



Coldwell Banker Realty

❖ 2021 ❖

Home Sales Report



Edgemont, NY

(Edgemont School District)

January 1, 2021 - December 31, 2021



Bill Boeckelman

Your Real Estate Information Resource

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Coldwell Banker Realty

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

Single Family Home Sales In The Edgemont School District Between January 1, 2021 and December 31, 2021

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

Edgemont	# of Units Sold	Average Sale Price	Median Sale Price	Lowest Sale Price	Highest Sale Price	Average Time on Market	Sale Price/ List Price Percentage
2013	92	\$1,093,036	\$968,750	\$500,000	\$3,250,000	182 days	96.84%
2014	104	\$1,200,282	\$1,165,000	\$440,000	\$2,400,000	88 days	98.15%
2015	109	\$1,196,349	\$1,065,000	\$547,000	\$3,410,000	78 days	98.89%
2016	89	\$1,175,057	\$1,100,000	\$550,000	\$2,400,000	76 days	98.32%
2017	87	\$1,253,908	\$1,202,000	\$575,000	\$2,750,000	64 days	99.87%
2018	91	\$1,140,872	\$1,082,250	\$530,000	\$2,204,322	71 days	98.28%
2019	71	\$1,187,406	\$1,120,000	\$530,000	\$2,725,000	78 days	96.70%
2020	96	\$1,157,250	\$1,063,750	\$585,000	\$2,613,500	67 days	98.76%
2021	95	\$1,244,395	\$1,190,000	\$630,000	\$2,400,000	40 days	100.04%

Note 1: Number of Units Sold - 95 transactions for the entire year is an absorption rate of 8 homes per month and is evidence of strong demand for homes.

Note 2: Average Time On The Market - 40 days is less than 1.5 months & is a very brief period of time.

Note 3: Sale Price/List Price Ratio (100.04%) means many homes are selling for full price (or higher).

Note 4: The **average sale price was up 7.5%** and the **median sale price was up almost 12%** from the previous year.

Note 5: In short, despite the continued disruption of the pandemic, **there is strong demand for single family homes in Edgemont and homes are selling very 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 #: 6066970 **SOLD** **Address:** 68 Mount Joy Avenue **List Price:** \$599,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1962
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,600 **Acre:** 0.192 **Est Taxes:** \$25,783
Prkng: 1 Car Attached **Sale Date:** 1/21/2021 **DOM:** 17 days **SALE PRICE:** **\$630,000**



MLS #: 6075465 **SOLD** **Address:** 239 S Healy Avenue **List Price:** \$725,000
Village: None **PO:** Scarsdale **Style:** Other **Year Built:** 1956
BR: 5 **Baths:** 4.0 **Sq Ft:** 2,880 **Acre:** 0.340 **Est Taxes:** \$19,725
Prkng: Driveway **Sale Date:** 3/5/2021 **DOM:** 98 days **SALE PRICE:** **\$720,000**



MLS #: 6039397 **SOLD** **Address:** 116 Edgemont Road **List Price:** \$849,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1918
BR: 6 **Baths:** 3.1 **Sq Ft:** 3,450 **Acre:** 0.368 **Est Taxes:** \$35,744
Prkng: 1 Car Attached **Sale Date:** 1/13/2021 **DOM:** 52 days **SALE PRICE:** **\$720,000**



MLS #: 6117633 **SOLD** **Address:** 294 S Healy Avenue **List Price:** \$775,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1963
BR: 6 **Baths:** 3.1 **Sq Ft:** 3,305 **Acre:** 0.460 **Est Taxes:** \$36,459
Prkng: 2 Car Attached **Sale Date:** 9/21/2021 **DOM:** 4 days **SALE PRICE:** **\$725,000**



MLS #: 6129294 **SOLD** **Address:** 150 Juniper Road **List Price:** \$739,000
Village: None **PO:** Scarsdale **Style:** Mid-Century **Year Built:** 1952
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,800 **Acre:** 0.257 **Est Taxes:** \$19,529
Prkng: 2 Car Attached **Sale Date:** 12/23/2021 **DOM:** 106 days **SALE PRICE:** **\$742,912**



MLS #: 6130106 **SOLD** **Address:** 108 Westminster Road **List Price:** \$751,000
Village: None **PO:** Scarsdale **Style:** Ranch **Year Built:** 1955
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,600 **Acre:** 0.207 **Est Taxes:** \$22,111
Prkng: 1 Car Attached **Sale Date:** 11/16/2021 **DOM:** 63 days **SALE PRICE:** **\$745,000**



MLS #: 6135531 **SOLD** **Address:** 170 Juniper Road **List Price:** \$749,900
Village: None **PO:** Scarsdale **Style:** Contemporary, **Year Built:** 1954
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,734 **Acre:** 0.395 **Est Taxes:** \$26,609
Prkng: 2 Car Attached **Sale Date:** 12/18/2021 **DOM:** 28 days **SALE PRICE:** **\$746,000**



