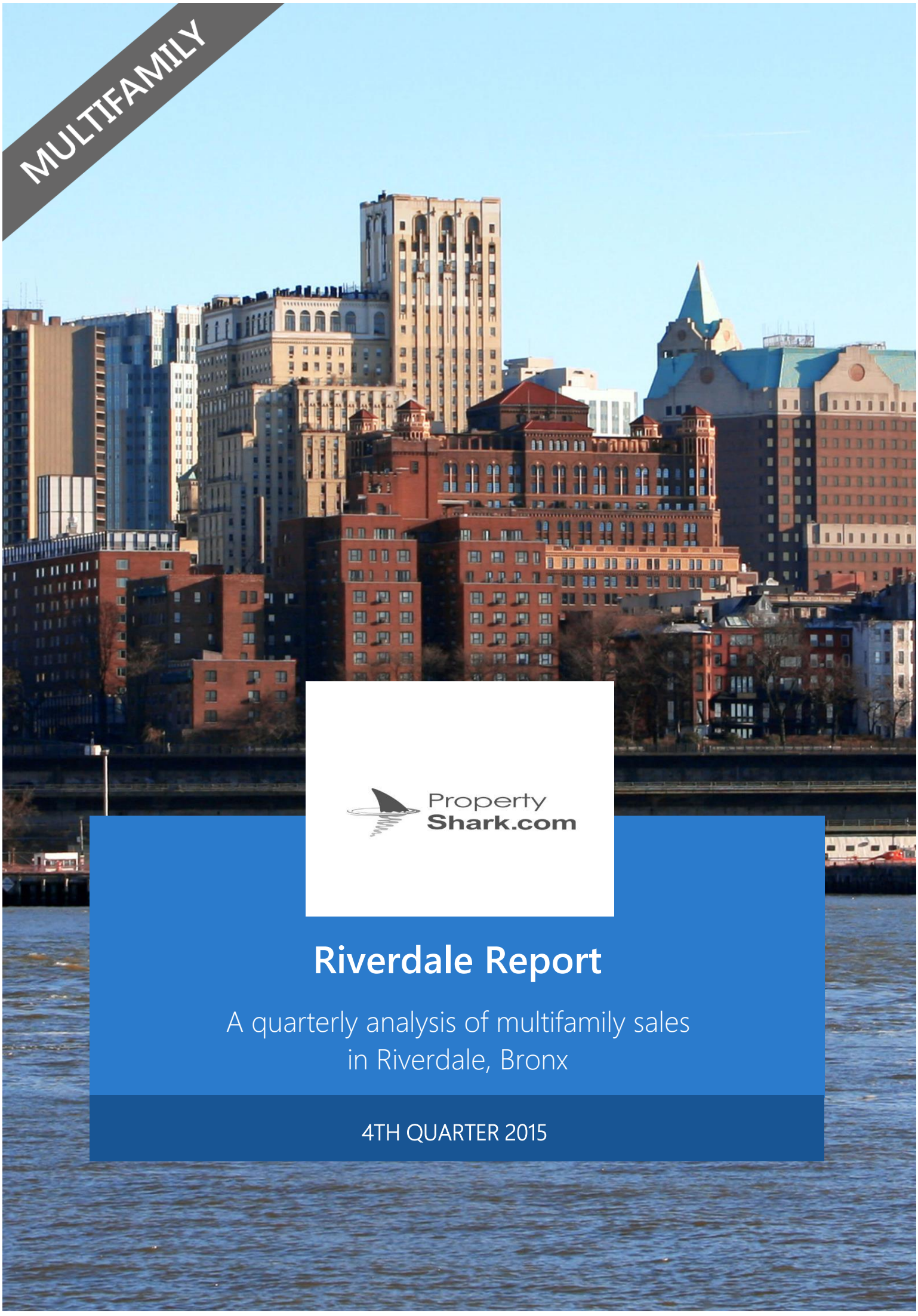


PropertyShark.com

Riverdale Report

A quarterly analysis of multifamily sales in Riverdale, Bronx

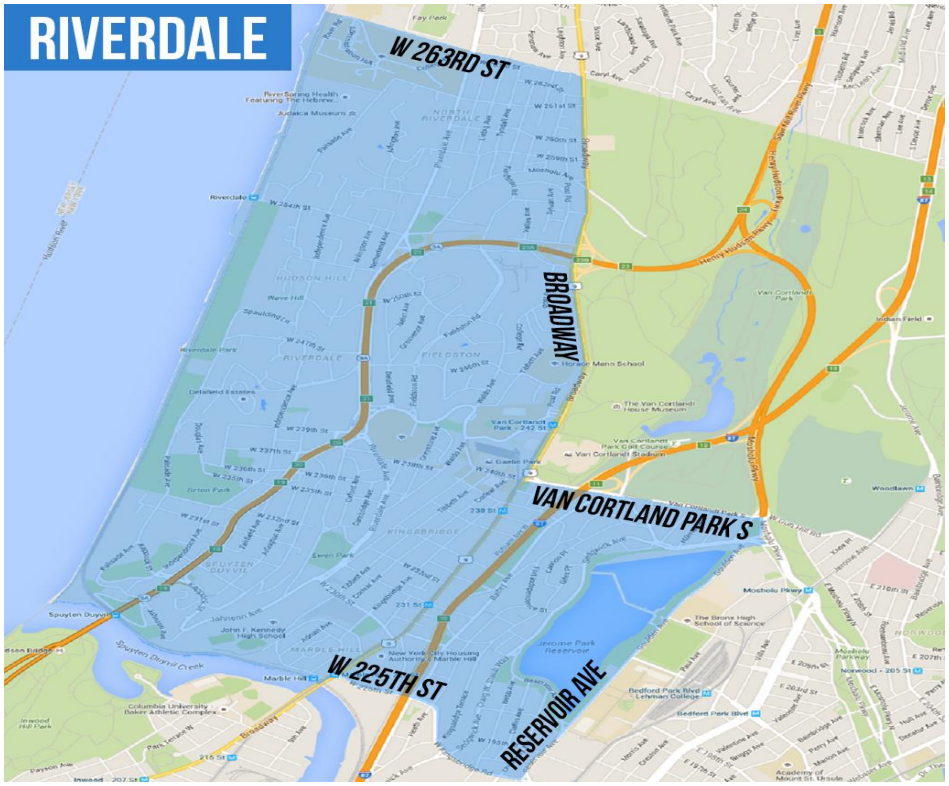
4TH QUARTER 2015

Multifamily Market Report, Q4 2015
