

❖ 2017 ❖

Home Sales Report



Dobbs Ferry, NY

(Dobbs Ferry School District)

January 1, 2017 - December 31, 2017



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Your Real Estate Information Resource

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

Single Family Home Sales In The Dobbs Ferry School District Between January 1, 2017 and December 31, 2017

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 Hudson Gateway Multiple Listing Service. Information pertaining to direct sales accomplished without the benefit of a Realtor are not available from this source and, therefore, are not included in this report.

A property is considered "sold" after ownership changes hands (the title passes).

List prices indicated in this report are the final list prices that were recorded on the Multiple Listing Service before the property was sold. Price changes that may have occurred earlier in the property's "listing history" will not be indicated. In addition, certain properties may have had other "listing histories" under different MLS numbers that did not result in a sale. Data from these "other listing histories" will not be reflected in this report.

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

Report Overview

| 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 |
|--------------------|------------------------|---------------------------|--------------------------|--------------------------|---------------------------|-------------------------------|--|
| 2006 | 54 | \$909,778 | \$741,000 | \$335,000 | \$4,100,000 | 164 days | 96.39% |
| 2007 | 65 | \$800,393 | \$670,000 | \$400,000 | \$2,250,000 | 148 days | 96.56% |
| 2008 | 35 | \$858,491 | \$630,000 | \$352,000 | \$4,350,000 | 189 days | 96.46% |
| 2009 | 40 | \$839,030 | 635,500 | 306,000 | \$2,700,000 | 213 days | 94.50% |
| 2010 | 45 | \$738,000 | \$637,500 | \$376,500 | \$1,850,000 | 191 days | 94.59% |
| 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% |

Note 1: Number of Units Sold - 72 transactions is a large number of single family homes to be sold in a single year & it represents an absorption rate of 5.9 homes per month.

Note 2: Average Time On The Market - (73 days) - This is the fastest pace in twelve years.

Note 3: Sale Price/List Price Ratio (99.56%) means, on the average, homes are selling just .44 % (½%) below their final list prices.

Note 4: Ten properties sold AT full price and another **twenty-one sold OVER list price**. This means that almost 43% (31 of 72 = 43.06%) of the homes sold either at full price or above their list prices.

Note 5: The **average sale price was up 5.9%** and the **median sale price was up 10.9%** from the previous year

Note 6: Home prices are rising, a large number of single family homes sold in 2017 (72) and the average time on the market was relatively brief (73 days). **In short, there is strong demand for homes in the Dobbs Ferry school district and homes are selling quickly.**

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 #: 4644502 **SOLD** **Address:** 56 Round Hill Road **List Price:** \$300,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1978
BR: 2 **Baths:** 1.1 **Sq Ft:** 1216 **Acre:** 0.07 **Est Taxes:** \$16,790
Prkng: Assigned **Sale Date:** 1/13/2017 **DOM:** 44 days **SALE PRICE:** **\$370,000**



MLS #: 4643882 **SOLD** **Address:** 10 Devoe Street **List Price:** \$325,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1880
BR: 3 **Baths:** 1 **Sq Ft:** 1511 **Acre:** 0.12 **Est Taxes:** \$14,778
Prkng: Driveway **Sale Date:** 2/27/2017 **DOM:** 39 days **SALE PRICE:** **\$376,000**



MLS #: 4700107 **SOLD** **Address:** 11 Round Hill Road **List Price:** \$399,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1978
BR: 2 **Baths:** 1.1 **Sq Ft:** 1216 **Acre:** 0.05 **Est Taxes:** \$13,999
Prkng: Assigned **Sale Date:** 3/23/2017 **DOM:** 28 days **SALE PRICE:** **\$395,000**



MLS #: 4636309 **SOLD** **Address:** 401 Hunters Run **List Price:** \$409,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1984
BR: 2 **Baths:** 2.1 **Sq Ft:** 1100 **Acre:** 0.21 **Est Taxes:** \$14,658
Prkng: 1 Car Attached **Sale Date:** 5/22/2017 **DOM:** 205 days **SALE PRICE:** **\$400,000**



MLS #: 4619614 **SOLD** **Address:** 130 Ogden Avenue **List Price:** \$520,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1978
BR: 3 **Baths:** 3.1 **Sq Ft:** 1732 **Acre:** 0.12 **Est Taxes:** \$18,312
Prkng: 1 Car Attached **Sale Date:** 2/22/2017 **DOM:** 209 days **SALE PRICE:** **\$410,000**