MLS #: 6126454 **SOLD** **Address:** 26 Westminster Road **List Price:** \$799,000
Village: None **PO:** Scarsdale **Style:** Ranch **Year Built:** 1959
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,310 **Acre:** 0.271 **Est Taxes:** \$22,480
Prkng: 2 Car Attached **Sale Date:** 9/30/2021 **DOM:** 34 days **SALE PRICE:** **\$750,000**



MLS #: 6128450 **SOLD** **Address:** 7 Kaateskill Place **List Price:** \$799,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1957
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,711 **Acre:** 0.180 **Est Taxes:** \$23,608
Prkng: 2 Car Attached **Sale Date:** 10/27/2021 **DOM:** 9 days **SALE PRICE:** **\$765,000**



MLS #: 6101368 **SOLD** **Address:** 491 Fort Hill Road **List Price:** \$795,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1938
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,537 **Acre:** 0.360 **Est Taxes:** \$28,867
Prkng: 1 Car Attached **Sale Date:** 6/23/2021 **DOM:** 20 days **SALE PRICE:** **\$805,000**



MLS #: 6111741 **SOLD** **Address:** 22 Sprain Valley Road **List Price:** \$945,000
Village: None **PO:** Scarsdale **Style:** Ranch **Year Built:** 2000
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,826 **Acre:** 0.520 **Est Taxes:** \$32,198
Prkng: 2 Car Attached **Sale Date:** 10/11/2021 **DOM:** 119 days **SALE PRICE:** **\$840,000**



MLS #: 6057078 **SOLD** **Address:** 91 Edgemont Road **List Price:** \$849,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1957
BR: 5 **Baths:** 2.1 **Sq Ft:** 2,400 **Acre:** 0.209 **Est Taxes:** \$29,991
Prkng: 1 Car Attached **Sale Date:** 4/15/2021 **DOM:** 184 days **SALE PRICE:** **\$840,000**



MLS #: 6075168 **SOLD** **Address:** 210 Ferndale Road **List Price:** \$875,000
Village: None **PO:** Scarsdale **Style:** Ranch **Year Built:** 1951
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,489 **Acre:** 0.192 **Est Taxes:** \$31,578
Prkng: 1 Car Attached **Sale Date:** 1/5/2021 **DOM:** 14 days **SALE PRICE:** **\$875,000**



MLS #: 6108301 **SOLD** **Address:** 200 Glendale Road **List Price:** \$935,000
Village: None **PO:** Scarsdale **Style:** Ranch **Year Built:** 1955
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,448 **Acre:** 0.160 **Est Taxes:** \$28,738
Prkng: 1 Car Attached **Sale Date:** 8/3/2021 **DOM:** 52 days **SALE PRICE:** **\$900,000**



MLS #: 6043919 **SOLD** **Address:** 32 Medford Lane **List Price:** \$999,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1964
BR: 6 **Baths:** 4.1 **Sq Ft:** 4,035 **Acre:** 0.680 **Est Taxes:** \$62,869
Prkng: 4+ Car Attached **Sale Date:** 1/29/2021 **DOM:** 92 days **SALE PRICE:** **\$900,000**



MLS #: 6125280 **SOLD** **Address:** 493 Ardsley Road **List Price:** \$925,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1957
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,722 **Acre:** 0.461 **Est Taxes:** \$30,482
Prkng: 2 Car Attached **Sale Date:** 8/30/2021 **DOM:** 18 days **SALE PRICE:** **\$915,000**



MLS #: 6097915 **SOLD** **Address:** 15 Gordon Place **List Price:** \$890,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1947
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,238 **Acre:** 0.240 **Est Taxes:** \$28,846
Prkng: 1 Car Attached **Sale Date:** 7/26/2021 **DOM:** 19 days **SALE PRICE:** **\$917,000**



MLS #: 6143343 **SOLD** **Address:** 17 Doris Drive **List Price:** \$899,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1954
BR: 3 **Baths:** 3.0 **Sq Ft:** 1,942 **Acre:** 0.000 **Est Taxes:** \$28,780
Prkng: 2 Car Attached **Sale Date:** 12/13/2021 **DOM:** 30 days **SALE PRICE:** **\$917,600**



MLS #: 6091860 **SOLD** **Address:** 150 Ferndale Road **List Price:** \$855,000
Village: None **PO:** Scarsdale **Style:** Capecod **Year Built:** 1948
BR: 4 **Baths:** 2.0 **Sq Ft:** 2,340 **Acre:** 0.240 **Est Taxes:** \$27,200
Prkng: 2 Car Attached **Sale Date:** 8/19/2021 **DOM:** 33 days **SALE PRICE:** **\$928,000**



MLS #: 6067446 **SOLD** **Address:** 11 Sunrise Lane **List Price:** \$899,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1996
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,164 **Acre:** 0.474 **Est Taxes:** \$27,587
Prkng: 2 Car Attached **Sale Date:** 4/21/2021 **DOM:** 92 days **SALE PRICE:** **\$936,000**



MLS #: 6103853 **SOLD** **Address:** 16 Robin Hill Road **List Price:** \$975,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1928
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,015 **Acre:** 0.169 **Est Taxes:** \$32,381
Prkng: 2 Car Attached **Sale Date:** 7/30/2021 **DOM:** 63 days **SALE PRICE:** **\$940,000**



