

Local Market Update through July 2020

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

- 6.3%

- 40.0%

- 3.7%

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	96	90	- 6.3%	209	167	- 20.1%
Pending Sales	37	47	+ 27.0%	97	86	- 11.3%
Closed Sales	50	30	- 40.0%	93	71	- 23.7%
Lowest Sale Price*	\$254,000	\$281,000	+ 10.6%	\$254,000	\$281,000	+ 10.6%
Median Sales Price*	\$789,000	\$760,000	- 3.7%	\$762,500	\$730,000	- 4.3%
Highest Sale Price*	\$4,500,000	\$3,450,000	- 23.3%	\$4,500,000	\$3,450,000	- 23.3%
Percent of Original List Price Received*	92.9%	91.6%	- 1.4%	92.5%	91.6%	- 1.0%
Inventory of Homes for Sale	147	115	- 22.2%	--	--	--
Months Supply of Inventory	10.4	9.9	- 4.9%	--	--	--

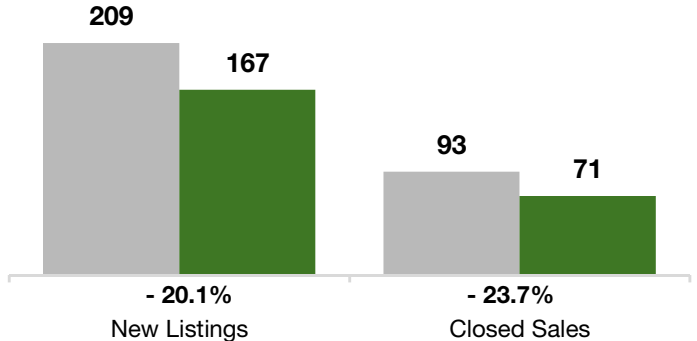
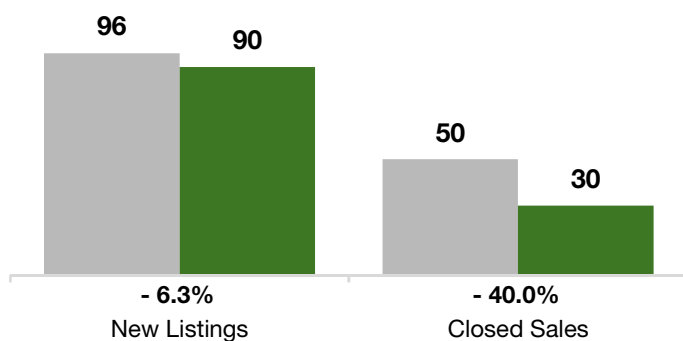
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2019
■ Thru 7-2020

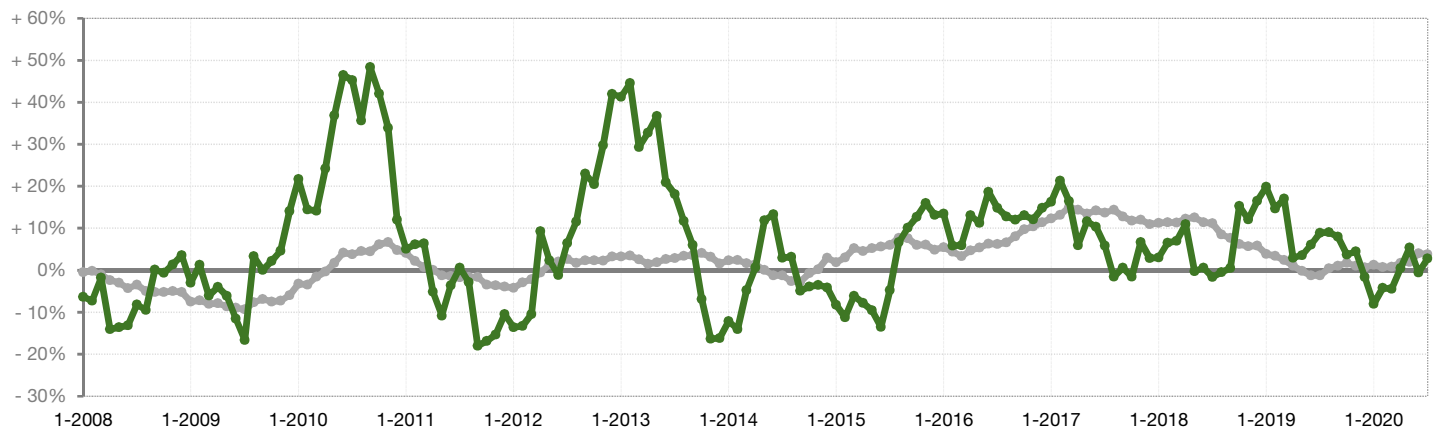
Year to Date

■ Thru 7-2019
■ Thru 7-2020



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

All MLS —
The Hills —



**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.