MLS #: 4742087 **SOLD** **Address:** 120 Round Hill Road **List Price:** \$459,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1978
BR: 2 **Baths:** 2.1 **Sq Ft:** 1752 **Acre:** 0.18 **Est Taxes:** \$16,064
Prkng: Assigned **Sale Date:** 12/5/2017 **DOM:** 38 days **SALE PRICE:** **\$420,000**



MLS #: 4633896 **SOLD** **Address:** 554 Broadway **List Price:** \$489,900
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Raised Ranch **Year Built:** 1985
BR: 3 **Baths:** 3 **Sq Ft:** 1557 **Acre:** 0.13 **Est Taxes:** \$19,884
Prkng: 2 Car Attached **Sale Date:** 1/25/2017 **DOM:** 139 days **SALE PRICE:** **\$455,000**



MLS #: 4719642 **SOLD** **Address:** 57 Estherwood Avenue **List Price:** \$515,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Two Story **Year Built:** 1960
BR: 3 **Baths:** 1.1 **Sq Ft:** 1485 **Acre:** 0.15 **Est Taxes:** \$17,614
Prkng: 1 Car Attached **Sale Date:** 7/11/2017 **DOM:** days **SALE PRICE:** **\$462,000**



MLS #: 4736026 **SOLD** **Address:** 25 Lefurgy Avenue **List Price:** \$475,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1890
BR: 3 **Baths:** 2 **Sq Ft:** 1495 **Acre:** 0.06 **Est Taxes:** \$11,688
Prkng: Street Parking **Sale Date:** 11/2/2017 **DOM:** 49 days **SALE PRICE:** **\$475,000**



MLS #: 4711417 **SOLD** **Address:** 28 Brookside Lane **List Price:** \$549,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Capecod **Year Built:** 1940
BR: 4 **Baths:** 2.1 **Sq Ft:** 1753 **Acre:** 0.12 **Est Taxes:** \$23,010
Prkng: 1 Car Attached **Sale Date:** 9/19/2017 **DOM:** 107 days **SALE PRICE:** **\$530,000**



MLS #: 4741610 **SOLD** **Address:** 24 Bellewood Avenue **List Price:** \$549,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Capecod **Year Built:** 1958
BR: 3 **Baths:** 1 **Sq Ft:** 1085 **Acre:** 0.12 **Est Taxes:** \$13,490
Prkng: 1 Car Attached **Sale Date:** 11/21/2017 **DOM:** 21 days **SALE PRICE:** **\$549,000**



MLS #: 4638224 **SOLD** **Address:** 23 Shady Lane **List Price:** \$549,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Capecod **Year Built:** 1938
BR: 3 **Baths:** 1.1 **Sq Ft:** 1350 **Acre:** 0.13 **Est Taxes:** \$17,422
Prkng: 1 Car Attached **Sale Date:** 3/6/2017 **DOM:** 47 days **SALE PRICE:** **\$549,000**



MLS #: 4638899 **SOLD** **Address:** 47 Walgrove Avenue **List Price:** \$599,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Cottage **Year Built:** 1920
BR: 3 **Baths:** 1.1 **Sq Ft:** 1465 **Acre:** 0.12 **Est Taxes:** \$15,396
Prkng: 1 Car Detached **Sale Date:** 3/3/2017 **DOM:** 107 days **SALE PRICE:** **\$599,000**



MLS #: 4722966 **SOLD** **Address:** 28 Rochambeau Avenue **List Price:** \$599,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1880
BR: 3 **Baths:** 2 **Sq Ft:** 1677 **Acre:** 0.06 **Est Taxes:** \$11,910
Prkng: Street Parking **Sale Date:** 8/29/2017 **DOM:** 59 days **SALE PRICE:** **\$600,000**



MLS #: 4700730 **SOLD** **Address:** 21 Walgrove Avenue **List Price:** \$695,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Two Story **Year Built:** 1953
BR: 3 **Baths:** 1.1 **Sq Ft:** 1054 **Acre:** 0.15 **Est Taxes:** \$13,371
Prkng: 1 Car Attached **Sale Date:** 4/5/2017 **DOM:** 31 days **SALE PRICE:** **\$600,000**



MLS #: 4641497 **SOLD** **Address:** 19 Riverside Place **List Price:** \$645,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1964
BR: 3 **Baths:** 2.1 **Sq Ft:** 1714 **Acre:** 0.09 **Est Taxes:** \$15,028
Prkng: 1 Car Attached **Sale Date:** 3/15/2017 **DOM:** 128 days **SALE PRICE:** **\$630,000**