MLS #: 6110506 **SOLD** **Address:** 170 Evandale Road **List Price:** \$940,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1954
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,300 **Acre:** 0.199 **Est Taxes:** \$31,471
Prkng: 2 Car Attached **Sale Date:** 8/12/2021 **DOM:** 14 days **SALE PRICE:** **\$945,000**



MLS #: 6101970 **SOLD** **Address:** 55 Underhill Road **List Price:** \$849,500
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1958
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,125 **Acre:** 0.250 **Est Taxes:** \$29,280
Prkng: 2 Car Attached **Sale Date:** 5/20/2021 **DOM:** 11 days **SALE PRICE:** **\$952,000**



MLS #: 6119629 **SOLD** **Address:** 5 Sherwood Place **List Price:** \$953,700
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1928
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,800 **Acre:** 0.115 **Est Taxes:** \$33,095
Prkng: 2 Car Attached **Sale Date:** 12/19/2021 **DOM:** 61 days **SALE PRICE:** **\$953,700**



MLS #: 6083391 **SOLD** **Address:** 339 Old Colony Road **List Price:** \$1,050,000
Village: None **PO:** Hartsdale **Style:** Ranch **Year Built:** 1951
BR: 3 **Baths:** 3.0 **Sq Ft:** 1,596 **Acre:** 0.270 **Est Taxes:** \$28,520
Prkng: 2 Car Attached **Sale Date:** 3/12/2021 **DOM:** 33 days **SALE PRICE:** **\$988,000**



MLS #: 6110409 **SOLD** **Address:** 601 Fort Hill Road **List Price:** \$899,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1940
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,600 **Acre:** 0.190 **Est Taxes:** \$28,165
Prkng: 2 Car Attached **Sale Date:** 8/26/2021 **DOM:** 14 days **SALE PRICE:** **\$990,000**



MLS #: 6098482 **SOLD** **Address:** 175 Glendale Road **List Price:** \$1,090,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1928
BR: 3 **Baths:** 4.1 **Sq Ft:** 2,806 **Acre:** 0.174 **Est Taxes:** \$30,672
Prkng: 1 Car Detached **Sale Date:** 7/10/2021 **DOM:** 65 days **SALE PRICE:** **\$994,999**

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Bill Boeckelman

Real Estate Broker Extraordinaire

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MLS #: 6132197 **SOLD** **Address:** 205 Evandale Road **List Price:** \$975,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1956
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,196 **Acre:** 0.124 **Est Taxes:** \$30,991
Prkng: Driveway **Sale Date:** 10/27/2021 **DOM:** 22 days **SALE PRICE:** **\$999,000**



MLS #: 6110656 **SOLD** **Address:** 40 Mount Joy Avenue **List Price:** \$949,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1938
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,265 **Acre:** 0.200 **Est Taxes:** \$25,296
Prkng: 1 Car Attached **Sale Date:** 8/6/2021 **DOM:** 10 days **SALE PRICE:** **\$999,000**



MLS #: 6126650 **SOLD** **Address:** 61 Mount Joy Avenue **List Price:** \$999,888
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1929
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,164 **Acre:** 0.160 **Est Taxes:** \$30,521
Prkng: 2 Car Attached **Sale Date:** 9/1/2021 **DOM:** 12 days **SALE PRICE:** **\$999,888**



MLS #: 6139204 **SOLD** **Address:** 18 Midvale Road **List Price:** \$1,080,000
Village: None **PO:** Hartsdale **Style:** Cape Cod **Year Built:** 1959
BR: 6 **Baths:** 3.1 **Sq Ft:** 3,205 **Acre:** 0.437 **Est Taxes:** \$41,387
Prkng: 2 Car Attached **Sale Date:** 12/3/2021 **DOM:** 46 days **SALE PRICE:** **\$999,999**



MLS #: 6105769 **SOLD** **Address:** 344 Fort Hill Road **List Price:** \$925,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1890
BR: 5 **Baths:** 3.0 **Sq Ft:** 2,486 **Acre:** 0.310 **Est Taxes:** \$27,412
Prkng: 1 Car Detached **Sale Date:** 7/9/2021 **DOM:** 7 days **SALE PRICE:** **\$999,999**



MLS #: 6127167 **SOLD** **Address:** 120 Glendale Road **List Price:** \$975,000
Village: None **PO:** Scarsdale **Style:** Cape Cod **Year Built:** 1961
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,485 **Acre:** 0.170 **Est Taxes:** \$28,724
Prkng: 1 Car Attached **Sale Date:** 9/9/2021 **DOM:** 16 days **SALE PRICE:** **\$1,050,000**



MLS #: 6099542 **SOLD** **Address:** 4 Doris Drive **List Price:** \$998,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1956
BR: 3 **Baths:** 3.0 **Sq Ft:** 2,024 **Acre:** 0.260 **Est Taxes:** \$28,247
Prkng: 2 Car Attached **Sale Date:** 5/24/2021 **DOM:** 8 days **SALE PRICE:** **\$1,050,000**



