

Riverdale Condominium Sales

From 7/1/08 to 12/15/09

Data from Official City Records
(ACRIS) and from StreetEasy

Cambridge Mews Condominium

Address: 3536 Cambridge Avenue
 Year Built: 2009
 No. of Stories: 7

Party Name	Block	Lot	Unit No.	Beds / Baths	SF	Balcony	Source	Recorded / Filed	Doc Amount	PSF
3536 Cambridge Ave. LLC	5791	1038	3B	3 / 2	1,204	-	ACRIS*	8/25/2009	\$502,390	\$417
3536 Cambridge Ave. LLC	5791	1006	P3	Parking	136	-	ACRIS*	8/25/2009	Incl. Above	
3536 Cambridge Ave. LLC	5791	1047	5A	3 / 2	1,098	-	ACRIS*	9/25/2008	\$530,000	\$483
3536 Cambridge Ave. LLC	5791	1024	P21	Parking	136	-	ACRIS*	9/25/2008	Incl. Above	
3536 Cambridge Ave. LLC	5791	1040	3D	1 / 1	597	-	ACRIS*	8/26/2008	\$359,900	\$603
3536 Cambridge Ave. LLC	5791	1029	P26	Parking	136	-	ACRIS*	8/26/2008	Incl. Above	
3536 Cambridge Ave. LLC	5791	1044	4D	2 / 2	802	-	ACRIS*	8/21/2008	\$439,000	\$547
3536 Cambridge Ave. LLC	5791	1059	7A	3 / 2	1,378	864	ACRIS*	8/15/2008	\$730,000	\$530
3536 Cambridge Ave. LLC	5791	1015	P12	Parking	136	-	ACRIS*	8/15/2008	Incl. Above	
3536 Cambridge Ave. LLC	5791	1061	7D	2 / 2	802	48	ACRIS*	7/10/2008	\$442,000	\$551
3536 Cambridge Ave. LLC	5791	1016	P13	Parking	136	-	ACRIS*	7/10/2008	Incl. Above	
3536 Cambridge Ave. LLC	5791	1048	5B	3 / 2	1,204	-	ACRIS*	7/9/2008	\$635,000	\$527
3536 Cambridge Ave. LLC	5791	1013	P10	Parking			ACRIS*	7/9/2008	Incl. Above	

Average Sales Price \$523 psf

No Units in Contract as of 12/15/09

ACRIS: NYC Recorded Information on Closing Documents

Details

- No doorman
- No live in super
- No views



Riverpointe

Address 2287 JOHNSON AVENUE
 Built 1983 (Originally a rental building)
 No. of Stories 12

Seller	Block	Lot	Unit No	Bedrs	SF	Balcony	Source	Recorded/Filed	Doc Amount	PSF
Waterview at Riverdale, LLC	5723	1031	11C		846		ACRIS*	10/28/2009	\$337,000	\$ 398.35
Waterview at Riverdale, LLC	5723	1070 & 1077	17H		853		ACRIS*	10/1/2009	\$427,500	\$ 501.17
Waterview at Riverdale, LLC	5723		Parking 4							
Waterview at Riverdale, LLC	5723	1034	3D		861	264	ACRIS*	7/29/2009	\$779,000	\$ 904.76
Waterview at Riverdale, LLC	5723	1008	10A		1,126		ACRIS*	4/27/2009	\$585,000	\$ 519.54
Waterview at Riverdale, LLC	5723	1049	8E		790		ACRIS*	1/27/2009	\$330,000	\$ 417.72
Waterview at Riverdale, LLC	5723	1069 & 1072	16H		853		ACRIS*	1/22/2009	\$936,265	\$ 412.89
Waterview at Riverdale, LLC	5723		16J		1,415					
Waterview at Riverdale, LLC	5723	1071	15J		1,606		ACRIS*	12/2/2008	\$845,000	\$ 526.15
Waterview at Riverdale, LLC	5723	1026	6C		846		ACRIS*	11/10/2008	\$309,270	\$ 365.57
Waterview at Riverdale, LLC	5723	1029	9C		846		ACRIS*	10/27/2008	\$305,000	\$ 360.52
Waterview at Riverdale, LLC	5723	1033	14C		846		ACRIS*	10/24/2008	\$340,000	\$ 401.89

Average Sales Price \$ 481 psf

No Units in Contract as of 12/15/09

ACRIS: NYC Recorded Information on Closing Documents

Details

- 24 door man
- Built as a rental in 1983. Converted to condominium ownership



Shirley Woods

Address: 628 West 238th Street
Year Built 2004
No. of Stories 8

Seller	Block	Lot	Unit No	Beds / Baths	SF	Balcony	Source	Recorded/Filed	Listed at	PSF
628 West 238th St LLC	5906	340	6B	3 / 3	1,480	-	Street Easy (In Contract)	8/7/2009	\$ 775,000	\$ 524
628 West 238th St LLC	5906	340	5B	3 / 3	1,480	-	Street Easy (In Contract)	8/7/2009	\$ 745,000	\$ 503
628 West 238th St LLC	5906	340	4A	3 / 3	1,480	-	Street Easy (In Contract)	6/30/2008	\$ 845,000	\$ 571