MLS #: 4727233 **SOLD** **Address:** 25 Springhurst Park **List Price:** \$698,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1988
BR: 4 **Baths:** 4 **Sq Ft:** 2900 **Acre:** 0.08 **Est Taxes:** \$16,989
Prkng: 2 Car Attached **Sale Date:** 8/17/2017 **DOM:** 13 days **SALE PRICE:** **\$655,000**



MLS #: 4725363 **SOLD** **Address:** 18 Devoe Street **List Price:** \$740,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1880
BR: 3 **Baths:** 2 **Sq Ft:** 1834 **Acre:** 0.12 **Est Taxes:** \$15,820
Prkng: Detached **Sale Date:** 11/7/2017 **DOM:** 80 days **SALE PRICE:** **\$660,000**



MLS #: 4733032 **SOLD** **Address:** 33 Manor House Lane **List Price:** \$635,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1981
BR: 2 **Baths:** 2.1 **Sq Ft:** 1836 **Acre:** 0.09 **Est Taxes:** \$17,617
Prkng: 1 Car Attached **Sale Date:** 12/20/2017 **DOM:** 25 days **SALE PRICE:** **\$670,000**



MLS #: 4706696 **SOLD** **Address:** 28 Maplewood Avenue **List Price:** \$679,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1928
BR: 3 **Baths:** 1.1 **Sq Ft:** 1710 **Acre:** 0.13 **Est Taxes:** \$19,201
Prkng: 1 Car Attached **Sale Date:** 8/14/2017 **DOM:** 38 days **SALE PRICE:** **\$670,000**



MLS #: 4701804 **SOLD** **Address:** 77 Price Street **List Price:** \$699,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1962
BR: 3 **Baths:** 2.1 **Sq Ft:** 1656 **Acre:** 0.17 **Est Taxes:** \$19,788
Prkng: 1 Car Attached **Sale Date:** 4/17/2017 **DOM:** 19 days **SALE PRICE:** **\$685,000**



MLS #: 4733801 **SOLD** **Address:** 27 Highland Avenue **List Price:** \$699,900
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1962
BR: 4 **Baths:** 1.1 **Sq Ft:** 1519 **Acre:** 0.12 **Est Taxes:** \$18,845
Prkng: 1 Car Attached **Sale Date:** 10/5/2017 **DOM:** 25 days **SALE PRICE:** **\$693,500**



MLS #: 4721751 **SOLD** **Address:** 130 Ogden Avenue **List Price:** \$700,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1978
BR: 4 **Baths:** 3.1 **Sq Ft:** 2300 **Acre:** 0.09 **Est Taxes:** \$15,102
Prkng: 1 Car Attached **Sale Date:** 11/21/2017 **DOM:** 96 days **SALE PRICE:** **\$695,000**



MLS #: 4706760 **SOLD** **Address:** 20 Maple Street **List Price:** \$679,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial, **Year Built:** 1875
BR: 3 **Baths:** 2 **Sq Ft:** 1426 **Acre:** 0.14 **Est Taxes:** \$12,692
Prkng: 1 Car Detached **Sale Date:** 8/3/2017 **DOM:** 64 days **SALE PRICE:** **\$700,000**



MLS #: 4639542 **SOLD** **Address:** 18 Lisa Court **List Price:** \$685,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 1981
BR: 3 **Baths:** 2.1 **Sq Ft:** 2265 **Acre:** 0.18 **Est Taxes:** \$17,083
Prkng: 1 Car Attached **Sale Date:** 1/3/2017 **DOM:** 63 days **SALE PRICE:** **\$700,000**



MLS #: 4638348 **SOLD** **Address:** 11 Grove Street **List Price:** \$745,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Cape Cod **Year Built:** 1952
BR: 3 **Baths:** 3 **Sq Ft:** 2053 **Acre:** 0.19 **Est Taxes:** \$18,336
Prkng: 1 Car Attached **Sale Date:** 2/27/2017 **DOM:** 110 days **SALE PRICE:** **\$720,000**



MLS #: 4742053 **SOLD** **Address:** 41 Temple Road **List Price:** \$799,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1996
BR: 4 **Baths:** 2 **Sq Ft:** 2043 **Acre:** 0.15 **Est Taxes:** \$27,453
Prkng: Driveway **Sale Date:** 12/22/2017 **DOM:** 38 days **SALE PRICE:** **\$742,575**



MLS #: 4739386 **SOLD** **Address:** 9 Atilda Avenue **List Price:** \$739,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1937
BR: 3 **Baths:** 2 **Sq Ft:** 1703 **Acre:** 0.14 **Est Taxes:** \$25,453
Prkng: 1 Car Detached **Sale Date:** 12/28/2017 **DOM:** 25 days **SALE PRICE:** **\$751,000**



