

Single-family pricing | Comparable overview

Prepared for buyers & developers evaluating 105 Pomander Drive, Greenburgh

TWO PENDING TO-BE-BUILT HOMES + NINE CLOSED SALES

Pending prices below are advertised list prices, not disclosed contract prices. Closed-sale prices are reported MLS sale prices. All eleven properties are in the Town of Greenburgh or adjacent Mount Pleasant, on 0.12-0.25 acre lots.

Property / status	Built	Beds / baths ¹	GLA sq. ft.	Price ²	\$/sq. ft.
16 Mountainview Ave, Ardsley Pending	To be built	4 / 2F + 1H	2,734	\$1,385,000	\$506.58
18 Mountainview Ave, Ardsley Pending	To be built	4 / 2F + 1H	2,734	\$1,395,000	\$510.24
9 Stadium Rd, White Plains 10607 Sold	1970 (renovated)	4 / 3F	2,500	\$1,220,000	\$488.00
33 Valimar Blvd, White Plains 10603 Sold	2001	4 / 2F + 1H	2,236	\$1,260,000	\$563.51
38 Ovation Ct, White Plains 10603 Sold	2001	5 / 3F + 1H	2,312	\$1,260,000	\$544.98
6 Judson Ave, Ardsley Sold	1922 (renovated)	3 / 3F + 1H	2,180	\$1,290,000	\$591.74
7 Limerick Ct, White Plains 10603 Sold	2001	4 / 3F + 1H	2,240	\$1,330,000	\$593.75
111 Ridge Rd, Ardsley Sold	1977	5 / 3F + 1H	2,698	\$1,425,000	\$528.17
9 Chestnut St, Ardsley Sold	2024 (new)	4 / 2F + 1H	2,455	\$1,550,000	\$631.36
16 Stephens Ln, Valhalla Sold	2026 (new)	4 / 2F + 1H	2,577	\$1,550,000	\$601.47
4 Melissa Dr, Ardsley Sold	1984 (renovated)	4 / 2F + 1H	2,160	\$1,740,000	\$805.56

¹ F = full bath; H = half bath, per MLS summary fields. ² Pending = list price; sold = closed price. \$/sq. ft. = displayed price ÷ MLS-reported GLA. Mountainview GLA is per plans. Valimar homes (10603) are in a gated community with a \$250/month HOA.

PRELIMINARY PRICE-BY-SIZE TEST FOR POMANDER

The two closed new-construction sales (9 Chestnut, 16 Stephens) indicate \$601.47-\$631.36/sq. ft. The two Ardsley to-be-built contracts (Mountainview) were listed at \$506.58-\$510.24/sq. ft. but went to contract in spring 2025 and have not closed. Rounded bands produce the following size-only tests:

Proposed living area	At \$505-\$510/sq. ft. (to-be-built asks, 2025)	At \$600-\$630/sq. ft. (closed new builds, 2026)
2,400 sq. ft.	\$1,212,000-\$1,224,000	\$1,440,000-\$1,512,000
2,800 sq. ft.	\$1,414,000-\$1,428,000	\$1,680,000-\$1,764,000
3,000 sq. ft.	\$1,515,000-\$1,530,000	\$1,800,000-\$1,890,000

Unadjusted feasibility inputs, not appraisals or guaranteed values. Both closed new builds are in the Ardsley and Valhalla school districts; the only comp in Pomander's ZIP and the Greenburgh Central district (9 Stadium Rd) is the lowest rate in the set at \$488/sq. ft. Validate school district, lot size, finishes, taxes and incentives first.

Pending specifications

Mountainview Avenue, Ardsley | Two to-be-built colonials, same plan and builder

16 Mountainview Ave

LIST \$1,385,000 | \$506.58/SQ. FT. | 2,734 SQ. FT. (PLANS)

4 beds • 2 full + 1 half bath • To be built, approx. 10-month build • 2-car garage • MLS 834237

Contract: 04/23/25 • DOM/CDOM: 26/26 • Lot: 0.18 acre (7,724 sq. ft.) • Ardsley schools • Orig. list: \$1,400,000

Reported annual tax: \$21,116 (2024) • Listed by Champion Realty Associates

Colonial on plans: 1,136 sq. ft. first floor, 1,598 sq. ft. second floor, plus 1,100 sq. ft. unfinished basement; Hardie-Plank siding, front porch, rear deck; buyer selects finishes. Agent remarks: accepted offer, continue to show for backup. Under contract since April 2025 with no closing reported; verify status.

