



Coldwell Banker Realty

❖ 2024 ❖

Home Sales Report



Sleepy Hollow & Tarrytown, NY

(Tarrytown School District)

January 1, 2024 - December 31, 2024



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 School District of The Tarrytowns Between January 1, 2024 and December 31, 2024

NOTE: Tarrytown homes located within the Irvington School District are NOT included in this report.

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

Sleepy Hollow & Tarrytown	# of Units Sold	Average Sale Price	Median Sale Price	Lowest Sale Price	Highest Sale Price	Average Time on Market	Sale Price/ List Price Percentage
2010	47	\$626,158	\$579,000	\$295,000	\$1,850,000	172 days	95.20 %
2011	38	\$591,277	\$606,625	\$236,000	\$1,290,000	138 days	95.60 %
2012	52	\$587,958	\$550,000	\$166,000	\$1,680,000	165 days	96.55 %
2013	65	\$655,424	\$564,000	\$154,400	\$2,000,000	162 days	99.88 %
2014	74	\$677,272	\$582,500	\$270,000	\$1,995,000	127 days	99.52 %
2015	88	\$641,812	\$607,000	\$254,000	\$1,949,548	88 days	99.41 %
2016	82	\$888,134	\$717,500	\$86,000	\$9,000,000	66 days	100.21 %
2017	64	\$844,002	\$695,000	\$280,000	\$2,900,000	55 days	102.04 %
2018	62	\$782,115	\$702,500	\$340,000	\$2,460,000	53 days	101.96 %
2019	66	\$772,184	\$776,000	\$295,000	\$1,399,000	67 days	98.51%
2020	79	\$832,183	\$775,000	\$300,00	\$1,875,000	68 days	99.58%
2021	77	\$920,253	\$835,000	\$240,000	\$3,300,000	42 Days	102.47%
2022	63	\$1,041,305	\$975,000	\$400,000	\$2,650,000	28 days	107.84%
2023	37	\$1,089,822	\$920,000	\$300,000	\$3,000,000	33 days	103.08%
2024	41	\$1,026,464	\$888,000	\$400,000	\$2,375,000	34 days	105.44%

Note 1: Number of Units Sold – While 41 transactions for the year is slightly higher than last year, it is still significantly 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 (34 days) - Is a little more than one month and is a very brief period of time on the market.

Note 3: Sale Price/List Price Ratio (105.44%) - Means that many homes are selling at or above their list prices.

Note 4: The **average sale and median sale prices** were similar to last year.

Note 5: In short, despite the confusing economy & high interest rates, **there is strong demand for homes in Tarrytown & Sleepy Hollow**. The very limited supply of homes and the strong demand are resulting in homes selling quickly at premium prices.

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



MLS #: H6283039 **SOLD** **Address:** 39 Kendall Ave **List Price:** \$253,900
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Victorian **Year Built:** 1890
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,346 **Acre:** 0.07 **Est Taxes:** \$13,171
Sale/List Price: 158% **Sale Date:** 4/2/2024 **DOM:** 33 days **SALE PRICE:** **\$400,000**



MLS #: H6297684 **SOLD** **Address:** 13 Spring St **List Price:** \$479,000
Village: None **PO:** Tarrytown **Style:** Cape Cod **Year Built:** 1927
BR: 2 **Baths:** 1.1 **Sq Ft:** 1,233 **Acre:** **Est Taxes:** \$14,030
Sale/List Price: 87% **Sale Date:** 12/27/2024 **DOM:** 195 days **SALE PRICE:** **\$415,000**



MLS #: H6326577 **SOLD** **Address:** 124 Depeyster St **List Price:** \$425,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1880
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,160 **Acre:** 0.07 **Est Taxes:** \$7,493
Sale/List Price: 104% **Sale Date:** 11/25/2024 **DOM:** 16 days **SALE PRICE:** **\$440,000**



MLS #: H6308087 **SOLD** **Address:** 1 Pleasant St **List Price:** \$495,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1880
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,394 **Acre:** 0.06 **Est Taxes:** \$11,900
Sale/List Price: 98% **Sale Date:** 10/1/2024 **DOM:** 48 days **SALE PRICE:** **\$485,000**



