

Local Market Update through July 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

- 6.0%

+ 10.4%

- 2.8%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

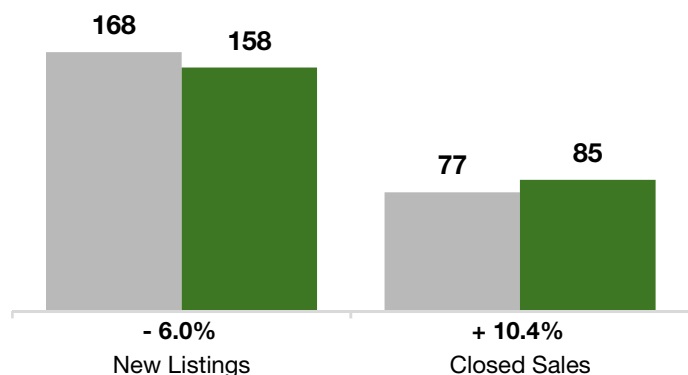
Year to Date

	Thru 7-2018	Thru 7-2019	+ / -	Thru 7-2018	Thru 7-2019	+ / -
New Listings	168	158	- 6.0%	347	370	+ 6.6%
Pending Sales	102	97	- 4.9%	185	216	+ 16.8%
Closed Sales	77	85	+ 10.4%	202	201	- 0.5%
Lowest Sale Price*	\$160,000	\$185,000	+ 15.6%	\$159,000	\$120,000	- 24.5%
Median Sales Price*	\$570,000	\$554,000	- 2.8%	\$566,500	\$550,000	- 2.9%
Highest Sale Price*	\$1,475,000	\$1,775,000	+ 20.3%	\$1,475,000	\$1,775,000	+ 20.3%
Percent of Original List Price Received*	96.2%	92.6%	- 3.7%	96.3%	93.5%	- 3.0%
Inventory of Homes for Sale	181	198	+ 9.2%	--	--	--
Months Supply of Inventory	6.3	6.9	+ 8.7%	--	--	--

* 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.

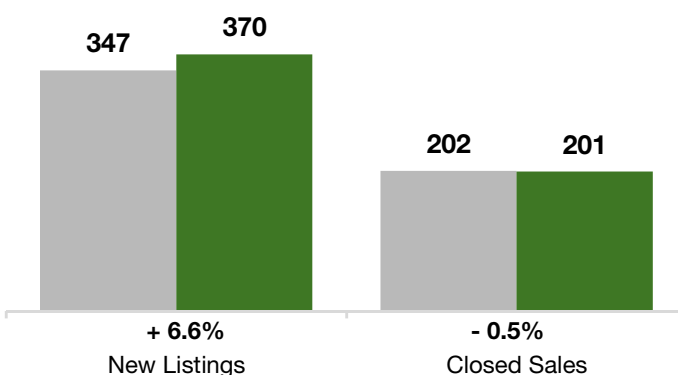
Last 3 Months

■ Thru 7-2018
■ Thru 7-2019



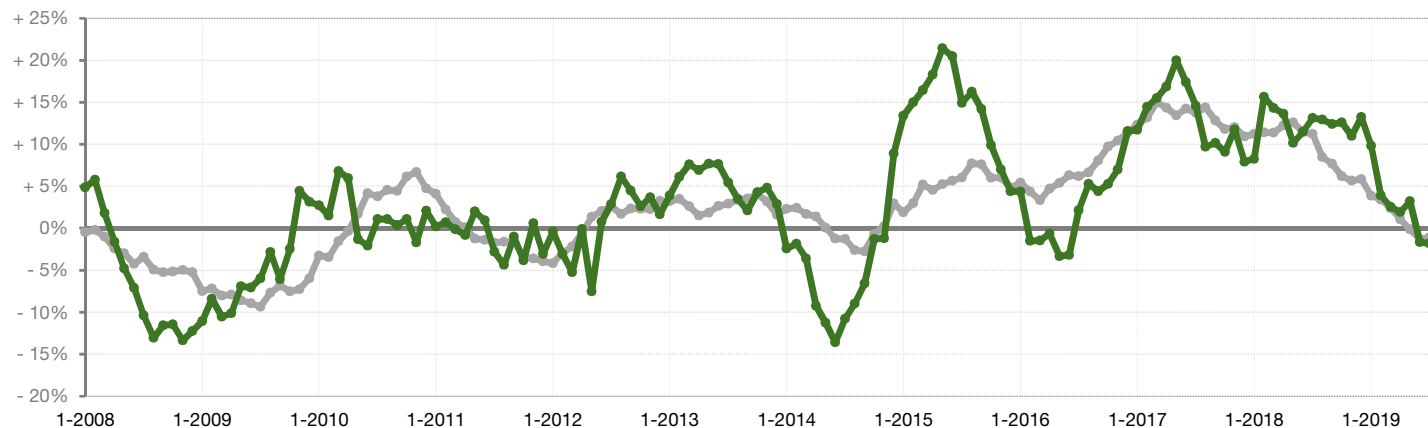
Year to Date

■ Thru 7-2018
■ Thru 7-2019



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