18 Mountainview Ave

LIST \$1,395,000 | \$510.24/SQ. FT. | 2,734 SQ. FT. (PLANS)

4 beds • 2 full + 1 half bath • To be built, approx. 10-month build • 2-car garage • MLS 838331

Contract: 04/10/25 • DOM/CDOM: 7/7 • Lot: 0.20 acre (8,496 sq. ft.) • Ardsley schools • Orig. list: \$1,395,000

Reported annual tax: \$21,000 (2024) • Listed by Champion Realty Associates

Same plan and builder as 16 Mountainview. Went to contract in 7 days; no closing reported in 18 months. These two listings are the only direct read on what Ardsley buyers will commit to for a to-be-built home on a small lot.

Closed specifications

Closed transactions provide the strongest pricing evidence in this selected set.

9 Stadium Rd, White Plains 10607

SOLD \$1,220,000 | \$488.00/SQ. FT. | 2,500 SQ. FT.

Closed 01/28/26 • Built 1970, fully renovated raised ranch • DOM/CDOM: 45/45 • MLS 924994 • Cash

Orig. list: \$1,349,000 • Sale/orig.: 90% • Sale/last list: 98% • Reported annual tax: \$14,574 (2025) • Concessions: \$0

4 beds • 3 full baths • 2-car garage • No basement (bi-level) • Lot: 0.23 acre • Bayberry Estates • Greenburgh Central schools

Complete top-to-bottom renovation with open plan and chef's kitchen. The only comp in Pomander's ZIP code and school district; needed a \$129,000 reduction from original list and closed at the lowest rate per square foot in the set.

33 Valimar Blvd, White Plains 10603

SOLD \$1,260,000 | \$563.51/SQ. FT. | 2,236 SQ. FT.

Closed 07/15/26 • Built 2001 colonial • DOM/CDOM: 35/35 • MLS 975359 • Conventional

List: \$1,200,000 • Sale/list: 105% • Reported annual tax: \$22,730 (2025) • HOA: \$250/month • Concessions: \$0

4 beds • 2 full + 1 half bath • 2-car garage • Full basement • Lot: 0.13 acre • Valimar gated community • Valhalla schools

Two-story entry, formal dining, eat-in kitchen open to family room with fireplace. Community pool and clubhouse. Sold \$60,000 over ask.

38 Ovation Ct, White Plains 10603

SOLD \$1,260,000 | \$544.98/SQ. FT. | 2,312 SQ. FT.

Closed 08/27/26 • Built 2001 colonial • DOM/CDOM: 20/20 • MLS 981375 • Conventional

List: \$1,200,000 • Sale/list: 105% • Reported annual tax: \$24,267 (2025) • HOA: \$250/month • Concessions: \$0
5 beds (listed 4-5) • 3 full + 1 half bath • 2-car garage • Finished full basement • Lot: 0.14 acre • Cul-de-sac • Valimar • Valhalla schools

Updated open-concept kitchen, two-story entry, hardwood throughout; finished lower level. Same Valimar community as 33 Valimar and 7 Limerick.

6 Judson Ave, Ardsley

SOLD \$1,290,000 | \$591.74/SQ. FT. | 2,180 SQ. FT.

Closed 10/02/26 • Built 1922, renovated modern Tudor • DOM/CDOM: 51/51 • MLS 1004395 • Cash

Orig. list: \$1,350,000 • Sale/list: 96% • Reported annual tax: \$27,263 (2025) • Concessions: \$0
3 beds • 3 full + 1 half bath • 2-car garage • Finished basement • Lot: 0.18 acre • Ardsley schools

High-design renovation: 18-foot vaulted living room, exposed beams, custom Italian wood finishes; remarks say it lives like 2,500+ sq. ft. One of two closed sales below asking.

7 Limerick Ct, White Plains 10603

SOLD \$1,330,000 | \$593.75/SQ. FT. | 2,240 SQ. FT.

Closed 07/27/26 • Built 2001 colonial • DOM/CDOM: 7/7 • MLS 967218 • Cash

List: \$1,200,000 • Sale/list: 111% • Reported annual tax: \$24,370 (2025) • HOA: \$250/month • Concessions: \$0
4 beds • 3 full + 1 half bath • 2-car garage • Finished full basement • Lot: 0.12 acre • Cul-de-sac • Valimar • Valhalla schools

Turnkey with new primary bath, granite kitchen, patio and private yard; heated community pool, clubhouse and playground. Sold \$130,000 over ask in a week.