MLS #: H6295618 **SOLD** **Address:** 9 Francis St **List Price:** \$499,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1910
BR: 3 **Baths:** 1.0 **Sq Ft:** 1,020 **Acre:** 0.05 **Est Taxes:** \$11,488
Sale/List Price: 104% **Sale Date:** 6/3/2024 **DOM:** 15 days **SALE PRICE:** **\$520,000**



MLS #: H6276671 **SOLD** **Address:** 444 Benedict Ave **List Price:** \$539,000
Village: None **PO:** Tarrytown **Style:** Colonial **Year Built:** 1911
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,182 **Acre:** 0.2799 **Est Taxes:** \$14,756
Sale/List Price: 100% **Sale Date:** 3/18/2024 **DOM:** 8 days **SALE PRICE:** **\$540,000**



MLS #: H6267511 **SOLD** **Address:** 23 Andrews Ln **List Price:** \$595,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1900
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,438 **Acre:** 0.03 **Est Taxes:** \$11,939
Sale/List Price: 92% **Sale Date:** 1/11/2024 **DOM:** 82 days **SALE PRICE:** **\$545,000**



MLS #: H6269837 **SOLD** **Address:** 15 Holland Ave **List Price:** \$799,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Cape Cod **Year Built:** 1925
BR: 4 **Baths:** 3.0 **Sq Ft:** 2,824 **Acre:** 0.19 **Est Taxes:** \$22,734
Sale/List Price: 79% **Sale Date:** 3/26/2024 **DOM:** 92 days **SALE PRICE:** **\$630,000**



MLS #: H6286501 **SOLD** **Address:** 66 Spring St **List Price:** \$599,000
Village: None **PO:** Tarrytown **Style:** Victorian **Year Built:** 1905
BR: 2 **Baths:** 1.0 **Sq Ft:** 1,349 **Acre:** 0.11 **Est Taxes:** \$11,792
Sale/List Price: 106% **Sale Date:** 5/14/2024 **DOM:** 12 days **SALE PRICE:** **\$635,000**



MLS #: H6320371 **SOLD** **Address:** 154 Valley St **List Price:** \$595,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1875
BR: 3 **Baths:** 1.0 **Sq Ft:** 1,694 **Acre:** 0.08 **Est Taxes:** \$10,797
Sale/List Price: 107% **Sale Date:** 11/15/2024 **DOM:** 22 days **SALE PRICE:** **\$635,200**



MLS #: H6317656 **SOLD** **Address:** 175 Benedict Ave **List Price:** \$675,000
Village: Tarrytown **PO:** Tarrytown **Style:** Ranch **Year Built:** 1955
BR: 3 **Baths:** 1.0 **Sq Ft:** 1,338 **Acre:** 0.24 **Est Taxes:** \$19,707
Sale/List Price: 98% **Sale Date:** 10/15/2024 **DOM:** 5 days **SALE PRICE:** **\$660,000**



MLS #: H6277068 **SOLD** **Address:** 471 Benedict Ave **List Price:** \$569,900
Village: None **PO:** Tarrytown **Style:** Colonial **Year Built:** 1969
BR: 5 **Baths:** 3.0 **Sq Ft:** 1,858 **Acre:** 0.11 **Est Taxes:** \$17,867
Sale/List Price: 121% **Sale Date:** 7/17/2024 **DOM:** 10 days **SALE PRICE:** **\$689,000**



MLS #: H6288245 **SOLD** **Address:** 26 Rosehill Ave **List Price:** \$699,000
Village: Tarrytown **PO:** Tarrytown **Style:** Ranch **Year Built:** 1954
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,100 **Acre:** 0.24 **Est Taxes:** \$19,015
Sale/List Price: 99% **Sale Date:** 4/24/2024 **DOM:** 18 days **SALE PRICE:** **\$690,000**



