

ELLIMAN REPORT

4Q 2016

RIVERDALE, BRONX SALES

Highlights of the Quarterly Survey of Residential Sales

“ Price trend indicators and the number of sales continued to move higher. ”

Riverdale Market Matrix	4Q-2016	%Δ (QTR)	3Q-2016	%Δ (YR)	4Q-2015
Average Sales Price	\$389,520	0.7%	\$386,860	2.7%	\$379,450
Median Sales Price	\$280,500	4.1%	\$269,500	7.5%	\$261,000
Number of Sales	172	2.4%	168	10.3%	156
Days on Market (From Last List Date)	138	-3.5%	143	0.7%	137
Listing Discount (From Last List Price)	6.3%		2.0%		4.6%
Listing Inventory	257	19.0%	216	-2.7%	264
Absorption Period	4.5	15.4%	3.9	-11.8%	5.1
Riverdale Co-Op Market Matrix	4Q-2016	%Δ (QTR)	3Q-2016	%Δ (YR)	4Q-2015
Average Sales Price	\$273,282	-1.5%	\$277,348	3.0%	\$265,241
Median Sales Price	\$245,000	4.3%	\$235,000	8.9%	\$225,000
Number of Sales (Closed)	139	-1.4%	141	9.4%	127
Riverdale Condo Matrix	4Q-2016	%Δ (QTR)	3Q-2016	%Δ (YR)	4Q-2015
Average Sales Price	\$588,713	11.9%	\$525,929	-8.7%	\$644,878
Average Price Per Sq Ft	\$570	29.3%	\$441	8.4%	\$526
Median Sales Price	\$490,000	-4.9%	\$515,000	-15.1%	\$576,846
Number of Sales (Closed)	18	100.0%	9	80.0%	10
Riverdale 1-3 Family Matrix	4Q-2016	%Δ (QTR)	3Q-2016	%Δ (YR)	4Q-2015
Average Sales Price	\$1,227,633	4.5%	\$1,175,166	22.4%	\$1,003,147
Average Price Per Sq Ft	\$470	13.5%	\$414	11.9%	\$420
Median Sales Price	\$835,000	-3.8%	\$868,000	5.7%	\$790,000
Number of Sales (Closed)	15	-16.7%	18	-21.1%	19
Riverdale Luxury Matrix	4Q-2016	%Δ (QTR)	3Q-2016	%Δ (YR)	4Q-2015
Average Sales Price	\$1,303,528	4.2%	\$1,251,451	5.9%	\$1,230,412
Median Sales Price	\$1,109,750	26.7%	\$876,000	-9.3%	\$1,223,750
Number of Sales (Closed)	18	5.9%	17	12.5%	16
Entry Price Threshold	\$725,000	8.3%	\$669,662	-4.6%	\$760,000

Median sales price increased 7.5% to \$280,500 from the year ago quarter.

The number of sales expanded 10.3% to 172 while inventory slipped 2.7% to 257 respectively from the year ago quarter.

Listing discount, the percentage difference between the list price at time of sale and the sales price, expanded to 6.3% from 4.6% as sellers moved further to meet buyers on price.