

# Local Market Update through November 2019

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



## East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

**+ 1.3%**

Year-Over-Year Change in New Listings

**+ 17.9%**

Year-Over-Year Change in Closed Sales

**+ 1.7%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 11-2018	Thru 11-2019	+ / -	Thru 11-2018	Thru 11-2019	+ / -
New Listings	152	<b>154</b>	+ 1.3%	543	<b>573</b>	+ 5.5%
Pending Sales	82	<b>89</b>	+ 8.5%	293	<b>330</b>	+ 12.6%
Closed Sales	67	<b>79</b>	+ 17.9%	321	<b>313</b>	- 2.5%
Lowest Sale Price*	\$155,000	<b>\$230,000</b>	+ 48.4%	\$110,000	<b>\$120,000</b>	+ 9.1%
Median Sales Price*	\$575,000	<b>\$585,000</b>	+ 1.7%	\$568,000	<b>\$565,000</b>	- 0.5%
Highest Sale Price*	\$1,150,000	<b>\$1,269,000</b>	+ 10.3%	\$1,475,000	<b>\$1,775,000</b>	+ 20.3%
Percent of Original List Price Received*	94.8%	<b>93.0%</b>	- 1.9%	95.9%	<b>93.5%</b>	- 2.5%
Inventory of Homes for Sale	194	<b>198</b>	+ 1.7%	--	--	--
Months Supply of Inventory	7.1	<b>6.9</b>	- 2.6%	--	--	--

\* 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.

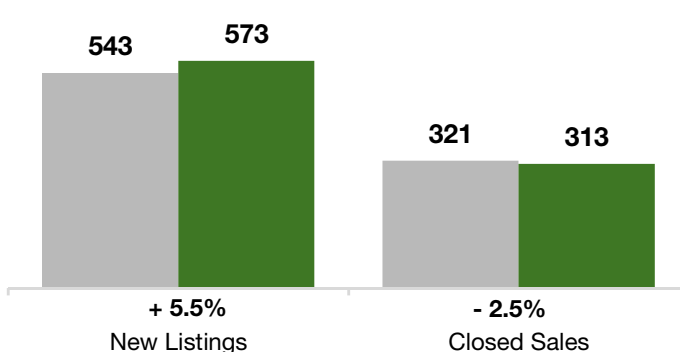
### Last 3 Months

■ Thru 11-2018  
■ Thru 11-2019



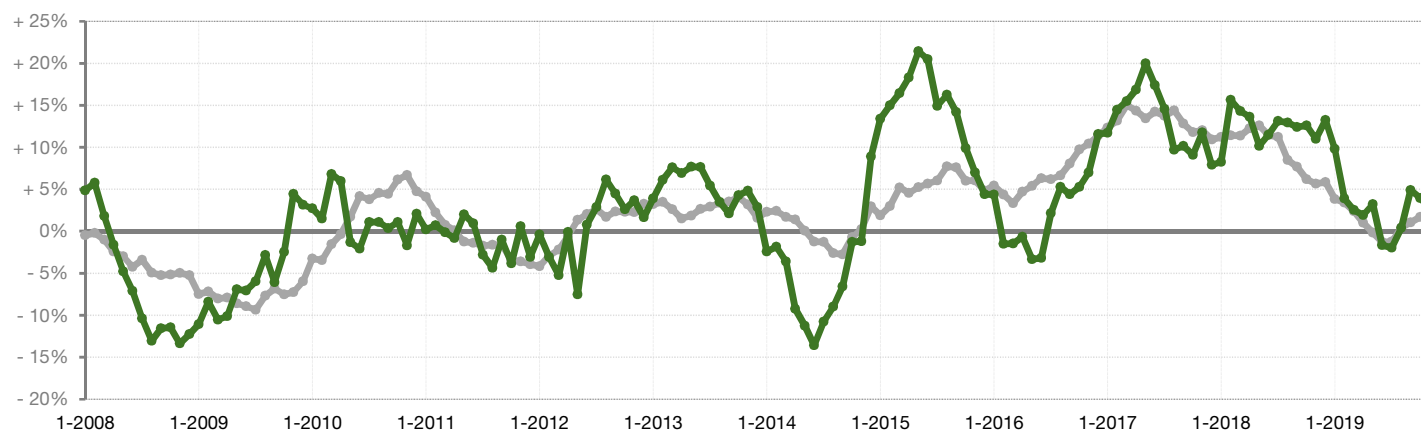
### Year to Date

■ Thru 11-2018  
■ Thru 11-2019



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

All MLS —  
East Shore —



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