

Elliman Report

Q4-2021 Riverdale, NY Sales

Co-Op, Condo & 1-3 Family Dashboard

YEAR-OVER-YEAR

= 0.0%

Prices

Median Sales Price

- 2.0 mos

Pace

Months of Supply

+ 58.1%

Sales

Closed Sales

- 3.0%

Inventory

Total Inventory

= 0 days

Marketing Time

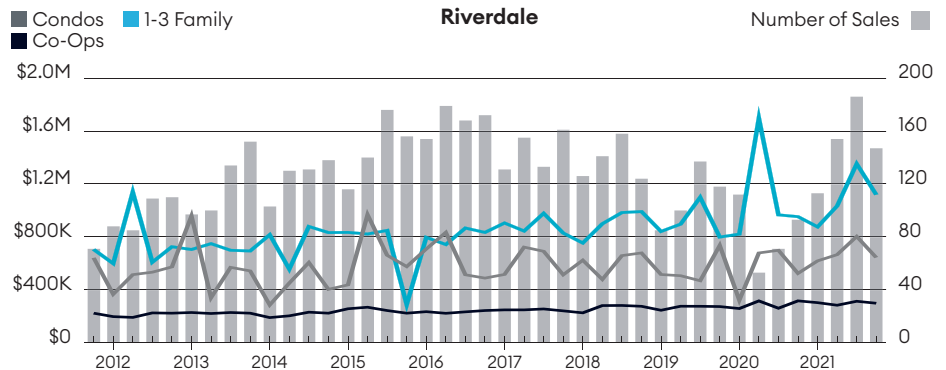
Days on Market

- 1.8%

Negotiability

Listing Discount

- Median sales price was the second-highest level on record
- Listing inventory fell for the first time in six quarters
- The number of sales rose at the third-highest annual rate on record



Riverdale Matrix	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$506,623	-17.1%	\$611,064	-2.6%	\$520,352
Average Price Per Sq Ft	\$405	-13.3%	\$467	-1.2%	\$410
Median Sales Price	\$365,000	-0.5%	\$366,825	0.0%	\$365,000
Number of Sales (Closed)	147	-21.0%	186	58.1%	93
Days on Market (From Last List Date)	111	7.8%	103	0.0%	111
Listing Discount (From Last List Price)	2.6%		4.4%		4.4%
Listing Inventory	160	-19.2%	198	-3.0%	165
Months of Supply	3.3	3.1%	3.2	-37.7%	5.3
Year-to-Date	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price (YTD)	\$511,870	N/A	N/A	12.1%	\$456,821
Average Price per Sq Ft (YTD)	\$420	N/A	N/A	7.1%	\$392
Median Sales Price (YTD)	\$350,000	N/A	N/A	8.5%	\$322,500
Number of Sales (YTD)	600	N/A	N/A	82.4%	329

Prices and sales remained well above pre-pandemic levels.

Riverdale finished the year with mixed price trends, rising sales, and a decline in listing inventory. While median sales price was unchanged year over year at \$365,000, the second-highest on record, it was also 7.7% above the same period in 2019. Average sales price slipped year over year, down 2.6% to \$506,623 but was 14.6% above the same period two years ago before the pandemic. Luxury median sales price, representing the top ten percent of all sales, fell 9.4% to

\$1,400,000 but was 42.5% above the same period two years ago. Luxury average sales price slipped nominally by 0.3% year over year to \$1,491,583 but was also sharply higher than the same period in 2019. The number of sales surged 58.1% year over year to 147, which was 24.6% above the same period in 2019 and the fourth straight quarter with an annual increase. The number of yearly sales reached their highest level in four years and was 82.4% above 2020 results,



Prepared by Miller Samuel Real Estate Appraisers & Consultants

indicating the significant scale of the market recovery. Listing inventory slipped by 3% year over year to 160, and with the surge in sales, the market pace remained brisk. The months of

supply for the borough, the number of months to sell all listing inventory at the current sales rate, was 3.3 months, 37.7% faster than the year-ago quarter.

The Riverdale section of the Bronx includes the Fieldston, Hudson Hill, North Riverdale, and Spuyten Duyvil neighborhoods.

Co-Ops

- The number of sales surged year over year to the highest fourth quarter in four years
- The median sales price declined for the second time in three quarters

Co-Op Matrix	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$338,692	1.6%	\$333,332	-3.6%	\$351,363
Average Price Per Sq Ft	\$334	2.8%	\$325	-4.3%	\$349
Median Sales Price	\$300,000	-4.8%	\$315,000	-5.7%	\$318,000
Number of Sales (Closed)	114	-16.2%	136	70.1%	67
Listing Inventory	123	-18.0%	150	-12.1%	140
Months of Supply	3.2	-3.0%	3.3	-49.2%	6.3

Condo

- The number of sales rose year over year for the fourth consecutive quarter
- The median sales price increased annually for the third time in four quarters

Condo Matrix	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$776,167	-16.7%	\$931,236	48.1%	\$523,995
Average Price Per Sq Ft	\$554	-14.4%	\$647	34.8%	\$411
Median Sales Price	\$645,000	-19.8%	\$804,417	22.7%	\$525,580
Number of Sales (Closed)	9	-60.9%	23	12.5%	8
Listing Inventory	18	-25.0%	24	-14.3%	21
Months of Supply	6.0	93.5%	3.1	-24.1%	7.9

1-3 Family

- The number of sales surged annually for the third consecutive quarter
- The median sales price increased year over year for the fourth time in five quarters

1-3 Family Matrix	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$1,203,219	-30.7%	\$1,737,272	4.8%	\$1,147,747
Average Price Per Sq Ft	\$475	-16.4%	\$568	-1.0%	\$480
Median Sales Price	\$1,120,000	-17.2%	\$1,352,850	17.4%	\$954,025
Number of Sales (Closed)	24	-11.1%	27	33.3%	18
Listing Inventory	19	-20.8%	24	375.0%	4
Months of Supply	2.4	-11.1%	2.7	242.9%	0.7

Luxury

- The number of sales surged annually for the third consecutive quarter
- While median and average sales price slipped annually, they remained significantly higher than the same period two years ago
- The entry threshold for the top ten percent increased annually for the fifth consecutive quarter

Luxury Matrix (Top 10% of Sales)	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$1,491,583	-32.8%	\$2,220,308	-0.3%	\$1,496,430
Average Price Per Sq Ft	\$514	-22.2%	\$661	2.0%	\$504
Median Sales Price	\$1,400,000	-15.2%	\$1,650,000	-9.4%	\$1,545,000
Number of Sales (Closed)	15	-21.1%	19	50.0%	10
Listing Inventory	116	61.1%	72	33.3%	87
Months of Supply	23.2	103.5%	11.4	-11.1%	26.1
Entry Price Threshold	\$1,095,000	-19.1%	\$1,352,850	15.3%	\$950,000

This sub-category is the analysis of the top ten percent of all sales. The data is also contained within the other markets presented.

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: [millersamuel.com/research-reports/methodology](https://www.elliman.com/research-reports/methodology)

Douglas Elliman Real Estate
575 Madison Avenue, New York, NY 10022
212.891.7000 • [elliman.com](https://www.elliman.com)

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • [millersamuel.com](https://www.millersamuel.com)