

Local Market Update through May 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

+ 6.3%

- 32.9%

- 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 5-2018	Thru 5-2019	+ / -	Thru 5-2018	Thru 5-2019	+ / -
New Listings	399	424	+ 6.3%	622	629	+ 1.1%
Pending Sales	257	228	- 11.3%	375	328	- 12.5%
Closed Sales	219	147	- 32.9%	336	267	- 20.5%
Lowest Sale Price*	\$225,000	\$211,500	- 6.0%	\$225,000	\$211,500	- 6.0%
Median Sales Price*	\$610,000	\$609,000	- 0.2%	\$600,000	\$607,000	+ 1.2%
Highest Sale Price*	\$2,400,000	\$2,000,000	- 16.7%	\$2,400,000	\$2,000,000	- 16.7%
Percent of Original List Price Received*	95.5%	95.1%	- 0.5%	95.8%	94.7%	- 1.2%
Inventory of Homes for Sale	401	448	+ 11.8%	--	--	--
Months Supply of Inventory	5.3	6.4	+ 19.9%	--	--	--

* 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.

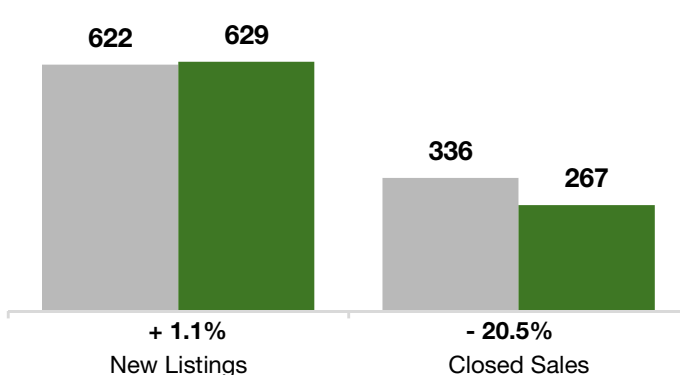
Last 3 Months

■ Thru 5-2018
■ Thru 5-2019

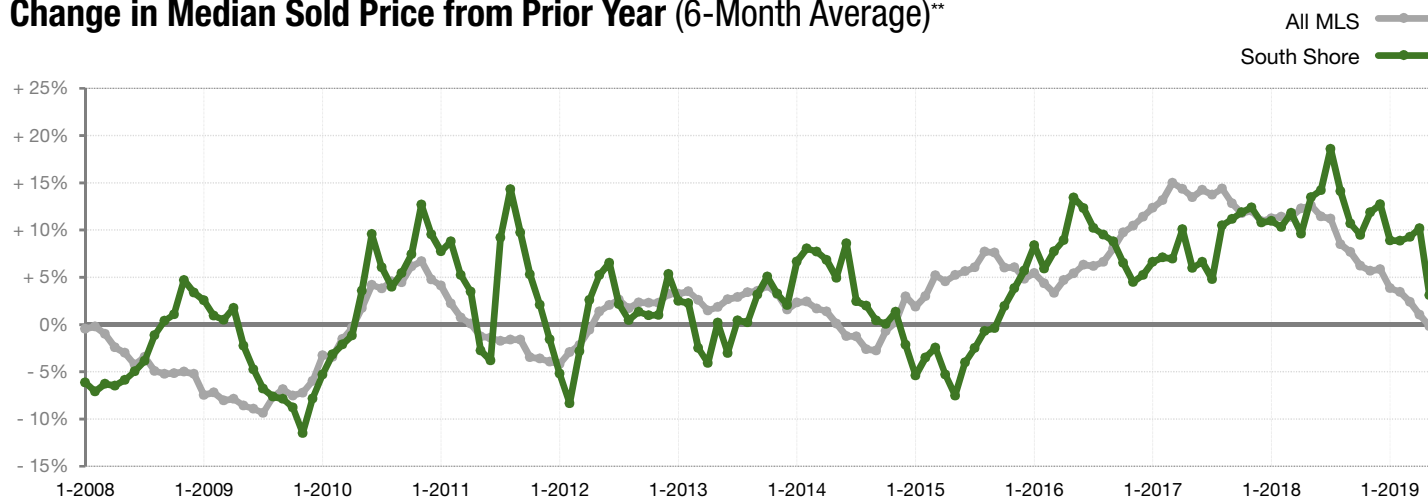


Year to Date

■ Thru 5-2018
■ Thru 5-2019



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



**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.