

# ELLIMAN

## REPORT

# Q4 2018

## RIVERDALE, BRONX SALES

Highlights of the Quarterly Survey of Residential Sales

“ Price trends moved higher despite rising inventory. ”

Riverdale Market Matrix	Q4-2018	%Δ (QTR)	Q3-2018	%Δ (YR)	Q4-2017
Average Sales Price	\$440,917	-15.3%	\$520,392	6.4%	\$414,307
Average Price Per Sq Ft	\$381	-5.5%	\$403	4.4%	\$365
Median Sales Price	\$320,000	-7.4%	\$345,500	20.8%	\$265,000
Number of Sales	124	-21.5%	158	-23.0%	161
Days on Market (From Last List Date)	90	-2.2%	92	-21.7%	115
Listing Discount (From Last List Price)	3.9%		2.8%		3.3%
Listing Inventory	156	-10.3%	174	6.8%	146
Months to Sell	3.8	15.2%	3.3	40.7%	2.7
Riverdale Co-Op Market Matrix	Q4-2018	%Δ (QTR)	Q3-2018	%Δ (YR)	Q4-2017
Average Sales Price	\$330,549	5.0%	\$314,792	14.9%	\$287,685
Average Price Per Sq Ft	\$354	11.3%	\$318	13.8%	\$311
Median Sales Price	\$277,000	-2.2%	\$283,275	14.2%	\$242,500
Number of Sales (Closed)	102	-15.0%	120	-21.5%	130
Riverdale Condo Matrix	Q4-2018	%Δ (QTR)	Q3-2018	%Δ (YR)	Q4-2017
Average Sales Price	\$682,000	-13.2%	\$785,519	32.8%	\$513,368
Average Price Per Sq Ft	\$547	-8.7%	\$599	8.1%	\$506
Median Sales Price	\$680,000	3.0%	\$660,000	32.0%	\$515,000
Number of Sales (Closed)	5	-61.5%	13	-58.3%	12
Riverdale 1-3 Family Matrix	Q4-2018	%Δ (QTR)	Q3-2018	%Δ (YR)	Q4-2017
Average Sales Price	\$1,032,220	-24.6%	\$1,369,404	-15.3%	\$1,218,105
Average Price Per Sq Ft	\$408	-13.0%	\$469	-5.6%	\$432
Median Sales Price	\$992,611	0.8%	\$985,000	19.6%	\$830,000
Number of Sales (Closed)	17	-32.0%	25	-10.5%	19
Riverdale Luxury Matrix	Q4-2018	%Δ (QTR)	Q3-2018	%Δ (YR)	Q4-2017
Average Sales Price	\$1,230,989	-36.5%	\$1,939,544	-8.4%	\$1,343,235
Average Price Per Sq Ft	\$498	-19.9%	\$622	14.0%	\$437
Median Sales Price	\$1,125,000	-27.2%	\$1,546,307	8.7%	\$1,035,000
Number of Sales (Closed)	13	-18.8%	16	-23.5%	17
Entry Price Threshold	\$990,000	-0.3%	\$992,875	36.6%	\$725,000

Median sales price rose 20.8% to \$320,000, the third consecutive year over year increase. For the year, the median sales price was up 11.6% from 2017.

Like most of the metro area, the number of sales slowed from year-ago levels. There were 124 sales in the final quarter of 2018, down 23% from the same period last year and year to date sales were down 5.6% from 2017.