MLS #: H6307734 **SOLD** **Address:** 225 Gordon Ave **List Price:** \$825,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Cape Cod **Year Built:** 1955
BR: 4 **Baths:** 2.1 **Sq Ft:** 1,900 **Acre:** 0.17 **Est Taxes:** \$18,596
Sale/List Price: 100% **Sale Date:** 8/28/2024 **DOM:** 10 days **SALE PRICE:** **\$825,000**



MLS #: H6280216 **SOLD** **Address:** 91 Grove St **List Price:** \$725,000
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1900
BR: 3 **Baths:** 1.0 **Sq Ft:** 1,420 **Acre:** 0.08 **Est Taxes:** \$17,754
Sale/List Price: 116% **Sale Date:** 3/21/2024 **DOM:** 11 days **SALE PRICE:** **\$840,000**



MLS #: H6292710 **SOLD** **Address:** 27 Croton Ave **List Price:** \$765,000
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1920
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,560 **Acre:** 0.12 **Est Taxes:** \$15,831
Sale/List Price: 112% **Sale Date:** 5/23/2024 **DOM:** 13 days **SALE PRICE:** **\$855,000**



MLS #: H6314497 **SOLD** **Address:** 132 Macarthur Ln **List Price:** \$859,000
Village: Tarrytown **PO:** Tarrytown **Style:** Cape Cod **Year Built:** 1951
BR: 3 **Baths:** 2.1 **Sq Ft:** 2,499 **Acre:** **Est Taxes:** \$17,482
Sale/List Price: 100% **Sale Date:** 10/3/2024 **DOM:** 22 days **SALE PRICE:** **\$859,000**



MLS #: H6329380 **SOLD** **Address:** 88 Macarthur Ln **List Price:** \$699,000
Village: Tarrytown **PO:** Tarrytown **Style:** Cape Cod **Year Built:** 1956
BR: 2 **Baths:** 2.0 **Sq Ft:** 1,375 **Acre:** 0.12 **Est Taxes:** \$18,721
Sale/List Price: 124% **Sale Date:** 11/25/2024 **DOM:** 15 days **SALE PRICE:** **\$870,000**

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Bill Boeckelman

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MLS #: H6281675 **SOLD** **Address:** 25 Legrande Ave **List Price:** \$780,000
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1891
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,746 **Acre:** 0.05 **Est Taxes:** \$21,241
Sale/List Price: 112% **Sale Date:** 4/29/2024 **DOM:** 21 days **SALE PRICE:** **\$870,213**



MLS #: H6304375 **SOLD** **Address:** 101 Tappan Landing Rd **List Price:** \$699,888
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1941
BR: 2 **Baths:** 1.1 **Sq Ft:** 1,228 **Acre:** 0.16 **Est Taxes:** \$19,062
Sale/List Price: 125% **Sale Date:** 8/8/2024 **DOM:** 14 days **SALE PRICE:** **\$878,000**



MLS #: H6296505 **SOLD** **Address:** 35 Crest Dr **List Price:** \$749,999
Village: Tarrytown **PO:** Tarrytown **Style:** Ranch **Year Built:** 1960
BR: 3 **Baths:** 2.0 **Sq Ft:** 1,491 **Acre:** 0.24 **Est Taxes:** \$18,453
Sale/List Price: 118% **Sale Date:** 6/12/2024 **DOM:** 6 days **SALE PRICE:** **\$888,000**



MLS #: H6316986 **SOLD** **Address:** 194 Crest Dr **List Price:** \$899,999
Village: Tarrytown **PO:** Tarrytown **Style:** Ranch **Year Built:** 1951
BR: 3 **Baths:** 3.0 **Sq Ft:** 1,391 **Acre:** 0.22 **Est Taxes:** \$22,585
Sale/List Price: 106% **Sale Date:** 9/10/2024 **DOM:** 24 days **SALE PRICE:** **\$950,000**



MLS #: H6290231 **SOLD** **Address:** 12 Gory Brook Rd **List Price:** \$975,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1860
BR: 3 **Baths:** 2.1 **Sq Ft:** 1,983 **Acre:** 0.43 **Est Taxes:** \$15,517
Sale/List Price: 99% **Sale Date:** 7/2/2024 **DOM:** 46 days **SALE PRICE:** **\$965,000**



