



Coldwell Banker Realty

❖ 2025 ❖

# Home Sales Report



## Irvington, NY

(Irvington School District)

January 1, 2025 - December 31, 2025



## Bill Boeckelman

*Your Real Estate Information Resource*

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

The report includes only information that was recorded with the OneKey Multiple Listing Service. Information pertaining to direct sales accomplished without the benefit of a Realtor are not available from this source and, therefore, are not included in this report.

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

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

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

### Report Overview

| <b>Irvington</b> | <b># of Units Sold</b> | <b>Average Sale Price</b> | <b>Median Sale Price</b> | <b>Lowest Sale Price</b> | <b>Highest Sale Price</b> | <b>Average Time on Market</b> | <b>Sale Price/ List Price Percentage</b> |
|------------------|------------------------|---------------------------|--------------------------|--------------------------|---------------------------|-------------------------------|------------------------------------------|
| 2011             | 43                     | \$1,143,805               | \$810,000                | \$362,000                | \$4,450,000               | 218 days                      | 98.22%                                   |
| 2012             | 77                     | \$947,247                 | \$740,000                | \$238,000                | \$2,902,500               | 217 days                      | 95.47%                                   |
| 2013             | 75                     | \$1,141,482               | \$949,000                | \$365,000                | \$2,799,000               | 164 days                      | 97.48%                                   |
| 2014             | 82                     | \$1,180,211               | \$991,500                | \$270,000                | \$6,450,000               | 113 days                      | 98.12%                                   |
| 2015             | 71                     | \$1,265,740               | \$925,000                | \$300,000                | \$9,000,000               | 87 days                       | 97.42%                                   |
| 2016             | 84                     | \$1,144,667               | \$950,700                | \$412,000                | \$2,700,000               | 86 days                       | 98.83%                                   |
| 2017             | 81                     | \$1,272,769               | \$1,050,000              | \$250,500                | \$3,300,000               | 77 days                       | 99.7%                                    |
| 2018             | 72                     | \$1,200,919               | \$1,055,000              | \$475,500                | \$3,500,000               | 69 days                       | 98.06%                                   |
| 2019             | 90                     | \$1,065,193               | \$897,250                | \$365,000                | \$4,500,000               | 93 days                       | 97.51%                                   |
| 2020             | 96                     | \$1,100,429               | \$939,000                | \$355,000                | \$2,795,000               | 105 days                      | 96.56%                                   |
| 2021             | 97                     | \$1,406,142               | \$1,125,000              | \$512,000                | \$8,000,000               | 76 days                       | 99.47%                                   |
| 2022             | 77                     | \$1,400,438               | \$1,275,000              | \$460,000                | \$5,000,000               | 40 days                       | 105.42%                                  |
| 2023             | 70                     | \$1,367,236               | \$1,352,500              | \$469,000                | \$2,775,000               | 59 days                       | 102.84%                                  |
| 2024             | 74                     | \$1,363,514               | \$1,232,500              | \$690,000                | \$2,900,000               | 49 dqys                       | 103.04%                                  |
| <b>2025</b>      | <b>73</b>              | <b>\$1,596,503</b>        | <b>\$1,360,000</b>       | <b>\$480,000</b>         | <b>\$3,900,000</b>        | <b>67 days</b>                | <b>103.80%</b>                           |

**Note 1: Number of Units Sold** – While 73 transactions for the year is slightly lower than last year and is lower than many of the previous years, this is a result of fewer homes being on the market rather than a lack of demand.

**Note 2: Average Time On The Market** - (67 days) is just over 2 months and is a quick pace.

**Note 3: Sale Price/List Price Ratio** (103.80%) 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** significantly higher than the previous year.

**Note 5:** In short, despite the confusing economy & high interest rates, **there is still strong demand for homes in the Irvington school district and homes are selling very 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 #:** H6299553    **SOLD**    **Address:** 9 N Dearman Street    **List Price:** \$575,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1954  
**BR:** 1    **Baths:** 1.0    **Sq Ft:** 850    **Acre:** 0.05    **Est Taxes:** \$15,551  
**Sale/List Price:** 83.5%    **Sale Date:** 2/25/2025    **DOM:** 108 days    **SALE PRICE:** **\$480,000**



**MLS #:** H6327930    **SOLD**    **Address:** 64 Mountain Road    **List Price:** \$569,000  
**Village:** None    **PO:** Irvington    **Style:**    **Year Built:** 1870  
**BR:** 3    **Baths:** 1.1    **Sq Ft:** 1,250    **Acre:** 0.14    **Est Taxes:** \$14,631  
**Sale/List Price:** 96.7%    **Sale Date:** 2/14/2025    **DOM:** 78 days    **SALE PRICE:** **\$550,000**



