

Local Market Update through June 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

- 3.7%

+ 2.9%

+ 8.3%

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 6-2018	Thru 6-2019	+ / -	Thru 6-2018	Thru 6-2019	+ / -
New Listings	163	157	- 3.7%	279	288	+ 3.2%
Pending Sales	86	114	+ 32.6%	145	175	+ 20.7%
Closed Sales	70	72	+ 2.9%	130	141	+ 8.5%
Lowest Sale Price*	\$160,000	\$205,000	+ 28.1%	\$160,000	\$122,500	- 23.4%
Median Sales Price*	\$575,000	\$622,500	+ 8.3%	\$579,500	\$599,500	+ 3.5%
Highest Sale Price*	\$975,000	\$970,000	- 0.5%	\$1,200,000	\$1,850,000	+ 54.2%
Percent of Original List Price Received*	95.5%	93.3%	- 2.3%	95.2%	93.2%	- 2.2%
Inventory of Homes for Sale	158	170	+ 7.8%	--	--	--
Months Supply of Inventory	5.7	6.1	+ 6.1%	--	--	--

* 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.

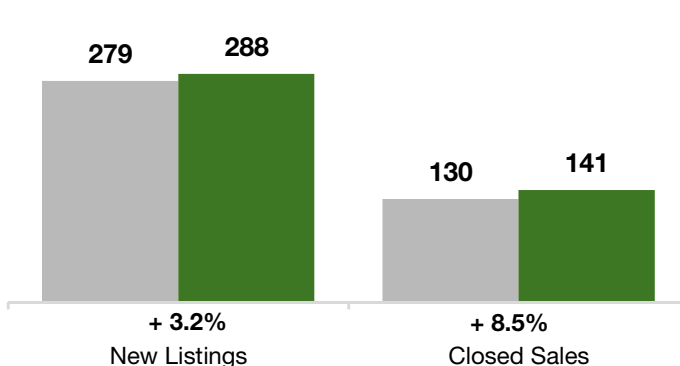
Last 3 Months

■ Thru 6-2018
■ Thru 6-2019



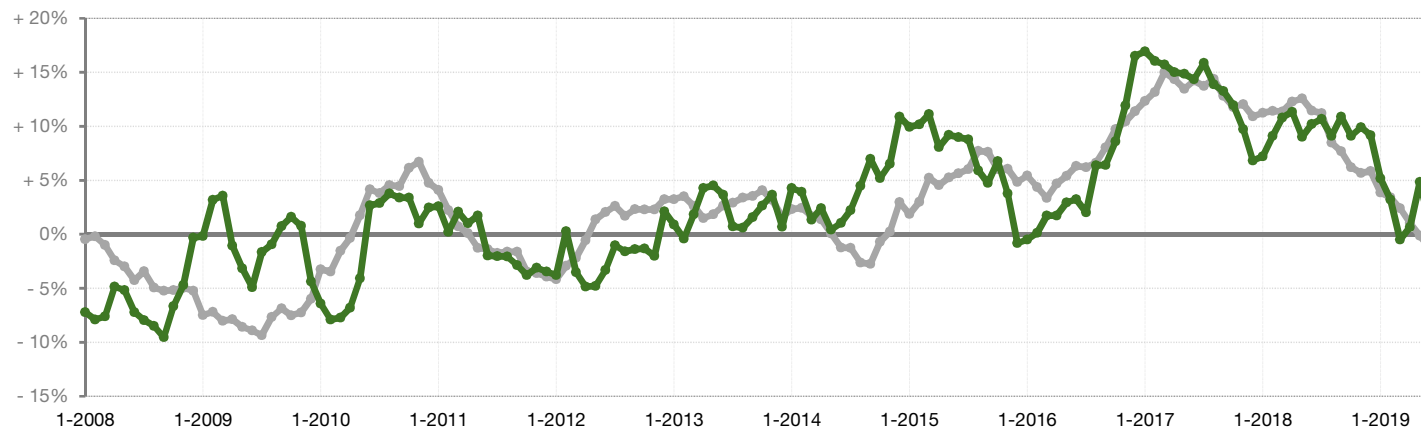
Year to Date

■ Thru 6-2018
■ Thru 6-2019



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