

# Local Market Update through June 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

**- 50.5%**

**- 27.9%**

**+ 4.7%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

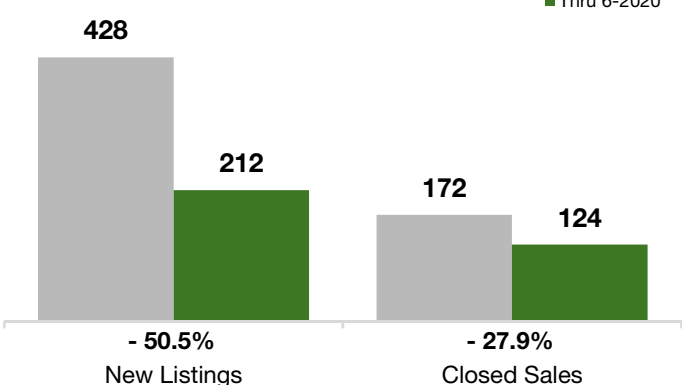
### Last 3 Months

### Year to Date

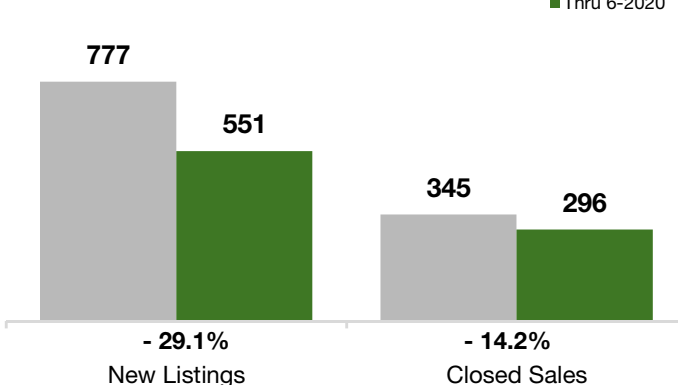
|  | Thru 6-2019 | Thru 6-2020 | + / -   | Thru 6-2019 | Thru 6-2020 | + / -   |
|--|-------------|-------------|---------|-------------|-------------|---------|
| New Listings                             | 428         | 212         | - 50.5% | 777         | 551         | - 29.1% |
| Pending Sales                            | 235         | 95          | - 59.6% | 396         | 271         | - 31.6% |
| Closed Sales                             | 172         | 124         | - 27.9% | 345         | 296         | - 14.2% |
| Lowest Sale Price*                       | \$299,888   | \$261,500   | - 12.8% | \$211,500   | \$225,000   | + 6.4%  |
| Median Sales Price*                      | \$585,000   | \$612,500   | + 4.7%  | \$597,000   | \$589,950   | - 1.2%  |
| Highest Sale Price*                      | \$2,000,000 | \$1,475,000 | - 26.3% | \$2,000,000 | \$1,475,000 | - 26.3% |
| Percent of Original List Price Received* | 95.3%       | 92.7%       | - 2.7%  | 94.9%       | 93.5%       | - 1.5%  |
| Inventory of Homes for Sale              | 518         | 370         | - 28.6% | --          | --          | --      |
| Months Supply of Inventory               | 7.6         | 6.0         | - 20.6% | --          | --          | --      |

\* 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.

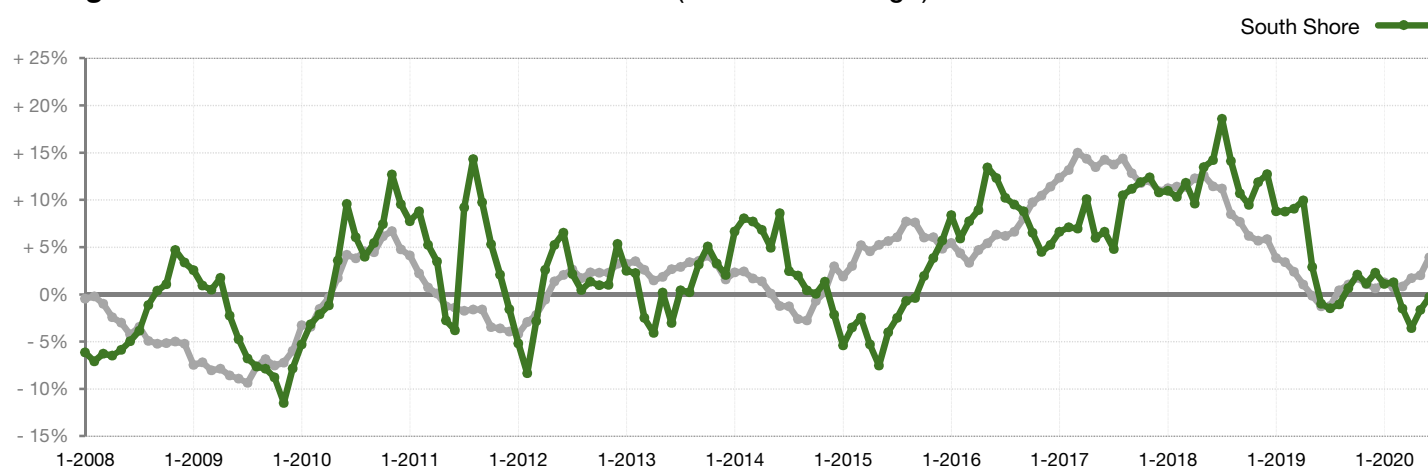
### Last 3 Months



### Year to Date



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