MLS #: H6314921 **SOLD** **Address:** 31 Highland Ave **List Price:** \$899,000
Village: Tarrytown **PO:** Tarrytown **Style:** Cape Cod **Year Built:** 1947
BR: 4 **Baths:** 2.0 **Sq Ft:** 1,913 **Acre:** 0.22 **Est Taxes:** \$23,140
Sale/List Price: 111% **Sale Date:** 9/6/2024 **DOM:** 8 days **SALE PRICE:** **\$999,000**



MLS #: H6277693 **SOLD** **Address:** 76 Barnes Rd **List Price:** \$929,000
Village: Tarrytown **PO:** Tarrytown **Style:** Ranch **Year Built:** 1944
BR: 4 **Baths:** 2.0 **Sq Ft:** 2,226 **Acre:** 0.17 **Est Taxes:** \$19,354
Sale/List Price: 108% **Sale Date:** 1/24/2024 **DOM:** 13 days **SALE PRICE:** **\$999,000**



MLS #: H6317820 **SOLD** **Address:** 48 Hamilton Pl **List Price:** \$880,000
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1918
BR: 3 **Baths:** 1.1 **Sq Ft:** 1,738 **Acre:** 0.11 **Est Taxes:** \$21,790
Sale/List Price: 119% **Sale Date:** 10/25/2024 **DOM:** 12 days **SALE PRICE:** **\$1,051,000**



MLS #: H6275566 **SOLD** **Address:** 29 Warren Ave **List Price:** \$975,000
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1957
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,824 **Acre:** 0.28 **Est Taxes:** \$22,578
Sale/List Price: 114% **Sale Date:** 3/28/2024 **DOM:** 42 days **SALE PRICE:** **\$1,115,000**



MLS #: H6312232 **SOLD** **Address:** 20 Benedict Ave **List Price:** \$1,000,000
Village: Tarrytown **PO:** Tarrytown **Style:** Victorian **Year Built:** 1910
BR: 3 **Baths:** 2.0 **Sq Ft:** 2,233 **Acre:** 0.11 **Est Taxes:** \$22,616
Sale/List Price: 120% **Sale Date:** 8/12/2024 **DOM:** 13 days **SALE PRICE:** **\$1,200,000**



MLS #: H6275542 **SOLD** **Address:** 111 Midland Ave **List Price:** \$1,285,000
Village: Tarrytown **PO:** Tarrytown **Style:** Ranch **Year Built:** 1962
BR: 4 **Baths:** 2.1 **Sq Ft:** 3,500 **Acre:** 0.35 **Est Taxes:** \$30,725
Sale/List Price: 100% **Sale Date:** 4/29/2024 **DOM:** 62 days **SALE PRICE:** **\$1,285,000**



MLS #: H6278103 **SOLD** **Address:** 3 Lakeview Ave **List Price:** \$1,200,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Split Level **Year Built:** 1962
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,877 **Acre:** 0.25 **Est Taxes:** \$29,534
Sale/List Price: 108% **Sale Date:** 7/22/2024 **DOM:** 197 days **SALE PRICE:** **\$1,300,000**



MLS #: H6297589 **SOLD** **Address:** 438 Bellwood Ave **List Price:** \$1,490,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1930
BR: 5 **Baths:** 3.1 **Sq Ft:** 2,800 **Acre:** 0.26 **Est Taxes:** \$24,965
Sale/List Price: 91% **Sale Date:** 8/12/2024 **DOM:** 55 days **SALE PRICE:** **\$1,350,000**



MLS #: H6289047 **SOLD** **Address:** 5 Harwood Ave **List Price:** \$1,250,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Colonial **Year Built:** 1926
BR: 4 **Baths:** 2.1 **Sq Ft:** 1,812 **Acre:** 0.33 **Est Taxes:** \$24,312
Sale/List Price: 113% **Sale Date:** 6/15/2024 **DOM:** 5 days **SALE PRICE:** **\$1,416,605**



