

# Local Market Update through July 2016

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 31.4%**

Year-Over-Year Change in New Listings

**- 15.2%**

Year-Over-Year Change in Closed Sales

**+ 9.6%**

One-Year Change in Median Sales Price\*

### Last 3 Months

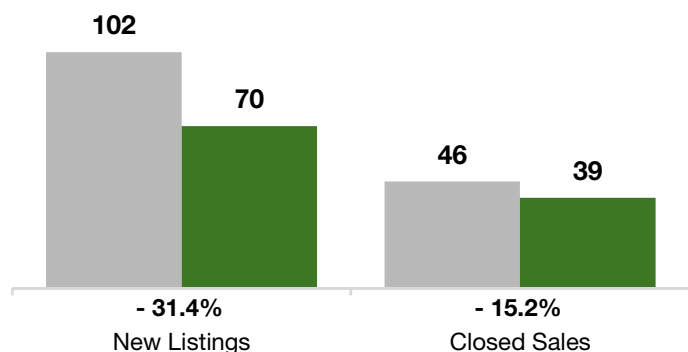
### Year to Date

	Thru 7-2015	Thru 7-2016	+ / -	Thru 7-2015	Thru 7-2016	+ / -
New Listings	102	70	- 31.4%	207	166	- 19.8%
Pending Sales	53	52	- 1.9%	106	102	- 3.8%
Closed Sales	46	39	- 15.2%	86	75	- 12.8%
Lowest Sale Price*	\$235,000	<b>\$243,000</b>	+ 3.4%	\$185,000	<b>\$243,000</b>	+ 31.4%
Median Sales Price*	\$625,000	<b>\$685,000</b>	+ 9.6%	\$597,500	<b>\$700,000</b>	+ 17.2%
Highest Sale Price*	\$2,650,000	<b>\$2,300,000</b>	- 13.2%	\$2,650,000	<b>\$2,390,000</b>	- 9.8%
Percent of Original List Price Received*	91.3%	<b>93.5%</b>	+ 2.4%	91.7%	<b>92.6%</b>	+ 1.0%
Inventory of Homes for Sale	165	126	- 23.5%	--	--	--
Months Supply of Inventory	12.8	8.9	- 30.3%	--	--	--

\* 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



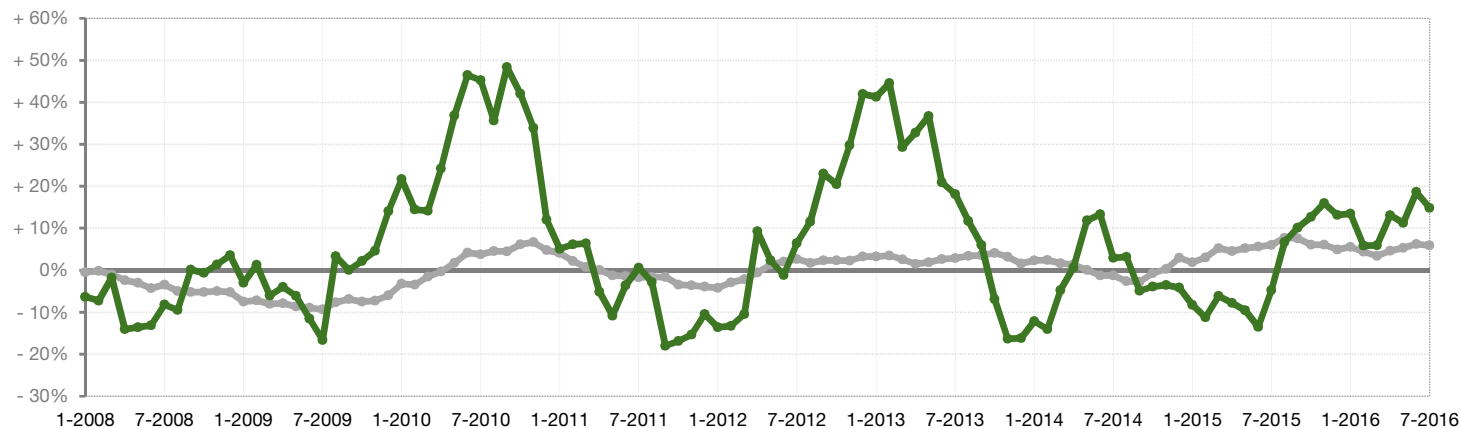
### Year to Date

■ Thru 7-2015  
■ Thru 7-2016



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

All MLS —  
The Hills —



\*\*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.