

# Local Market Update through August 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

**- 7.2%**

Year-Over-Year Change in New Listings

**- 6.8%**

Year-Over-Year Change in Closed Sales

**- 2.4%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 8-2018	Thru 8-2019	+ / -	Thru 8-2018	Thru 8-2019	+ / -
New Listings	414	384	- 7.2%	1,036	1,019	- 1.6%
Pending Sales	250	226	- 9.6%	623	551	- 11.6%
Closed Sales	266	248	- 6.8%	602	516	- 14.3%
Lowest Sale Price*	\$208,000	\$242,500	+ 16.6%	\$208,000	\$211,500	+ 1.7%
Median Sales Price*	\$620,000	\$605,000	- 2.4%	\$608,750	\$605,000	- 0.6%
Highest Sale Price*	\$2,035,000	\$1,850,000	- 9.1%	\$2,400,000	\$2,000,000	- 16.7%
Percent of Original List Price Received*	96.6%	94.9%	- 1.7%	96.1%	94.8%	- 1.4%
Inventory of Homes for Sale	474	487	+ 2.6%	--	--	--
Months Supply of Inventory	6.2	7.2	+ 16.9%	--	--	--

\* 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.

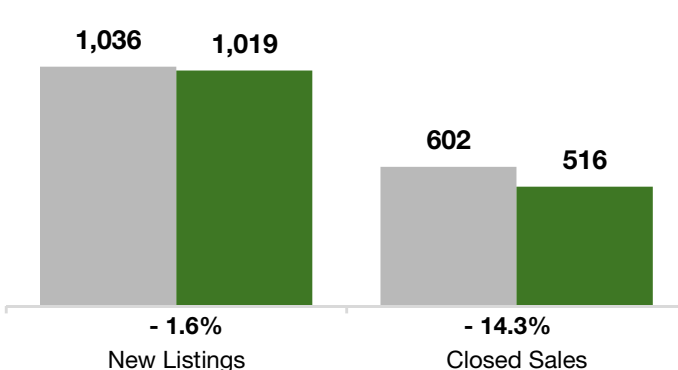
### Last 3 Months

■ Thru 8-2018  
■ Thru 8-2019

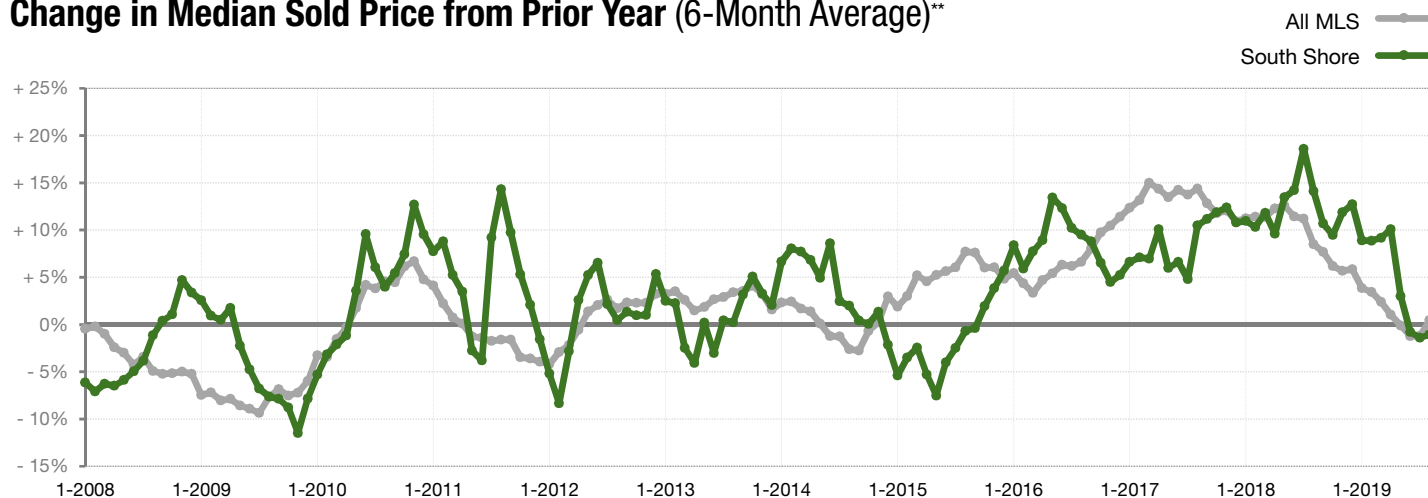


### Year to Date

■ Thru 8-2018  
■ Thru 8-2019



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