

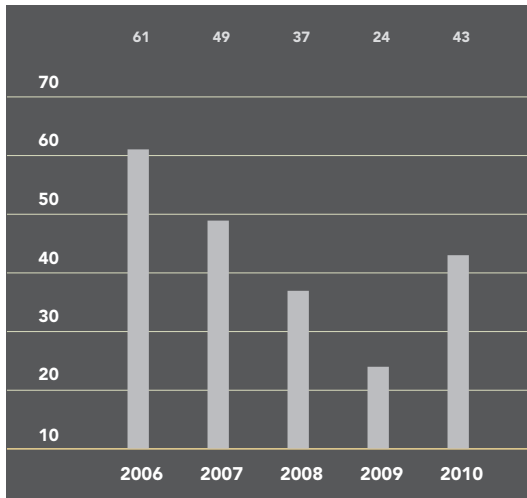
# RIVERDALE FIVE YEAR MARKET REPORT 2006-2010



## 1-3 Family Homes

There were 43 sales of 1-3 family homes in Riverdale in 2010, a 79% increase from the prior year. This was the most 1-3 family sales in Riverdale since 2007. The average price per square foot of \$330 during 2010 was 11% lower than 2009. The median price per square foot, which measures the middle of the market, fell 4% to \$312.

### Number of Sales



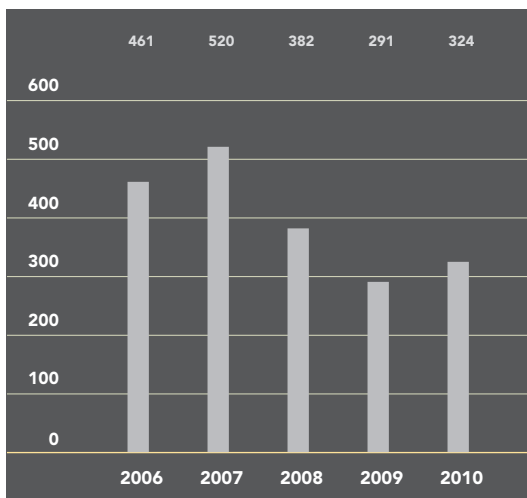
### Average and Median Price Per Square Foot



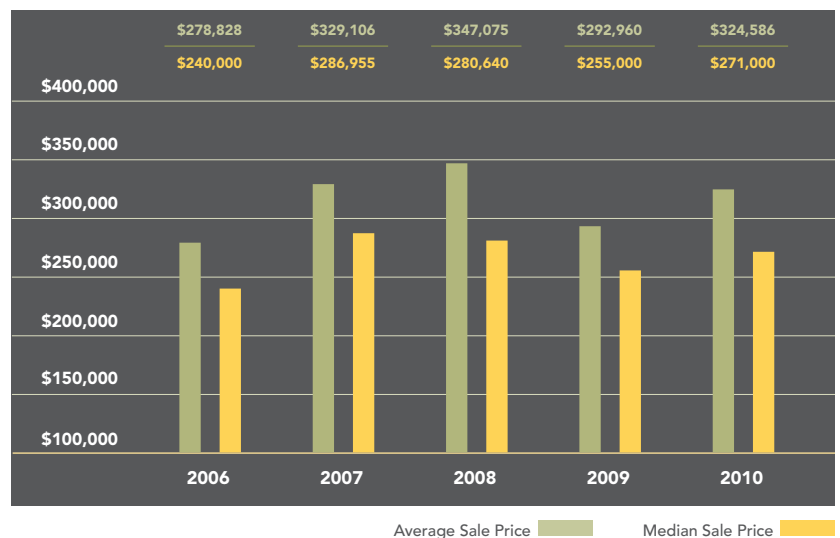
## Cooperatives and Condominiums

Sales of cooperative and condominium apartments rose 11%, from 291 in 2009 to 324. The average price for apartments of \$324,586 was 11% higher than in 2009, while the median price rose 6% to \$271,000.

### Number of Sales



### Average and Median Sale Price



**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**Park Avenue**

499 Park Avenue  
New York, NY 10022  
212.734.0010

**Development Marketing**

831 Broadway  
New York, NY 10003  
212.253.9300

**Eastside**

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

**Investment Sales**

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

**Westside**

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

**Global Services**

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

**Village**

831 Broadway  
New York, NY 10003  
212.253.9300

**Greenwich**

2 Sound View Drive  
Greenwich, CT 06830  
203.869.8100

**SoHo**

451 West Broadway  
New York, NY 10012  
212.475.4200

**Stamford**

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

**Harlem**

175 Lenox Avenue  
New York, NY 10026  
212.381.2570

**Darien**

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

**Brooklyn Heights**

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

**New Canaan**

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

**Boerum Hill**

495 Atlantic Avenue  
Brooklyn, NY 11217  
Phone: 718-613-2090

**Westport**

379 Post Road East  
Westport, CT 06880  
203.221.0666

**Cobble Hill**

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

**Wilton**

21 River Road  
Wilton, CT 06897  
203.762.8118

**Metro New Jersey**

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

**Rowayton**

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

Prepared by Gregory Heym, Chief Economist, Halstead Property

Data is sourced from the NYC Department of Finance Rolling Sales File

Cover Property: Web# 1821518

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