MLS #: 6102116 **SOLD** **Address:** 3 Bretton Road **List Price:** \$1,085,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1924
BR: 4 **Baths:** 1.1 **Sq Ft:** 2,015 **Acre:** 0.320 **Est Taxes:** \$31,974
Prkng: 1 Car Detached **Sale Date:** 9/21/2021 **DOM:** 23 days **SALE PRICE:** **\$1,055,000**



MLS #: 6130861 **SOLD** **Address:** 447 Ardsley Road **List Price:** \$1,095,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1962
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,945 **Acre:** 0.464 **Est Taxes:** \$31,003
Prkng: 2 Car Attached **Sale Date:** 10/12/2021 **DOM:** 4 days **SALE PRICE:** **\$1,072,500**



MLS #: 6114473 **SOLD** **Address:** 20 Paradise Drive **List Price:** \$1,098,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1965
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,544 **Acre:** 0.300 **Est Taxes:** \$34,354
Prkng: 2 Car Attached **Sale Date:** 7/16/2021 **DOM:** 18 days **SALE PRICE:** **\$1,100,000**



MLS #: 6106203 **SOLD** **Address:** 5 Barclay Road **List Price:** \$999,999
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1967
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,080 **Acre:** 0.171 **Est Taxes:** \$30,169
Prkng: 2 Car Attached **Sale Date:** 8/31/2021 **DOM:** 40 days **SALE PRICE:** **\$1,100,000**



MLS #: 6087640 **SOLD** **Address:** 21 Club Way **List Price:** \$1,178,000
Village: None **PO:** Hartsdale **Style:** Tudor **Year Built:** 1924
BR: 6 **Baths:** 3.1 **Sq Ft:** 3,713 **Acre:** 0.310 **Est Taxes:** \$46,618
Prkng: 2 Car Attached **Sale Date:** 4/29/2021 **DOM:** 39 days **SALE PRICE:** **\$1,100,000**



MLS #: 6075725 **SOLD** **Address:** 7 Glenwood Road **List Price:** \$1,075,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1925
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,067 **Acre:** 0.190 **Est Taxes:** \$31,769
Prkng: 1 Car Attached **Sale Date:** 1/4/2021 **DOM:** 10 days **SALE PRICE:** **\$1,107,000**



MLS #: 6098253 **SOLD** **Address:** 58 Walbrooke Road **List Price:** \$1,125,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1924
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,644 **Acre:** 0.142 **Est Taxes:** \$40,610
Prkng: 1 Car Attached **Sale Date:** 6/24/2021 **DOM:** 19 days **SALE PRICE:** **\$1,125,000**



MLS #: 6078548 **SOLD** **Address:** 245 Glendale Road **List Price:** \$1,079,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1949
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,723 **Acre:** 0.230 **Est Taxes:** \$29,963
Prkng: 2 Car Attached **Sale Date:** 2/19/2021 **DOM:** 8 days **SALE PRICE:** **\$1,130,000**



MLS #: 6129709 **SOLD** **Address:** 9 Pheasant Run **List Price:** \$1,279,995
Village: None **PO:** Scarsdale **Style:** Contemporary **Year Built:** 1983
BR: 5 **Baths:** 4.1 **Sq Ft:** 3,500 **Acre:** 0.433 **Est Taxes:** \$36,122
Prkng: 2 Car Attached **Sale Date:** 10/7/2021 **DOM:** 35 days **SALE PRICE:** **\$1,140,000**



MLS #: 6100523 **SOLD** **Address:** 160 Fort Hill Road **List Price:** \$995,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1957
BR: 5 **Baths:** 4.0 **Sq Ft:** 2,758 **Acre:** 0.460 **Est Taxes:** \$30,314
Prkng: 2 Car Attached **Sale Date:** 7/15/2021 **DOM:** 11 days **SALE PRICE:** **\$1,140,000**



MLS #: 6045829 **SOLD** **Address:** 16 Pheasant Run **List Price:** \$1,195,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1984
BR: 4 **Baths:** 4.1 **Sq Ft:** 4,321 **Acre:** 0.460 **Est Taxes:** \$39,252
Prkng: 2 Car Attached **Sale Date:** 1/28/2021 **DOM:** 123 days **SALE PRICE:** **\$1,155,000**



MLS #: 6100895 **SOLD** **Address:** 22 Glenwood Road **List Price:** \$1,175,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1928
BR: 5 **Baths:** 2.1 **Sq Ft:** 3,351 **Acre:** 0.188 **Est Taxes:** \$37,204
Prkng: 1 Car Attached **Sale Date:** 6/24/2021 **DOM:** 4 days **SALE PRICE:** **\$1,160,000**



MLS #: 6101973 **SOLD** **Address:** 25 Roxbury Road **List Price:** \$1,175,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1959
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,349 **Acre:** 0.170 **Est Taxes:** \$27,854
Prkng: 2 Car Attached **Sale Date:** 7/16/2021 **DOM:** 12 days **SALE PRICE:** **\$1,175,000**