MLS #: 4732819 **SOLD** **Address:** 65 Briary Road **List Price:** \$769,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Ranch **Year Built:** 1953
BR: 3 **Baths:** 3 **Sq Ft:** 1685 **Acre:** 0.22 **Est Taxes:** \$17,397
Prkng: 2 Car Attached **Sale Date:** 11/1/2017 **DOM:** 25 days **SALE PRICE:** **\$769,000**



MLS #: 4646146 **SOLD** **Address:** 26 Maplewood Avenue **List Price:** \$760,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1928
BR: 3 **Baths:** 1.1 **Sq Ft:** 1656 **Acre:** 0.12 **Est Taxes:** \$17,497
Prkng: Driveway **Sale Date:** 1/31/2017 **DOM:** 21 days **SALE PRICE:** **\$780,000**



MLS #: 4744805 **SOLD** **Address:** 10 Eldredge Place **List Price:** \$739,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Ranch **Year Built:** 1954
BR: 3 **Baths:** 3 **Sq Ft:** 1851 **Acre:** 0.27 **Est Taxes:** \$21,959
Prkng: 1 Car Detached **Sale Date:** 12/22/2017 **DOM:** 17 days **SALE PRICE:** **\$789,000**



MLS #: 4713762 **SOLD** **Address:** 12 Livingston Avenue **List Price:** \$729,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Raised Ranch **Year Built:** 1971
BR: 3 **Baths:** 2 **Sq Ft:** 1648 **Acre:** 0.12 **Est Taxes:** \$18,058
Prkng: 1 Car Attached **Sale Date:** 6/12/2017 **DOM:** 15 days **SALE PRICE:** **\$789,000**



MLS #: 4711128 **SOLD** **Address:** 17 Magnolia Drive **List Price:** \$789,500
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1940
BR: 3 **Baths:** 2.1 **Sq Ft:** 1650 **Acre:** 0.15 **Est Taxes:** \$22,499
Prkng: 1 Car Attached **Sale Date:** 8/4/2017 **DOM:** 23 days **SALE PRICE:** **\$815,000**



MLS #: 4729160 **SOLD** **Address:** 17 Landing Drive **List Price:** \$815,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 2001
BR: 2 **Baths:** 3.1 **Sq Ft:** 1988 **Acre:** 0.07 **Est Taxes:** \$26,458
Prkng: 1 Car Attached **Sale Date:** 9/26/2017 **DOM:** 17 days **SALE PRICE:** **\$825,000**



MLS #: 4726248 **SOLD** **Address:** 30 Bellewood Avenue **List Price:** \$730,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1937
BR: 3 **Baths:** 2.1 **Sq Ft:** 1804 **Acre:** 0.12 **Est Taxes:** \$18,837
Prkng: 1 Car Attached **Sale Date:** 8/25/2017 **DOM:** 14 days **SALE PRICE:** **\$830,000**



MLS #: 4729776 **SOLD** **Address:** 42 Landing Drive **List Price:** \$859,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 2001
BR: 2 **Baths:** 2.1 **Sq Ft:** 2410 **Acre:** 0.07 **Est Taxes:** \$25,220
Prkng: 2 Car Attached **Sale Date:** 11/13/2017 **DOM:** 105 days **SALE PRICE:** **\$835,000**

Taking The First Step

The decision to sell a home is **NOT** an overnight decision.

Instead, it is a sequence of small steps taken gradually over a period of time.



If you are considering placing your home on the market in 2018, 2019 or even 2020,

NOW Is The Time To Take That First Step

Below are a few simple steps you can take **NOW** (for **FREE** & without obligation) to get started.

| | |
|---|--|
| <p>The Friday Morning Listing Bulletin</p> <p><i>A Weekly Compilation Of ALL Homes For Sale</i></p> <p>To ORDER The Friday Bulletin</p> <p>Google - Boeckelman Friday Bulletin</p> <p>Or use this link - http://bit.ly/fridaybulletin</p> <p>(No "www" - All lowercase letters)</p> | <p>FREE Publication 129 Quick Tips</p> <p><i>Step By Step Tips To Make Your Home Irresistible To Buyers</i></p> <p>To ORDER 129 Quick Tips</p> <p>Google - Boeckelman 129 Quick Tips</p> <p>Or use this link - http://bit.ly/129quicktips</p> <p>(No "www" - All lowercase letters)</p> |
| <p>FREE Professional Home Staging Consultation</p> <p><i>Let My Home Stager Advise You About Preparing Your Home For Sale</i></p> <p>To SCHEDULE Appointment NOW</p> <p>Google - Boeckelman FREE Staging</p> <p>Or use this link - http://bit.ly/requeststaging</p> <p>(No "www" - All lowercase letters)</p> | <p>FREE Professional Pre-Listing Home Inspection</p> <p><i>Have Your Home Inspected BEFORE Placing It On The Market</i></p> <p>SCHEDULE Appointment NOW</p> <p>Google - Boeckelman Pre-Listing Inspection</p> <p>Or use this link - http://bit.ly/pre-inspection</p> <p>(No "www" - All lowercase letters)</p> |

