

Local Market Update through February 2020

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

+ 4.1%

Year-Over-Year Change in New Listings

- 8.0%

Year-Over-Year Change in Closed Sales

+ 8.2%

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	97	101	+ 4.1%	82	86	+ 4.9%
Pending Sales	57	76	+ 33.3%	37	49	+ 32.4%
Closed Sales	87	80	- 8.0%	53	56	+ 5.7%
Lowest Sale Price*	\$119,900	\$177,000	+ 47.6%	\$158,000	\$177,000	+ 12.0%
Median Sales Price*	\$550,000	\$595,000	+ 8.2%	\$540,000	\$604,500	+ 11.9%
Highest Sale Price*	\$980,000	\$1,200,000	+ 22.4%	\$910,000	\$1,200,000	+ 31.9%
Percent of Original List Price Received*	93.0%	93.5%	+ 0.6%	92.9%	93.0%	+ 0.1%
Inventory of Homes for Sale	140	141	+ 0.5%	--	--	--
Months Supply of Inventory	5.4	4.9	- 8.7%	--	--	--

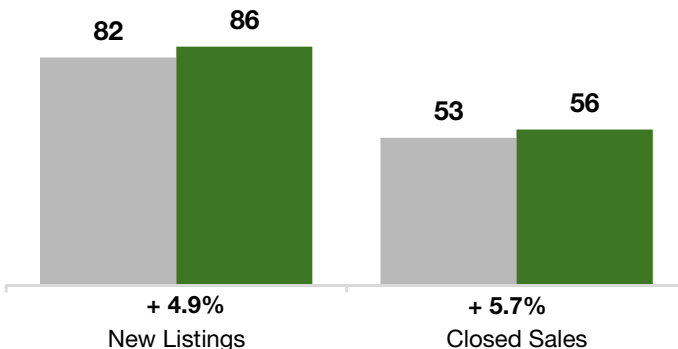
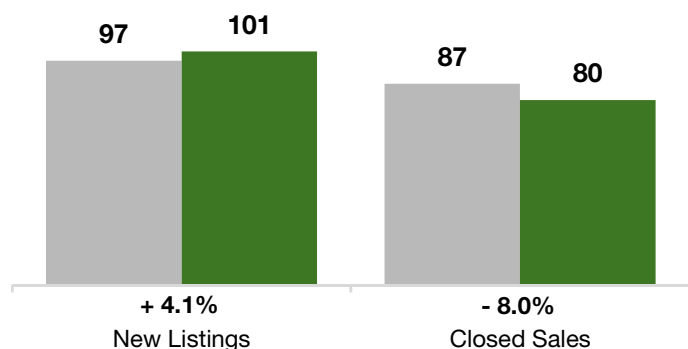
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 2-2019
■ Thru 2-2020

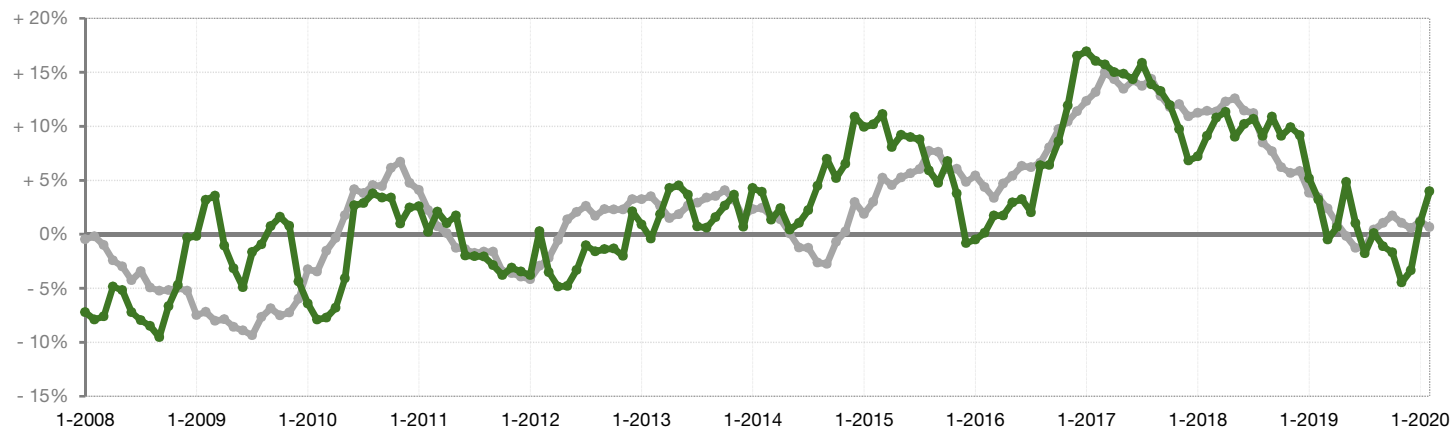
Year to Date

■ Thru 2-2019
■ Thru 2-2020



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

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