

Local Market Update through December 2018

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

+ 1.2%

Year-Over-Year Change in
New Listings

+ 0.4%

Year-Over-Year Change in
Closed Sales

+ 13.2%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 12-2017	Thru 12-2018	+ / -	Thru 12-2017	Thru 12-2018	+ / -
New Listings	244	247	+ 1.2%	1,222	1,396	+ 14.2%
Pending Sales	226	194	- 14.2%	870	892	+ 2.5%
Closed Sales	234	235	+ 0.4%	869	906	+ 4.3%
Lowest Sale Price*	\$235,000	\$244,000	+ 3.8%	\$162,500	\$208,000	+ 28.0%
Median Sales Price*	\$539,000	\$610,000	+ 13.2%	\$540,000	\$605,500	+ 12.1%
Highest Sale Price*	\$1,700,000	\$2,150,000	+ 26.5%	\$1,700,000	\$2,400,000	+ 41.2%
Percent of Original List Price Received*	95.3%	94.5%	- 0.9%	96.4%	95.7%	- 0.7%
Inventory of Homes for Sale	335	380	+ 13.5%	--	--	--
Months Supply of Inventory	4.7	5.0	+ 7.9%	--	--	--

* 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.

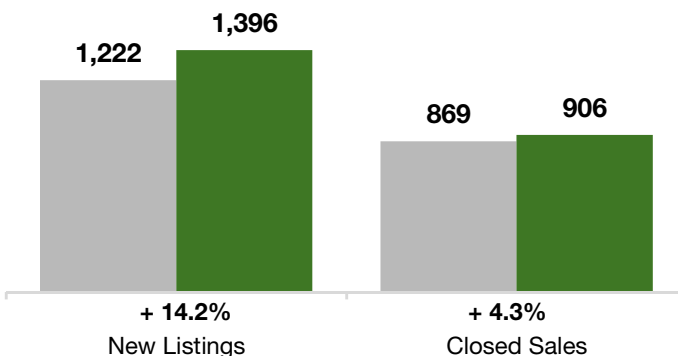
Last 3 Months

■ Thru 12-2017
■ Thru 12-2018

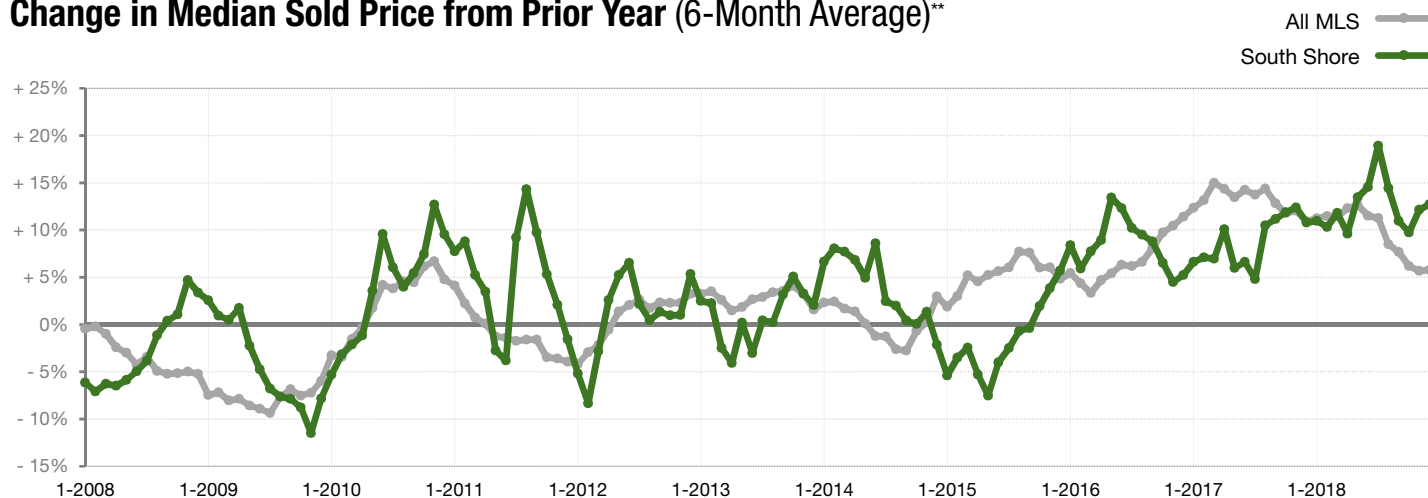


Year to Date

■ Thru 12-2017
■ Thru 12-2018



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 January 5, 2019. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2018 ShowingTime.