Fact #1: The best time to get to know a real estate agent is **BEFORE** you need one.

Fact #2: It is better to know me and not need me, than to need me and not know me.



Bill Boeckelman

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& Broker Extraordinaire*

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MLS #: 4740612 **SOLD** **Address:** 71 Bellewood Avenue **List Price:** \$795,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Bungalow, **Year Built:** 1924
BR: 3 **Baths:** 2.1 **Sq Ft:** 2020 **Acre:** 0.17 **Est Taxes:** \$18,212
Prkng: 1 Car Detached **Sale Date:** 11/22/2017 **DOM:** 16 days **SALE PRICE:** **\$840,000**



MLS #: 4743515 **SOLD** **Address:** 27 Landing Drive **List Price:** \$849,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 2001
BR: 2 **Baths:** 3.1 **Sq Ft:** 2450 **Acre:** 0.07 **Est Taxes:** \$30,200
Prkng: 1 Car Attached **Sale Date:** 11/30/2017 **DOM:** 24 days **SALE PRICE:** **\$849,000**



MLS #: 4704907 **SOLD** **Address:** 480 Broadway **List Price:** \$850,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary, **Year Built:** 1890
BR: 3 **Baths:** 2.1 **Sq Ft:** 3721 **Acre:** 0.21 **Est Taxes:** \$19,697
Prkng: 2 Car Attached **Sale Date:** 5/12/2017 **DOM:** 10 days **SALE PRICE:** **\$850,000**



MLS #: 4740853 **SOLD** **Address:** 25 Oliphant Avenue **List Price:** \$869,900
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Ranch **Year Built:** 1953
BR: 4 **Baths:** 3 **Sq Ft:** 2561 **Acre:** 0.23 **Est Taxes:** \$27,146
Prkng: 2 Car Attached **Sale Date:** 11/29/2017 **DOM:** 25 days **SALE PRICE:** **\$851,000**



MLS #: 4715773 **SOLD** **Address:** 177 Palisade Avenue **List Price:** \$875,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Raised Ranch **Year Built:** 1973
BR: 4 **Baths:** 2.1 **Sq Ft:** 1943 **Acre:** 0.2 **Est Taxes:** \$31,481
Prkng: 2 Car Attached **Sale Date:** 9/11/2017 **DOM:** 55 days **SALE PRICE:** **\$862,500**



MLS #: 4651651 **SOLD** **Address:** 39 Brace Terrace **List Price:** \$799,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1953
BR: 3 **Baths:** 2.1 **Sq Ft:** 2718 **Acre:** 0.33 **Est Taxes:** \$25,469
Prkng: 2 Car Attached **Sale Date:** 4/10/2017 **DOM:** 23 days **SALE PRICE:** **\$875,000**



MLS #: 4614049 **SOLD** **Address:** 50 Judson Avenue **List Price:** \$875,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Split Level **Year Built:** 1952
BR: 3 **Baths:** 2 **Sq Ft:** 2475 **Acre:** 0.49 **Est Taxes:** \$28,382
Prkng: 2 Car Attached **Sale Date:** 1/10/2017 **DOM:** 49 days **SALE PRICE:** **\$875,000**



MLS #: 4644425 **SOLD** **Address:** East 2 Hudson Road **List Price:** \$939,000
Village: Irvington **PO:** Irvington **Style:** Ranch **Year Built:** 1956
BR: 5 **Baths:** 3 **Sq Ft:** 3400 **Acre:** 0.34 **Est Taxes:** \$26,350
Prkng: 2 Car Attached **Sale Date:** 1/18/2017 **DOM:** 28 days **SALE PRICE:** **\$915,000**



MLS #: 4715984 **SOLD** **Address:** 16 Secor Drive **List Price:** \$849,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1950
BR: 4 **Baths:** 3 **Sq Ft:** 2194 **Acre:** 0.24 **Est Taxes:** \$23,357
Prkng: 1 Car Attached **Sale Date:** 7/17/2017 **DOM:** 16 days **SALE PRICE:** **\$925,000**



