

# Local Market Update through July 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

**+ 5.9%**

**- 28.6%**

**- 2.1%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

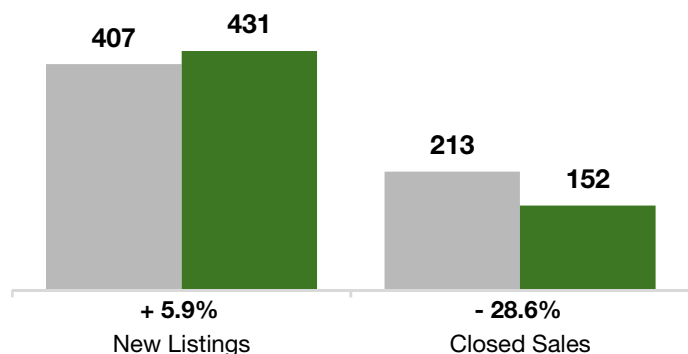
### Year to Date

|  | Thru 7-2019 | Thru 7-2020        | + / -   | Thru 7-2019 | Thru 7-2020        | + / -   |
|--|-------------|--------------------|---------|-------------|--------------------|---------|
| New Listings                             | 407         | <b>431</b>         | + 5.9%  | 915         | <b>793</b>         | - 13.3% |
| Pending Sales                            | 238         | <b>201</b>         | - 15.5% | 472         | <b>409</b>         | - 13.3% |
| Closed Sales                             | 213         | <b>152</b>         | - 28.6% | 432         | <b>358</b>         | - 17.1% |
| Lowest Sale Price*                       | \$282,500   | <b>\$135,000</b>   | - 52.2% | \$211,500   | <b>\$135,000</b>   | - 36.2% |
| Median Sales Price*                      | \$605,000   | <b>\$592,500</b>   | - 2.1%  | \$606,000   | <b>\$582,500</b>   | - 3.9%  |
| Highest Sale Price*                      | \$2,000,000 | <b>\$1,475,000</b> | - 26.3% | \$2,000,000 | <b>\$1,475,000</b> | - 26.3% |
| Percent of Original List Price Received* | 95.1%       | <b>92.8%</b>       | - 2.4%  | 94.8%       | <b>93.3%</b>       | - 1.6%  |
| Inventory of Homes for Sale              | 528         | <b>429</b>         | - 18.7% | --          | --                 | --      |
| Months Supply of Inventory               | 7.8         | <b>7.1</b>         | - 9.9%  | --          | --                 | --      |

\* 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.

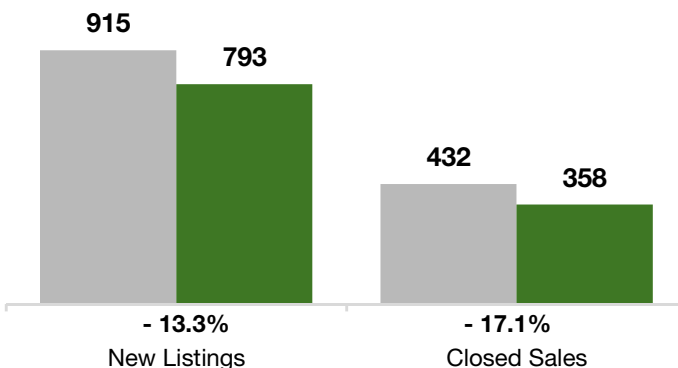
### Last 3 Months

■ Thru 7-2019  
■ Thru 7-2020

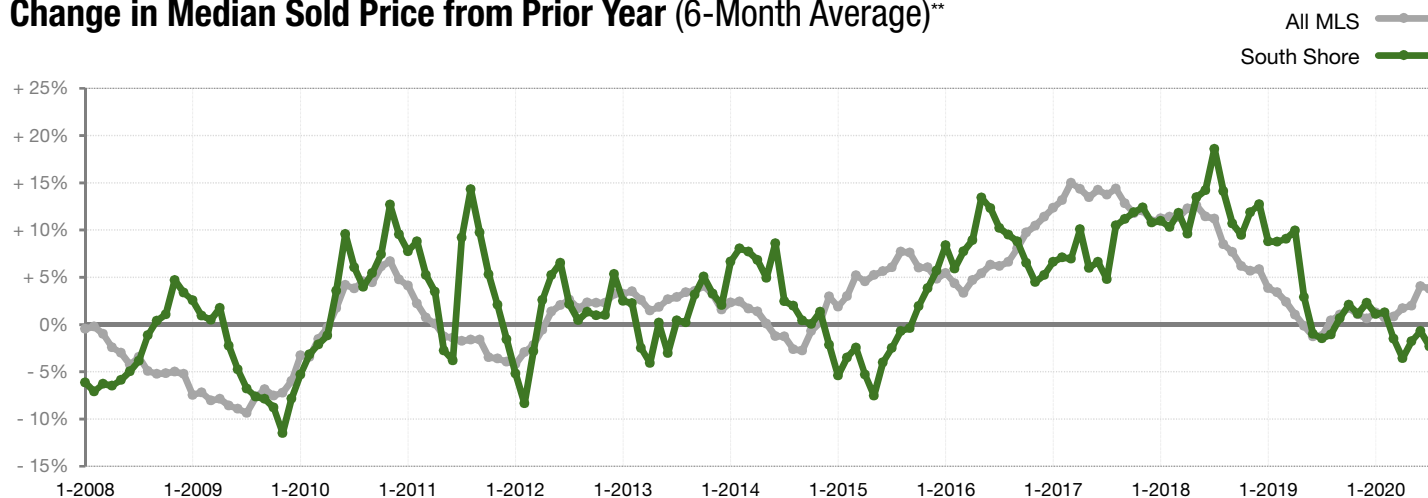


### Year to Date

■ Thru 7-2019  
■ Thru 7-2020



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



\*\*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.