

Local Market Update through July 2020

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 28.8%

- 50.5%

- 2.2%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

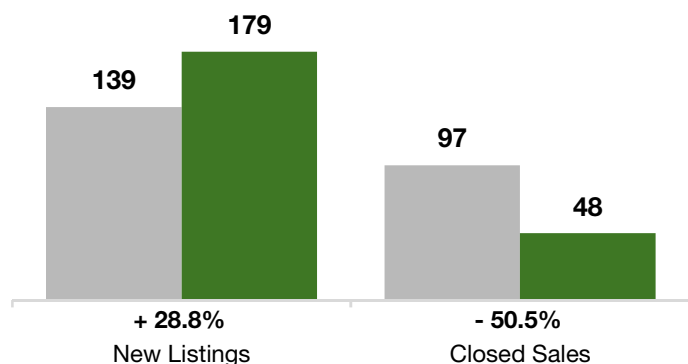
Year to Date

	Thru 7-2019	Thru 7-2020	+ / -	Thru 7-2019	Thru 7-2020	+ / -
New Listings	139	179	+ 28.8%	336	296	- 11.9%
Pending Sales	103	61	- 40.8%	200	138	- 31.0%
Closed Sales	97	48	- 50.5%	181	145	- 19.9%
Lowest Sale Price*	\$160,000	\$215,000	+ 34.4%	\$122,500	\$150,000	+ 22.4%
Median Sales Price*	\$580,000	\$567,500	- 2.2%	\$580,000	\$590,000	+ 1.7%
Highest Sale Price*	\$998,000	\$1,180,000	+ 18.2%	\$1,850,000	\$2,110,000	+ 14.1%
Percent of Original List Price Received*	93.8%	94.3%	+ 0.6%	93.4%	93.0%	- 0.4%
Inventory of Homes for Sale	185	168	- 9.0%	--	--	--
Months Supply of Inventory	6.6	7.5	+ 14.5%	--	--	--

* 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.

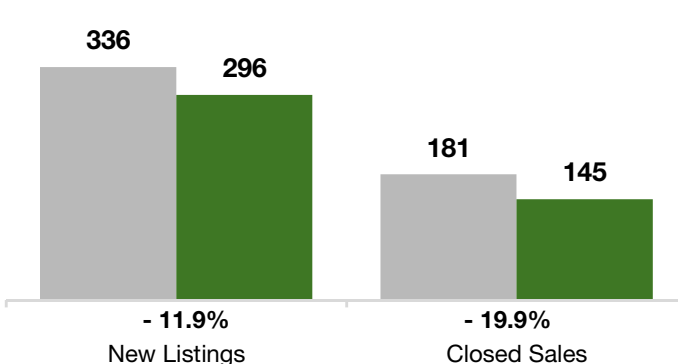
Last 3 Months

■ Thru 7-2019
■ Thru 7-2020



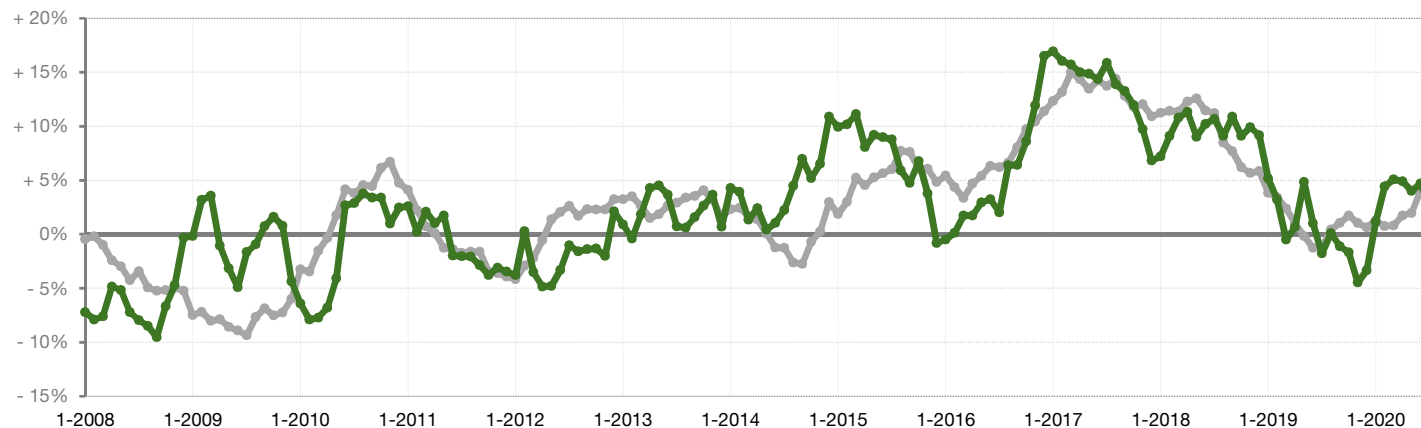
Year to Date

■ Thru 7-2019
■ Thru 7-2020



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

All MLS —
The Lakes —



**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.