price: 118.0 **Sale Date:** 6/16/2025 **DOM:** 22 days **SALE PRICE:** **\$1,056,110**



MLS #: 828371 **SOLD** **Address:** 62 Briary Road **List Price:** \$949,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1930
BR: 5 **Baths:** 1.1 **Sq Ft:** 2,053 **Acre:** 0.23 **Est Taxes:** \$21,083
Sale/List Price: 118.0 **Sale Date:** 5/28/2025 **DOM:** 12 days **SALE PRICE:** **\$1,120,000**



MLS #: 855113 **SOLD** **Address:** 69 Price Street **List Price:** \$1,050,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1967
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,513 **Acre:** 0.29 **Est Taxes:** \$32,374
Sale/List Price: 107.6 **Sale Date:** 8/28/2025 **DOM:** 8 days **SALE PRICE:** **\$1,130,000**



MLS #: 895273 **SOLD** **Address:** 20 Overlook Road **List Price:** \$1,100,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Raised Ranch **Year Built:** 1962
BR: 5 **Baths:** 3.0 **Sq Ft:** 2,500 **Acre:** 0.20 **Est Taxes:** \$24,425
Sale/List Price: 104.5 **Sale Date:** 11/25/2025 **DOM:** 22 days **SALE PRICE:** **\$1,150,000**



MLS #: 841556 **SOLD** **Address:** 10 Briary Road **List Price:** \$949,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1930
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,831 **Acre:** 0.27 **Est Taxes:** \$24,202
Sale/List Price: 121.2 **Sale Date:** 7/10/2025 **DOM:** 3 days **SALE PRICE:** **\$1,150,000**



MLS #: 861798 **SOLD** **Address:** 38 Price Street **List Price:** \$1,150,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Ranch **Year Built:** 1951
BR: 5 **Baths:** 3.0 **Sq Ft:** 2,002 **Acre:** 0.16 **Est Taxes:** \$30,286
Sale/List Price: 100.2 **Sale Date:** 7/30/2025 **DOM:** 29 days **SALE PRICE:** **\$1,152,000**



MLS #: 816286 **SOLD** **Address:** 82 Briary Road **List Price:** \$1,045,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Raised Ranch **Year Built:** 1961
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,328 **Acre:** 0.23 **Est Taxes:** \$23,531
Sale/List Price: 112.9 **Sale Date:** 4/9/2025 **DOM:** 14 days **SALE PRICE:** **\$1,180,000**



MLS #: 843221 **SOLD** **Address:** 93 Mohican Park Avenue **List Price:** \$995,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1926
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,969 **Acre:** 0.14 **Est Taxes:** \$28,988
Sale/List Price: 121.1 **Sale Date:** 7/9/2025 **DOM:** 4 days **SALE PRICE:** **\$1,205,000**



MLS #: H6305130 **SOLD** **Address:** 78 Oliphant Avenue **List Price:** \$1,349,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1987
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,871 **Acre:** 0.57 **Est Taxes:** \$39,439
Sale/List Price: 91.9% **Sale Date:** 12/1/2025 **DOM:** 501 days **SALE PRICE:** **\$1,240,000**



MLS #: 859343 **SOLD** **Address:** 84 Lefurgy Avenue **List Price:** \$1,199,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1963
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,220 **Acre:** 0.23 **Est Taxes:** \$33,343
Sale/List Price: 104.3 **Sale Date:** 7/17/2025 **DOM:** 69 days **SALE PRICE:** **\$1,250,000**



MLS #: H6315610 **SOLD** **Address:** 29 Magnolia Drive **List Price:** \$1,295,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial, Mediter- **Year Built:** 1928
BR: 4 **Baths:** 4.0 **Sq Ft:** 2,350 **Acre:** 0.16 **Est Taxes:** \$38,478
Sale/List Price: 96.5% **Sale Date:** 1/15/2025 **DOM:** 76 days **SALE PRICE:** **\$1,250,000**



MLS #: 885646 **SOLD** **Address:** 84 Bellewood Avenue **List Price:** \$1,250,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Craftsman **Year Built:** 1923
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,036 **Acre:** 0.21 **Est Taxes:** \$28,786
Sale/List Price: 100.8 **Sale Date:** 10/31/2025 **DOM:** 22 days **SALE PRICE:** **\$1,260,000**



MLS #: H6334839 **SOLD** **Address:** 17 Oliphant Avenue **List Price:** \$1,200,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1953
BR: 2 **Baths:** 1.1 **Sq Ft:** 1,419 **Acre:** 0.25 **Est Taxes:** \$30,191
Sale/List Price: 106.3 **Sale Date:** 3/28/2025 **DOM:** 13 days **SALE PRICE:** **\$1,275,000**



