

# Local Market Update through April 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

**- 52.7%**

**- 31.0%**

**+ 5.1%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

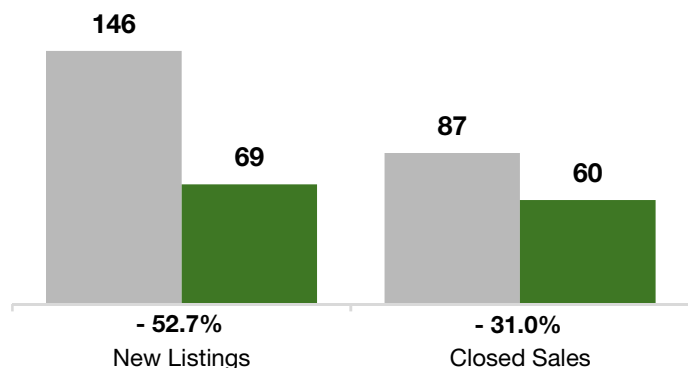
### Year to Date

	Thru 4-2019	Thru 4-2020	+ / -	Thru 4-2019	Thru 4-2020	+ / -
New Listings	146	69	- 52.7%	213	118	- 44.6%
Pending Sales	90	48	- 46.7%	117	76	- 35.0%
Closed Sales	87	60	- 31.0%	116	93	- 19.8%
Lowest Sale Price*	\$168,000	<b>\$240,000</b>	+ 42.9%	\$120,000	<b>\$170,000</b>	+ 41.7%
Median Sales Price*	\$559,000	<b>\$587,500</b>	+ 5.1%	\$544,500	<b>\$568,000</b>	+ 4.3%
Highest Sale Price*	\$1,440,000	<b>\$1,233,000</b>	- 14.4%	\$1,440,000	<b>\$2,000,000</b>	+ 38.9%
Percent of Original List Price Received*	94.4%	93.4%	- 1.0%	94.1%	94.0%	- 0.1%
Inventory of Homes for Sale	191	156	- 18.5%	--	--	--
Months Supply of Inventory	6.6	5.6	- 14.8%	--	--	--

\* 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.

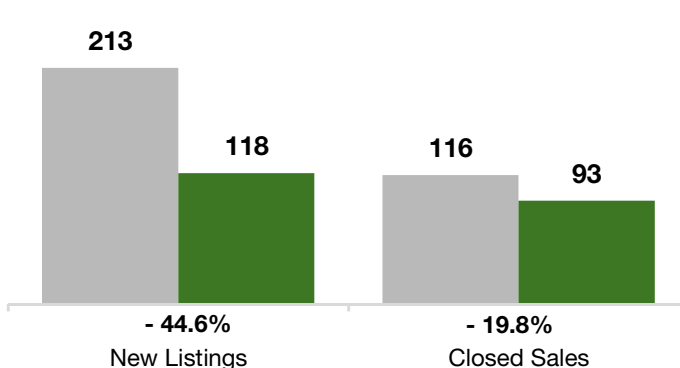
### Last 3 Months

■ Thru 4-2019  
■ Thru 4-2020



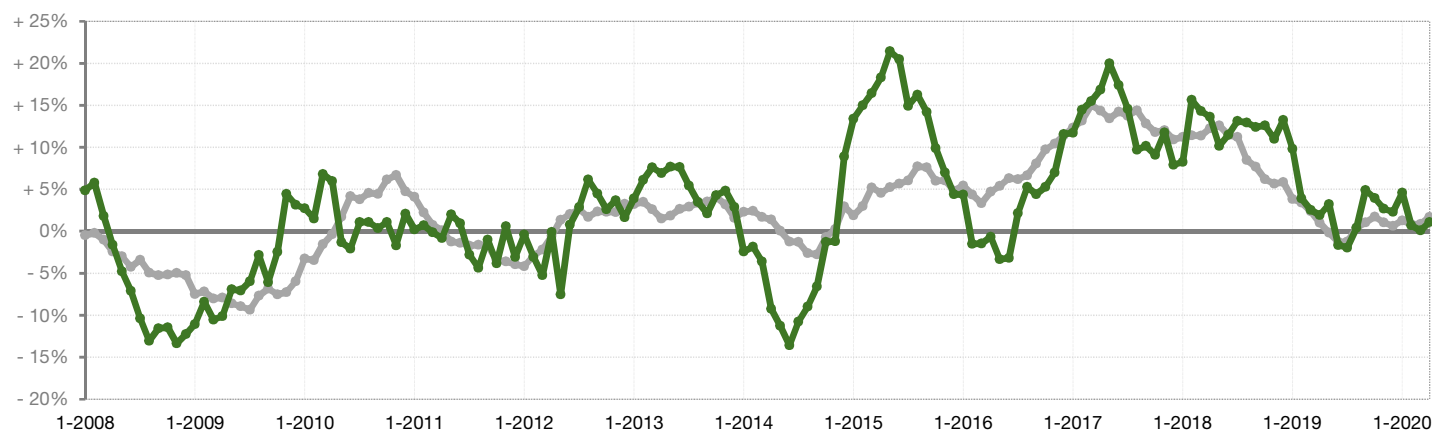
### Year to Date

■ Thru 4-2019  
■ Thru 4-2020



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