

Local Market Update through February 2020

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

- 13.0%

+ 1.8%

- 0.7%

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	169	147	- 13.0%	133	113	- 15.0%
Pending Sales	95	108	+ 13.7%	67	76	+ 13.4%
Closed Sales	112	114	+ 1.8%	72	55	- 23.6%
Lowest Sale Price*	\$85,000	\$100,000	+ 17.6%	\$85,000	\$175,000	+ 105.9%
Median Sales Price*	\$440,000	\$436,750	- 0.7%	\$455,000	\$450,000	- 1.1%
Highest Sale Price*	\$989,000	\$770,000	- 22.1%	\$989,000	\$770,000	- 22.1%
Percent of Original List Price Received*	95.0%	93.8%	- 1.3%	93.7%	94.0%	+ 0.4%
Inventory of Homes for Sale	269	226	- 16.1%	--	--	--
Months Supply of Inventory	5.8	5.2	- 10.0%	--	--	--

* 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.

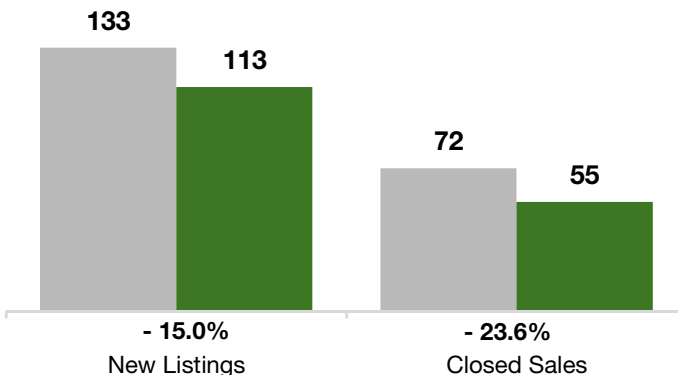
Last 3 Months

■ Thru 2-2019
■ Thru 2-2020

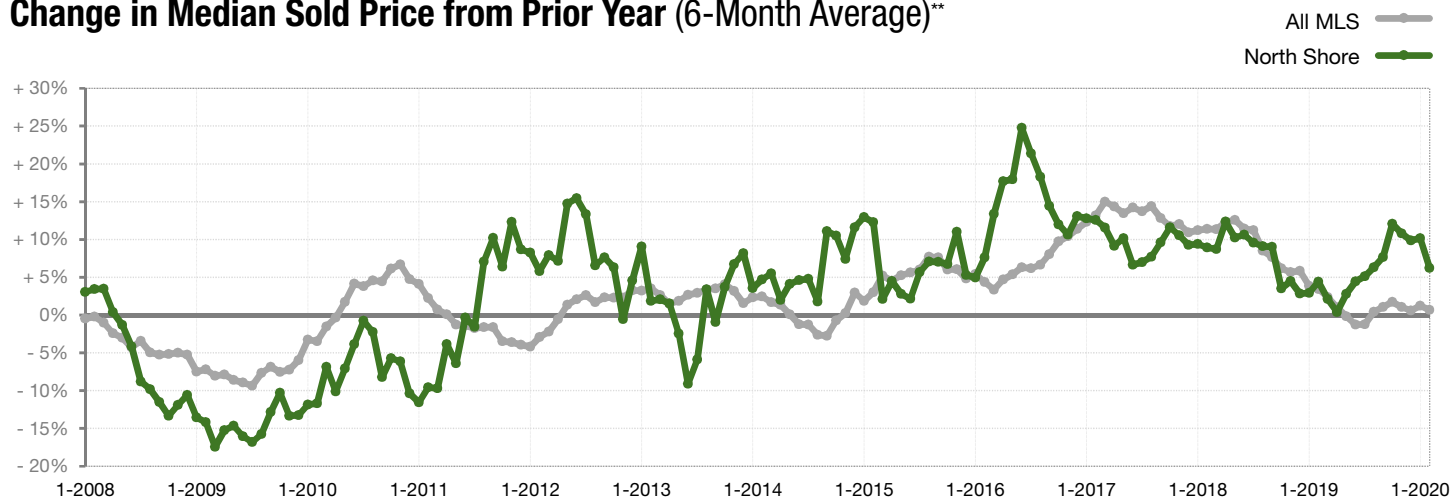


Year to Date

■ Thru 2-2019
■ Thru 2-2020



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



**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.