MLS #: 4710227 **SOLD** **Address:** 60 Magnolia Drive **List Price:** \$925,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Raised Ranch **Year Built:** 1965
BR: 4 **Baths:** 3 **Sq Ft:** 2490 **Acre:** 0.22 **Est Taxes:** \$24,602
Prkng: 2 Car Attached **Sale Date:** 8/10/2017 **DOM:** 28 days **SALE PRICE:** **\$925,000**



MLS #: 4706993 **SOLD** **Address:** 200 Scenic Drive **List Price:** \$935,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Ranch **Year Built:** 1956
BR: 3 **Baths:** 2.1 **Sq Ft:** 1878 **Acre:** 0.3 **Est Taxes:** \$24,767
Prkng: 2 Car Attached **Sale Date:** 8/17/2017 **DOM:** 35 days **SALE PRICE:** **\$955,000**



MLS #: 4748226 **SOLD** **Address:** 37 Landing Drive **List Price:** \$984,500
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 2001
BR: 3 **Baths:** 2.2 **Sq Ft:** 3086 **Acre:** 0.12 **Est Taxes:** \$28,898
Prkng: 2 Car Attached **Sale Date:** 12/29/2017 **DOM:** 15 days **SALE PRICE:** **\$974,600**



MLS #: 4703892 **SOLD** **Address:** 25 Hudson Drive **List Price:** \$999,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Town House **Year Built:** 2001
BR: 3 **Baths:** 2.1 **Sq Ft:** 2800 **Acre:** 0.07 **Est Taxes:** \$27,549
Prkng: 2 Car Attached **Sale Date:** 7/20/2017 **DOM:** 142 days **SALE PRICE:** **\$975,000**



MLS #: 4625112 **SOLD** **Address:** 548 Broadway (Lot 1) **List Price:** \$1,075,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 2016
BR: 4 **Baths:** 2.1 **Sq Ft:** 3900 **Acre:** 0.13 **Est Taxes:** \$1
Prkng: 2 Car Attached **Sale Date:** 5/25/2017 **DOM:** 55 days **SALE PRICE:** **\$999,000**



MLS #: 4716023 **SOLD** **Address:** 59 Beechdale Road **List Price:** \$1,049,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1953
BR: 4 **Baths:** 2 **Sq Ft:** 2463 **Acre:** 0.46 **Est Taxes:** \$25,279
Prkng: Driveway **Sale Date:** 7/7/2017 **DOM:** 29 days **SALE PRICE:** **\$1,075,000**



MLS #: 4712224 **SOLD** **Address:** 73 Bellewood Avenue **List Price:** \$999,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 2005
BR: 4 **Baths:** 3.1 **Sq Ft:** 2772 **Acre:** 0.17 **Est Taxes:** \$27,987
Prkng: 1 Car Attached **Sale Date:** 7/6/2017 **DOM:** 22 days **SALE PRICE:** **\$1,100,000**



MLS #: 4727843 **SOLD** **Address:** 70 Southlawn Avenue **List Price:** \$1,150,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1918
BR: 4 **Baths:** 3.1 **Sq Ft:** 3000 **Acre:** 0.18 **Est Taxes:** \$26,849
Prkng: Street Parking **Sale Date:** 11/6/2017 **DOM:** 70 days **SALE PRICE:** **\$1,110,000**



MLS #: 4623674 **SOLD** **Address:** 1 Forkland Lane **List Price:** \$1,199,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial, Tudor **Year Built:** 2015
BR: 4 **Baths:** 3.1 **Sq Ft:** 3051 **Acre:** 0.26 **Est Taxes:** \$21,694
Prkng: 2 Car Attached **Sale Date:** 2/23/2017 **DOM:** 229 days **SALE PRICE:** **\$1,157,500**



MLS #: 4700893 **SOLD** **Address:** 136 Clinton Avenue **List Price:** \$1,095,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Carriage House, **Year Built:** 1861
BR: 4 **Baths:** 3 **Sq Ft:** 2316 **Acre:** 0.37 **Est Taxes:** \$27,277
Prkng: 1 Car Detached **Sale Date:** 6/19/2017 **DOM:** 32 days **SALE PRICE:** **\$1,172,000**



MLS #: 4612239 **SOLD** **Address:** 12 Myrtle Avenue **List Price:** \$1,275,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1957
BR: 5 **Baths:** 3 **Sq Ft:** 4195 **Acre:** 0.34 **Est Taxes:** \$32,762
Prkng: 2 Car Attached **Sale Date:** 1/5/2017 **DOM:** 120 days **SALE PRICE:** **\$1,225,000**



