

Local Market Update through October 2018

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

- 9.4%

- 1.0%

+ 4.0%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

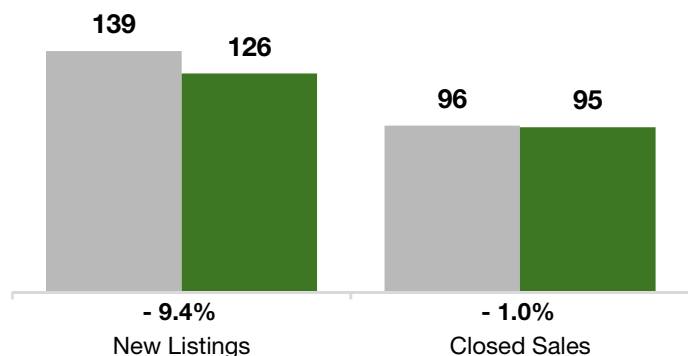
Year to Date

	Thru 10-2017	Thru 10-2018	+ / -	Thru 10-2017	Thru 10-2018	+ / -
New Listings	139	126	- 9.4%	439	442	+ 0.7%
Pending Sales	98	98	0.0%	312	271	- 13.1%
Closed Sales	96	95	- 1.0%	320	250	- 21.9%
Lowest Sale Price*	\$173,000	\$150,000	- 13.3%	\$80,000	\$150,000	+ 87.5%
Median Sales Price*	\$562,500	\$585,000	+ 4.0%	\$539,250	\$584,250	+ 8.3%
Highest Sale Price*	\$990,000	\$1,469,750	+ 48.5%	\$1,188,000	\$1,469,750	+ 23.7%
Percent of Original List Price Received*	97.9%	93.9%	- 4.0%	96.9%	94.8%	- 2.1%
Inventory of Homes for Sale	137	157	+ 14.9%	--	--	--
Months Supply of Inventory	4.4	5.9	+ 34.5%	--	--	--

* 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.

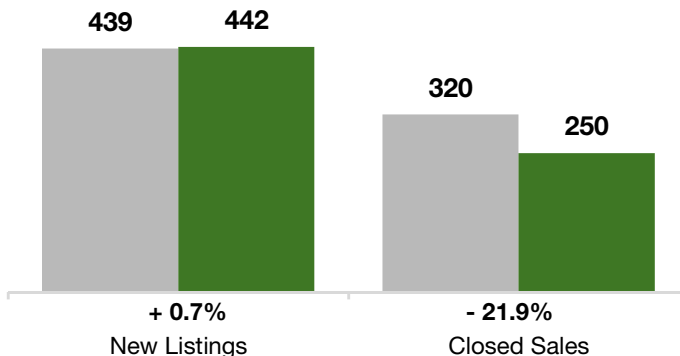
Last 3 Months

■ Thru 10-2017
■ Thru 10-2018

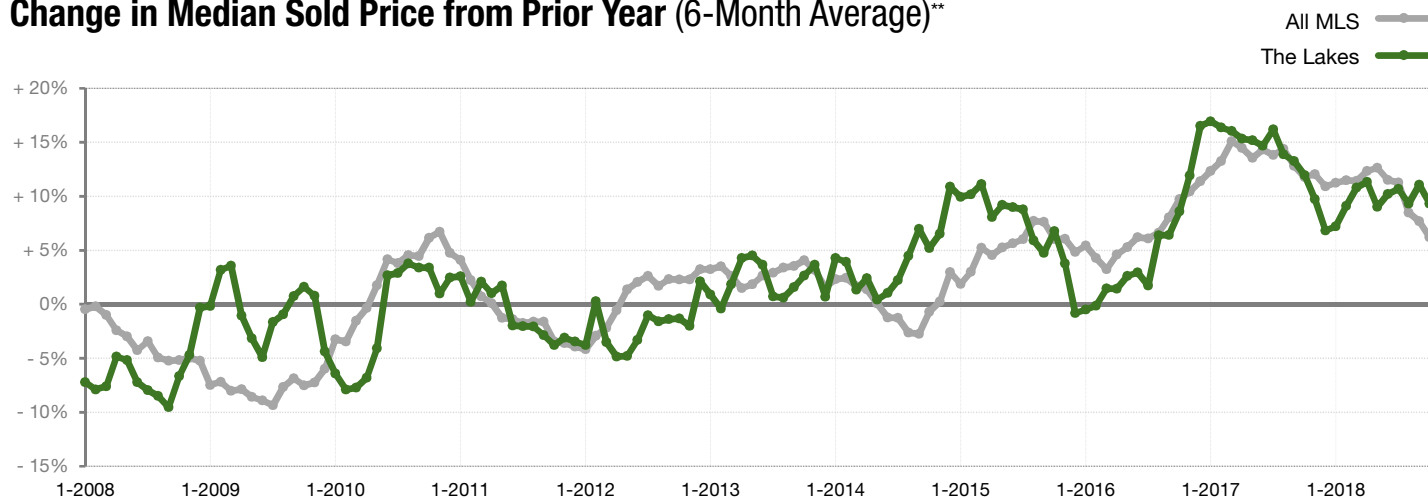


Year to Date

■ Thru 10-2017
■ Thru 10-2018



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



**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 November 5, 2018. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2018 ShowingTime.