MLS #: H6311475 **SOLD** **Address:** 145 Walgrove Avenue **List Price:** \$1,299,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1959
BR: 6 **Baths:** 5.1 **Sq Ft:** 3,350 **Acre:** 0.32 **Est Taxes:** \$33,884
Sale/List Price: 100.1 **Sale Date:** 4/7/2025 **DOM:** 136 days **SALE PRICE:** **\$1,300,000**



MLS #: 852977 **SOLD** **Address:** 101 Mohican Park Ave- **List Price:** \$1,400,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1921
BR: 4 **Baths:** 2.2 **Sq Ft:** 2,438 **Acre:** 0.36 **Est Taxes:** \$26,960
Sale/List Price: 93.0% **Sale Date:** 8/20/2025 **DOM:** 33 days **SALE PRICE:** **\$1,302,000**



MLS #: 833599 **SOLD** **Address:** 114 Palisade Street **List Price:** \$1,395,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1895
BR: 4 **Baths:** 2.0 **Sq Ft:** 2,400 **Acre:** 0.15 **Est Taxes:** \$29,292
Sale/List Price: 95.0% **Sale Date:** 7/28/2025 **DOM:** 21 days **SALE PRICE:** **\$1,325,000**



MLS #: 885084 **SOLD** **Address:** 84 Cochrane Avenue **List Price:** \$1,339,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1961
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,455 **Acre:** **Est Taxes:** \$37,386
Sale/List Price: 99.4% **Sale Date:** 10/6/2025 **DOM:** 13 days **SALE PRICE:** **\$1,330,500**



MLS #: 872846 **SOLD** **Address:** 15 Rayson Lane **List Price:** \$1,275,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Split Level **Year Built:** 1953
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,327 **Acre:** 0.46 **Est Taxes:** \$27,921
Sale/List Price: 104.7 **Sale Date:** 11/5/2025 **DOM:** 46 days **SALE PRICE:** **\$1,335,000**

Property Taxes Are Forever

And They're
Only Getting Higher

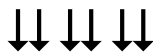
Have you ever considered
moving to a location where
property taxes might be a
little more reasonable?



The Big Question

How Much Is
Your Home Worth?

Find Out
Right Now!



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MLS #: 841205 **SOLD** **Address:** 21 Cricket Lane **List Price:** \$1,295,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1933
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,161 **Acre:** 0.28 **Est Taxes:** \$34,233
Sale/List Price: 105.8 **Sale Date:** 8/20/2025 **DOM:** 46 days **SALE PRICE:** **\$1,370,000**



MLS #: 841543 **SOLD** **Address:** 30 Appleton Place **List Price:** \$1,349,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1958
BR: 5 **Baths:** 4.1 **Sq Ft:** 3,224 **Acre:** 0.30 **Est Taxes:** \$47,963
Sale/List Price: 105.0 **Sale Date:** 8/15/2025 **DOM:** 16 days **SALE PRICE:** **\$1,416,000**



MLS #: 843894 **SOLD** **Address:** 100 Buena Vista Drive **List Price:** \$1,498,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1895
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,717 **Acre:** 0.52 **Est Taxes:** \$36,373
Sale/List Price: 97.5% **Sale Date:** 6/27/2025 **DOM:** 47 days **SALE PRICE:** **\$1,460,000**



MLS #: L3553026 **SOLD** **Address:** 98 Mohican Park Avenue **List Price:** \$1,570,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 2002
BR: 6 **Baths:** 4.0 **Sq Ft:** 4,500 **Acre:** **Est Taxes:** \$42,043
Sale/List Price: 93.6% **Sale Date:** 1/13/2025 **DOM:** 173 days **SALE PRICE:** **\$1,470,000**



MLS #: H6333278 **SOLD** **Address:** 65 N Mountain Drive **List Price:** \$1,495,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1927
BR: 5 **Baths:** 3.1 **Sq Ft:** 2,833 **Acre:** 0.39 **Est Taxes:** \$43,510
Sale/List Price: 98.7% **Sale Date:** 2/6/2025 **DOM:** 81 days **SALE PRICE:** **\$1,475,000**



MLS #: 809289 **SOLD** **Address:** 29 Fairlawn Avenue **List Price:** \$1,499,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1925
BR: 4 **Baths:** 4.1 **Sq Ft:** 3,525 **Acre:** 0.25 **Est Taxes:** \$25,772
Sale/List Price: 99.4% **Sale Date:** 4/9/2025 **DOM:** 41 days **SALE PRICE:** **\$1,490,000**



