

Local Market Update through August 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

- 17.2%

+ 43.7%

- 5.0%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

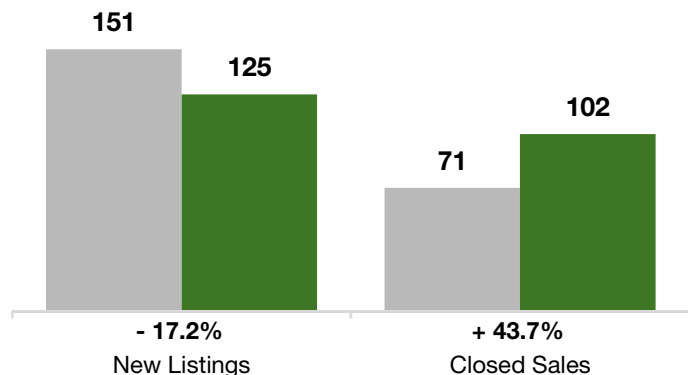
Year to Date

	Thru 8-2018	Thru 8-2019	+ / -	Thru 8-2018	Thru 8-2019	+ / -
New Listings	151	125	- 17.2%	369	370	+ 0.3%
Pending Sales	91	97	+ 6.6%	204	237	+ 16.2%
Closed Sales	71	102	+ 43.7%	182	211	+ 15.9%
Lowest Sale Price*	\$170,000	\$152,000	- 10.6%	\$160,000	\$122,500	- 23.4%
Median Sales Price*	\$600,000	\$570,000	- 5.0%	\$582,750	\$580,000	- 0.5%
Highest Sale Price*	\$1,075,000	\$998,000	- 7.2%	\$1,200,000	\$1,850,000	+ 54.2%
Percent of Original List Price Received*	95.4%	93.8%	- 1.7%	95.3%	93.4%	- 2.0%
Inventory of Homes for Sale	179	165	- 7.6%	--	--	--
Months Supply of Inventory	6.7	5.8	- 14.2%	--	--	--

* 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.

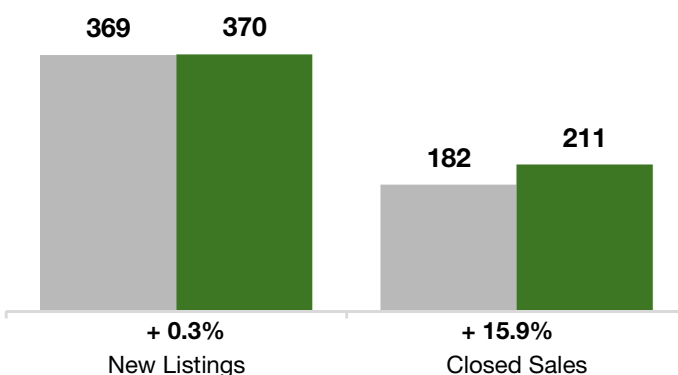
Last 3 Months

■ Thru 8-2018
■ Thru 8-2019



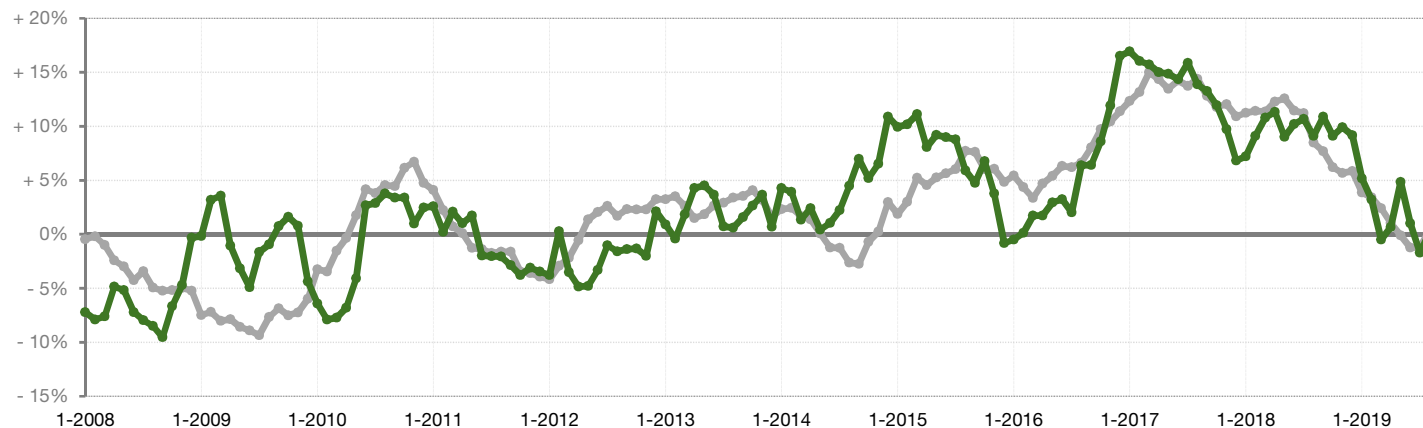
Year to Date

■ Thru 8-2018
■ Thru 8-2019



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

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