

Local Market Update through September 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

+ 1.4%

- 9.7%

- 0.2%

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 9-2018	Thru 9-2019	+ / -	Thru 9-2018	Thru 9-2019	+ / -
New Listings	357	362	+ 1.4%	1,151	1,135	- 1.4%
Pending Sales	220	221	+ 0.5%	690	621	- 10.0%
Closed Sales	257	232	- 9.7%	672	576	- 14.3%
Lowest Sale Price*	\$208,000	\$196,388	- 5.6%	\$208,000	\$196,388	- 5.6%
Median Sales Price*	\$615,000	\$613,500	- 0.2%	\$600,000	\$605,000	+ 0.8%
Highest Sale Price*	\$1,487,500	\$2,575,000	+ 73.1%	\$2,400,000	\$2,575,000	+ 7.3%
Percent of Original List Price Received*	96.6%	94.5%	- 2.2%	96.1%	94.7%	- 1.4%
Inventory of Homes for Sale	478	485	+ 1.5%	--	--	--
Months Supply of Inventory	6.2	7.2	+ 15.5%	--	--	--

* 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.

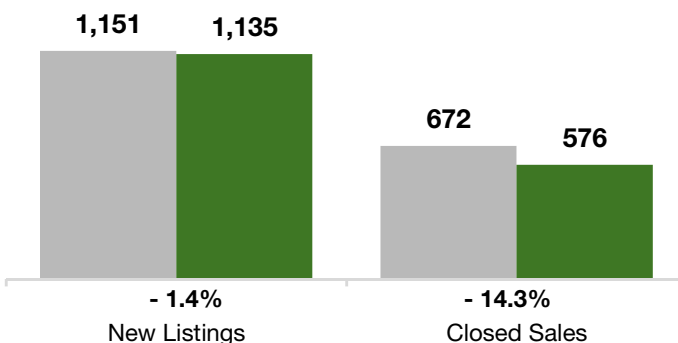
Last 3 Months

■ Thru 9-2018
■ Thru 9-2019

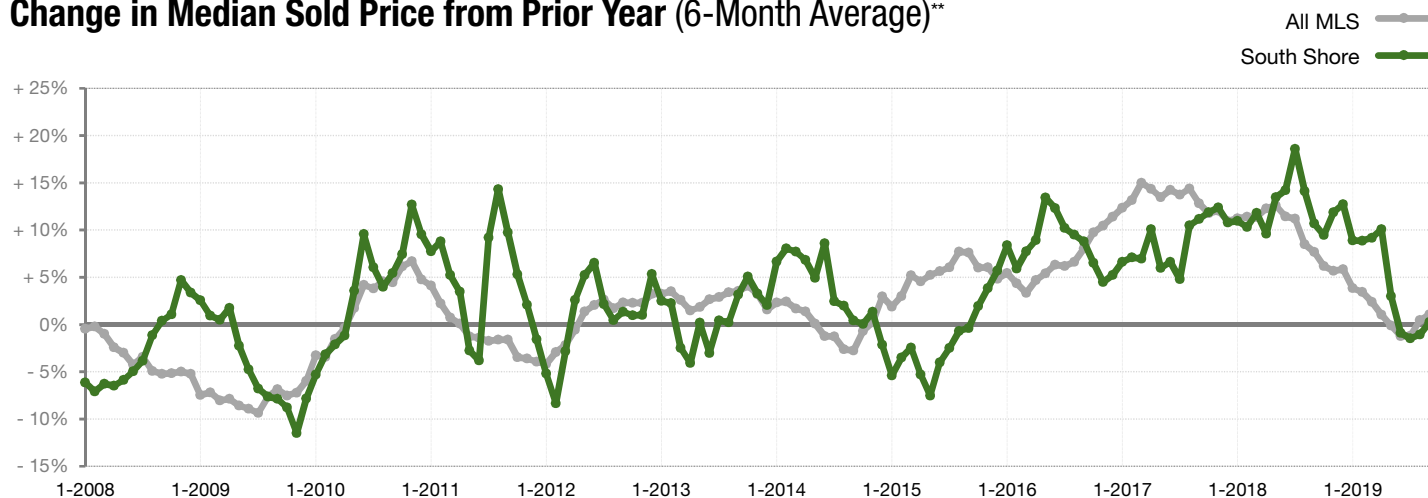


Year to Date

■ Thru 9-2018
■ Thru 9-2019



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