

Local Market Update through May 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

- 5.2%

+ 16.3%

+ 0.9%

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 5-2018	Thru 5-2019	+ / -	Thru 5-2018	Thru 5-2019	+ / -
New Listings	174	165	- 5.2%	245	267	+ 9.0%
Pending Sales	93	98	+ 5.4%	127	152	+ 19.7%
Closed Sales	80	93	+ 16.3%	148	147	- 0.7%
Lowest Sale Price*	\$202,000	\$168,000	- 16.8%	\$159,000	\$120,000	- 24.5%
Median Sales Price*	\$555,000	\$560,000	+ 0.9%	\$560,000	\$560,000	0.0%
Highest Sale Price*	\$1,475,000	\$1,425,000	- 3.4%	\$1,475,000	\$1,440,000	- 2.4%
Percent of Original List Price Received*	96.7%	94.2%	- 2.5%	96.5%	94.0%	- 2.5%
Inventory of Homes for Sale	161	186	+ 15.3%	--	--	--
Months Supply of Inventory	5.7	6.3	+ 11.0%	--	--	--

* 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.

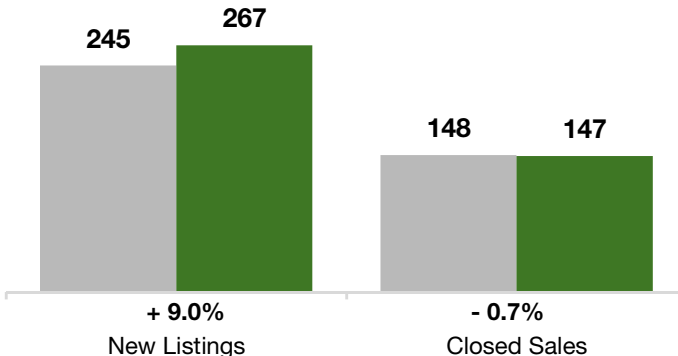
Last 3 Months

■ Thru 5-2018
■ Thru 5-2019



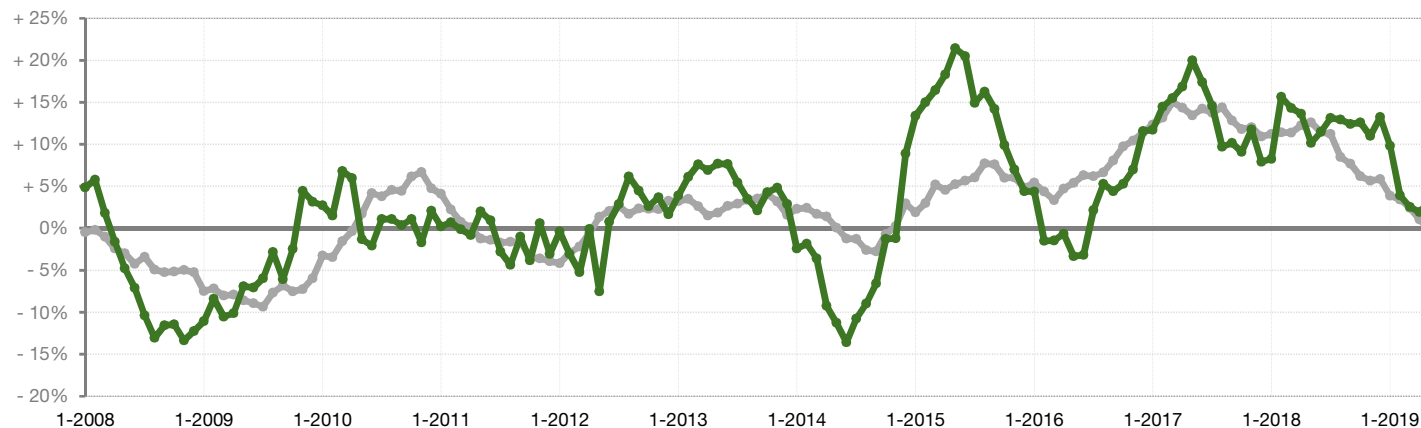
Year to Date

■ Thru 5-2018
■ Thru 5-2019



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