

# Local Market Update through April 2019

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

**+ 8.1%**

**- 21.7%**

**- 0.2%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

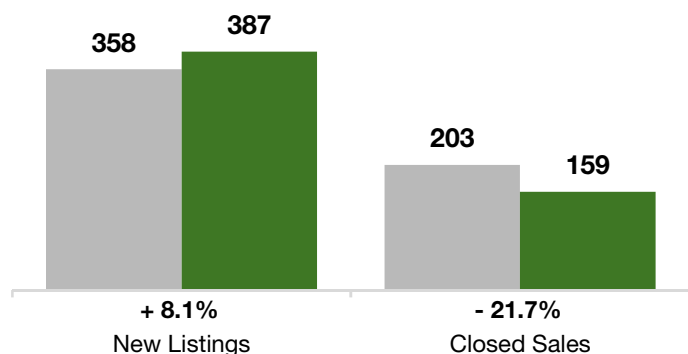
### Year to Date

	Thru 4-2018	Thru 4-2019	+ / -	Thru 4-2018	Thru 4-2019	+ / -
New Listings	358	<b>387</b>	+ 8.1%	482	<b>501</b>	+ 3.9%
Pending Sales	221	<b>196</b>	- 11.3%	277	<b>244</b>	- 11.9%
Closed Sales	203	<b>159</b>	- 21.7%	257	<b>217</b>	- 15.6%
Lowest Sale Price*	\$225,000	<b>\$211,500</b>	- 6.0%	\$225,000	<b>\$211,500</b>	- 6.0%
Median Sales Price*	\$610,000	<b>\$609,000</b>	- 0.2%	\$599,999	<b>\$609,000</b>	+ 1.5%
Highest Sale Price*	\$2,400,000	<b>\$1,800,000</b>	- 25.0%	\$2,400,000	<b>\$1,800,000</b>	- 25.0%
Percent of Original List Price Received*	96.1%	<b>94.8%</b>	- 1.3%	95.9%	<b>94.6%</b>	- 1.3%
Inventory of Homes for Sale	376	<b>416</b>	+ 10.6%	--	--	--
Months Supply of Inventory	5.1	<b>5.8</b>	+ 15.6%	--	--	--

\* 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.

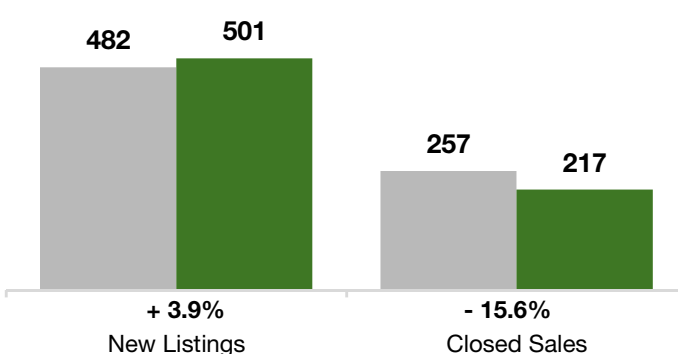
### Last 3 Months

■ Thru 4-2018  
■ Thru 4-2019

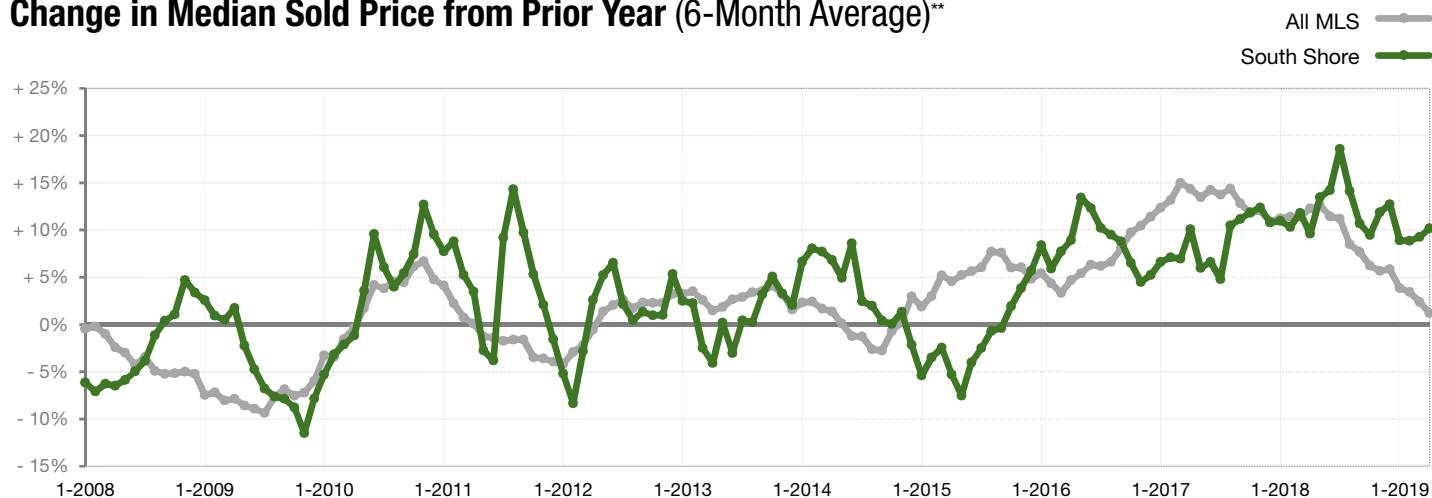


### Year to Date

■ Thru 4-2018  
■ Thru 4-2019



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



\*\*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.