

Local Market Update through July 2020

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

- 29.0%

- 56.0%

- 2.4%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

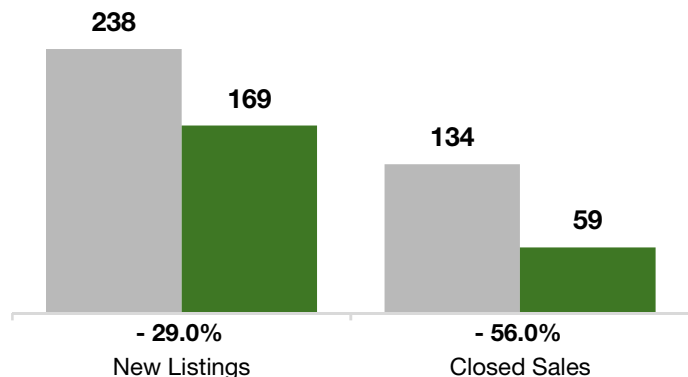
Year to Date

	Thru 7-2019	Thru 7-2020	+ / -	Thru 7-2019	Thru 7-2020	+ / -
New Listings	238	169	- 29.0%	530	356	- 32.8%
Pending Sales	149	113	- 24.2%	317	212	- 33.1%
Closed Sales	134	59	- 56.0%	283	162	- 42.8%
Lowest Sale Price*	\$80,000	\$120,000	+ 50.0%	\$80,000	\$120,000	+ 50.0%
Median Sales Price*	\$445,500	\$435,000	- 2.4%	\$436,000	\$438,000	+ 0.5%
Highest Sale Price*	\$950,000	\$865,000	- 8.9%	\$989,000	\$901,000	- 8.9%
Percent of Original List Price Received*	94.3%	95.6%	+ 1.4%	93.8%	95.1%	+ 1.4%
Inventory of Homes for Sale	306	226	- 26.0%	--	--	--
Months Supply of Inventory	6.8	6.8	- 0.6%	--	--	--

* 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.

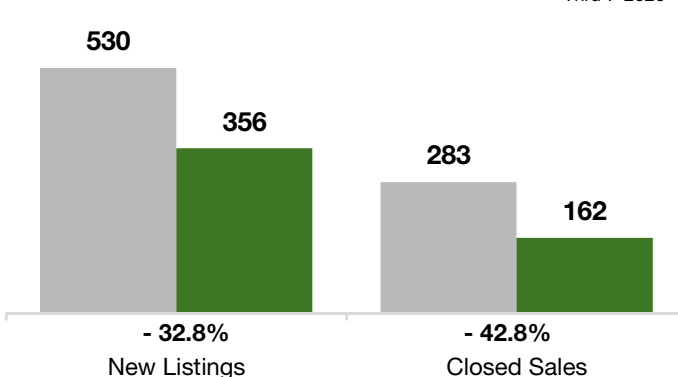
Last 3 Months

■ Thru 7-2019
■ Thru 7-2020



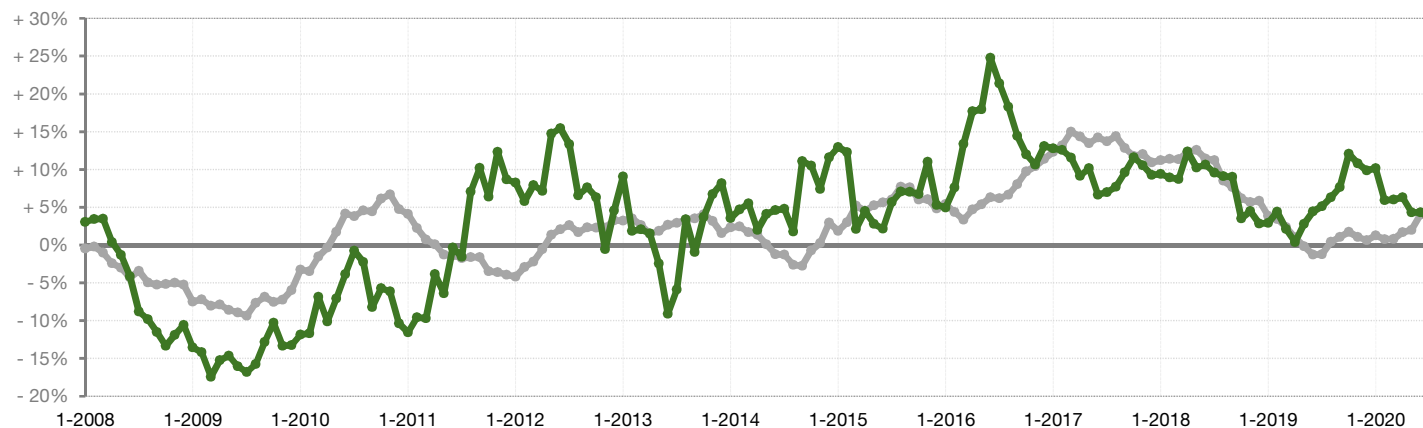
Year to Date

■ Thru 7-2019
■ Thru 7-2020



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

All MLS —
North 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.