

Local Market Update through February 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

+ 14.2%

Year-Over-Year Change in New Listings

+ 4.2%

Year-Over-Year Change in Closed Sales

- 0.4%

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	254	290	+ 14.2%	207	238	+ 15.0%
Pending Sales	151	193	+ 27.8%	99	121	+ 22.2%
Closed Sales	192	200	+ 4.2%	121	123	+ 1.7%
Lowest Sale Price*	\$291,000	\$265,000	- 8.9%	\$291,000	\$265,000	- 8.9%
Median Sales Price*	\$600,000	\$597,450	- 0.4%	\$599,000	\$580,000	- 3.2%
Highest Sale Price*	\$1,452,500	\$2,130,000	+ 46.6%	\$1,452,500	\$1,223,000	- 15.8%
Percent of Original List Price Received*	94.2%	93.5%	- 0.7%	94.1%	93.8%	- 0.3%
Inventory of Homes for Sale	397	394	- 0.7%	--	--	--
Months Supply of Inventory	5.5	5.7	+ 3.4%	--	--	--

* 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.

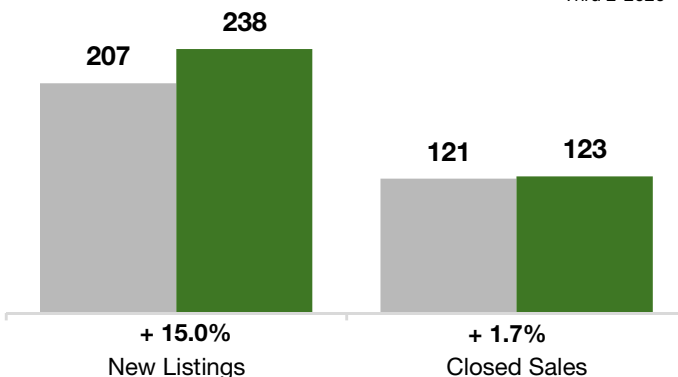
Last 3 Months

■ Thru 2-2019
■ Thru 2-2020

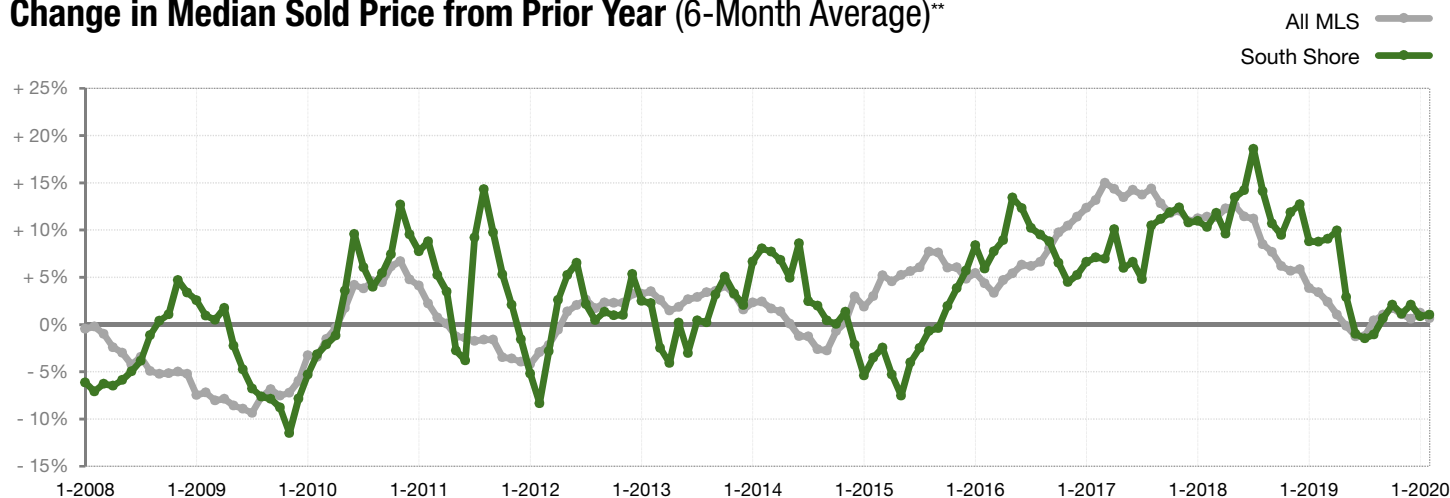


Year to Date

■ 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.