**MLS #:** H6322366    **SOLD**    **Address:** 13 Glenwolde Park    **List Price:** \$519,000  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Tudor    **Year Built:** 1926  
**BR:** 2    **Baths:** 1.0    **Sq Ft:** 1,250    **Acre:** 0.07    **Est Taxes:** \$14,467  
**Sale/List Price:** 106%    **Sale Date:** 2/11/2025    **DOM:** 105 days    **SALE PRICE:** **\$550,000**



**MLS #:** H6333822    **SOLD**    **Address:** 9 Walter Street    **List Price:** \$699,900  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Tudor    **Year Built:** 1978  
**BR:** 3    **Baths:** 1.2    **Sq Ft:** 1,352    **Acre:** 0.10    **Est Taxes:** \$22,289  
**Sale/List Price:** 98.6%    **Sale Date:** 3/28/2025    **DOM:** 78 days    **SALE PRICE:** **\$690,000**



**MLS #:** 877231    **SOLD**    **Address:** 40 S Broadway Unit#27    **List Price:** \$799,995  
**Village:** Irvington    **PO:** Irvington    **Style:** Cape Cod, Tudor    **Year Built:** 1910  
**BR:** 4    **Baths:** 2.0    **Sq Ft:** 1,825    **Acre:** 0.20    **Est Taxes:** \$100  
**Sale/List Price:** 87.5%    **Sale Date:** 10/29/2025    **DOM:** 56 days    **SALE PRICE:** **\$700,000**



**MLS #:** H6327654    **SOLD**    **Address:** 379 Mountain Road    **List Price:** \$775,000  
**Village:** None    **PO:** Irvington    **Style:** Colonial, Farm-    **Year Built:** 1860  
**BR:** 3    **Baths:** 2.0    **Sq Ft:** 2,500    **Acre:** 3.27    **Est Taxes:** \$15,680  
**Sale/List Price:** 98.7%    **Sale Date:** 2/18/2025    **DOM:** 53 days    **SALE PRICE:** **\$765,000**



**MLS #:** 915288    **SOLD**    **Address:** 12 Mulligan Lane    **List Price:** \$630,000  
**Village:** None    **PO:** Irvington    **Style:** Cape Cod    **Year Built:** 1950  
**BR:** 5    **Baths:** 2.0    **Sq Ft:** 2,400    **Acre:** 0.49    **Est Taxes:** \$18,306  
**Sale/List Price:** 127.1    **Sale Date:** 12/2/2025    **DOM:** 5 days    **SALE PRICE:** **\$801,000**



**MLS #:** 878805    **SOLD**    **Address:** 5 Powder Horn Way    **List Price:** \$839,000  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Colonial    **Year Built:** 1973  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,590    **Acre:** 0.28    **Est Taxes:** \$31,802  
**Sale/List Price:** 95.5%    **Sale Date:** 8/25/2025    **DOM:** 22 days    **SALE PRICE:** **\$801,000**



**MLS #:** 904950    **SOLD**    **Address:** 55 Embree Street    **List Price:** \$795,000  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Split Level    **Year Built:** 1953  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 1,742    **Acre:** 0.18    **Est Taxes:** \$21,862  
**Sale/List Price:** 101.5    **Sale Date:** 11/14/2025    **DOM:** 26 days    **SALE PRICE:** **\$807,000**



**MLS #:** H6327195    **SOLD**    **Address:** 15 Maple Street    **List Price:** \$799,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1928  
**BR:** 3    **Baths:** 2.0    **Sq Ft:** 1,129    **Acre:** 0.11    **Est Taxes:** \$23,812  
**Sale/List Price:** 102%    **Sale Date:** 1/15/2025    **DOM:** 25 days    **SALE PRICE:** **\$815,000**



**MLS #:** 805035    **SOLD**    **Address:** 63 Embree Street    **List Price:** \$850,000  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Colonial    **Year Built:** 1942  
**BR:** 5    **Baths:** 3.0    **Sq Ft:** 1,735    **Acre:** 0.19    **Est Taxes:** \$19,967  
**Sale/List Price:** 98.2%    **Sale Date:** 4/10/2025    **DOM:** 42 days    **SALE PRICE:** **\$835,000**



**MLS #:** H6330317    **SOLD**    **Address:** 42 Embree Street    **List Price:** \$799,000  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Tudor    **Year Built:** 1940  
**BR:** 3    **Baths:** 2.0    **Sq Ft:** 1,424    **Acre:** 0.11    **Est Taxes:** \$16,681  
**Sale/List Price:** 105.5%    **Sale Date:** 1/7/2025    **DOM:** 36 days    **SALE PRICE:** **\$838,000**



**MLS #:** H6331167    **SOLD**    **Address:** 79 Greenway Drive    **List Price:** \$929,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Contemporary    **Year Built:** 1985  
**BR:** 3    **Baths:** 3.0    **Sq Ft:** 2,281    **Acre:** 0.35    **Est Taxes:** \$31,997  
**Sale/List Price:** 91%    **Sale Date:** 1/21/2025    **DOM:** 35 days    **SALE PRICE:** **\$845,000**