MLS #: H6273349 **SOLD** **Address:** 4 Pokahoe Dr **List Price:** \$1,499,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Split Level **Year Built:** 1957
BR: 5 **Baths:** 3.1 **Sq Ft:** 3,600 **Acre:** 0.38 **Est Taxes:** \$32,513
Sale/List Price: 96% **Sale Date:** 2/16/2024 **DOM:** 76 days **SALE PRICE:** **\$1,435,000**



MLS #: H6310333 **SOLD** **Address:** 225 Kelbourne Ave **List Price:** \$1,299,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Tudor **Year Built:** 1930
BR: 4 **Baths:** 2.1 **Sq Ft:** 2,471 **Acre:** 0.26 **Est Taxes:** \$29,412
Sale/List Price: 112% **Sale Date:** 8/22/2024 **DOM:** 18 days **SALE PRICE:** **\$1,460,000**



MLS #: H6289590 **SOLD** **Address:** 24 Evergreen Way **List Price:** \$1,499,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Cape Cod **Year Built:** 1957
BR: 4 **Baths:** 3.0 **Sq Ft:** 3,150 **Acre:** 0.32 **Est Taxes:** \$29,828
Sale/List Price: 103% **Sale Date:** 5/30/2024 **DOM:** 22 days **SALE PRICE:** **\$1,550,000**



MLS #: H6282193 **SOLD** **Address:** 35 Walden Rd **List Price:** \$1,599,000
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1962
BR: 6 **Baths:** 4.1 **Sq Ft:** 2,862 **Acre:** 0.38 **Est Taxes:** \$33,758
Sale/List Price: 98% **Sale Date:** 5/29/2024 **DOM:** 62 days **SALE PRICE:** **\$1,575,000**

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MLS #: H6302997 **SOLD** **Address:** 71 Cobb Ln **List Price:** \$1,399,000
Village: Tarrytown **PO:** Tarrytown **Style:** Mid-Century **Year Built:** 1956
BR: 4 **Baths:** 3.0 **Sq Ft:** 3,000 **Acre:** 0.5 **Est Taxes:** \$26,936
Sale/List Price: 114% **Sale Date:** 7/24/2024 **DOM:** 6 days **SALE PRICE:** **\$1,600,000**



MLS #: H6280592 **SOLD** **Address:** 336 Palisades Blvd #74 **List Price:** \$1,700,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Brownstone **Year Built:** 2023
BR: 4 **Baths:** 4.1 **Sq Ft:** 2,972 **Acre:** **Est Taxes:** \$37,000
Sale/List Price: 100% **Sale Date:** 7/2/2024 **DOM:** 3 days **SALE PRICE:** **\$1,700,000**



MLS #: H6292581 **SOLD** **Address:** 539 Riverside Dr **List Price:** \$1,795,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Tudor **Year Built:** 1926
BR: 4 **Baths:** 3.1 **Sq Ft:** 2,786 **Acre:** 0.41 **Est Taxes:** \$34,118
Sale/List Price: 96% **Sale Date:** 8/22/2024 **DOM:** 54 days **SALE PRICE:** **\$1,715,000**



MLS #: H6328091 **SOLD** **Address:** 1 Terrace Close **List Price:** \$1,599,000
Village: Sleepy Hollow **PO:** Sleepy Hollow **Style:** Tudor **Year Built:** 1927
BR: 4 **Baths:** 3.1 **Sq Ft:** 3,637 **Acre:** 0.39 **Est Taxes:** \$33,097
Sale/List Price: 117% **Sale Date:** 12/6/2024 **DOM:** 6 days **SALE PRICE:** **\$1,875,000**



MLS #: H6321739 **SOLD** **Address:** 99 Wilson Park Dr **List Price:** \$2,495,000
Village: Tarrytown **PO:** Tarrytown **Style:** Colonial **Year Built:** 1930
BR: 4 **Baths:** 4.2 **Sq Ft:** 4,447 **Acre:** 1.19 **Est Taxes:** \$61,333
Sale/List Price: 95% **Sale Date:** 9/6/2024 **DOM:** 1 days **SALE PRICE:** **\$2,375,000**

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