

Local Market Update through April 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

- 44.4%

Year-Over-Year Change in New Listings

- 15.6%

Year-Over-Year Change in Closed Sales

- 3.1%

One-Year Change in Median Sales Price*

Last 3 Months

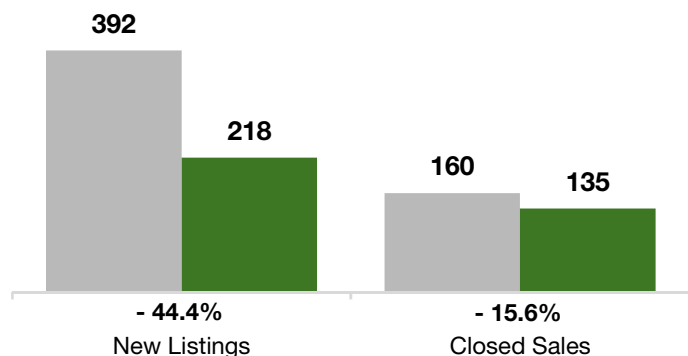
Year to Date

	Thru 4-2019	Thru 4-2020	+ / -	Thru 4-2019	Thru 4-2020	+ / -
New Listings	392	218	- 44.4%	508	361	- 28.9%
Pending Sales	187	166	- 11.2%	234	220	- 6.0%
Closed Sales	160	135	- 15.6%	219	204	- 6.8%
Lowest Sale Price*	\$211,500	\$225,000	+ 6.4%	\$211,500	\$225,000	+ 6.4%
Median Sales Price*	\$609,000	\$589,900	- 3.1%	\$607,000	\$580,000	- 4.4%
Highest Sale Price*	\$1,800,000	\$1,300,000	- 27.8%	\$1,800,000	\$1,300,000	- 27.8%
Percent of Original List Price Received*	94.8%	93.8%	- 1.1%	94.6%	93.7%	- 1.0%
Inventory of Homes for Sale	458	371	- 18.9%	--	--	--
Months Supply of Inventory	6.5	5.3	- 17.9%	--	--	--

* 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.

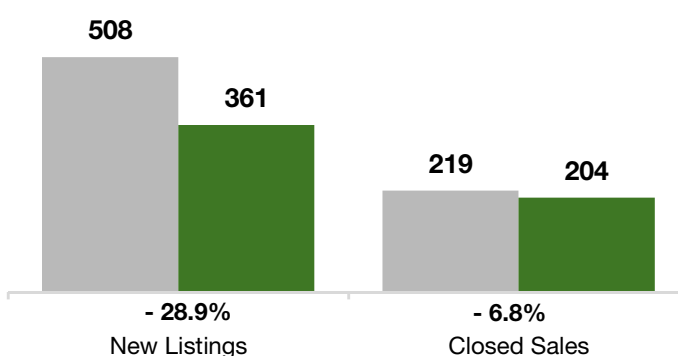
Last 3 Months

■ Thru 4-2019
■ Thru 4-2020

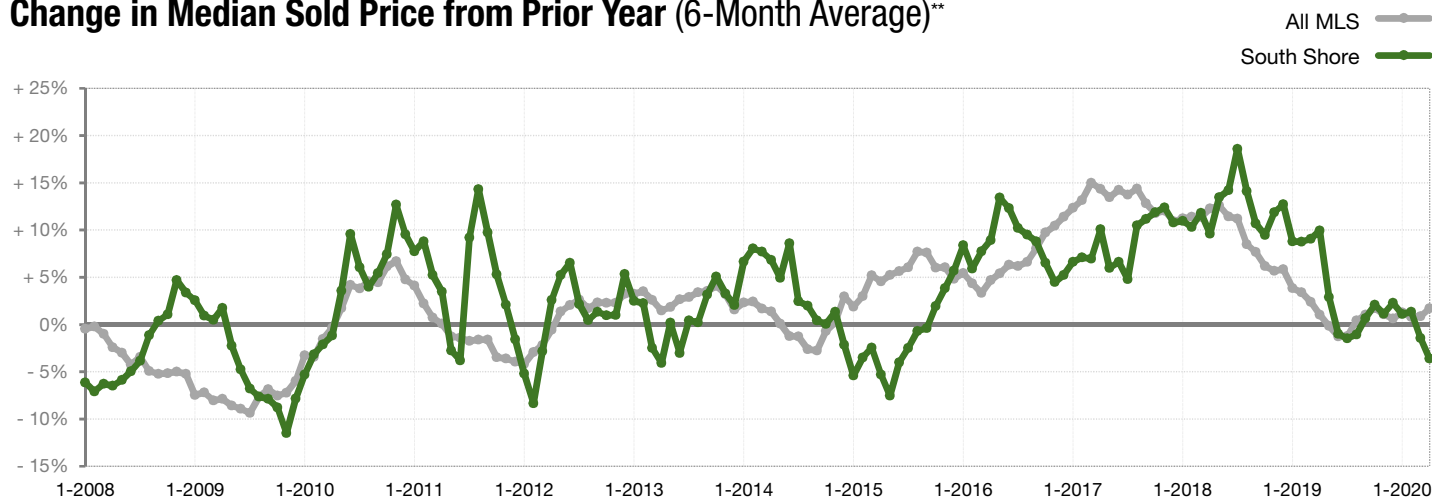


Year to Date

■ Thru 4-2019
■ Thru 4-2020



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



**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.