

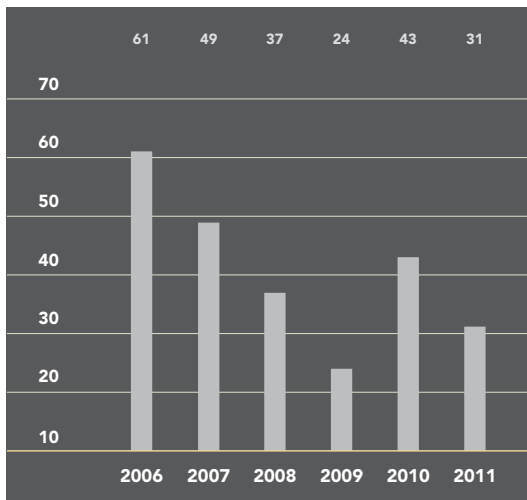
RIVERDALE FIVE YEAR MARKET REPORT 2006-2011



1-3 Family Homes

The average price per square foot for 1-3 family homes in Riverdale rose 14% in 2011, to \$377. This was the highest average price per square foot since 2006. The number of sales was lower during this time, falling 28% from 2010.

Number of Sales



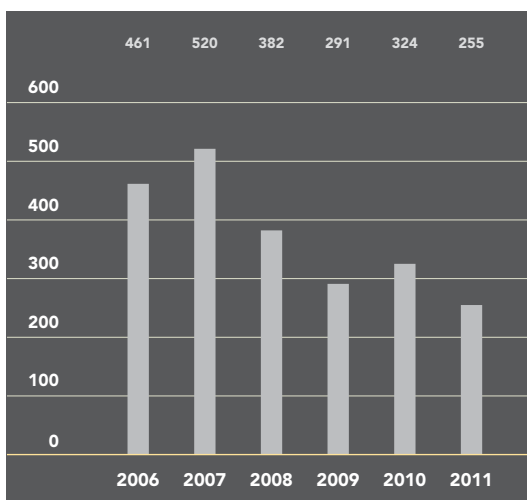
Average and Median Price Per Square Foot



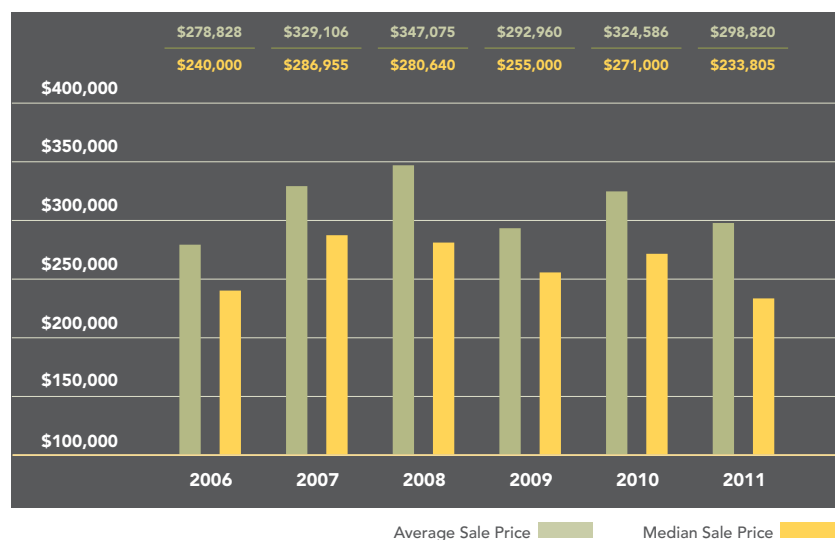
Cooperatives and Condominiums

At \$298,820, the average price for an apartment in Riverdale was 8% lower than in 2010. The median price posted a sharper decline, falling 14% to \$233,805. Closings were down from 2010, falling 21% to 255.

Number of Sales



Average and Median Sale Price



**Riverdale**

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

East Side

770 Lexington Avenue
New York, NY 10065
212.317.7800

SoHo

451 West Broadway
New York, NY 10012
212.253.9300

East Hampton

3 North Main Street
East Hampton, NY 11937
631.324.6100

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Park Slope

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Park Avenue

499 Park Avenue
New York, NY 10022
212.734.0010

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

Village

831 Broadway
New York, NY 10003
212.253.9300

Upper Manhattan

175 Lenox Avenue
New York, NY 10026
212.381.2570

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

206 Court Street

Brooklyn, NY 11201
718.596.3333

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Commercial Division

770 Lexington Avenue
New York, NY 10065
212.381.3208

Global Services

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Greenwich

2 Greenwich Office Park
Greenwich, CT 06830
203.869.8100

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Prepared by Gregory Heym, Chief Economist, Halstead Property

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

Cover Property: Web# 2216394

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Halstead Property Riverdale, LLC

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