MLS #: 6113852 **SOLD** **Address:** 393 Evandale Road **List Price:** \$1,249,000
Village: None **PO:** Scarsdale **Style:** Capecod **Year Built:** 1951
BR: 5 **Baths:** 3.0 **Sq Ft:** 3,093 **Acre:** 0.643 **Est Taxes:** \$48,103
Prkng: 2 Car Attached **Sale Date:** 8/17/2021 **DOM:** 21 days **SALE PRICE:** **\$1,190,000**



MLS #: 6105972 **SOLD** **Address:** 17 Scarsdale Farm Road **List Price:** \$1,195,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1966
BR: 4 **Baths:** 4.1 **Sq Ft:** 3,299 **Acre:** 0.478 **Est Taxes:** \$34,525
Prkng: 2 Car Attached **Sale Date:** 6/24/2021 **DOM:** 30 days **SALE PRICE:** **\$1,195,000**



MLS #: 6074930 **SOLD** **Address:** 3 Candlewood Court **List Price:** \$1,289,000
Village: None **PO:** Scarsdale **Style:** Contemporary **Year Built:** 1985
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,842 **Acre:** 0.460 **Est Taxes:** \$43,060
Prkng: 2 Car Attached **Sale Date:** 3/2/2021 **DOM:** 33 days **SALE PRICE:** **\$1,207,900**



MLS #: 6092593 **SOLD** **Address:** 28 Walbrooke Road **List Price:** \$1,228,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1923
BR: 5 **Baths:** 3.0 **Sq Ft:** 2,495 **Acre:** 0.210 **Est Taxes:** \$39,960
Prkng: 1 Car Detached **Sale Date:** 4/19/2021 **DOM:** 15 days **SALE PRICE:** **\$1,228,000**



MLS #: 6133486 **SOLD** **Address:** 17 Westminster Road **List Price:** \$1,175,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1928
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,513 **Acre:** 0.309 **Est Taxes:** \$32,236
Prkng: 2 Car Attached **Sale Date:** 10/14/2021 **DOM:** 11 days **SALE PRICE:** **\$1,230,000**



MLS #: 6110303 **SOLD** **Address:** 7 Paradise Drive **List Price:** \$1,260,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1965
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,948 **Acre:** 0.321 **Est Taxes:** \$34,850
Prkng: 2 Car Attached **Sale Date:** 7/30/2021 **DOM:** 27 days **SALE PRICE:** **\$1,240,000**



MLS #: 6101971 **SOLD** **Address:** 211 Ferndale Road **List Price:** \$1,180,000
Village: None **PO:** Scarsdale **Style:** Capecod **Year Built:** 1949
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,300 **Acre:** 0.237 **Est Taxes:** \$33,422
Prkng: 1 Car Attached **Sale Date:** 7/16/2021 **DOM:** 13 days **SALE PRICE:** **\$1,240,000**

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- ALL the homes in contract
- And ALL the homes sold in the last 90 days

The reports are updated daily and they represent moment-in-time snapshots of
the residential real estate market in each of The Rivertowns

These market reports are available to view online at any time, so

Google →→→ Rivertowns Market Reports

to see how the market is doing.

Or go directly to my Market Report page

<https://www.billboeckelman.com/rivertown-market-reports/>

SPECIAL NOTE:

The reports contain valuable information that every Rivertown homeowner is entitled to know.
That is why I make them conveniently accessible to anyone at any time.

*** These Market Reports are available exclusively from Bill Boeckelman



Bill Boeckelman

William Boeckelman

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MLS #: 6092580 **SOLD** **Address:** 15 Wyndham Road **List Price:** \$1,300,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1983
BR: 3 **Baths:** 3.1 **Sq Ft:** 2,500 **Acre:** **Est Taxes:** \$31,255
Prkng: 2 Car Attached **Sale Date:** 5/26/2021 **DOM:** 68 days **SALE PRICE:** **\$1,240,000**



MLS #: 6090184 **SOLD** **Address:** 4 Laura Lane **List Price:** \$1,275,000
Village: None **PO:** Scarsdale **Style:** Contemporary, **Year Built:** 1962
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,922 **Acre:** 0.598 **Est Taxes:** \$39,811
Prkng: 2 Car Attached **Sale Date:** 8/18/2021 **DOM:** 98 days **SALE PRICE:** **\$1,250,000**



MLS #: 6070980 **SOLD** **Address:** 11 Greenville Road **List Price:** \$1,285,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1965
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,665 **Acre:** 0.470 **Est Taxes:** \$43,997
Prkng: 2 Car Attached **Sale Date:** 4/13/2021 **DOM:** 113 days **SALE PRICE:** **\$1,250,000**



MLS #: 6087147 **SOLD** **Address:** 195 Ferndale Road **List Price:** \$1,199,000
Village: None **PO:** Scarsdale **Style:** Capecod **Year Built:** 1951
BR: 6 **Baths:** 3.1 **Sq Ft:** 2,897 **Acre:** 0.250 **Est Taxes:** \$39,763
Prkng: 2 Car Attached **Sale Date:** 4/14/2021 **DOM:** 15 days **SALE PRICE:** **\$1,260,000**



