

# Local Market Update through October 2019

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**+ 4.2%**

**- 10.6%**

**- 7.0%**

Year-Over-Year Change in  
New Listings

Year-Over-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price\*

### Last 3 Months

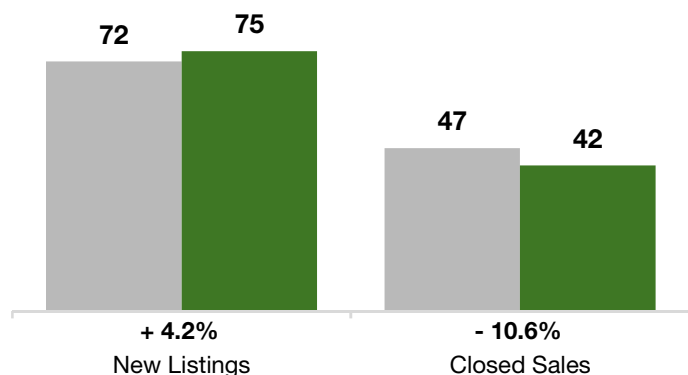
### Year to Date

|  | Last 3 Months |                    |         | Year to Date |                    |          |
|--|---------------|--------------------|---------|--------------|--------------------|----------|
|  | Thru 10-2018  | Thru 10-2019       | + / -   | Thru 10-2018 | Thru 10-2019       | + / -    |
| New Listings                             | 72            | <b>75</b>          | + 4.2%  | 278          | <b>283</b>         | + 1.8%   |
| Pending Sales                            | 40            | <b>45</b>          | + 12.5% | 137          | <b>143</b>         | + 4.4%   |
| Closed Sales                             | 47            | <b>42</b>          | - 10.6% | 145          | <b>135</b>         | - 6.9%   |
| Lowest Sale Price*                       | \$290,000     | <b>\$369,000</b>   | + 27.2% | \$290,000    | <b>\$254,000</b>   | - 12.4%  |
| Median Sales Price*                      | \$785,000     | <b>\$730,000</b>   | - 7.0%  | \$755,000    | <b>\$755,000</b>   | 0.0%     |
| Highest Sale Price*                      | \$2,060,000   | <b>\$3,800,000</b> | + 84.5% | \$2,200,000  | <b>\$4,500,000</b> | + 104.5% |
| Percent of Original List Price Received* | 91.5%         | <b>92.8%</b>       | + 1.5%  | 92.6%        | <b>92.6%</b>       | - 0.0%   |
| Inventory of Homes for Sale              | 137           | <b>142</b>         | + 3.6%  | --           | --                 | --       |
| Months Supply of Inventory               | 9.5           | <b>10.6</b>        | + 12.1% | --           | --                 | --       |

\* 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.

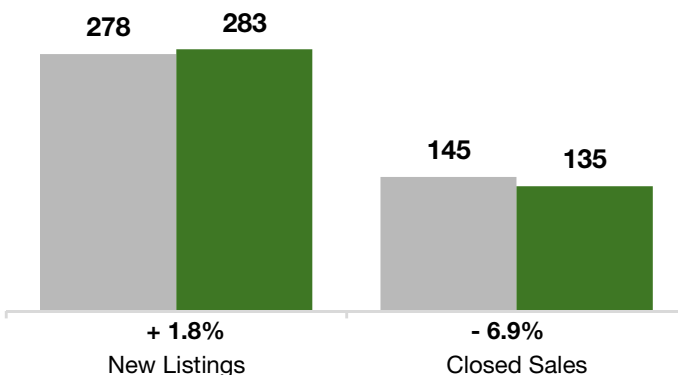
### Last 3 Months

■ Thru 10-2018  
■ Thru 10-2019



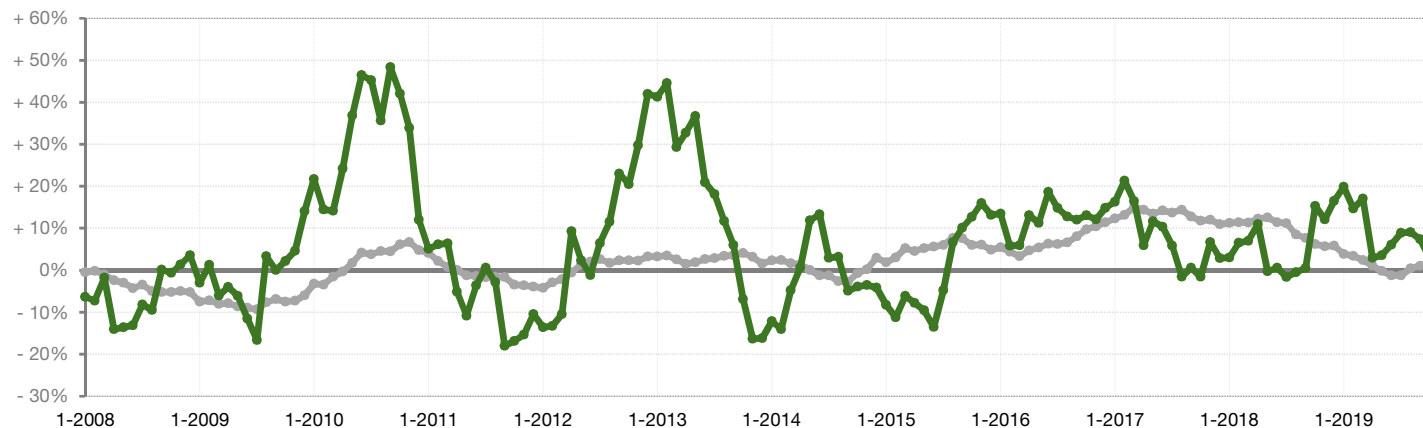
### Year to Date

■ Thru 10-2018  
■ Thru 10-2019



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

All MLS —  
The Hills —



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