

Local Market Update through May 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

- 65.1%

Year-Over-Year Change in New Listings

- 51.6%

Year-Over-Year Change in Closed Sales

+ 8.9%

One-Year Change in Median Sales Price*

Last 3 Months

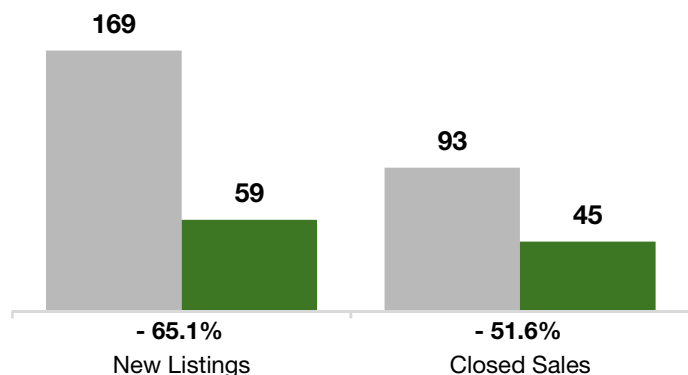
Year to Date

	Thru 5-2019	Thru 5-2020	+ / -	Thru 5-2019	Thru 5-2020	+ / -
New Listings	169	59	- 65.1%	273	140	- 48.7%
Pending Sales	93	25	- 73.1%	148	78	- 47.3%
Closed Sales	93	45	- 51.6%	147	108	- 26.5%
Lowest Sale Price*	\$168,000	\$240,000	+ 42.9%	\$120,000	\$170,000	+ 41.7%
Median Sales Price*	\$560,000	\$610,000	+ 8.9%	\$560,000	\$566,000	+ 1.1%
Highest Sale Price*	\$1,425,000	\$1,233,000	- 13.5%	\$1,440,000	\$2,000,000	+ 38.9%
Percent of Original List Price Received*	94.2%	93.8%	- 0.4%	94.0%	94.1%	+ 0.1%
Inventory of Homes for Sale	203	157	- 22.4%	--	--	--
Months Supply of Inventory	7.0	6.1	- 12.1%	--	--	--

* 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.

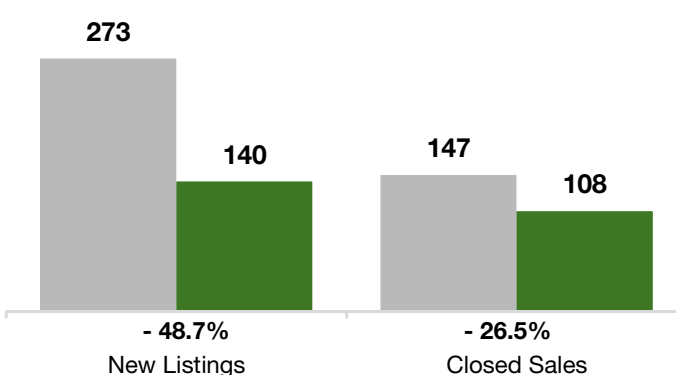
Last 3 Months

■ Thru 5-2019
■ Thru 5-2020



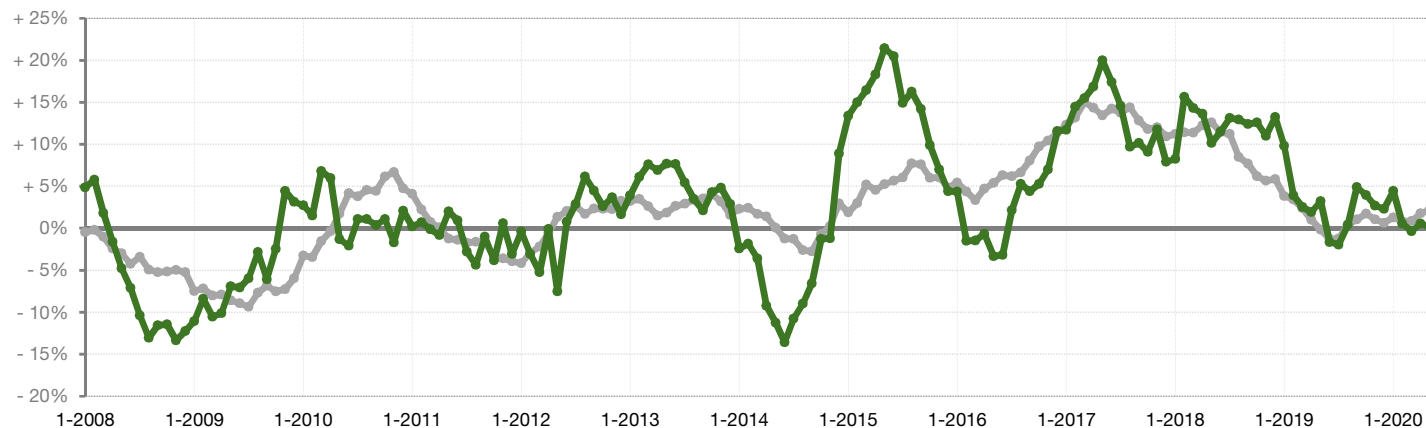
Year to Date

■ Thru 5-2019
■ Thru 5-2020



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