MLS #: 6021888 **SOLD** **Address:** 24 Pheasant Run **List Price:** \$1,225,000
Village: None **PO:** Scarsdale **Style:** Contemporary **Year Built:** 1985
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,561 **Acre:** 0.460 **Est Taxes:** \$40,404
Prkng: 2 Car Attached **Sale Date:** 3/29/2021 **DOM:** 193 days **SALE PRICE:** **\$1,277,000**



MLS #: 6087955 **SOLD** **Address:** 194 Clayton Road **List Price:** \$1,229,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1941
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,943 **Acre:** 0.162 **Est Taxes:** \$28,330
Prkng: 1 Car Attached **Sale Date:** 8/2/2021 **DOM:** 16 days **SALE PRICE:** **\$1,279,036**



MLS #: 6112573 **SOLD** **Address:** 6 Skytop Road **List Price:** \$1,249,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1953
BR: 4 **Baths:** 4.0 **Sq Ft:** 2,557 **Acre:** 0.237 **Est Taxes:** \$38,498
Prkng: 2 Car Attached **Sale Date:** 7/19/2021 **DOM:** 16 days **SALE PRICE:** **\$1,300,000**



MLS #: 6089900 **SOLD** **Address:** 155 Evandale Road **List Price:** \$1,258,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1987
BR: 5 **Baths:** 3.0 **Sq Ft:** 2,738 **Acre:** 0.233 **Est Taxes:** \$37,597
Prkng: 2 Car Attached **Sale Date:** 4/30/2021 **DOM:** 12 days **SALE PRICE:** **\$1,300,000**



MLS #: 6062444 **SOLD** **Address:** 46 Sprain Valley Road **List Price:** \$1,395,000
Village: None **PO:** Scarsdale **Style:** Raised Ranch **Year Built:** 1947
BR: 4 **Baths:** 3.1 **Sq Ft:** 5,550 **Acre:** 0.989 **Est Taxes:** \$38,768
Prkng: 4+ Car Attached, **Sale Date:** 2/22/2021 **DOM:** 93 days **SALE PRICE:** **\$1,300,000**



MLS #: 6071372 **SOLD** **Address:** 137 Edgemont Road **List Price:** \$1,275,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1923
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,263 **Acre:** 0.225 **Est Taxes:** \$38,020
Prkng: 1 Car Attached **Sale Date:** 1/8/2021 **DOM:** 12 days **SALE PRICE:** **\$1,301,250**



MLS #: 6113892 **SOLD** **Address:** 241 Ardsley Road **List Price:** \$1,358,000
Village: None **PO:** Scarsdale **Style:** Raised Ranch **Year Built:** 1953
BR: 4 **Baths:** 3.1 **Sq Ft:** 4,440 **Acre:** 0.690 **Est Taxes:** \$42,868
Prkng: 2 Car Attached **Sale Date:** 8/23/2021 **DOM:** 32 days **SALE PRICE:** **\$1,317,500**



MLS #: 6113729 **SOLD** **Address:** 5 Laura Lane **List Price:** \$1,225,000
Village: None **PO:** Scarsdale **Style:** Contemporary, **Year Built:** 1956
BR: 4 **Baths:** 3.0 **Sq Ft:** 4,011 **Acre:** 0.561 **Est Taxes:** \$42,044
Prkng: Garage Parking **Sale Date:** 8/23/2021 **DOM:** 13 days **SALE PRICE:** **\$1,337,500**



MLS #: 6104825 **SOLD** **Address:** 177 Evandale Road **List Price:** \$1,399,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1940
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,542 **Acre:** 0.230 **Est Taxes:** \$36,132
Prkng: 2 Car Attached **Sale Date:** 9/13/2021 **DOM:** 65 days **SALE PRICE:** **\$1,350,000**



MLS #: 6070477 **SOLD** **Address:** 4 Leone Close **List Price:** \$1,399,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1957
BR: 5 **Baths:** 3.0 **Sq Ft:** 2,508 **Acre:** 0.480 **Est Taxes:** \$33,383
Prkng: 2 Car Attached **Sale Date:** 2/9/2021 **DOM:** 31 days **SALE PRICE:** **\$1,350,000**



MLS #: 6090849 **SOLD** **Address:** 3 Laura Lane **List Price:** \$1,425,000
Village: None **PO:** Scarsdale **Style:** Mid-Century **Year Built:** 1955
BR: 5 **Baths:** 4.0 **Sq Ft:** 3,344 **Acre:** 0.525 **Est Taxes:** \$37,895
Prkng: 2 Car Attached **Sale Date:** 8/9/2021 **DOM:** 112 days **SALE PRICE:** **\$1,380,000**



MLS #: 6088260 **SOLD** **Address:** 16 Paxford Lane **List Price:** \$1,399,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1981
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,224 **Acre:** 0.670 **Est Taxes:** \$44,613
Prkng: 2 Car Attached **Sale Date:** 4/16/2021 **DOM:** 15 days **SALE PRICE:** **\$1,448,000**



MLS #: 6094195 **SOLD** **Address:** 27 Mount Joy Avenue **List Price:** \$1,425,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 2008
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,022 **Acre:** 0.131 **Est Taxes:** \$44,572
Prkng: 1 Car Attached **Sale Date:** 7/27/2021 **DOM:** 45 days **SALE PRICE:** **\$1,450,000**