MLS #: 854988 **SOLD** **Address:** 22 Bellair Drive **List Price:** \$1,495,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial, Con- **Year Built:** 1927
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,128 **Acre:** 0.15 **Est Taxes:** \$37,765
Sale/List Price: 100.3 **Sale Date:** 8/1/2025 **DOM:** 20 days **SALE PRICE:** **\$1,500,000**



MLS #: 849651 **SOLD** **Address:** 39 Atilda Avenue **List Price:** \$1,550,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 2010
BR: 4 **Baths:** 4.0 **Sq Ft:** 3,580 **Acre:** 0.24 **Est Taxes:** \$41,307
Sale/List Price: 100.0 **Sale Date:** 7/18/2025 **DOM:** 15 days **SALE PRICE:** **\$1,550,000**



MLS #: 824050 **SOLD** **Address:** 126 Judson Avenue **List Price:** \$1,400,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1964
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,508 **Acre:** 0.46 **Est Taxes:** \$38,653
Sale/List Price: 111.4 **Sale Date:** 4/30/2025 **DOM:** 22 days **SALE PRICE:** **\$1,560,000**



MLS #: H6335942 **SOLD** **Address:** 44 Sherman Avenue **List Price:** \$1,425,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1928
BR: 6 **Baths:** 3.2 **Sq Ft:** 3,137 **Acre:** 0.33 **Est Taxes:** \$31,988
Sale/List Price: 110.7 **Sale Date:** 6/5/2025 **DOM:** 57 days **SALE PRICE:** **\$1,577,000**



MLS #: 828274 **SOLD** **Address:** 254 Palisade Avenue **List Price:** \$1,499,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Mediterranean **Year Built:** 1925
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,376 **Acre:** 0.19 **Est Taxes:** \$33,853
Sale/List Price: 107.4 **Sale Date:** 10/23/2025 **DOM:** 3 days **SALE PRICE:** **\$1,610,000**



MLS #: H6317670 **SOLD** **Address:** 2 N Mountain Drive **List Price:** \$1,795,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1925
BR: 4 **Baths:** 6.1 **Sq Ft:** 4,990 **Acre:** 0.93 **Est Taxes:** \$57,077
Sale/List Price: 91.2% **Sale Date:** 3/3/2025 **DOM:** 557 days **SALE PRICE:** **\$1,637,500**



MLS #: 843048 **SOLD** **Address:** 297 Palisade Avenue **List Price:** \$1,595,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1922
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,619 **Acre:** 0.65 **Est Taxes:** \$42,149
Sale/List Price: 109.7 **Sale Date:** 6/30/2025 **DOM:** 17 days **SALE PRICE:** **\$1,750,000**



MLS #: 851809 **SOLD** **Address:** 80 Colonial Avenue **List Price:** \$1,549,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Mid-Century **Year Built:** 1958
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,550 **Acre:** 0.39 **Est Taxes:** \$30,257
Sale/List Price: 113.6 **Sale Date:** 8/18/2025 **DOM:** 17 days **SALE PRICE:** **\$1,760,000**



MLS #: 865922 **SOLD** **Address:** 51 Belden Avenue **List Price:** \$1,475,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Victorian **Year Built:** 1906
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,190 **Acre:** 0.17 **Est Taxes:** \$35,927
Sale/List Price: 122.7 **Sale Date:** 9/4/2025 **DOM:** 18 days **SALE PRICE:** **\$1,810,000**



MLS #: 903875 **SOLD** **Address:** 15 Hudson Road E **List Price:** \$1,800,000
Village: Irvington **PO:** Irvington **Style:** Contemporary, **Year Built:** 1949
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,117 **Acre:** 0.81 **Est Taxes:** \$46,806
Sale/List Price: 106.9 **Sale Date:** 12/30/2025 **DOM:** 41 days **SALE PRICE:** **\$1,925,000**



MLS #: 847075 **SOLD** **Address:** 9 Brace Terrace **List Price:** \$1,599,999
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1958
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,441 **Acre:** 0.23 **Est Taxes:** \$30,189
Sale/List Price: 121.9 **Sale Date:** 8/8/2025 **DOM:** 11 days **SALE PRICE:** **\$1,950,000**



MLS #: 824038 **SOLD** **Address:** 55 Hillside Road **List Price:** \$1,750,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Mid-Century **Year Built:** 1960
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,399 **Acre:** 0.51 **Est Taxes:** \$32,278
Sale/List Price: 112.1 **Sale Date:** 6/30/2025 **DOM:** 15 days **SALE PRICE:** **\$1,961,015**

