

Local Market Update through May 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

- 62.6%

- 14.3%

- 7.5%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

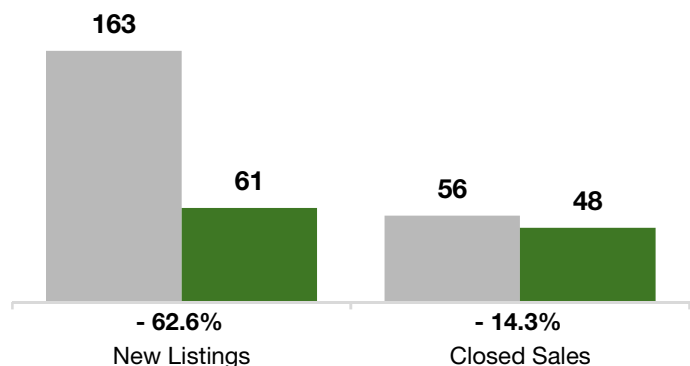
Year to Date

	Thru 5-2019	Thru 5-2020	+ / -	Thru 5-2019	Thru 5-2020	+ / -
New Listings	163	61	- 62.6%	245	147	- 40.0%
Pending Sales	101	42	- 58.4%	138	89	- 35.5%
Closed Sales	56	48	- 14.3%	109	106	- 2.8%
Lowest Sale Price*	\$122,500	\$150,000	+ 22.4%	\$122,500	\$150,000	+ 22.4%
Median Sales Price*	\$643,000	\$595,000	- 7.5%	\$600,000	\$600,000	- 0.0%
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*	93.3%	91.7%	- 1.6%	93.1%	92.4%	- 0.7%
Inventory of Homes for Sale	181	126	- 30.4%	--	--	--
Months Supply of Inventory	6.7	4.9	- 26.9%	--	--	--

* 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.

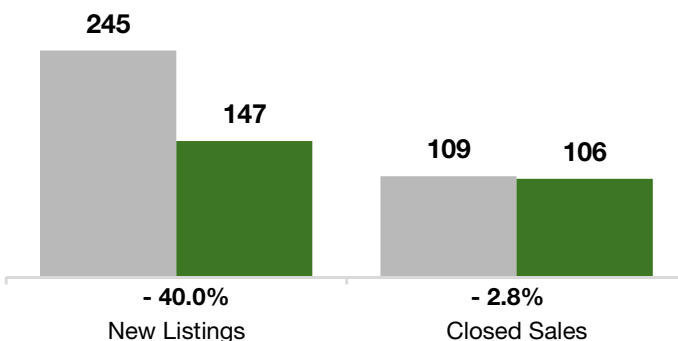
Last 3 Months

■ Thru 5-2019
■ Thru 5-2020



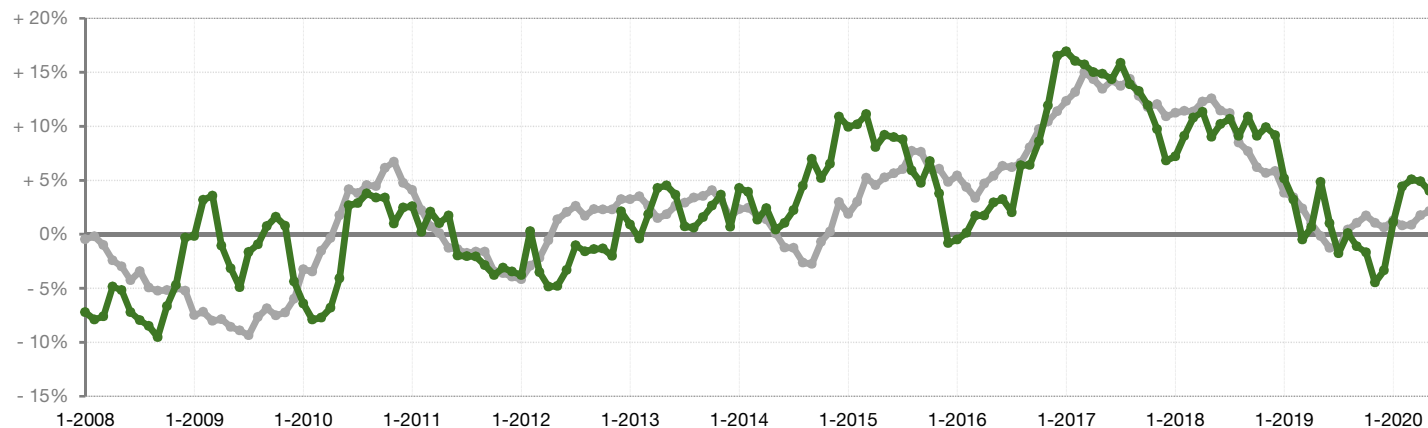
Year to Date

■ Thru 5-2019
■ Thru 5-2020



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

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