

Local Market Update through April 2019

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 1.4%

Year-Over-Year Change in
New Listings

- 3.3%

Year-Over-Year Change in
Closed Sales

- 1.5%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 4-2018	Thru 4-2019	+ / -	Thru 4-2018	Thru 4-2019	+ / -
New Listings	145	143	- 1.4%	179	209	+ 16.8%
Pending Sales	69	94	+ 36.2%	84	120	+ 42.9%
Closed Sales	90	87	- 3.3%	125	116	- 7.2%
Lowest Sale Price*	\$159,000	\$168,000	+ 5.7%	\$159,000	\$120,000	- 24.5%
Median Sales Price*	\$567,500	\$559,000	- 1.5%	\$560,000	\$544,500	- 2.8%
Highest Sale Price*	\$950,000	\$1,440,000	+ 51.6%	\$970,000	\$1,440,000	+ 48.5%
Percent of Original List Price Received*	96.6%	94.4%	- 2.3%	96.4%	94.1%	- 2.4%
Inventory of Homes for Sale	148	176	+ 19.2%	--	--	--
Months Supply of Inventory	5.2	6.0	+ 14.7%	--	--	--

* 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 4-2018
■ Thru 4-2019



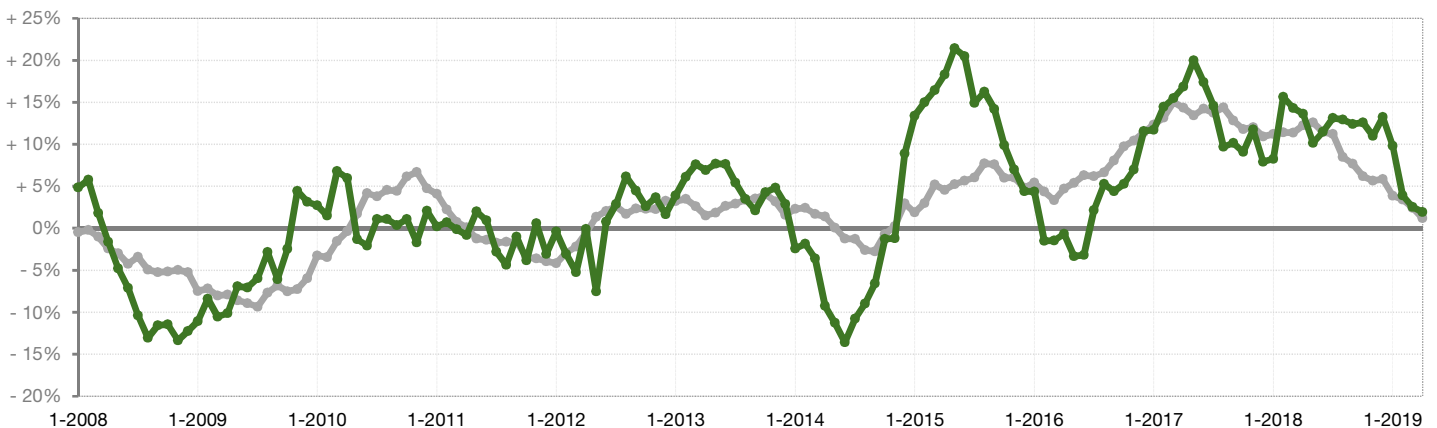
Year to Date

■ Thru 4-2018
■ Thru 4-2019



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

All MLS —
East Shore —



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