**MLS #:** 875090    **SOLD**    **Address:** 12 Downing Court    **List Price:** \$849,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1974  
**BR:** 3    **Baths:** 3.1    **Sq Ft:** 1,840    **Acre:** 0.11    **Est Taxes:** \$18,449  
**Sale/List Price:** 100.1%    **Sale Date:** 9/29/2025    **DOM:** 16 days    **SALE PRICE:** **\$850,000**



**MLS #:** 909564    **SOLD**    **Address:** 81 Hudson Avenue    **List Price:** \$899,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1938  
**BR:** 4    **Baths:** 3.0    **Sq Ft:** 1,848    **Acre:** 0.31    **Est Taxes:** \$24,625  
**Sale/List Price:** 98.7%    **Sale Date:** 12/19/2025    **DOM:** 28 days    **SALE PRICE:** **\$887,400**



**MLS #:** 910062    **SOLD**    **Address:** 24 Jaffray Court    **List Price:** \$875,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Split Level    **Year Built:** 1955  
**BR:** 3    **Baths:** 2.0    **Sq Ft:** 1,610    **Acre:** 0.13    **Est Taxes:** \$31,337  
**Sale/List Price:** 104%    **Sale Date:** 12/8/2025    **DOM:** 12 days    **SALE PRICE:** **\$910,000**



**MLS #:** H6305515    **SOLD**    **Address:** 116 Taxter Road    **List Price:** \$950,000  
**Village:** None    **PO:** Irvington    **Style:**    **Year Built:** 1968  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 2,443    **Acre:** 0.57    **Est Taxes:** \$25,036  
**Sale/List Price:** 97.9%    **Sale Date:** 1/17/2025    **DOM:** 105 days    **SALE PRICE:** **\$930,000**



**MLS #:** 851061    **SOLD**    **Address:** 5 Genevieve Drive    **List Price:** \$949,000  
**Village:** None    **PO:** Irvington    **Style:** Contemporary    **Year Built:** 1962  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 1,959    **Acre:** 0.24    **Est Taxes:** \$19,908  
**Sale/List Price:** 98.5%    **Sale Date:** 7/25/2025    **DOM:** 36 days    **SALE PRICE:** **\$935,000**

# 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 #:** H6319947    **SOLD**    **Address:** 30 Hillside Terrace    **List Price:** \$1,050,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Tudor    **Year Built:** 1925  
**BR:** 4    **Baths:** 1.1    **Sq Ft:** 2,408    **Acre:** 0.22    **Est Taxes:** \$29,080  
**Sale/List Price:** 92.9%    **Sale Date:** 5/15/2025    **DOM:** 104 days    **SALE PRICE:** **\$975,000**



**MLS #:** 833871    **SOLD**    **Address:** 18 E Clinton Avenue    **List Price:** \$979,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Victorian    **Year Built:** 1903  
**BR:** 4    **Baths:** 3.0    **Sq Ft:** 2,663    **Acre:** 0.11    **Est Taxes:** \$26,209  
**Sale/List Price:** 100.1    **Sale Date:** 8/13/2025    **DOM:** 26 days    **SALE PRICE:** **\$980,000**



**MLS #:** L3581261    **SOLD**    **Address:** 294 Riverview Road    **List Price:** \$1,049,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Mid-Century    **Year Built:** 1977  
**BR:** 3    **Baths:** 2.0    **Sq Ft:** 1,880    **Acre:**    **Est Taxes:** \$24,898  
**Sale/List Price:** 95.2%    **Sale Date:** 2/24/2025    **DOM:** 87 days    **SALE PRICE:** **\$999,000**



**MLS #:** H6312307    **SOLD**    **Address:** 51 Pine Lane    **List Price:** \$1,199,000  
**Village:** None    **PO:** Irvington    **Style:**    **Year Built:** 1965  
**BR:** 4    **Baths:** 3.1    **Sq Ft:** 3,247    **Acre:** 0.32    **Est Taxes:** \$25,241  
**Sale/List Price:** 89.7%    **Sale Date:** 4/30/2025    **DOM:** 146 days    **SALE PRICE:** **\$1,075,000**



**MLS #:** 915745    **SOLD**    **Address:** 12 Grinnell Street    **List Price:** \$975,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Traditional    **Year Built:** 1930  
**BR:** 3    **Baths:** 2.0    **Sq Ft:** 1,512    **Acre:** 0.06    **Est Taxes:** \$25,108  
**Sale/List Price:** 112.8    **Sale Date:** 12/12/2025    **DOM:** 17 days    **SALE PRICE:** **\$1,100,000**



