

# Local Market Update through July 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

**- 13.0%**

**+ 38.6%**

**- 2.3%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

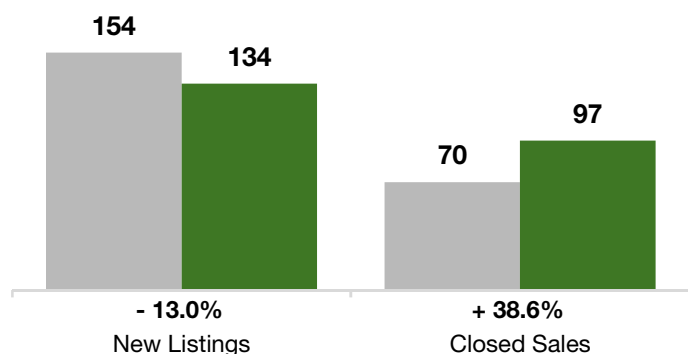
### Year to Date

	Thru 7-2018	Thru 7-2019	+ / -	Thru 7-2018	Thru 7-2019	+ / -
New Listings	154	<b>134</b>	- 13.0%	317	<b>331</b>	+ 4.4%
Pending Sales	88	<b>108</b>	+ 22.7%	172	<b>206</b>	+ 19.8%
Closed Sales	70	<b>97</b>	+ 38.6%	155	<b>181</b>	+ 16.8%
Lowest Sale Price*	\$160,000	<b>\$160,000</b>	0.0%	\$160,000	<b>\$122,500</b>	- 23.4%
Median Sales Price*	\$593,500	<b>\$580,000</b>	- 2.3%	\$582,000	<b>\$580,000</b>	- 0.3%
Highest Sale Price*	\$975,000	<b>\$998,000</b>	+ 2.4%	\$1,200,000	<b>\$1,850,000</b>	+ 54.2%
Percent of Original List Price Received*	95.6%	<b>93.7%</b>	- 2.0%	95.4%	<b>93.4%</b>	- 2.1%
Inventory of Homes for Sale	170	<b>169</b>	- 0.8%	--	--	--
Months Supply of Inventory	6.3	<b>5.9</b>	- 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.

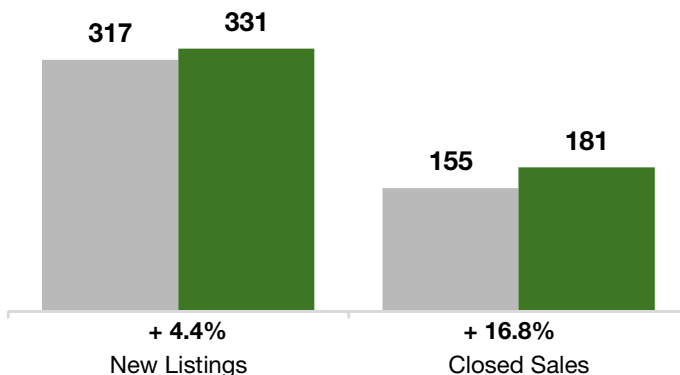
### Last 3 Months

■ Thru 7-2018  
■ Thru 7-2019



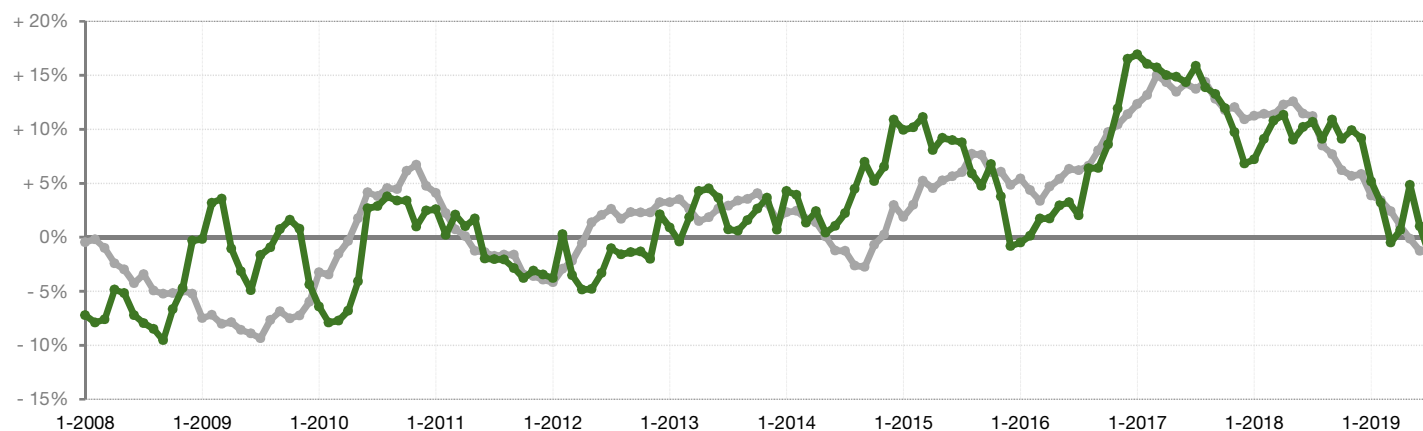
### Year to Date

■ Thru 7-2018  
■ Thru 7-2019



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

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