

Local Market Update through April 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

+ 10.9%

- 15.8%

+ 1.5%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

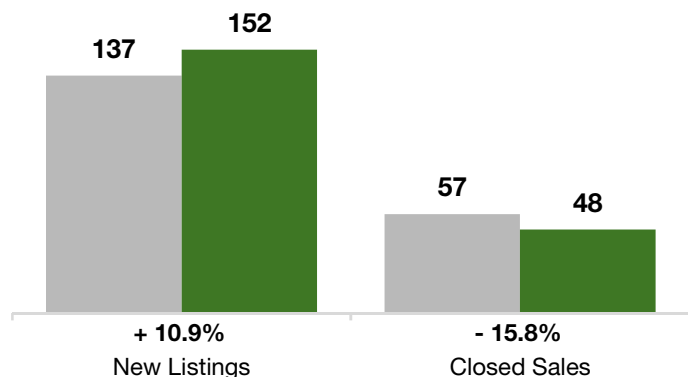
Year to Date

	Thru 4-2018	Thru 4-2019	+ / -	Thru 4-2018	Thru 4-2019	+ / -
New Listings	137	152	+ 10.9%	163	195	+ 19.6%
Pending Sales	70	85	+ 21.4%	84	99	+ 17.9%
Closed Sales	57	48	- 15.8%	85	84	- 1.2%
Lowest Sale Price*	\$169,000	\$122,500	- 27.5%	\$169,000	\$122,500	- 27.5%
Median Sales Price*	\$580,000	\$588,500	+ 1.5%	\$580,000	\$580,000	0.0%
Highest Sale Price*	\$998,000	\$1,850,000	+ 85.4%	\$1,200,000	\$1,850,000	+ 54.2%
Percent of Original List Price Received*	94.6%	93.1%	- 1.5%	95.2%	93.0%	- 2.3%
Inventory of Homes for Sale	126	161	+ 28.4%	--	--	--
Months Supply of Inventory	4.4	6.1	+ 36.9%	--	--	--

* 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.

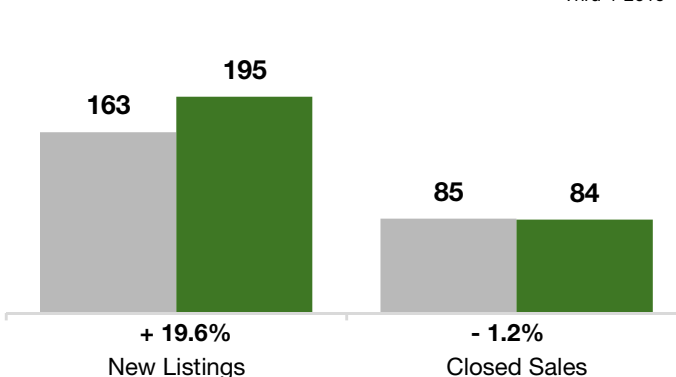
Last 3 Months

■ Thru 4-2018
■ Thru 4-2019



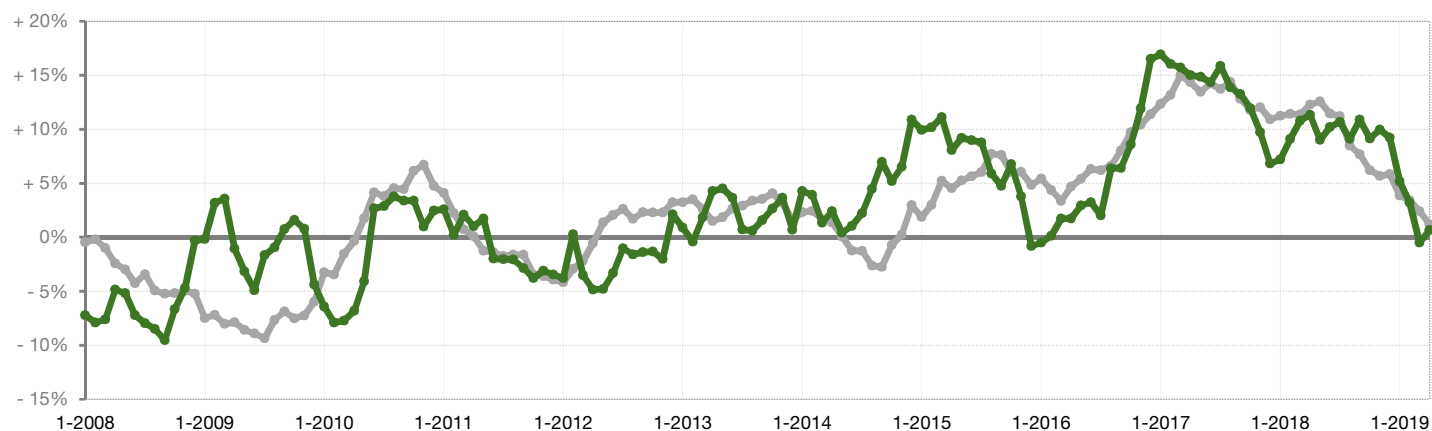
Year to Date

■ Thru 4-2018
■ Thru 4-2019



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

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