**MLS #:** H6334307    **SOLD**    **Address:** 87 Center Street    **List Price:** \$1,099,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Cape Cod    **Year Built:** 1959  
**BR:** 5    **Baths:** 2.0    **Sq Ft:** 2,343    **Acre:** 0.16    **Est Taxes:** \$23,032  
**Sale/List Price:** 100.1    **Sale Date:** 1/10/2025    **DOM:** 14 days    **SALE PRICE:** **\$1,100,000**



**MLS #:** H6325102    **SOLD**    **Address:** 1 Parkside Way    **List Price:** \$1,099,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Tudor    **Year Built:** 1930  
**BR:** 3    **Baths:** 3.1    **Sq Ft:** 2,595    **Acre:** 0.23    **Est Taxes:** \$32,539  
**Sale/List Price:** 100.9    **Sale Date:** 3/14/2025    **DOM:** 43 days    **SALE PRICE:** **\$1,109,000**



**MLS #:** 898796    **SOLD**    **Address:** 70 Deertrack Lane    **List Price:** \$1,075,000  
**Village:** Tarrytown    **PO:** Irvington    **Style:** Mid-Century    **Year Built:** 1957  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 2,314    **Acre:** 0.26    **Est Taxes:** \$28,970  
**Sale/List Price:** 109.3    **Sale Date:** 12/5/2025    **DOM:** 22 days    **SALE PRICE:** **\$1,175,000**



**MLS #:** 852989    **SOLD**    **Address:** 78 E Sunnyside Lane    **List Price:** \$1,185,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1950  
**BR:** 3    **Baths:** 2.1    **Sq Ft:** 2,462    **Acre:** 0.25    **Est Taxes:** \$24,253  
**Sale/List Price:** 101.3    **Sale Date:** 7/17/2025    **DOM:** 15 days    **SALE PRICE:** **\$1,200,000**



**MLS #:** 815737      **SOLD**      **Address:** 33 Mulligan Lane      **List Price:** \$1,225,000  
**Village:** None      **PO:** Irvington      **Style:** Colonial      **Year Built:** 1968  
**BR:** 3      **Baths:** 3.1      **Sq Ft:** 2,484      **Acre:** 0.46      **Est Taxes:** \$35,670  
**Sale/List Price:** 98.6%      **Sale Date:** 8/1/2025      **DOM:** 63 days      **SALE PRICE:** **\$1,208,000**



**MLS #:** 817480      **SOLD**      **Address:** 4 Meadow Way      **List Price:** \$1,060,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Split Ranch      **Year Built:** 1964  
**BR:** 4      **Baths:** 2.1      **Sq Ft:** 2,115      **Acre:** 0.25      **Est Taxes:** \$21,933  
**Sale/List Price:** 118.4      **Sale Date:** 4/16/2025      **DOM:** 8 days      **SALE PRICE:** **\$1,255,000**



**MLS #:** 878435      **SOLD**      **Address:** 40 S Ferris Street      **List Price:** \$1,075,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Cape Cod      **Year Built:** 1956  
**BR:** 3      **Baths:** 2.0      **Sq Ft:** 1,376      **Acre:** 0.11      **Est Taxes:** \$27,839  
**Sale/List Price:** 120.9      **Sale Date:** 8/14/2025      **DOM:** 6 days      **SALE PRICE:** **\$1,300,000**



**MLS #:** H6330244      **SOLD**      **Address:** 10 Cayuga Lane      **List Price:** \$1,299,000  
**Village:** None      **PO:** Irvington      **Style:**      **Year Built:** 1968  
**BR:** 4      **Baths:** 4.0      **Sq Ft:** 3,012      **Acre:** 0.58      **Est Taxes:** \$27,463  
**Sale/List Price:** 100.1      **Sale Date:** 7/18/2025      **DOM:** 155 days      **SALE PRICE:** **\$1,300,000**



**MLS #:** 843837      **SOLD**      **Address:** 41 Carla Lane      **List Price:** \$1,145,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Split Level      **Year Built:** 1955  
**BR:** 3      **Baths:** 2.0      **Sq Ft:** 1,856      **Acre:** 0.32      **Est Taxes:** \$29,181  
**Sale/List Price:** 113.6      **Sale Date:** 8/15/2025      **DOM:** 10 days      **SALE PRICE:** **\$1,301,000**



**MLS #:** H6322946      **SOLD**      **Address:** 16 Hillside Terrace      **List Price:** \$999,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Colonial      **Year Built:** 1939  
**BR:** 3      **Baths:** 2.1      **Sq Ft:** 1,933      **Acre:** 0.25      **Est Taxes:** \$24,945  
**Sale/List Price:** 130.6      **Sale Date:** 1/6/2025      **DOM:** 12 days      **SALE PRICE:** **\$1,305,000**