MLS #: 4603868 **SOLD** **Address:** North 65 Mountain Drive **List Price:** \$1,299,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1927
BR: 5 **Baths:** 2.1 **Sq Ft:** 3152 **Acre:** 0.39 **Est Taxes:** \$37,773
Prkng: Driveway **Sale Date:** 10/13/2017 **DOM:** 497 days **SALE PRICE:** **\$1,230,000**



MLS #: 4716577 **SOLD** **Address:** 76 Buena Vista Drive **List Price:** \$1,250,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1906
BR: 4 **Baths:** 3.2 **Sq Ft:** 2544 **Acre:** 0.22 **Est Taxes:** \$18,655
Prkng: 1 Car Attached **Sale Date:** 7/11/2017 **DOM:** 12 days **SALE PRICE:** **\$1,260,000**



MLS #: 4646837 **SOLD** **Address:** 222 Palisade Avenue **List Price:** \$1,295,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1923
BR: 4 **Baths:** 2.2 **Sq Ft:** 3350 **Acre:** 0.28 **Est Taxes:** \$27,437
Prkng: 1 Car Detached **Sale Date:** 2/13/2017 **DOM:** 32 days **SALE PRICE:** **\$1,287,700**



MLS #: 4715052 **SOLD** **Address:** 112 Southlawn Avenue **List Price:** \$1,300,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1910
BR: 5 **Baths:** 3.1 **Sq Ft:** 4410 **Acre:** 0.27 **Est Taxes:** \$31,400
Prkng: 2 Car Detached **Sale Date:** 7/24/2017 **DOM:** 15 days **SALE PRICE:** **\$1,300,000**



MLS #: 4640332 **SOLD** **Address:** 0 Judson Avenue **List Price:** \$1,350,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 2017
BR: 4 **Baths:** 2.1 **Sq Ft:** 3500 **Acre:** 0.84 **Est Taxes:** \$1
Prkng: 2 Car Attached **Sale Date:** 12/27/2017 **DOM:** 181 days **SALE PRICE:** **\$1,330,000**



MLS #: 4716028 **SOLD** **Address:** 115 Oliphant Avenue **List Price:** \$1,349,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Tudor **Year Built:** 1927
BR: 4 **Baths:** 4.1 **Sq Ft:** 2996 **Acre:** 0.12 **Est Taxes:** \$30,481
Prkng: 2 Car Attached **Sale Date:** 9/6/2017 **DOM:** 41 days **SALE PRICE:** **\$1,332,500**



MLS #: 4700126 **SOLD** **Address:** 189 Palisade Avenue **List Price:** \$1,395,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1920
BR: 5 **Baths:** 3.1 **Sq Ft:** 3563 **Acre:** 0.17 **Est Taxes:** \$24,100
Prkng: 1 Car Attached **Sale Date:** 5/12/2017 **DOM:** 55 days **SALE PRICE:** **\$1,355,000**

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Friday Morning Listing Bulletin

Would you like to receive information about
ALL the homes currently **FOR SALE** in the Rivertowns?

Some of you may already be receiving my weekly compilation of homes for sale in the Rivertowns. This weekly distribution is called **The Friday Morning Listing Bulletin** and it includes ALL the homes currently for sale in The Rivertowns by ALL the real estate companies.

Many homeowners have told me that "the bulletin" enables them to conveniently keep in touch with the local real estate market and others have indicated to me that they find it interesting to know the list prices of homes for sale in their neighborhoods.

Why waste time entering tedious search parameters on an assortment of realty websites when you can access this information with one convenient click?

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|--|--|---|

It pays to know a capable Realtor in advance so when a real estate question does come up, you will know who to call.

Bill Boeckelman

Your Real Estate Information Resource

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Don't Wait Until Spring!

6 Excellent Reasons

To Put Your Home On The Market Right NOW

1. Fewer homes are on the market **NOW**. That means less competition. In contrast, the Spring/Summer inventory is often overstocked
2. Interest rates are low **NOW**. Who knows what interest rates will be in the Spring or Summer.
3. People shopping for homes **NOW**, are **serious, ready-to-buy buyers**. - No tire-kickers - No window shoppers - Fewer showings - Less inconvenience
Just real action from real buyers.
4. **NOW** is the perfect time to feature homes with seasonal views and fireplaces.
5. **Corporate job relocations** typically take place at the start of the new year. Corporate transferees moving to our area are **very serious buyers who must make a decision to purchase a home quickly**.
6. Winter is **corporate bonus season**. Each year, **waves of new aggressive home buyers** jump into the housing market the moment bonuses are announced.