MLS #: 6107438 **SOLD** **Address:** 160 Old Army Road **List Price:** \$1,495,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1988
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,460 **Acre:** 0.350 **Est Taxes:** \$46,710
Prkng: 2 Car Attached **Sale Date:** 11/8/2021 **DOM:** 131 days **SALE PRICE:** **\$1,458,500**



MLS #: 6098556 **SOLD** **Address:** 75 Round Hill Road **List Price:** \$1,488,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1952
BR: 6 **Baths:** 4.1 **Sq Ft:** 4,884 **Acre:** 0.440 **Est Taxes:** \$61,453
Prkng: 1 Car Attached **Sale Date:** 7/21/2021 **DOM:** 22 days **SALE PRICE:** **\$1,459,750**



MLS #: 6097005 **SOLD** **Address:** 87 Round Hill Road **List Price:** \$1,450,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1939
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,064 **Acre:** 0.750 **Est Taxes:** \$46,688
Prkng: 2 Car Attached **Sale Date:** 7/9/2021 **DOM:** 8 days **SALE PRICE:** **\$1,480,000**



MLS #: 6097441 **SOLD** **Address:** 28 Mount Joy Avenue **List Price:** \$1,650,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 2015
BR: 5 **Baths:** 4.1 **Sq Ft:** 3,500 **Acre:** 0.145 **Est Taxes:** \$50,070
Prkng: 2 Car Attached **Sale Date:** 7/26/2021 **DOM:** 18 days **SALE PRICE:** **\$1,545,000**



MLS #: 6105499 **SOLD** **Address:** 340 Evandale Road **List Price:** \$1,499,000
Village: None **PO:** Scarsdale **Style:** Other **Year Built:** 1951
BR: 5 **Baths:** 3.0 **Sq Ft:** 3,027 **Acre:** 0.479 **Est Taxes:** \$44,937
Prkng: 2 Car Attached **Sale Date:** 7/1/2021 **DOM:** 8 days **SALE PRICE:** **\$1,555,000**



MLS #: 6112806 **SOLD** **Address:** 29 Hadden Road **List Price:** \$1,595,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1930
BR: 5 **Baths:** 4.2 **Sq Ft:** 4,711 **Acre:** 0.270 **Est Taxes:** \$54,445
Prkng: 2 Car Attached **Sale Date:** 11/1/2021 **DOM:** 76 days **SALE PRICE:** **\$1,587,500**



MLS #: 6095428 **SOLD** **Address:** 250 Evandale Road **List Price:** \$1,499,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1954
BR: 5 **Baths:** 4.1 **Sq Ft:** 3,000 **Acre:** 0.244 **Est Taxes:** \$28,000
Prkng: 1 Car Attached **Sale Date:** 4/21/2021 **DOM:** 13 days **SALE PRICE:** **\$1,635,000**



MLS #: 6124200 **SOLD** **Address:** 4 Rock Hill Lane **List Price:** \$1,650,000
Village: None **PO:** Scarsdale **Style:** Split Level **Year Built:** 1954
BR: 4 **Baths:** 3.1 **Sq Ft:** 4,576 **Acre:** 0.590 **Est Taxes:** \$50,847
Prkng: 4+ Car Attached **Sale Date:** 10/26/2021 **DOM:** 17 days **SALE PRICE:** **\$1,650,000**



MLS #: 6111002 **SOLD** **Address:** 3 Roxbury Road **List Price:** \$1,635,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1920
BR: 6 **Baths:** 4.1 **Sq Ft:** 3,078 **Acre:** 0.420 **Est Taxes:** \$47,195
Prkng: 2 Car Detached **Sale Date:** 8/18/2021 **DOM:** 9 days **SALE PRICE:** **\$1,650,000**



MLS #: 6106498 **SOLD** **Address:** 28 Penny Lane **List Price:** \$1,750,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1974
BR: 6 **Baths:** 3.1 **Sq Ft:** 4,412 **Acre:** 0.460 **Est Taxes:** \$38,637
Prkng: 2 Car Attached **Sale Date:** 8/26/2021 **DOM:** 33 days **SALE PRICE:** **\$1,650,000**

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Associate Real Estate Broker - Licensed In NY & CT

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MLS #: 6064598 **SOLD** **Address:** 310 Evandale Road **List Price:** \$1,698,000
Village: None **PO:** Scarsdale **Style:** Capecod **Year Built:** 1952
BR: 5 **Baths:** 3.1 **Sq Ft:** 4,687 **Acre:** 0.480 **Est Taxes:** \$58,420
Prkng: 2 Car Attached **Sale Date:** 1/27/2021 **DOM:** 81 days **SALE PRICE:** **\$1,675,000**



MLS #: 6085843 **SOLD** **Address:** 105 Old Army Road **List Price:** \$1,790,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1927
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,456 **Acre:** 0.940 **Est Taxes:** \$47,028
Prkng: 2 Car Detached **Sale Date:** 5/21/2021 **DOM:** 94 days **SALE PRICE:** **\$1,725,000**