**MLS #:** 855184      **SOLD**      **Address:** 23 Cedarlawn Road      **List Price:** \$1,150,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Split Level      **Year Built:** 1958  
**BR:** 3      **Baths:** 3.0      **Sq Ft:** 2,615      **Acre:** 0.11      **Est Taxes:** \$34,154  
**Sale/List Price:** 114%      **Sale Date:** 9/16/2025      **DOM:** 24 days      **SALE PRICE:** **\$1,311,000**



**MLS #:** 801147      **SOLD**      **Address:** 46 Tarryhill Road      **List Price:** \$1,359,000  
**Village:** Tarrytown      **PO:** Tarrytown      **Style:** Raised Ranch      **Year Built:** 1972  
**BR:** 4      **Baths:** 3.0      **Sq Ft:** 2,608      **Acre:** 0.28      **Est Taxes:** \$31,313  
**Sale/List Price:** 98.3%      **Sale Date:** 6/30/2025      **DOM:** 62 days      **SALE PRICE:** **\$1,336,000**



**MLS #:** 905208      **SOLD**      **Address:** 15 Old Forge Lane      **List Price:** \$1,250,000  
**Village:** Tarrytown      **PO:** Tarrytown      **Style:** Colonial      **Year Built:** 1971  
**BR:** 4      **Baths:** 2.2      **Sq Ft:** 2,616      **Acre:** 0.28      **Est Taxes:** \$30,911  
**Sale/List Price:** 108%      **Sale Date:** 12/15/2025      **DOM:** 25 days      **SALE PRICE:** **\$1,350,000**



**MLS #:** 823373      **SOLD**      **Address:** 11 Sycamore Lane      **List Price:** \$1,100,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Contemporary      **Year Built:** 1967  
**BR:** 4      **Baths:** 2.1      **Sq Ft:** 3,184      **Acre:** 0.24      **Est Taxes:** \$30,416  
**Sale/List Price:** 123.7      **Sale Date:** 6/2/2025      **DOM:** 7 days      **SALE PRICE:** **\$1,360,000**



**MLS #:** H6317346      **SOLD**      **Address:** 6 Tarryhill Road      **List Price:** \$1,299,000  
**Village:** Tarrytown      **PO:** Tarrytown      **Style:** Cape Cod, Colo-      **Year Built:** 1973  
**BR:** 5      **Baths:** 3.0      **Sq Ft:** 3,539      **Acre:** 0.25      **Est Taxes:** \$32,849  
**Sale/List Price:** 108.1      **Sale Date:** 2/4/2025      **DOM:** 27 days      **SALE PRICE:** **\$1,404,000**



**MLS #:** 831928      **SOLD**      **Address:** 48 Sycamore Lane      **List Price:** \$1,249,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Hi-Ranch      **Year Built:** 1969  
**BR:** 5      **Baths:** 3.0      **Sq Ft:** 2,732      **Acre:** 0.23      **Est Taxes:** \$30,807  
**Sale/List Price:** 116.1      **Sale Date:** 7/14/2025      **DOM:** 10 days      **SALE PRICE:** **\$1,450,000**



**MLS #:** 847069      **SOLD**      **Address:** 91 N Broadway      **List Price:** \$1,550,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Mediterranean,      **Year Built:** 1949  
**BR:** 3      **Baths:** 3.0      **Sq Ft:** 3,000      **Acre:** 0.33      **Est Taxes:** \$40,608  
**Sale/List Price:** 95.2%      **Sale Date:** 8/27/2025      **DOM:** 71 days      **SALE PRICE:** **\$1,476,250**



**MLS #:** H6327224      **SOLD**      **Address:** 90 Sycamore Lane      **List Price:** \$1,249,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Raised Ranch      **Year Built:** 1968  
**BR:** 4      **Baths:** 3.0      **Sq Ft:** 2,937      **Acre:** 0.23      **Est Taxes:** \$32,153  
**Sale/List Price:** 124.5      **Sale Date:** 7/23/2025      **DOM:** 4 days      **SALE PRICE:** **\$1,555,000**



**MLS #:** 833853      **SOLD**      **Address:** 39 Eiler Lane      **List Price:** \$1,275,000  
**Village:** None      **PO:** Irvington      **Style:** Cape Cod      **Year Built:** 1949  
**BR:** 4      **Baths:** 3.0      **Sq Ft:** 2,610      **Acre:** 0.28      **Est Taxes:** \$28,373  
**Sale/List Price:** 122.8      **Sale Date:** 8/7/2025      **DOM:** 5 days      **SALE PRICE:** **\$1,565,000**



**MLS #:** 819716      **SOLD**      **Address:** 66 Dogwood Lane      **List Price:** \$1,495,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Contemporary,      **Year Built:** 1970  
**BR:** 4      **Baths:** 4.0      **Sq Ft:** 3,025      **Acre:** 0.31      **Est Taxes:** \$25,739  
**Sale/List Price:** 107%      **Sale Date:** 4/2/2025      **DOM:** 13 days      **SALE PRICE:** **\$1,600,000**