Riverdale, Bronx

SUMMARY

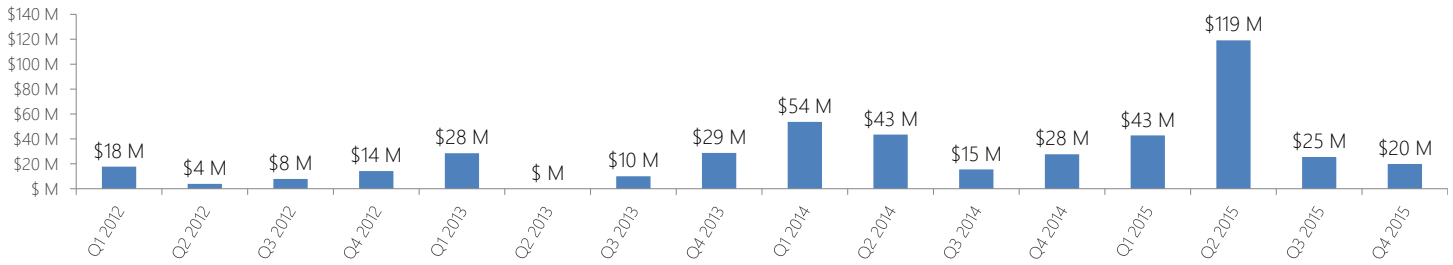
SALES VOLUME	NO. OF TRANSACTIONS	AVERAGE PRICE/UNIT	AVERAGE PRICE/SQ. FT.
$20M	9	$184K	$182
-28% Y-o-Y	13% Y-o-Y	46% Y-o-Y	63% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