Average Sales Price \$ 533 psf

Details

- No door man
- No live in super
- Garage is still not built



Hayden on the Hudson

Address 4455 Douglas Avenue
Year Built 1969
No. of Stories 10 (+ 3 sub cellar levels)

Seller	Block	Lot	Unit No	SF (from StreetEasy)	Balcony	Source	Recorded / Filed	Doc Amount	PSF
TAUB, DAVID	5923	1095	9J	1,337		ACRIS*	9/17/2009	\$ 875,000	\$ 654
WALL, HOWARD R	5923	1059	6J	1,337		ACRIS*	2/25/2009	\$ 700,000	\$ 524

Average Sales Price \$ 589 psf

No Units in Contract as of 12/15/09

ACRIS: NYC Recorded Information on Closing Documents

Details

- Built as a rental in 1967. Converted to condominium ownership



Riverstone

Address 3220 Arlington Avenue
Built 2008
No of Stories 13

Seller	Block	Lot	Unit No	Beds / Baths	SF	Balcony	Source	Recorded / Filed	Doc Amount	PSF
Arlington Suites, LLC	5788	1035	11B	4 / 3	2769	0	ACRIS*	9/24/2009	\$ 1,700,000	\$ 614
Arlington Suites, LLC	5788	1018	5A	3 / 2.5	1902	70	ACRIS*	8/17/2009	\$ 1,060,000	\$ 557
Arlington Suites, LLC	5788	1030	9A	4 / 3	2445	81	ACRIS*	2/12/2009	\$ 1,550,000	\$ 634
Arlington Suites, LLC	5788		7C	3 / 3	1872		Street Easy (Sold)	1/11/2009	\$ 1,175,000	\$ 628
Arlington Suites, LLC	5788		3A	3 / 2.5	2245		Street Easy (Sold)	1/11/2009	\$ 1,350,000	\$ 601
Arlington Suites, LLC	5788		9A	4 / 3	2445		Street Easy (Sold)	1/4/2009	\$ 1,699,000	\$ 695
Arlington Suites, LLC	5788	1027	8A	3 / 2.5	1902	70	ACRIS*	12/3/2008	\$ 1,200,000	\$ 631
Arlington Suites, LLC	5788	1033	10A	3 / 2.5	1902	81	ACRIS*	12/1/2008	\$ 1,200,000	\$ 631
Arlington Suites, LLC	5788	1025	7B	3 / 2.5	1886	0	ACRIS*	11/19/2008	\$ 1,175,000	\$ 623
Arlington Suites, LLC	5788	1022	6B	3 / 2.5	1886	0	ACRIS*	11/12/2008	\$ 1,150,000	\$ 610
Arlington Suites, LLC	5788	1020	5C	3 / 3	1873	63	ACRIS*	11/3/2008	\$ 979,000	\$ 523
Arlington Suites, LLC	5788	1034	11A	3 / 2.5	1902	81	ACRIS*	10/9/2008	\$ 1,255,000	\$ 660
Arlington Suites, LLC	5788		5B	3 / 2	1886		Street Easy (Sold)	9/4/2008	\$ 1,195,000	\$ 634

Average Sales Price \$ 618 psf

No Units in Contract as of 12/15/09 other than those listed as StreetEasy (Sold) because no transfer has been recorded in NYC Finance Dpt.

ACRIS: NYC Recorded Information on Closing Documents

Details

- 24 hour door man
- No other staff other than on call superintendent



La Rive

Address: 2521 Palisades Avenue
Year Built 1986
No. of Stories 13

Seller	Block	Lot	Unit No	Beds / Baths	SF	Balcony	Source	Recorded / Filed	Doc Amount	PSF
N / A	5745	1035	11A	3 / 2.5	1600		StreetEasy (in contract)	10/9/2009	\$ 1,100,000	\$ 688
N / A	5745	1036	11B	2 / 2	1300		StreetEasy (in contract)	7/21/2009	\$ 895,000	\$ 688
COOK, RONALD	5745	1041	PHA (incl. pkg 46/47)		1987	63	ACRIS*	12/3/2008	\$ 1,525,000	\$ 767
KOLODNY, DAVID S	5745	1026	8A (incl. pkg 44)		1508	63	ACRIS*	9/11/2008	\$ 1,125,000	\$ 746

Average Sales Price \$ 722

ACRIS: NYC Recorded Information on Closing Documents

Details

- 24 hour door man
- Built as a condominium building in 1986

Waterford at Waldo Avenue

Source: ACRIS and StreetEasy

Address: 3816 Waldo Avenue

Year Built: 2006

No. of Stories: 7

Seller	Block	Lot	Unit No	Beds / Baths	SF	Balcony	Source	Recorded / Filed	Doc Amount	PSF
Fuller, Rebecca B	5777	1007	3B	3 / 2	1,180	-	ACRIS*	8/19/2009	\$ 525,000	\$ 445

Average Sales Price \$ 445

No Units in Contract as of 12/15/09

ACRIS: NYC Recorded Information on Closing Documents

Details

- Part-time doorman