**MLS #:** 866954      **SOLD**      **Address:** 66 Riverview Road      **List Price:** \$1,725,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Colonial      **Year Built:** 1926  
**BR:** 5      **Baths:** 4.1      **Sq Ft:** 3,100      **Acre:** 0.84      **Est Taxes:** \$45,829  
**Sale/List Price:** 95.7%      **Sale Date:** 8/8/2025      **DOM:** 27 days      **SALE PRICE:** **\$1,650,000**



**MLS #:** 846984      **SOLD**      **Address:** 8 Marker Ridge Unit#4      **List Price:** \$1,699,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Carriage House,      **Year Built:** 2025  
**BR:** 3      **Baths:** 4.1      **Sq Ft:** 3,325      **Acre:**      **Est Taxes:** \$100  
**Sale/List Price:** 98.2%      **Sale Date:** 10/27/2025      **DOM:** 88 days      **SALE PRICE:** **\$1,669,000**

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**MLS #:** 843032    **SOLD**    **Address:** 30 Riverview Road    **List Price:** \$1,699,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1956  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 3,476    **Acre:**    **Est Taxes:** \$50,133  
**Sale/List Price:** 98.6%    **Sale Date:** 8/26/2025    **DOM:** 11 days    **SALE PRICE:** **\$1,675,000**



**MLS #:** 856782    **SOLD**    **Address:** 33 Sycamore Lane    **List Price:** \$1,475,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Raised Ranch    **Year Built:** 1967  
**BR:** 4    **Baths:** 3.0    **Sq Ft:** 3,068    **Acre:** 0.23    **Est Taxes:** \$30,667  
**Sale/List Price:** 115.3    **Sale Date:** 7/23/2025    **DOM:** 3 days    **SALE PRICE:** **\$1,700,000**



**MLS #:** 856803    **SOLD**    **Address:** 31 Gracemere    **List Price:** \$1,799,900  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Colonial    **Year Built:** 2025  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 3,500    **Acre:** 0.84    **Est Taxes:** \$1  
**Sale/List Price:** 99.2%    **Sale Date:** 9/10/2025    **DOM:** 103 days    **SALE PRICE:** **\$1,785,000**



**MLS #:** 846737    **SOLD**    **Address:** 10 Marker Ridge Unit#5    **List Price:** \$1,852,995  
**Village:** Irvington    **PO:** Irvington    **Style:** Carriage House,    **Year Built:** 2025  
**BR:** 3    **Baths:** 3.1    **Sq Ft:** 2,675    **Acre:**    **Est Taxes:** \$100  
**Sale/List Price:** 100.1    **Sale Date:** 10/30/2025    **DOM:** -52 days    **SALE PRICE:** **\$1,853,204**



**MLS #:** 846598    **SOLD**    **Address:** 12 Marker Ridge Unit#6    **List Price:** \$1,956,995  
**Village:** Irvington    **PO:** Irvington    **Style:** Carriage House,    **Year Built:** 2025  
**BR:** 3    **Baths:** 4.1    **Sq Ft:** 3,325    **Acre:** 0.07    **Est Taxes:** \$100  
**Sale/List Price:** 99.4%    **Sale Date:** 10/29/2025    **DOM:** 198 days    **SALE PRICE:** **\$1,945,475**



**MLS #:** 813387    **SOLD**    **Address:** 1 Riverview Court    **List Price:** \$1,999,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1994  
**BR:** 4    **Baths:** 3.1    **Sq Ft:** 3,147    **Acre:** 1.08    **Est Taxes:** \$59,697  
**Sale/List Price:** 97.5%    **Sale Date:** 5/13/2025    **DOM:** 18 days    **SALE PRICE:** **\$1,948,000**



**MLS #:** H6289537    **SOLD**    **Address:** 16 Barney Park    **List Price:** \$1,800,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1920  
**BR:** 4    **Baths:** 2.1    **Sq Ft:** 2,800    **Acre:** 0.92    **Est Taxes:** \$56,809  
**Sale/List Price:** 109.7    **Sale Date:** 5/13/2025    **DOM:** 5 days    **SALE PRICE:** **\$1,975,000**



**MLS #:** 843274    **SOLD**    **Address:** 196 Riverview Road    **List Price:** \$1,749,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Contemporary    **Year Built:** 1979  
**BR:** 5    **Baths:** 3.0    **Sq Ft:** 3,274    **Acre:** 0.48    **Est Taxes:** \$42,298  
**Sale/List Price:** 117.2    **Sale Date:** 7/1/2025    **DOM:** 3 days    **SALE PRICE:** **\$2,050,000**