HELPFUL SUGGESTION

Why not enter my contact information into your phone **RIGHT NOW** so when you (or someone you know) has a real estate question, you will have my phone number & e-mail address at your fingertips?



Enter my contact information into your phone

Bill Boeckelman

Your Real Estate Information Resource

(914) 458-2455

boeckelman@gmail.com



MLS #: 4715998 **SOLD** **Address:** 42 Bellair Drive **List Price:** \$1,399,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Arts&Crafts **Year Built:** 1885
BR: 4 **Baths:** 2.1 **Sq Ft:** 3075 **Acre:** 0.34 **Est Taxes:** \$36,715
Prkng: 2 Car Detached **Sale Date:** 10/2/2017 **DOM:** 83 days **SALE PRICE:** **\$1,365,000**



MLS #: 4715765 **SOLD** **Address:** 31 Ardsley Avenue West **List Price:** \$1,495,000
Village: Irvington **PO:** Irvington **Style:** Colonial **Year Built:** 1925
BR: 5 **Baths:** 3.1 **Sq Ft:** 3303 **Acre:** 0.5 **Est Taxes:** \$39,020
Prkng: 1 Car Attached **Sale Date:** 6/8/2017 **DOM:** 16 days **SALE PRICE:** **\$1,470,000**



MLS #: 4724519 **SOLD** **Address:** 107 Judson Avenue **List Price:** \$1,450,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1954
BR: 4 **Baths:** 3.1 **Sq Ft:** 3998 **Acre:** 0.96 **Est Taxes:** \$43,497
Prkng: 2 Car Attached **Sale Date:** 8/25/2017 **DOM:** 13 days **SALE PRICE:** **\$1,540,000**



MLS #: 4702240 **SOLD** **Address:** 120 Sherman Avenue **List Price:** \$1,799,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1973
BR: 4 **Baths:** 3.1 **Sq Ft:** 3756 **Acre:** 1.33 **Est Taxes:** \$43,149
Prkng: 2 Car Attached **Sale Date:** 6/15/2017 **DOM:** 65 days **SALE PRICE:** **\$1,790,000**



MLS #: 4649602 **SOLD** **Address:** 7 Constance Avenue **List Price:** \$1,850,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 2011
BR: 6 **Baths:** 4.1 **Sq Ft:** 5022 **Acre:** 0.20 **Est Taxes:** \$42,306
Prkng: 2 Car Attached **Sale Date:** 3/13/2017 **DOM:** 24 days **SALE PRICE:** **\$1,800,000**



MLS #: 4645302 **SOLD** **Address:** 177 Clinton Avenue **List Price:** \$2,100,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Contemporary **Year Built:** 1955
BR: 5 **Baths:** 4 **Sq Ft:** 3619 **Acre:** 0.55 **Est Taxes:** \$54,257
Prkng: 2 Car Attached **Sale Date:** 5/16/2017 **DOM:** 140 days **SALE PRICE:** **\$2,000,000**



MLS #: 4616598 **SOLD** **Address:** North 79 Mountain Drive **List Price:** \$2,295,000
Village: Dobbs Ferry **PO:** Dobbs Ferry **Style:** Colonial **Year Built:** 1941
BR: 5 **Baths:** 4.2 **Sq Ft:** 5298 **Acre:** 2.37 **Est Taxes:** \$91,271
Prkng: 1 Car Attached **Sale Date:** 8/10/2017 **DOM:** 426 days **SALE PRICE:** **\$2,050,000**



MLS #: 4621793 **SOLD** **Address:** 14 Washington Avenue **List Price:** \$2,500,000
Village: Irvington **PO:** Irvington **Style:** Colonial **Year Built:** 1903
BR: 6 **Baths:** 4.1 **Sq Ft:** 4900 **Acre:** 1.65 **Est Taxes:** \$64,800
Prkng: 2 Car Detached **Sale Date:** 1/18/2017 **DOM:** 181 days **SALE PRICE:** **\$2,421,000**



MLS #: 4643804 **SOLD** **Address:** 8 Hancock Place **List Price:** \$3,200,000
Village: Irvington **PO:** Irvington **Style:** Colonial **Year Built:** 1895
BR: 7 **Baths:** 5.2 **Sq Ft:** 5200 **Acre:** 0.83 **Est Taxes:** \$76,276
Prkng: Driveway **Sale Date:** 11/28/2017 **DOM:** 299 days **SALE PRICE:** **\$3,125,000**