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MLS #: 823224 **SOLD** **Address:** 8 Hudson Road E **List Price:** \$1,795,000
Village: Irvington **PO:** Irvington **Style:** Colonial **Year Built:** 1979
BR: 4 **Baths:** 3.2 **Sq Ft:** 3,958 **Acre:** 0.32 **Est Taxes:** \$49,970
Sale/List Price: 114.2 **Sale Date:** 6/25/2025 **DOM:** 14 days **SALE PRICE:** **\$2,050,150**



MLS #: 818049 **SOLD** **Address:** 50 Southlawn Avenue **List Price:** \$1,999,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1929
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,201 **Acre:** 0.39 **Est Taxes:** \$40,755
Sale/List Price: 108.5 **Sale Date:** 7/16/2025 **DOM:** 8 days **SALE PRICE:** **\$2,169,290**



MLS #: 828649 **SOLD** **Address:** 8 Roland Road **List Price:** \$1,900,000
Village: Irvington **PO:** Irvington **Style:** Colonial **Year Built:** 1949
BR: 4 **Baths:** 3.0 **Sq Ft:** 3,315 **Acre:** 0.47 **Est Taxes:** \$54,023
Sale/List Price: 118.4 **Sale Date:** 7/9/2025 **DOM:** 10 days **SALE PRICE:** **\$2,250,000**



MLS #: 812645 **SOLD** **Address:** 20 Birch Lane **List Price:** \$1,825,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1966
BR: 4 **Baths:** 4.0 **Sq Ft:** 3,695 **Acre:** 0.40 **Est Taxes:** \$41,333
Sale/List Price: 126.7 **Sale Date:** 5/27/2025 **DOM:** 22 days **SALE PRICE:** **\$2,313,000**



MLS #: 821409 **SOLD** **Address:** 210 Clinton Avenue **List Price:** \$2,049,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Mid-Century **Year Built:** 1965
BR: 4 **Baths:** 4.1 **Sq Ft:** 3,400 **Acre:** 1.06 **Est Taxes:** \$53,901
Sale/List Price: 114.7 **Sale Date:** 5/7/2025 **DOM:** 10 days **SALE PRICE:** **\$2,350,000**



MLS #: H6334819 **SOLD** **Address:** 107 Judson Avenue **List Price:** \$2,300,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Mid-Century **Year Built:** 1954
BR: 4 **Baths:** 3.1 **Sq Ft:** 4,277 **Acre:** 0.96 **Est Taxes:** \$56,335
Sale/List Price: 109.1 **Sale Date:** 7/22/2025 **DOM:** 14 days **SALE PRICE:** **\$2,510,000**



MLS #: 848059 **SOLD** **Address:** 72 Buena Vista Drive **List Price:** \$2,350,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1919
BR: 5 **Baths:** 4.1 **Sq Ft:** 3,443 **Acre:** 0.43 **Est Taxes:** \$49,868
Sale/List Price: 112.9 **Sale Date:** 8/20/2025 **DOM:** 6 days **SALE PRICE:** **\$2,652,000**



MLS #: H6326792 **SOLD** **Address:** 130 Washington Avenue **List Price:** \$2,800,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1899
BR: 8 **Baths:** 4.1 **Sq Ft:** 7,111 **Acre:** 1.29 **Est Taxes:** \$45,904
Sale/List Price: 97.3% **Sale Date:** 7/10/2025 **DOM:** 38 days **SALE PRICE:** **\$2,725,000**



MLS #: 817683 **SOLD** **Address:** 235 Palisade Avenue **List Price:** \$2,295,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Mediterranean **Year Built:** 1923
BR: 5 **Baths:** 3.2 **Sq Ft:** 4,350 **Acre:** 0.26 **Est Taxes:** \$54,100
Sale/List Price: 130.7 **Sale Date:** 6/30/2025 **DOM:** 24 days **SALE PRICE:** **\$3,000,000**



MLS #:	H6297695	SOLD	Address:	77 N Mountain Drive	List Price:	\$3,259,000	
Village:	Dobbs Ferry	PO:	Dobbs Ferry	Style:	Mini Estate, Tu-	Year Built:	1928
BR:	5	Baths:	4.2	Sq Ft:	7,051	Acre:	2.20
					Est Taxes:	\$96,431	
Sale/List Price:	93.0%	Sale Date:	3/25/2025	DOM:	164 days	SALE PRICE:	\$3,030,000

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