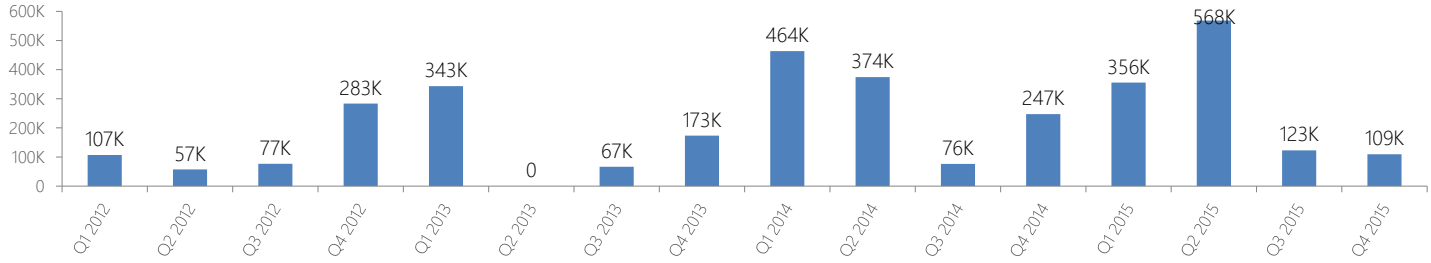


MULTIFAMILY STATS

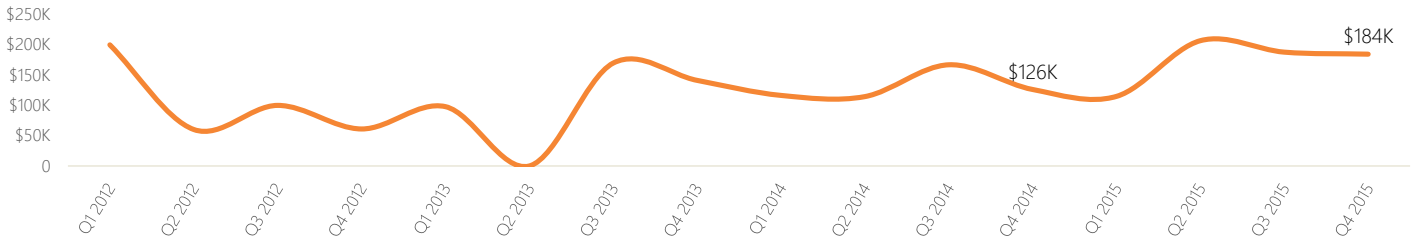
Sales Volume



Total Sq. Ft.

