

Local Market Update through July 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

- 10.5%

- 18.8%

- 2.6%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

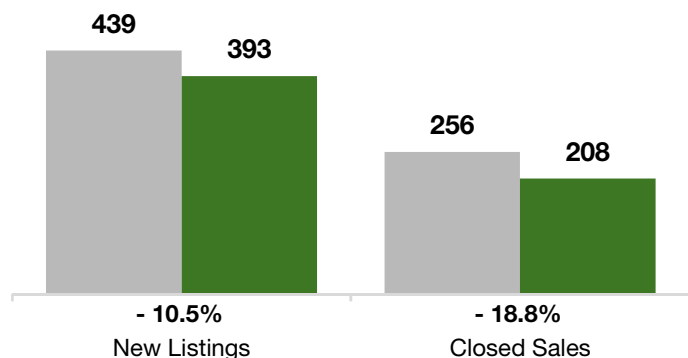
Year to Date

	Thru 7-2018	Thru 7-2019	+ / -	Thru 7-2018	Thru 7-2019	+ / -
New Listings	439	393	- 10.5%	921	898	- 2.5%
Pending Sales	276	238	- 13.8%	553	476	- 13.9%
Closed Sales	256	208	- 18.8%	513	426	- 17.0%
Lowest Sale Price*	\$239,000	\$282,500	+ 18.2%	\$225,000	\$211,500	- 6.0%
Median Sales Price*	\$625,000	\$608,500	- 2.6%	\$610,000	\$608,000	- 0.3%
Highest Sale Price*	\$2,035,000	\$2,000,000	- 1.7%	\$2,400,000	\$2,000,000	- 16.7%
Percent of Original List Price Received*	96.0%	95.1%	- 0.9%	95.9%	94.9%	- 1.1%
Inventory of Homes for Sale	456	480	+ 5.2%	--	--	--
Months Supply of Inventory	5.9	7.1	+ 18.9%	--	--	--

* 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.

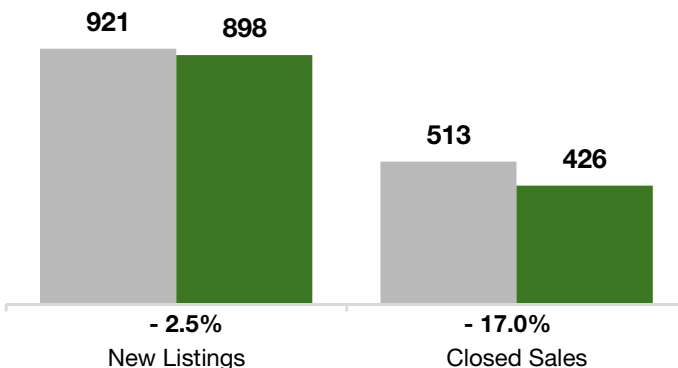
Last 3 Months

■ Thru 7-2018
■ Thru 7-2019

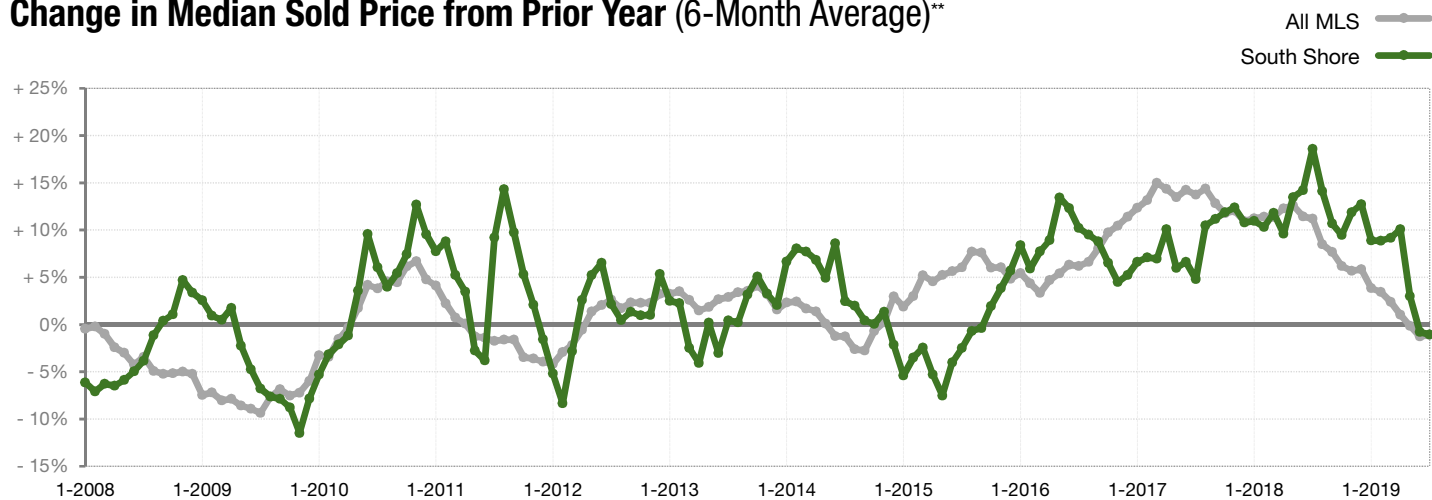


Year to Date

■ Thru 7-2018
■ Thru 7-2019



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



**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.