

# Local Market Update through July 2016

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

**- 19.4%**

Year-Over-Year Change in New Listings

**- 2.1%**

Year-Over-Year Change in Closed Sales

**+ 4.7%**

One-Year Change in Median Sales Price\*

### Last 3 Months

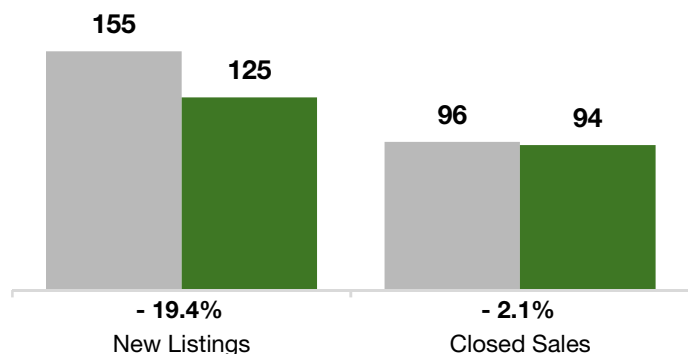
### Year to Date

	Thru 7-2015	Thru 7-2016	+ / -	Thru 7-2015	Thru 7-2016	+ / -
New Listings	155	125	- 19.4%	368	291	- 20.9%
Pending Sales	107	117	+ 9.3%	221	249	+ 12.7%
Closed Sales	96	94	- 2.1%	194	201	+ 3.6%
Lowest Sale Price*	\$125,000	\$135,000	+ 8.0%	\$125,000	\$135,000	+ 8.0%
Median Sales Price*	\$430,000	\$450,000	+ 4.7%	\$425,000	\$435,000	+ 2.4%
Highest Sale Price*	\$885,000	\$1,400,000	+ 58.2%	\$955,000	\$1,400,000	+ 46.6%
Percent of Original List Price Received*	95.3%	95.9%	+ 0.7%	94.6%	95.3%	+ 0.8%
Inventory of Homes for Sale	211	121	- 42.6%	--	--	--
Months Supply of Inventory	6.7	3.5	- 47.0%	--	--	--

\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

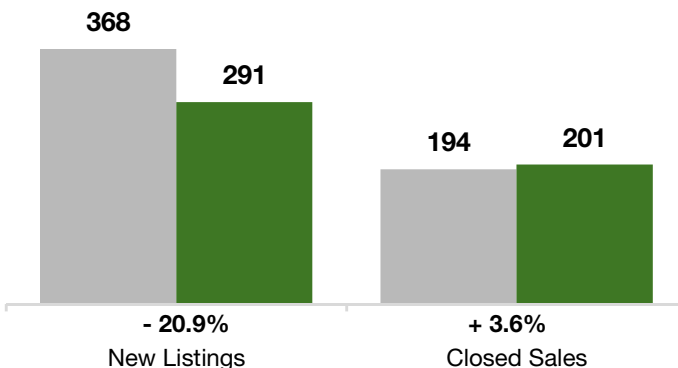
### Last 3 Months

■ Thru 7-2015  
■ Thru 7-2016



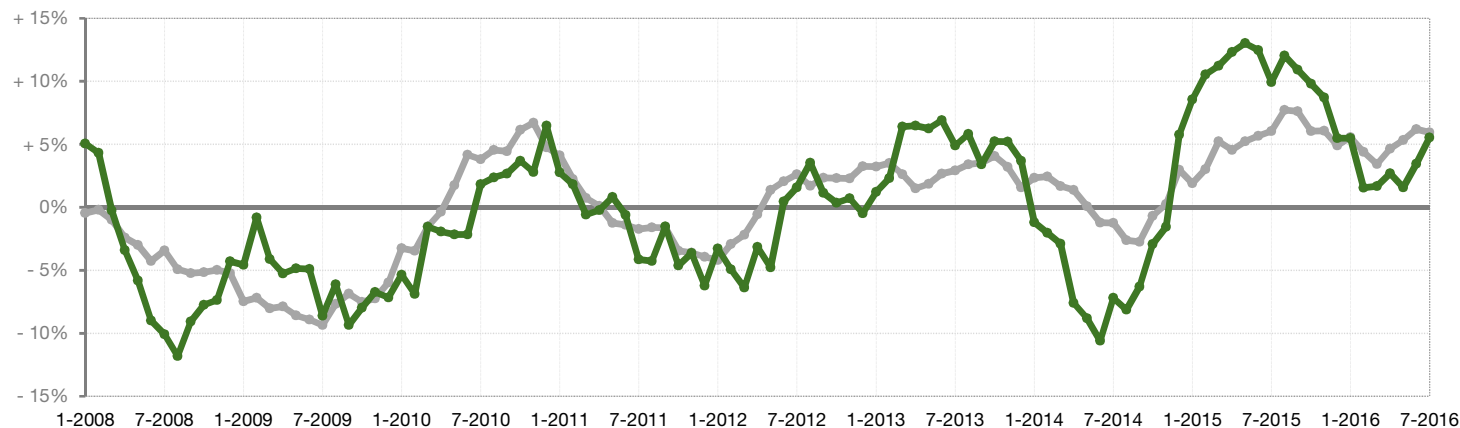
### Year to Date

■ Thru 7-2015  
■ Thru 7-2016



### Change in Median Sold Price from Prior Year (6-Month Average)\*\*

All MLS —  
East Shore —



\*\*Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of August 5, 2016. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2016 ShowingTime.