

Local Market Update through April 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

- 54.5%

+ 45.8%

+ 2.0%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

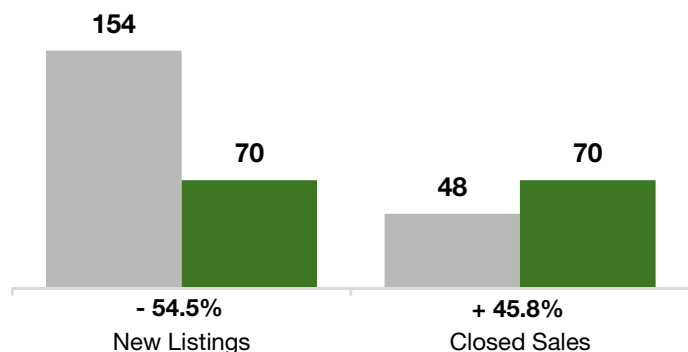
Year to Date

	Last 3 Months			Year to Date		
	Thru 4-2019	Thru 4-2020	+ / -	Thru 4-2019	Thru 4-2020	+ / -
New Listings	154	70	- 54.5%	197	117	- 40.6%
Pending Sales	83	47	- 43.4%	97	79	- 18.6%
Closed Sales	48	70	+ 45.8%	84	96	+ 14.3%
Lowest Sale Price*	\$122,500	\$150,000	+ 22.4%	\$122,500	\$150,000	+ 22.4%
Median Sales Price*	\$588,500	\$600,000	+ 2.0%	\$580,000	\$599,000	+ 3.3%
Highest Sale Price*	\$1,850,000	\$2,110,000	+ 14.1%	\$1,850,000	\$2,110,000	+ 14.1%
Percent of Original List Price Received*	93.1%	92.4%	- 0.8%	93.0%	92.3%	- 0.8%
Inventory of Homes for Sale	170	135	- 20.7%	--	--	--
Months Supply of Inventory	6.4	4.9	- 24.3%	--	--	--

* 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.

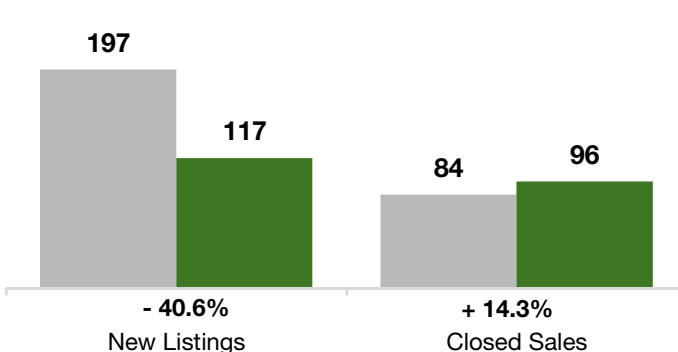
Last 3 Months

■ Thru 4-2019
■ Thru 4-2020



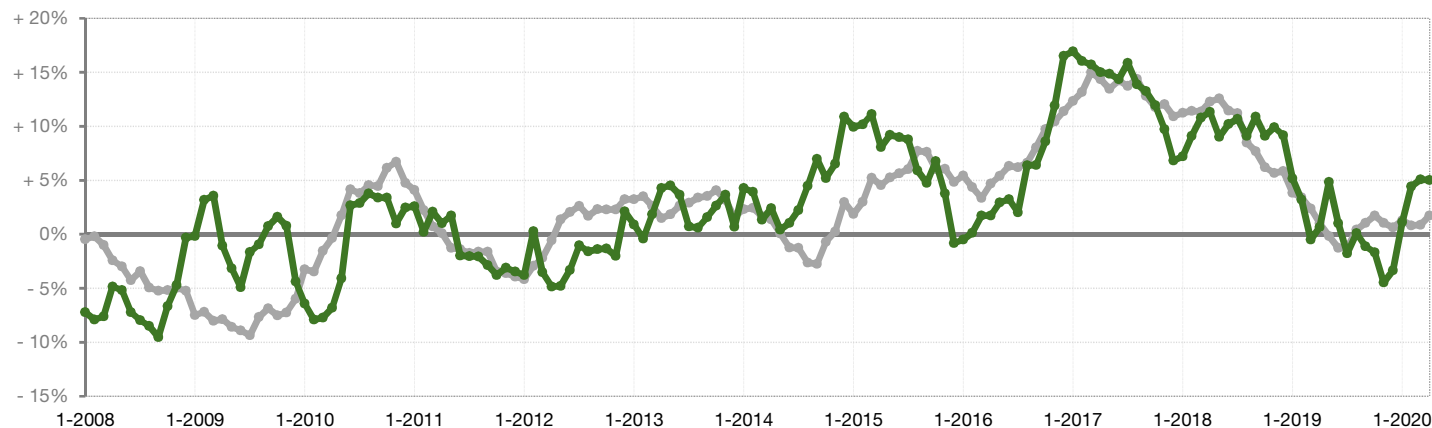
Year to Date

■ Thru 4-2019
■ Thru 4-2020



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

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