**MLS #:** 813021    **SOLD**    **Address:** 44 Riverview Road    **List Price:** \$1,799,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1963  
**BR:** 4    **Baths:** 3.1    **Sq Ft:** 3,026    **Acre:** 0.50    **Est Taxes:** \$45,282  
**Sale/List Price:** 114%    **Sale Date:** 7/1/2025    **DOM:** 17 days    **SALE PRICE:** **\$2,050,000**



**MLS #:** 834813    **SOLD**    **Address:** 66 Roundabend Road    **List Price:** \$1,895,000  
**Village:** Tarrytown    **PO:** Tarrytown    **Style:** Colonial    **Year Built:** 2006  
**BR:** 4    **Baths:** 4.1    **Sq Ft:** 3,976    **Acre:** 0.28    **Est Taxes:** \$48,411  
**Sale/List Price:** 110.8    **Sale Date:** 9/5/2025    **DOM:** 8 days    **SALE PRICE:** **\$2,100,000**



**MLS #:** 820672    **SOLD**    **Address:** 8 Barbara Lane    **List Price:** \$1,750,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1965  
**BR:** 5    **Baths:** 4.0    **Sq Ft:** 3,670    **Acre:** 0.62    **Est Taxes:** \$40,543  
**Sale/List Price:** 125.7    **Sale Date:** 6/16/2025    **DOM:** 7 days    **SALE PRICE:** **\$2,200,000**



**MLS #:** 833800    **SOLD**    **Address:** 2 Camden Court    **List Price:** \$2,300,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1999  
**BR:** 5    **Baths:** 5.2    **Sq Ft:** 6,509    **Acre:** 1.00    **Est Taxes:** \$72,200  
**Sale/List Price:** 97.83    **Sale Date:** 9/15/2025    **DOM:** 134 days    **SALE PRICE:** **\$2,250,000**



**MLS #:** 890996    **SOLD**    **Address:** 16 Shady Lane    **List Price:** \$2,300,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Tudor    **Year Built:** 1980  
**BR:** 6    **Baths:** 4.3    **Sq Ft:** 3,684    **Acre:** 1.28    **Est Taxes:** \$51,350  
**Sale/List Price:** 98.4%    **Sale Date:** 11/21/2025    **DOM:** 31 days    **SALE PRICE:** **\$2,262,500**



**MLS #:** 908246    **SOLD**    **Address:** 56 Mulligan Lane    **List Price:** \$2,288,000  
**Village:** None    **PO:** Irvington    **Style:** Colonial    **Year Built:** 2024  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 5,620    **Acre:** 2.26    **Est Taxes:** \$1  
**Sale/List Price:** 100%    **Sale Date:** 11/12/2025    **DOM:** 43 days    **SALE PRICE:** **\$2,288,000**



**MLS #:** 872696    **SOLD**    **Address:** 37 Maple Street    **List Price:** \$1,925,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1928  
**BR:** 5    **Baths:** 3.1    **Sq Ft:** 3,388    **Acre:** 0.20    **Est Taxes:** \$37,466  
**Sale/List Price:** 119.5    **Sale Date:** 7/30/2025    **DOM:** 6 days    **SALE PRICE:** **\$2,300,000**



**MLS #:** H6264917    **SOLD**    **Address:** 36 Riverview Road    **List Price:** \$2,375,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 2011  
**BR:** 5    **Baths:** 4.1    **Sq Ft:** 4,471    **Acre:** 0.48    **Est Taxes:** \$71,928  
**Sale/List Price:** 96.8%    **Sale Date:** 2/7/2025    **DOM:** 442 days    **SALE PRICE:** **\$2,300,000**



**MLS #:** 843548    **SOLD**    **Address:** 14 Barney Park    **List Price:** \$1,895,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Carriage House    **Year Built:** 1870  
**BR:** 4    **Baths:** 3.1    **Sq Ft:** 3,330    **Acre:** 0.78    **Est Taxes:** \$52,015  
**Sale/List Price:** 124.1    **Sale Date:** 7/22/2025    **DOM:** 7 days    **SALE PRICE:** **\$2,350,000**



**MLS #:** 826613    **SOLD**    **Address:** 57 Field Terrace    **List Price:** \$2,375,000  
**Village:** Irvington    **PO:** Irvington    **Style:** Colonial    **Year Built:** 1929  
**BR:** 6    **Baths:** 4.1    **Sq Ft:** 4,525    **Acre:** 0.83    **Est Taxes:** \$59,929  
**Sale/List Price:** 100%    **Sale Date:** 6/30/2025    **DOM:** 14 days    **SALE PRICE:** **\$2,375,000**

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**MLS #:** 872158      **SOLD**      **Address:** 25 Gracemere      **List Price:** \$1,799,900  
**Village:** Tarrytown      **PO:** Tarrytown      **Style:** Colonial      **Year Built:** 2025  
**BR:** 4      **Baths:** 3.1      **Sq Ft:** 5,000      **Acre:** 1.44      **Est Taxes:** \$1  
**Sale/List Price:** 134.2      **Sale Date:** 9/19/2025      **DOM:** 86 days      **SALE PRICE:** **\$2,415,880**



