

Local Market Update through January 2020

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

+ 9.1%

- 2.3%

- 5.3%

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 1-2019	Thru 1-2020	+ / -	Thru 1-2019	Thru 1-2020	+ / -
New Listings	252	275	+ 9.1%	116	143	+ 23.3%
Pending Sales	153	183	+ 19.6%	47	57	+ 21.3%
Closed Sales	217	212	- 2.3%	59	68	+ 15.3%
Lowest Sale Price*	\$244,000	\$265,000	+ 8.6%	\$300,000	\$350,000	+ 16.7%
Median Sales Price*	\$615,000	\$582,500	- 5.3%	\$599,000	\$572,500	- 4.4%
Highest Sale Price*	\$1,872,500	\$2,130,000	+ 13.8%	\$1,452,500	\$1,110,000	- 23.6%
Percent of Original List Price Received*	94.3%	93.7%	- 0.7%	94.1%	93.4%	- 0.7%
Inventory of Homes for Sale	408	410	+ 0.5%	--	--	--
Months Supply of Inventory	5.6	6.0	+ 7.8%	--	--	--

* 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.

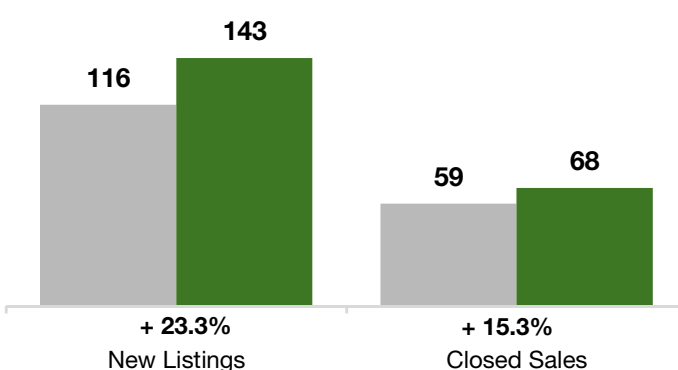
Last 3 Months

■ Thru 1-2019
■ Thru 1-2020

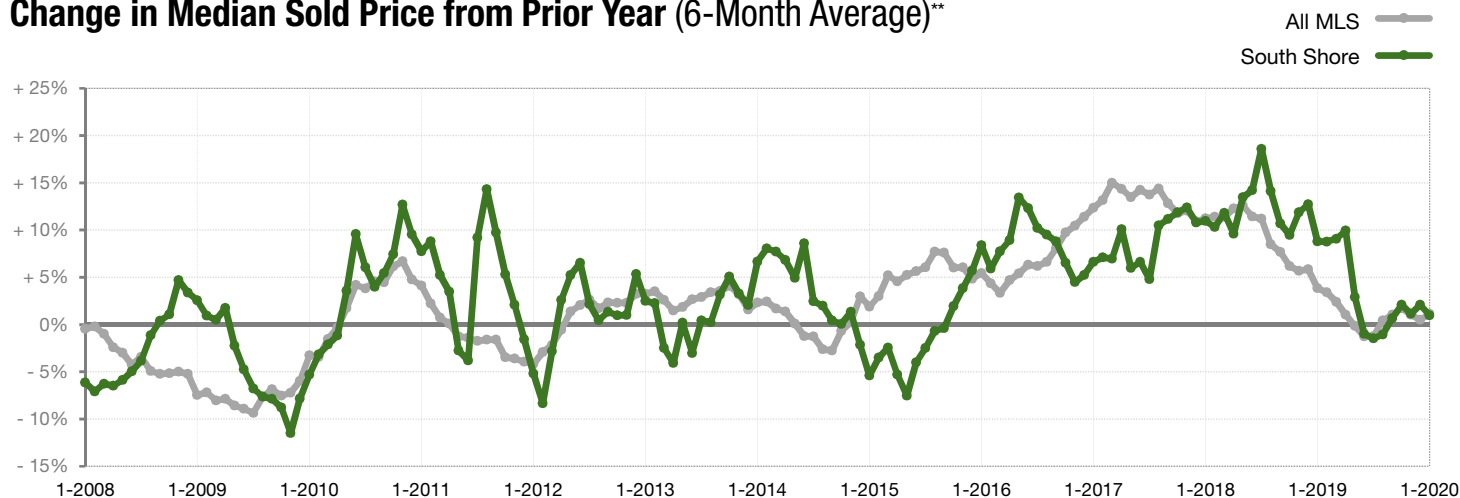


Year to Date

■ Thru 1-2019
■ Thru 1-2020



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 February 5, 2020. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.