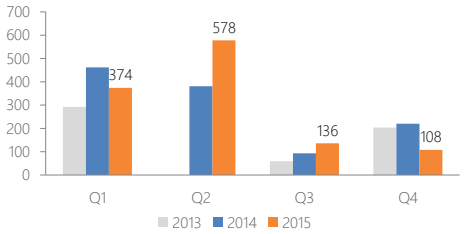


Average Sale Price per Unit



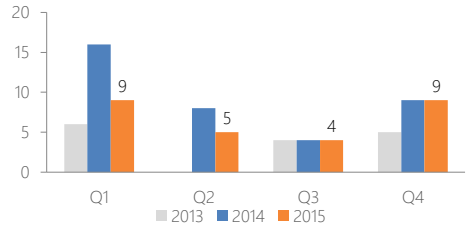
Number of Units Sold

Quarter	2013	2014	2015
Q1	292	462	374
Q2	n/a	381	578
Q3	59	93	136
Q4	204	220	108



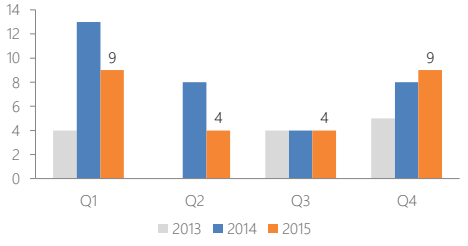
Number of Buildings Sold

Quarter	2013	2014	2015
Q1	6	16	9
Q2	n/a	8	5
Q3	4	4	4
Q4	5	9	9

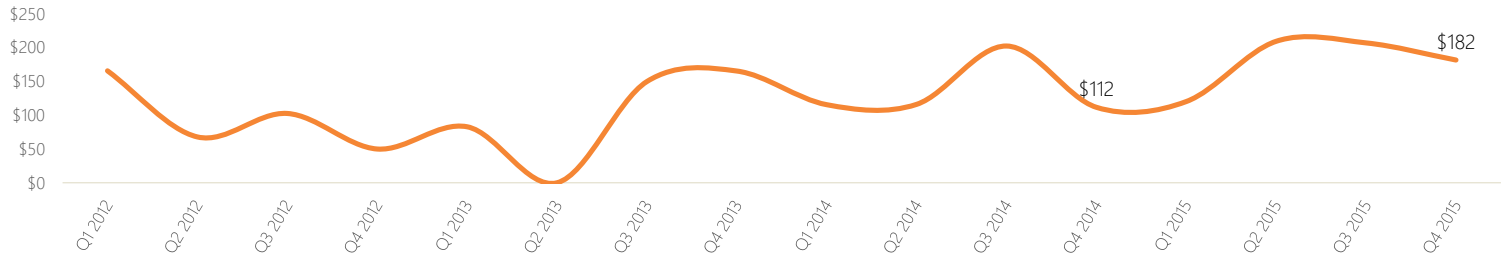


Number of Transactions

Quarter	2013	2014	2015
Q1	4	13	9
Q2	n/a	8	4
Q3	4	4	4
Q4	5	8	9



Average Price per Square Foot



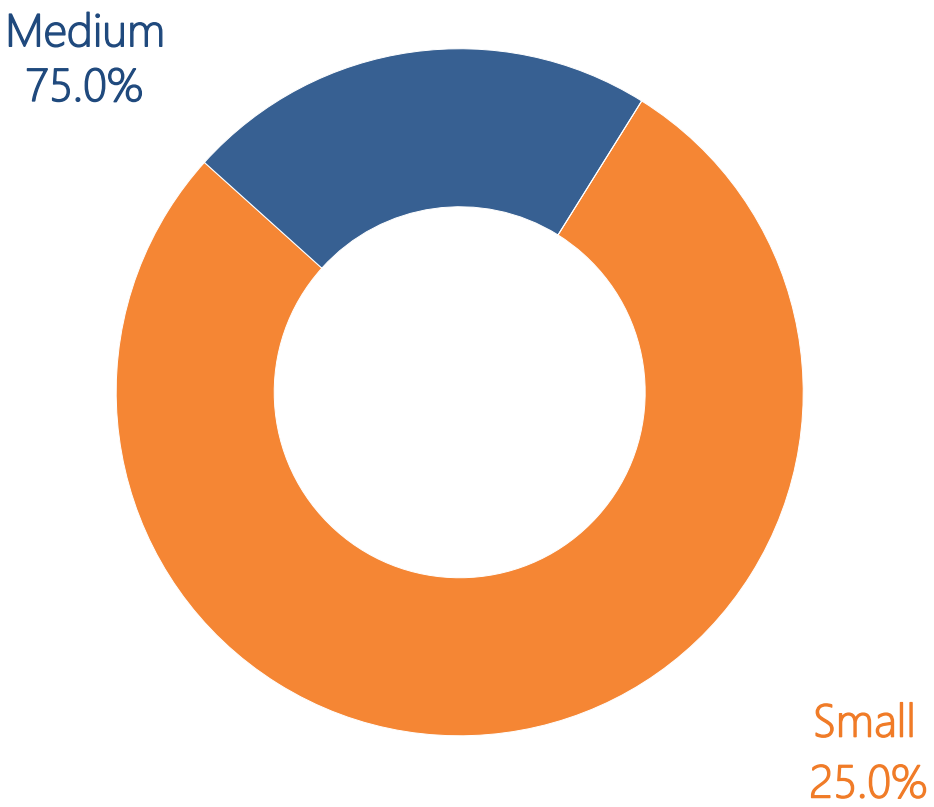
MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	$158,056	-42%	$151	-28%	$4,267,500	28,238	7	7	27
Medium	$192,593	237%	$193	232%	$15,600,000	81,000	2	2	81
Large	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

Number of Sold Buildings by Size



LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
3054 Godwin Ter	15-Dec-15	$11,000,000	Medium multifamily	49	$224,490	57,000	$193	No
3477 Ft Independence St	02-Dec-15	$6,000,000	Small multifamily	9	$162,162	9,768	$140	Yes
3246 Kingsbridge Ave	04-Nov-15	$4,600,000	Medium multifamily	32	$143,750	24,000	$192	No
3631 Corlear Ave	23-Nov-15	$885,000	Small multifamily	4	$221,250	3,360	$263	No
5955 Delafield Ave	28-Oct-15	$800,000	Small multifamily	3	$266,667	4,640	$172	No
3920 Orloff Ave	02-Dec-15	$775,000	Small multifamily	6	$129,167	2,999	$258	No
5808 Mosholu Ave	09-Oct-15	$682,000	Small multifamily	4	$170,500	3,608	$189	No
2726 Kingsbridge Ter	01-Dec-15	$490,000	Small multifamily	3	$163,333	3,111	$158	No
2810 Webb Ave	11-Nov-15	$324,000	Small multifamily	4	$81,000	5,900	$55	No
2854 Kingsbridge Ter	27-Oct-15	$311,500	Small multifamily	3	$103,833	4,620	$67	No