

Local Market Update through January 2019

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

+ 64.3%

- 4.1%

+ 1.8%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

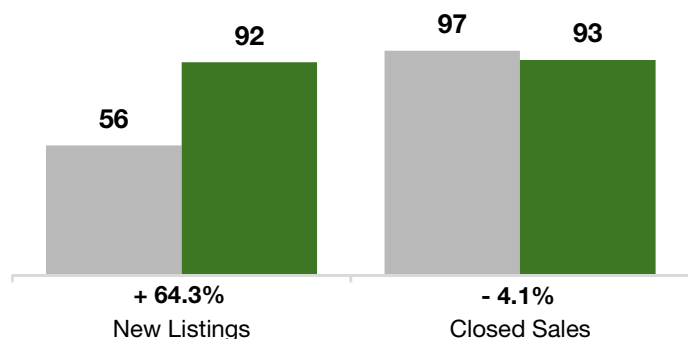
Year to Date

	Thru 1-2018	Thru 1-2019	+ / -	Thru 1-2018	Thru 1-2019	+ / -
New Listings	56	92	+ 64.3%	26	42	+ 61.5%
Pending Sales	61	59	- 3.3%	14	14	0.0%
Closed Sales	97	93	- 4.1%	28	36	+ 28.6%
Lowest Sale Price*	\$105,000	\$115,000	+ 9.5%	\$179,000	\$158,000	- 11.7%
Median Sales Price*	\$570,000	\$580,000	+ 1.8%	\$580,000	\$552,500	- 4.7%
Highest Sale Price*	\$1,200,000	\$980,000	- 18.3%	\$1,200,000	\$910,000	- 24.2%
Percent of Original List Price Received*	96.5%	92.5%	- 4.2%	96.4%	92.8%	- 3.8%
Inventory of Homes for Sale	101	138	+ 36.8%	--	--	--
Months Supply of Inventory	3.3	5.3	+ 59.7%	--	--	--

* 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.

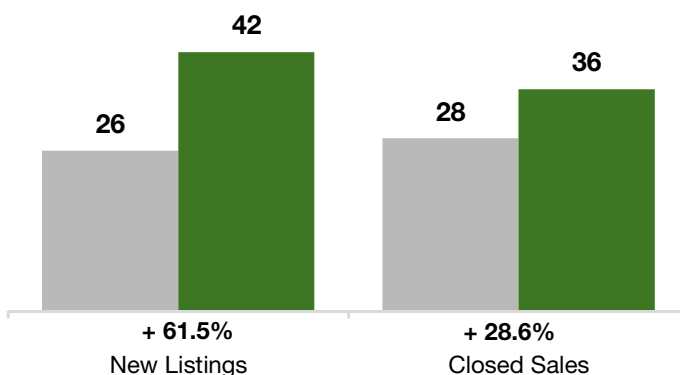
Last 3 Months

■ Thru 1-2018
■ Thru 1-2019



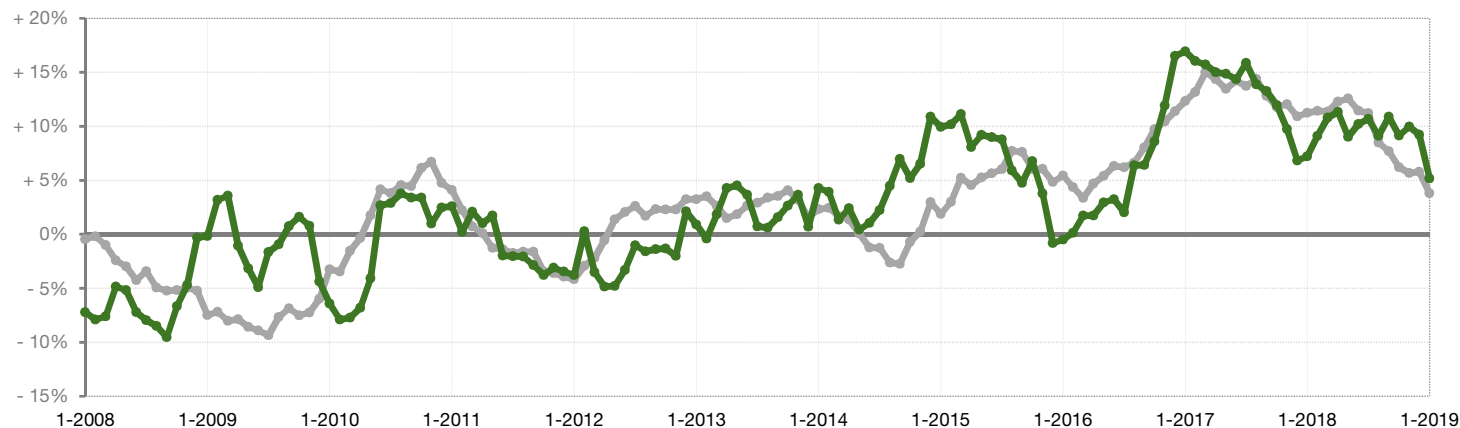
Year to Date

■ Thru 1-2018
■ Thru 1-2019



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