

Local Market Update through July 2016

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 20.4%

Year-Over-Year Change in
New Listings

+ 1.3%

Year-Over-Year Change in
Closed Sales

- 2.1%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Last 3 Months			Year to Date		
	Thru 7-2015	Thru 7-2016	+ / -	Thru 7-2015	Thru 7-2016	+ / -
New Listings	103	124	+ 20.4%	244	289	+ 18.4%
Pending Sales	81	110	+ 35.8%	177	211	+ 19.2%
Closed Sales	77	78	+ 1.3%	160	174	+ 8.7%
Lowest Sale Price*	\$110,000	\$119,000	+ 8.2%	\$66,000	\$70,000	+ 6.1%
Median Sales Price*	\$475,000	\$465,250	- 2.1%	\$447,750	\$470,000	+ 5.0%
Highest Sale Price*	\$866,500	\$899,900	+ 3.9%	\$990,000	\$899,900	- 9.1%
Percent of Original List Price Received*	92.9%	96.3%	+ 3.7%	92.4%	95.7%	+ 3.6%
Inventory of Homes for Sale	150	102	- 32.1%	--	--	--
Months Supply of Inventory	5.9	3.5	- 40.5%	--	--	--

* 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.

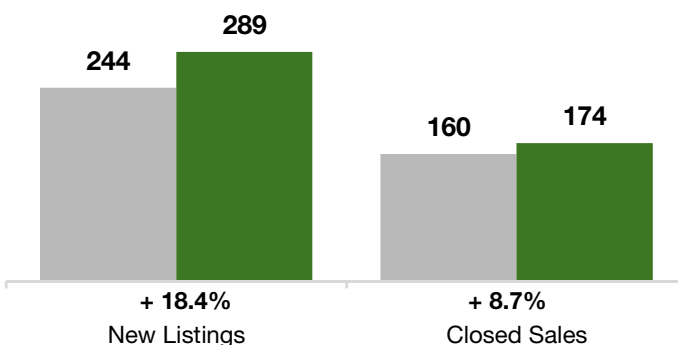
Last 3 Months

■ Thru 7-2015
■ Thru 7-2016



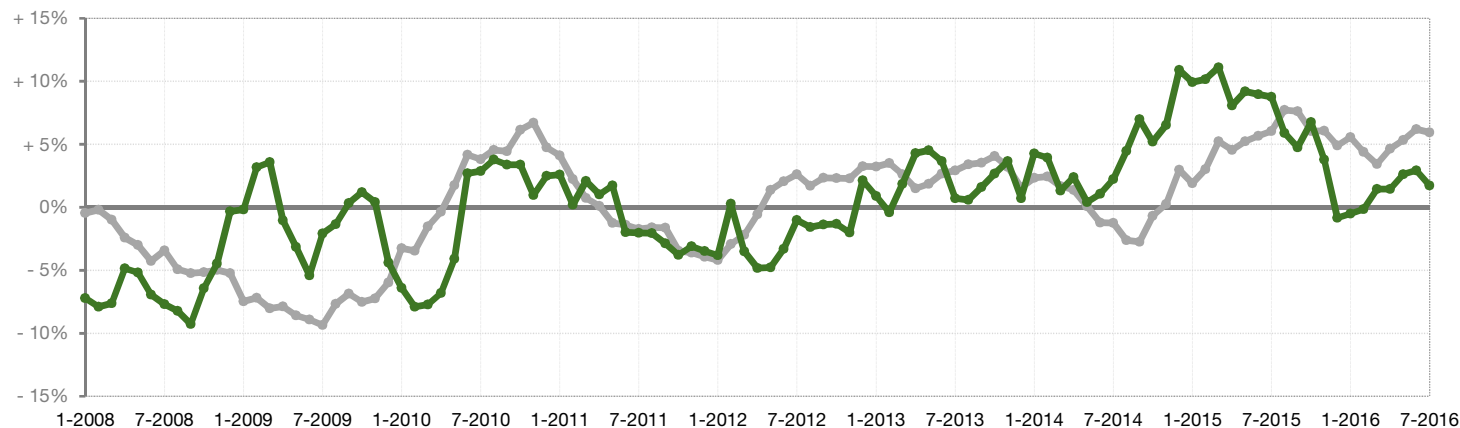
Year to Date

■ Thru 7-2015
■ Thru 7-2016



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

All MLS —
The Lakes —



**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.