

Local Market Update through July 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

- 5.6%

- 41.9%

+ 7.7%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

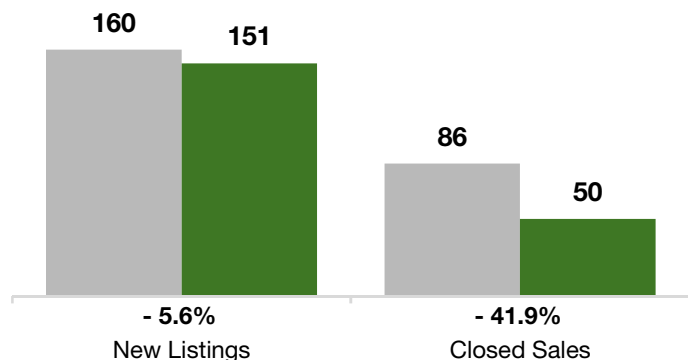
Year to Date

	Thru 7-2019	Thru 7-2020	+ / -	Thru 7-2019	Thru 7-2020	+ / -
New Listings	160	151	- 5.6%	373	272	- 27.1%
Pending Sales	92	69	- 25.0%	209	141	- 32.5%
Closed Sales	86	50	- 41.9%	202	147	- 27.2%
Lowest Sale Price*	\$185,000	\$175,000	- 5.4%	\$120,000	\$170,000	+ 41.7%
Median Sales Price*	\$550,000	\$592,500	+ 7.7%	\$550,000	\$575,000	+ 4.5%
Highest Sale Price*	\$1,775,000	\$1,089,888	- 38.6%	\$1,775,000	\$2,000,000	+ 12.7%
Percent of Original List Price Received*	92.6%	94.5%	+ 2.0%	93.5%	94.2%	+ 0.7%
Inventory of Homes for Sale	217	161	- 26.0%	--	--	--
Months Supply of Inventory	7.6	6.7	- 11.8%	--	--	--

* 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 7-2019
■ Thru 7-2020



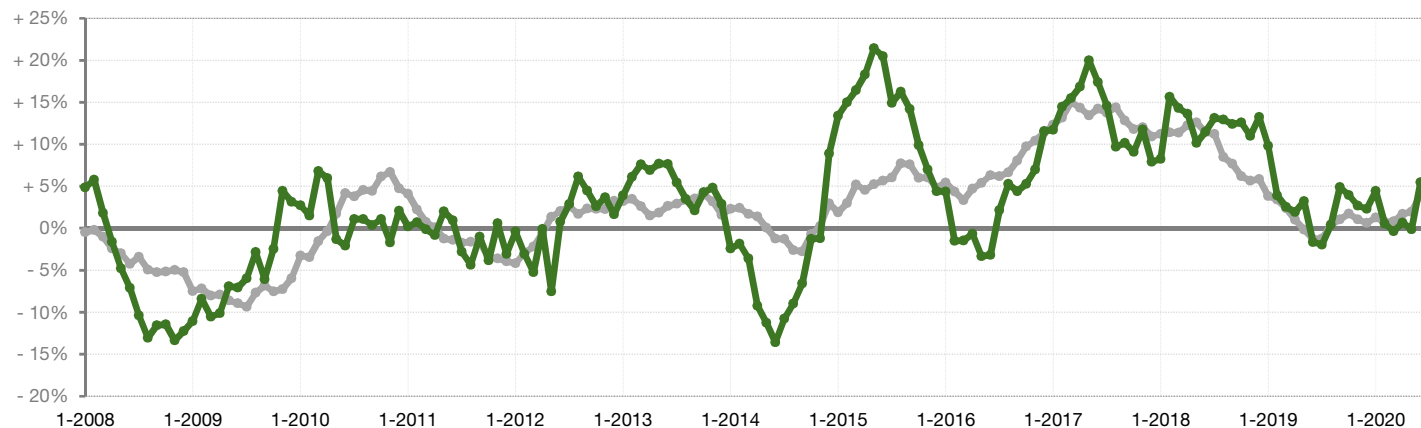
Year to Date

■ Thru 7-2019
■ Thru 7-2020



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