

Local Market Update through February 2020

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

- 22.5%

+ 8.1%

- 8.8%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

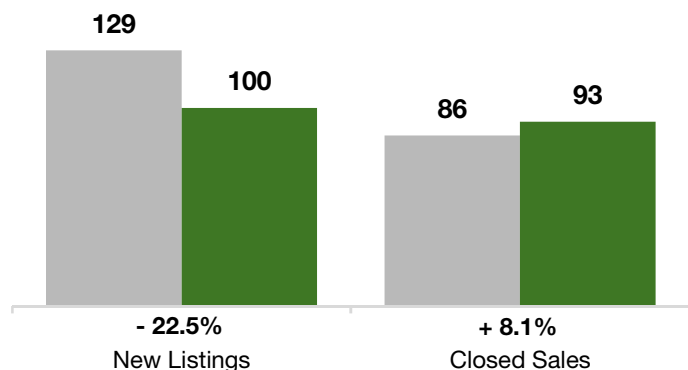
Year to Date

	Thru 2-2019	Thru 2-2020	+ / -	Thru 2-2019	Thru 2-2020	+ / -
New Listings	129	100	- 22.5%	104	81	- 22.1%
Pending Sales	78	85	+ 9.0%	55	55	0.0%
Closed Sales	86	93	+ 8.1%	54	62	+ 14.8%
Lowest Sale Price*	\$120,000	\$170,000	+ 41.7%	\$120,000	\$170,000	+ 41.7%
Median Sales Price*	\$599,950	\$547,000	- 8.8%	\$592,500	\$562,500	- 5.1%
Highest Sale Price*	\$1,440,000	\$2,000,000	+ 38.9%	\$1,440,000	\$2,000,000	+ 38.9%
Percent of Original List Price Received*	93.9%	93.8%	- 0.1%	93.7%	94.3%	+ 0.6%
Inventory of Homes for Sale	180	171	- 4.6%	--	--	--
Months Supply of Inventory	6.6	5.8	- 12.5%	--	--	--

* 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.

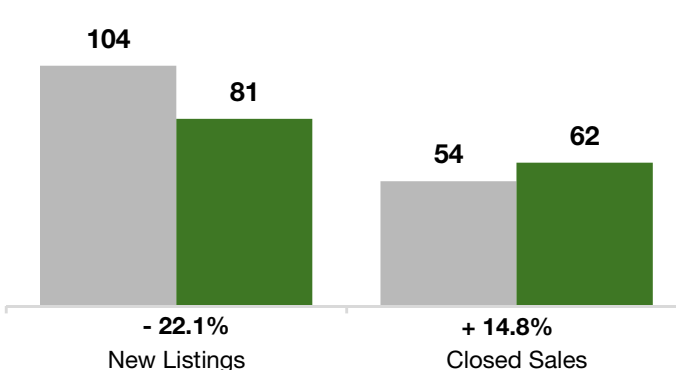
Last 3 Months

■ Thru 2-2019
■ Thru 2-2020



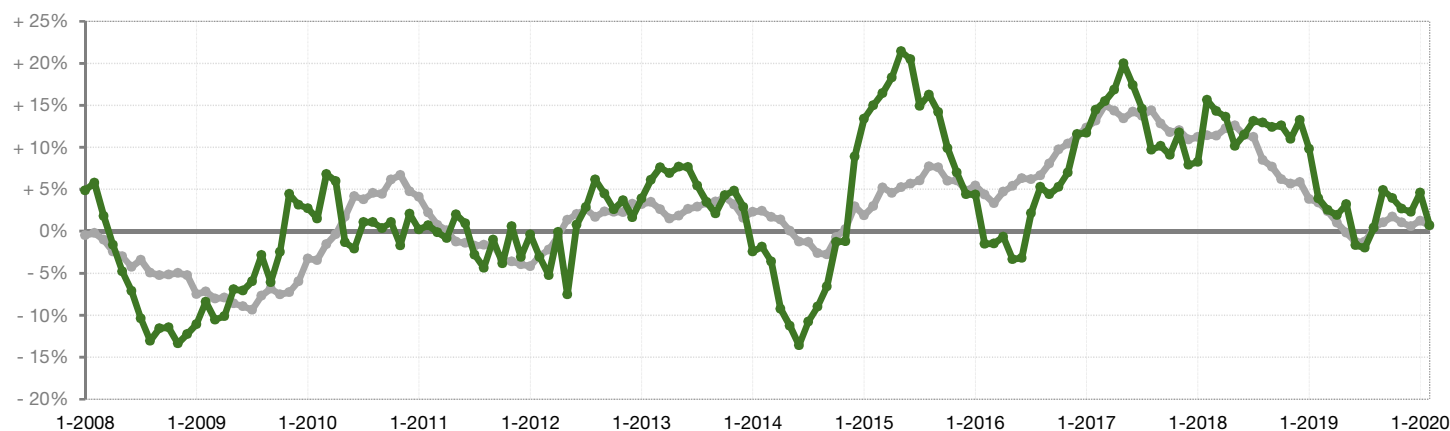
Year to Date

■ Thru 2-2019
■ Thru 2-2020



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