

# Local Market Update through August 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

**- 0.5%**

**- 49.7%**

**- 6.5%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

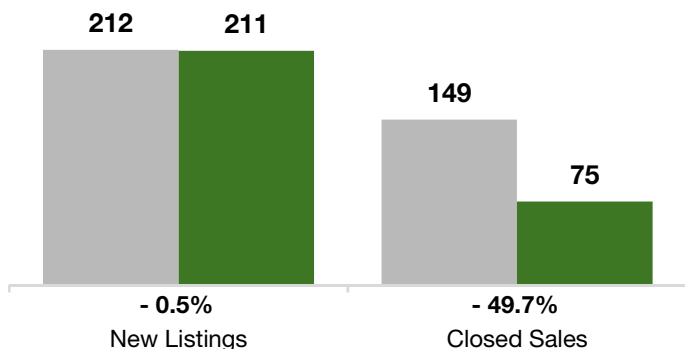
### Year to Date

	Thru 8-2019	Thru 8-2020	+ / -	Thru 8-2019	Thru 8-2020	+ / -
New Listings	212	211	- 0.5%	589	435	- 26.1%
Pending Sales	142	162	+ 14.1%	357	279	- 21.8%
Closed Sales	149	75	- 49.7%	341	194	- 43.1%
Lowest Sale Price*	\$80,000	\$125,000	+ 56.3%	\$80,000	\$120,000	+ 50.0%
Median Sales Price*	\$465,000	\$435,000	- 6.5%	\$449,500	\$435,000	- 3.2%
Highest Sale Price*	\$985,000	\$865,000	- 12.2%	\$989,000	\$901,000	- 8.9%
Percent of Original List Price Received*	94.6%	96.4%	+ 2.0%	94.1%	95.1%	+ 1.0%
Inventory of Homes for Sale	303	234	- 22.9%	--	--	--
Months Supply of Inventory	6.9	7.0	+ 0.5%	--	--	--

\* 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.

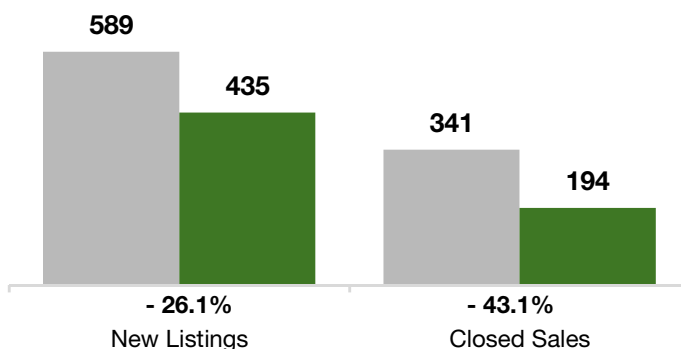
### Last 3 Months

■ Thru 8-2019  
■ Thru 8-2020



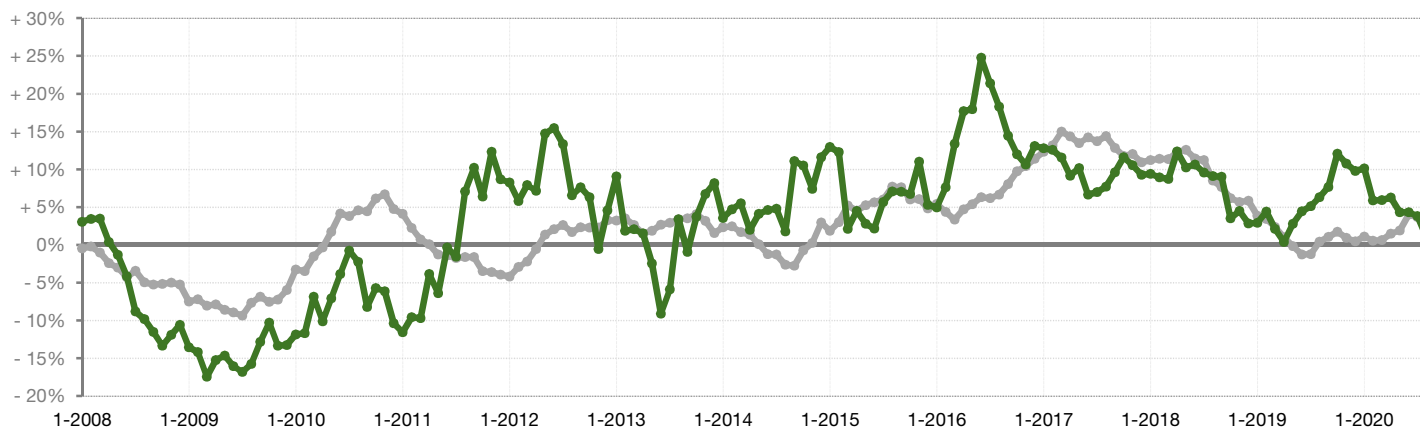
### Year to Date

■ Thru 8-2019  
■ Thru 8-2020



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

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