

Local Market Update through December 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

+ 6.3%

- 11.1%

+ 0.1%

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 12-2018	Thru 12-2019	+ / -	Thru 12-2018	Thru 12-2019	+ / -
New Listings	96	102	+ 6.3%	494	517	+ 4.7%
Pending Sales	76	77	+ 1.3%	313	335	+ 7.0%
Closed Sales	90	80	- 11.1%	309	320	+ 3.6%
Lowest Sale Price*	\$115,000	\$116,500	+ 1.3%	\$115,000	\$116,500	+ 1.3%
Median Sales Price*	\$591,944	\$592,500	+ 0.1%	\$585,000	\$580,000	- 0.9%
Highest Sale Price*	\$980,000	\$945,000	- 3.6%	\$1,469,750	\$1,850,000	+ 25.9%
Percent of Original List Price Received*	93.0%	93.9%	+ 1.0%	94.4%	93.5%	- 0.9%
Inventory of Homes for Sale	150	166	+ 10.7%	--	--	--
Months Supply of Inventory	5.8	6.1	+ 5.1%	--	--	--

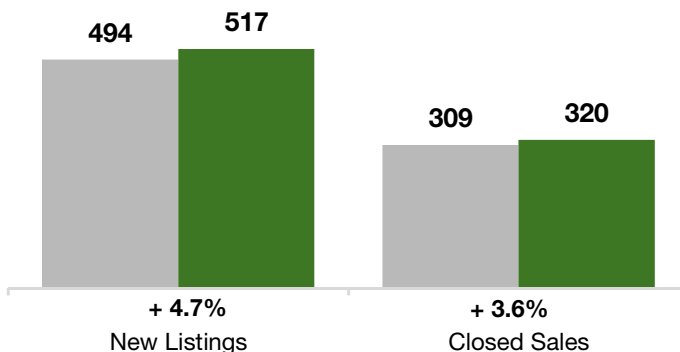
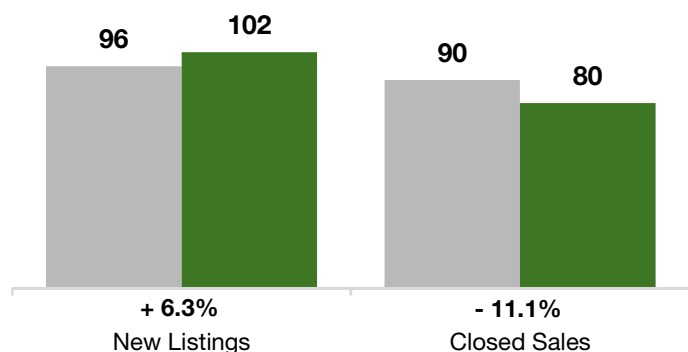
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 12-2018
■ Thru 12-2019

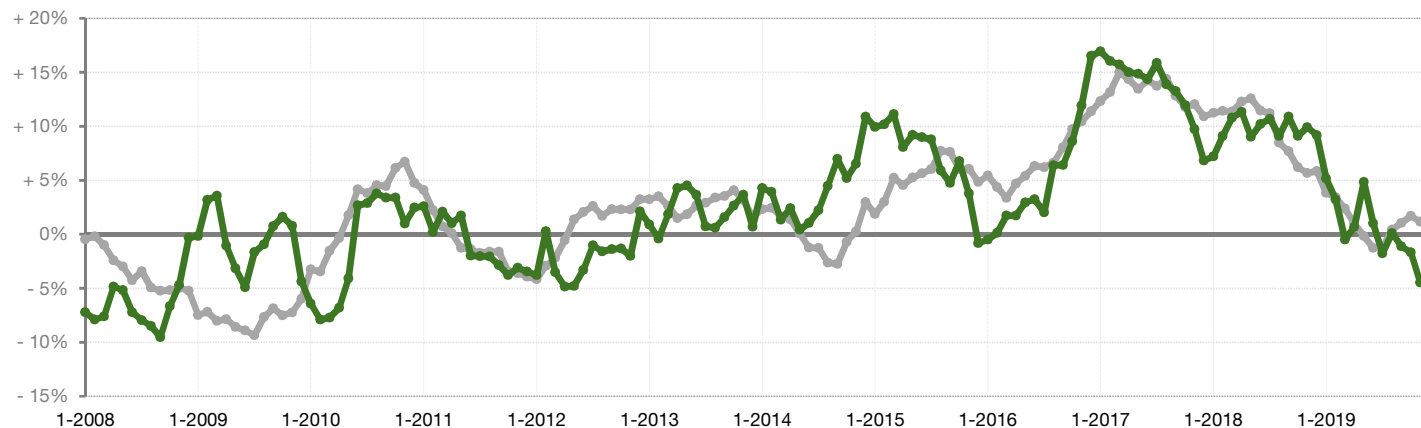
Year to Date

■ Thru 12-2018
■ Thru 12-2019



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 January 6, 2020. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.