III Ridge Rd, Ardsley

SOLD \$1,425,000 | \$528.17/SQ. FT. | 2,698 SQ. FT.

Closed 05/04/26 • Built 1977 contemporary • DOM/CDOM: 14/14 • MLS 969556 • Conventional

List: \$1,150,000 • Sale/list: 124% • Reported annual tax: \$26,137 (2025) • Concessions: \$0
5 beds • 3 full + 1 half bath • 2-car garage • Crawl space, no basement • Lot: 0.25 acre • Ardsley schools

Light-filled contemporary with vaulted family room, skylights, eat-in chef's kitchen and first-floor bedroom and bath. Priced low and sold \$275,000 over ask: the sharpest overbid in the set.

9 Chestnut St, Ardsley

SOLD \$1,550,000 | \$631.36/SQ. FT. | 2,455 SQ. FT.

Closed 08/07/26 • New construction, built 2024 colonial • DOM/CDOM: 330/330 (listed 04/10/25, contract 03/26/26) • MLS 846005 • Cash

Orig. list: \$1,479,000 • Sale/list: 105% • Reported annual tax: \$10,078 (2024, pre-improvement) • Concessions: \$0
4 beds • 2 full + 1 half bath • 2-car garage • Full unfinished walk-out basement • Lot: 0.23 acre • Ardsley schools

Open-plan colonial with 9-foot ceilings, quartz island kitchen, tray-ceiling dining room, large deck and private setback. Sat 11 months on market, then closed above list. Strongest closed new-build comparison for an Ardsley-district product.

16 Stephens Ln, Valhalla

SOLD \$1,550,000 | \$601.47/SQ. FT. | 2,577 SQ. FT.

Closed 06/23/26 • New construction, built 2026 colonial • DOM/CDOM: 4/4 • MLS 976396 • Conventional
Orig. list: \$1,215,000 • Sale/orig.: 128% • Sale/last list: 110% • Reported annual tax: \$1,664 (2025, land) • Concessions: \$2
4 beds • 2 full + 1 half bath • 1-car garage • Partially finished full basement • Lot: 0.20 acre, corner cul-de-sac • Valhalla schools
(Mount Pleasant)

Third and final build by the same builder (JLB Homes LLC) in an established neighborhood; bluestone walk, covered porch, 9-foot ceilings, quartz chef's kitchen. Listed at \$1,215,000 and closed \$335,000 higher in four days: new-build demand is deep at this price point.

4 Melissa Dr, Ardsley

SOLD \$1,740,000 | \$805.56/SQ. FT. | 2,160 SQ. FT.

Closed 09/02/26 • Built 1984 colonial, completely renovated • DOM/CDOM: 14/14 • MLS 992057 • Conventional
List: \$1,450,000 • Sale/list: 120% • Reported annual tax: \$35,319 (2025) • Concessions: \$0
4 beds • 2 full + 1 half bath • 2-car garage • Partial basement • Lot: 0.25 acre, dead-end street • Ardsley schools

Full renovation with new chef's kitchen, Trex deck and level yard. Highest price and rate per square foot in the set on the smallest GLA; treat as a bidding-war outlier, not a rate to underwrite.

DEVELOPER TAKEAWAY

Nine closed sales ran \$1.22M-\$1.74M and \$488-\$806/sq. ft. (median about \$592). Seven of nine closed over asking, at 105%-124%; turnkey and new product under \$1.6M is clearing fast in Ardsley and Valhalla school districts. The two closed new builds (2,455-2,577 sq. ft., 4 beds / 2.5 baths, 0.20-0.23 acre) both settled at \$1,550,000, or \$601-\$631/sq. ft. The Mountainview to-be-built contracts at \$1.385M-\$1.395M (\$507-\$510/sq. ft.) are the closest product match but have not closed. School district is the swing factor: Pomander is in Greenburgh Central, and the one comp in that district (9 Stadium Rd) closed at \$488/sq. ft. after a price cut, while Ardsley and Valhalla product cleared \$530-\$806. Confirm district premium, lot size per unit, finishes and above-grade area before applying any rate to Pomander.

Abe Fernandez • 929.655.0107 • abraham@serhant.com

Sammy Vivace • 914.602.8530 • sammyv@serhant.com

MLS information is deemed reliable but not guaranteed. This report does not establish Pomander's zoning, approvals or unit yield.