MLS #: 6125205 **SOLD** **Address:** 12 Withington Road **List Price:** \$1,699,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1929
BR: 6 **Baths:** 3.1 **Sq Ft:** 3,111 **Acre:** 0.272 **Est Taxes:** \$46,528
Prkng: 2 Car Attached **Sale Date:** 9/21/2021 **DOM:** 38 days **SALE PRICE:** **\$1,730,000**



MLS #: 6095392 **SOLD** **Address:** 220 Evandale Road **List Price:** \$1,798,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1926
BR: 5 **Baths:** 4.1 **Sq Ft:** 4,515 **Acre:** 0.332 **Est Taxes:** \$49,405
Prkng: 2 Car Attached **Sale Date:** 6/14/2021 **DOM:** 8 days **SALE PRICE:** **\$1,798,000**



MLS #: 6105631 **SOLD** **Address:** 23 Castle Walk **List Price:** \$1,900,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1998
BR: 4 **Baths:** 4.1 **Sq Ft:** 4,142 **Acre:** 0.476 **Est Taxes:** \$59,519
Prkng: 2 Car Attached **Sale Date:** 8/13/2021 **DOM:** 100 days **SALE PRICE:** **\$1,800,000**



MLS #: 6069583 **SOLD** **Address:** 16 Wyndham Road **List Price:** \$1,895,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1910
BR: 5 **Baths:** 3.2 **Sq Ft:** 3,790 **Acre:** 0.336 **Est Taxes:** \$52,223
Prkng: 2 Car Attached **Sale Date:** 5/3/2021 **DOM:** 87 days **SALE PRICE:** **\$1,800,000**



MLS #: 6112810 **SOLD** **Address:** 22 Hadden Road **List Price:** \$1,849,000
Village: None **PO:** Scarsdale **Style:** Tudor **Year Built:** 1926
BR: 5 **Baths:** 5.2 **Sq Ft:** 4,848 **Acre:** 0.650 **Est Taxes:** \$59,283
Prkng: 2 Car Attached **Sale Date:** 7/29/2021 **DOM:** 8 days **SALE PRICE:** **\$1,849,000**



MLS #: 6082825 **SOLD** **Address:** 298 Evandale Road **List Price:** \$1,850,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1966
BR: 6 **Baths:** 4.2 **Sq Ft:** 6,324 **Acre:** 0.459 **Est Taxes:** \$69,998
Prkng: 3 Car Attached **Sale Date:** 2/22/2021 **DOM:** 7 days **SALE PRICE:** **\$1,850,000**



MLS #: 6072306 **SOLD** **Address:** 193 Old Army Road **List Price:** \$1,880,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1910
BR: 5 **Baths:** 3.1 **Sq Ft:** 4,103 **Acre:** 1.220 **Est Taxes:** \$57,373
Prkng: 2 Car Detached **Sale Date:** 4/6/2021 **DOM:** 20 days **SALE PRICE:** **\$1,875,000**



MLS #: 6139723 **SOLD** **Address:** 195 Old Army Road **List Price:** \$1,795,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1900
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,750 **Acre:** 0.930 **Est Taxes:** \$49,850
Prkng: 2 Car Detached **Sale Date:** 11/19/2021 **DOM:** 11 days **SALE PRICE:** **\$2,000,000**



MLS #: 6106933 **SOLD** **Address:** 230 Glendale Road **List Price:** \$2,195,000
Village: None **PO:** Scarsdale **Style:** Arts&Crafts **Year Built:** 2012
BR: 6 **Baths:** 4.1 **Sq Ft:** 5,734 **Acre:** 0.988 **Est Taxes:** \$65,000
Prkng: 4+ Car Attached **Sale Date:** 8/13/2021 **DOM:** 39 days **SALE PRICE:** **\$2,085,000**



MLS #: 6103115 **SOLD** **Address:** 271 Glendale Road **List Price:** \$2,095,000
Village: None **PO:** Scarsdale **Style:** Contemporary, **Year Built:** 1975
BR: 5 **Baths:** 3.1 **Sq Ft:** 6,773 **Acre:** 0.880 **Est Taxes:** \$64,601
Prkng: 4+ Car Attached **Sale Date:** 6/30/2021 **DOM:** 18 days **SALE PRICE:** **\$2,100,000**



MLS #: 6120702 **SOLD** **Address:** 73 Inverness Road **List Price:** \$1,950,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1937
BR: 5 **Baths:** 5.0 **Sq Ft:** 6,000 **Acre:** 0.600 **Est Taxes:** \$18,000
Prkng: 2 Car Attached **Sale Date:** 10/22/2021 **DOM:** 18 days **SALE PRICE:** **\$2,200,000**



MLS #: 6130631 **SOLD** **Address:** 155 Underhill Road **List Price:** \$2,400,000
Village: None **PO:** Scarsdale **Style:** Colonial **Year Built:** 1934
BR: 6 **Baths:** 6.2 **Sq Ft:** 5,788 **Acre:** 3.970 **Est Taxes:** \$82,532
Prkng: 3 Car Attached **Sale Date:** 12/15/2021 **DOM:** 56 days **SALE PRICE:** **\$2,400,000**

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