**MLS #:** H6330643      **SOLD**      **Address:** 20 Barney Park      **List Price:** \$2,499,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Colonial      **Year Built:** 1911  
**BR:** 5      **Baths:** 3.1      **Sq Ft:** 3,588      **Acre:** 0.23      **Est Taxes:** \$57,407  
**Sale/List Price:** 97.1%      **Sale Date:** 8/8/2025      **DOM:** 171 days      **SALE PRICE:** **\$2,425,000**



**MLS #:** H6227904      **SOLD**      **Address:** 1 Emerald      **List Price:** \$2,499,000  
**Village:** Tarrytown      **PO:** Tarrytown      **Style:** Farmhouse      **Year Built:** 2023  
**BR:** 5      **Baths:** 5.1      **Sq Ft:** 4,500      **Acre:** 0.45      **Est Taxes:** \$13,601  
**Sale/List Price:** 100%      **Sale Date:** 4/29/2025      **DOM:** 698 days      **SALE PRICE:** **\$2,499,000**



**MLS #:** H6298792      **SOLD**      **Address:** 3 El Retiro Lane      **List Price:** \$2,600,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Colonial      **Year Built:** 1916  
**BR:** 8      **Baths:** 5.1      **Sq Ft:** 6,374      **Acre:** 2.05      **Est Taxes:** \$89,816  
**Sale/List Price:** 100%      **Sale Date:** 8/7/2025      **DOM:** 26 days      **SALE PRICE:** **\$2,600,000**



**MLS #:** H6333013      **SOLD**      **Address:** 46 Manor Pond Lane      **List Price:** \$2,650,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Colonial      **Year Built:** 1998  
**BR:** 6      **Baths:** 5.2      **Sq Ft:** 5,851      **Acre:** 1.17      **Est Taxes:** \$76,507  
**Sale/List Price:** 100%      **Sale Date:** 3/3/2025      **DOM:** 5 days      **SALE PRICE:** **\$2,650,000**



**MLS #:** H6307528      **SOLD**      **Address:** 58 W Clinton Avenue      **List Price:** \$2,999,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Colonial      **Year Built:** 1995  
**BR:** 5      **Baths:** 4.1      **Sq Ft:** 5,623      **Acre:** 1.56      **Est Taxes:** \$84,345  
**Sale/List Price:** 93.4%      **Sale Date:** 1/6/2025      **DOM:** 150 days      **SALE PRICE:** **\$2,800,000**



**MLS #:** 830102      **SOLD**      **Address:** 86 Fargo Lane      **List Price:** \$3,300,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Other      **Year Built:** 2015  
**BR:** 4      **Baths:** 3.2      **Sq Ft:** 4,258      **Acre:** 1.43      **Est Taxes:** \$56,309  
**Sale/List Price:** 90.9%      **Sale Date:** 8/8/2025      **DOM:** 77 days      **SALE PRICE:** **\$3,000,000**



**MLS #:** H6311411      **SOLD**      **Address:** 11 Carriage Trail      **List Price:** \$4,995,000  
**Village:** Tarrytown      **PO:** Tarrytown      **Style:** Estate      **Year Built:** 1926  
**BR:** 6      **Baths:** 7.2      **Sq Ft:** 15,456      **Acre:** 5.56      **Est Taxes:** \$213,395  
**Sale/List Price:** 77.1%      **Sale Date:** 10/9/2025      **DOM:** 383 days      **SALE PRICE:** **\$3,850,000**



**MLS #:** 834972      **SOLD**      **Address:** 30 Half Moon Lane      **List Price:** \$4,000,000  
**Village:** Irvington      **PO:** Irvington      **Style:** Mid-Century      **Year Built:** 1958  
**BR:** 6      **Baths:** 5.1      **Sq Ft:** 5,243      **Acre:** 1.20      **Est Taxes:** \$91,205  
**Sale/List Price:** 97.5%      **Sale Date:** 11/20/2025      **DOM:** 207 days      **SALE PRICE:** **\$3,900,000**



|                  |           |            |           |                   |              |             |             |
|------------------|-----------|------------|-----------|-------------------|--------------|-------------|-------------|
| MLS #:           | 820467    | SOLD       | Address:  | 4 Riverview Court | List Price:  | \$4,950,000 |             |
| Village:         | Irvington | PO:        | Irvington | Style:            | Contemporary | Year Built: | 2015        |
| BR:              | 6         | Baths:     | 6.1       | Sq Ft:            | 6,329        | Acre:       | 1.42        |
|                  |           |            |           |                   |              | Est Taxes:  | \$93,876    |
| Sale/List Price: | 78.8%     | Sale Date: | 9/8/2025  | DOM:              | 145 days     | SALE PRICE: | \$3,900,000 |

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