

# Local Market Update through November 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

**+ 23.3%**

Year-Over-Year Change in  
New Listings

**+ 18.3%**

Year-Over-Year Change in  
Closed Sales

**+ 17.1%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

### Year to Date

	Last 3 Months			Year to Date		
	Thru 11-2015	Thru 11-2016	+ / -	Thru 11-2015	Thru 11-2016	+ / -
New Listings	86	<b>106</b>	+ 23.3%	361	<b>436</b>	+ 20.8%
Pending Sales	89	<b>100</b>	+ 12.4%	295	<b>340</b>	+ 15.3%
Closed Sales	82	<b>97</b>	+ 18.3%	279	<b>311</b>	+ 11.5%
Lowest Sale Price*	\$84,900	<b>\$70,000</b>	- 17.6%	\$66,000	<b>\$62,000</b>	- 6.1%
Median Sales Price*	\$447,500	<b>\$524,000</b>	+ 17.1%	\$448,000	<b>\$485,000</b>	+ 8.3%
Highest Sale Price*	\$1,230,000	<b>\$860,000</b>	- 30.1%	\$1,230,000	<b>\$1,350,000</b>	+ 9.8%
Percent of Original List Price Received*	94.9%	<b>96.4%</b>	+ 1.6%	93.5%	<b>96.0%</b>	+ 2.7%
Inventory of Homes for Sale	110	<b>101</b>	- 8.5%	--	--	--
Months Supply of Inventory	4.2	<b>3.4</b>	- 20.8%	--	--	--

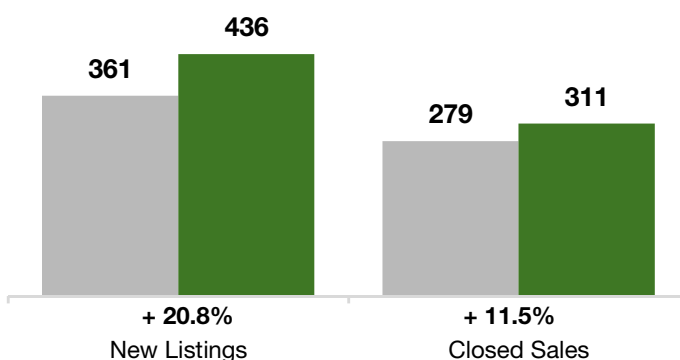
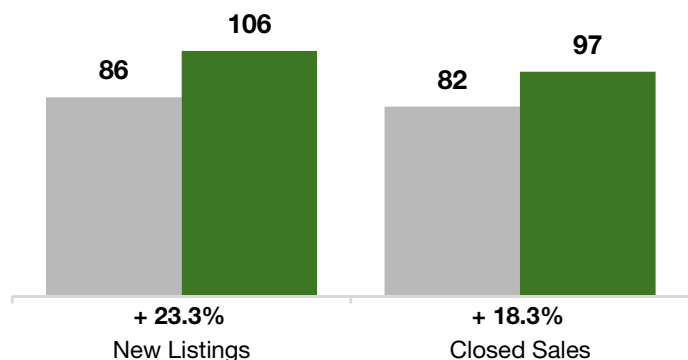
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 11-2015  
■ Thru 11-2016

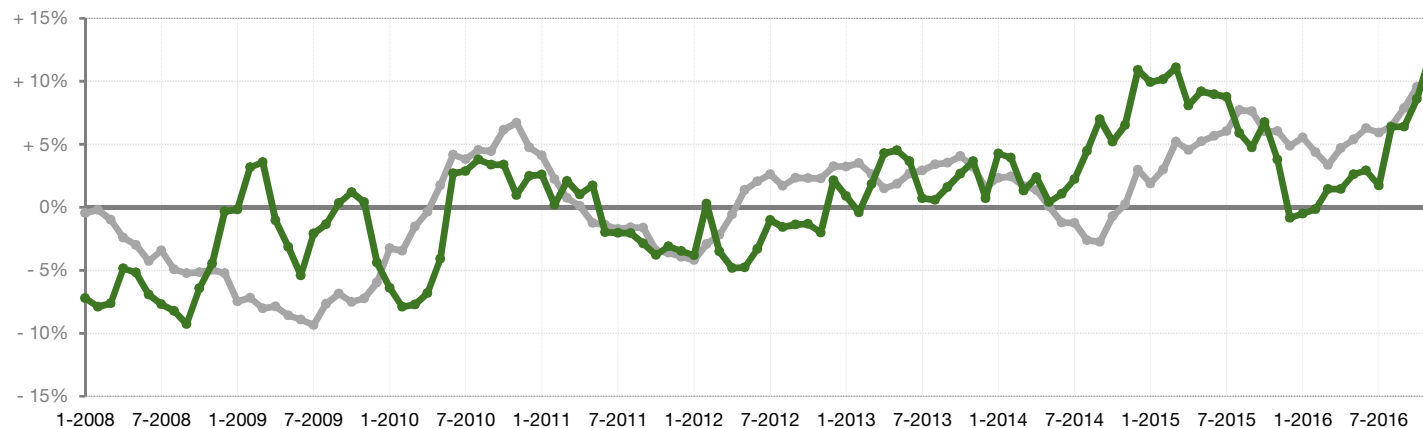
### Year to Date

■ Thru 11-2015  
■ Thru 11-2016



### 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 December 5, 2016. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2016 ShowingTime.