

# Local Market Update through August 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

**+ 31.3%**

**- 31.0%**

**+ 5.0%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

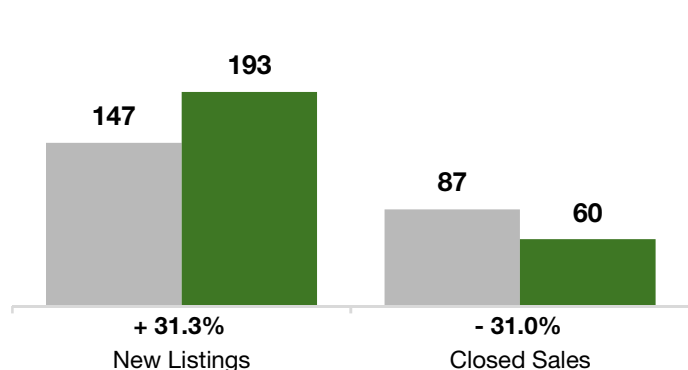
### Year to Date

	Thru 8-2019	Thru 8-2020	+ / -	Thru 8-2019	Thru 8-2020	+ / -
New Listings	147	<b>193</b>	+ 31.3%	420	<b>334</b>	- 20.5%
Pending Sales	92	<b>110</b>	+ 19.6%	240	<b>186</b>	- 22.5%
Closed Sales	87	<b>60</b>	- 31.0%	234	<b>171</b>	- 26.9%
Lowest Sale Price*	\$185,000	<b>\$175,000</b>	- 5.4%	\$120,000	<b>\$170,000</b>	+ 41.7%
Median Sales Price*	\$557,000	<b>\$585,000</b>	+ 5.0%	\$560,000	<b>\$575,000</b>	+ 2.7%
Highest Sale Price*	\$1,775,000	<b>\$999,000</b>	- 43.7%	\$1,775,000	<b>\$2,000,000</b>	+ 12.7%
Percent of Original List Price Received*	93.0%	<b>94.4%</b>	+ 1.5%	93.7%	<b>94.2%</b>	+ 0.6%
Inventory of Homes for Sale	214	<b>173</b>	- 19.3%	--	--	--
Months Supply of Inventory	7.5	<b>7.2</b>	- 4.3%	--	--	--

\* 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.

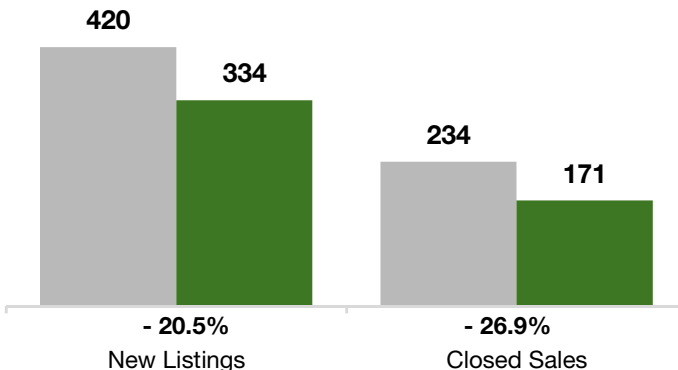
### Last 3 Months

■ Thru 8-2019  
■ Thru 8-2020



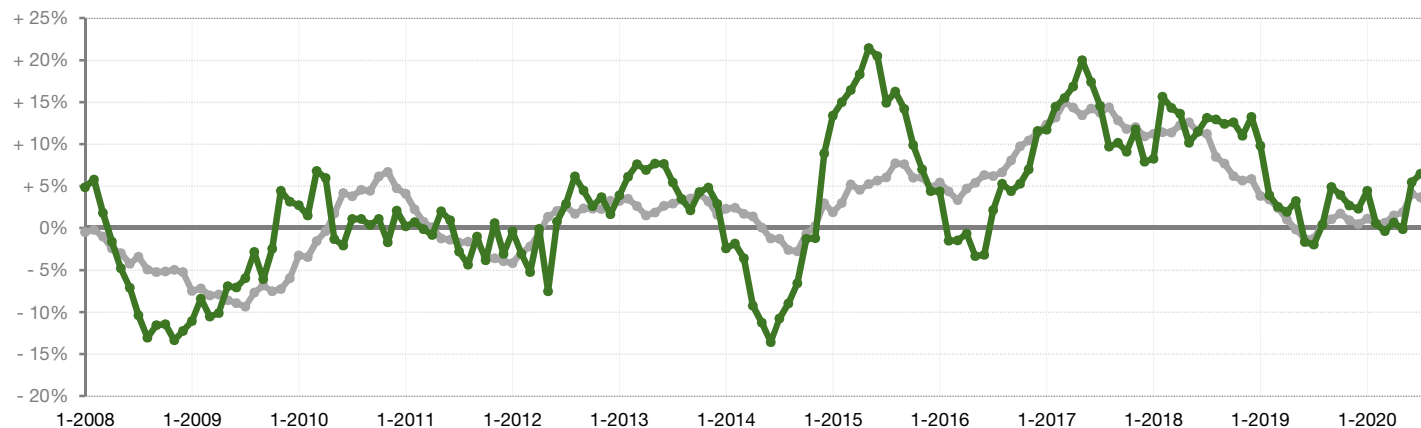
### Year to Date

■ Thru 8-2019  
■ Thru 8-2020



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