

Local Market Update through October 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

+ 7.9%

- 2.1%

+ 0.9%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

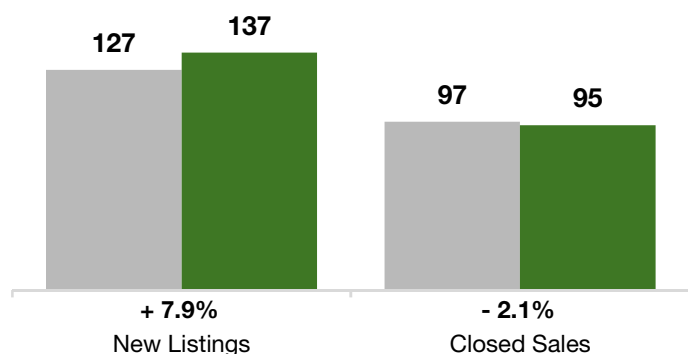
Year to Date

	Thru 10-2018	Thru 10-2019	+ / -	Thru 10-2018	Thru 10-2019	+ / -
New Listings	127	137	+ 7.9%	444	471	+ 6.1%
Pending Sales	96	83	- 13.5%	268	286	+ 6.7%
Closed Sales	97	95	- 2.1%	252	276	+ 9.5%
Lowest Sale Price*	\$150,000	\$152,000	+ 1.3%	\$150,000	\$122,500	- 18.3%
Median Sales Price*	\$585,000	\$590,000	+ 0.9%	\$584,250	\$580,000	- 0.7%
Highest Sale Price*	\$1,469,750	\$920,000	- 37.4%	\$1,469,750	\$1,850,000	+ 25.9%
Percent of Original List Price Received*	94.0%	93.4%	- 0.7%	94.8%	93.4%	- 1.5%
Inventory of Homes for Sale	172	169	- 1.7%	--	--	--
Months Supply of Inventory	6.5	6.0	- 6.9%	--	--	--

* 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.

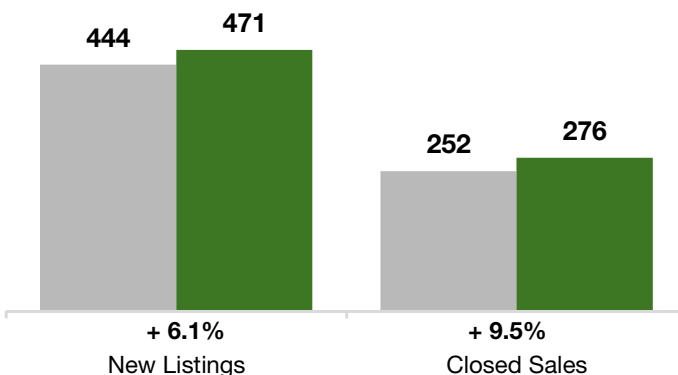
Last 3 Months

■ Thru 10-2018
■ Thru 10-2019



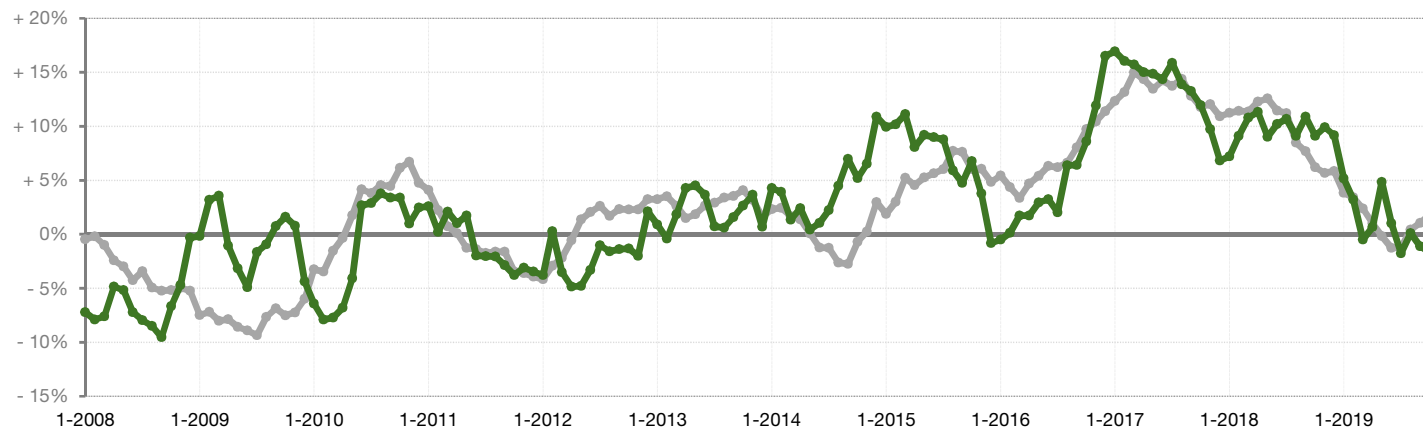
Year to Date

■ Thru 10-2018
■ Thru 10-2019



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

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