

Local Market Update through August 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

+ 32.4%

- 35.6%

+ 0.8%

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	395	523	+ 32.4%	1,031	964	- 6.5%
Pending Sales	221	316	+ 43.0%	542	545	+ 0.6%
Closed Sales	250	161	- 35.6%	519	417	- 19.7%
Lowest Sale Price*	\$242,500	\$135,000	- 44.3%	\$211,500	\$135,000	- 36.2%
Median Sales Price*	\$605,000	\$610,000	+ 0.8%	\$605,000	\$592,500	- 2.1%
Highest Sale Price*	\$1,850,000	\$1,475,000	- 20.3%	\$2,000,000	\$1,475,000	- 26.3%
Percent of Original List Price Received*	95.0%	93.1%	- 2.0%	94.8%	93.4%	- 1.4%
Inventory of Homes for Sale	537	463	- 13.8%	--	--	--
Months Supply of Inventory	8.1	7.3	- 8.9%	--	--	--

* 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.

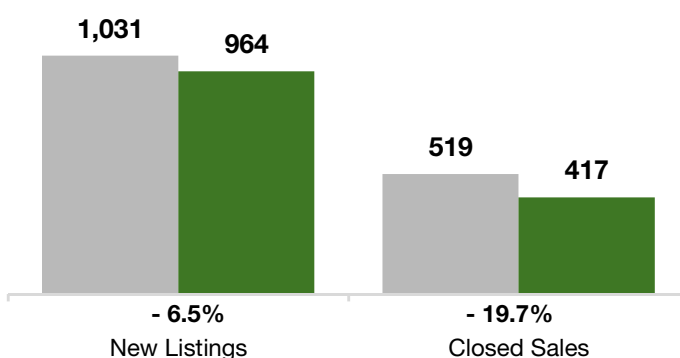
Last 3 Months

■ Thru 8-2019
■ Thru 8-2020



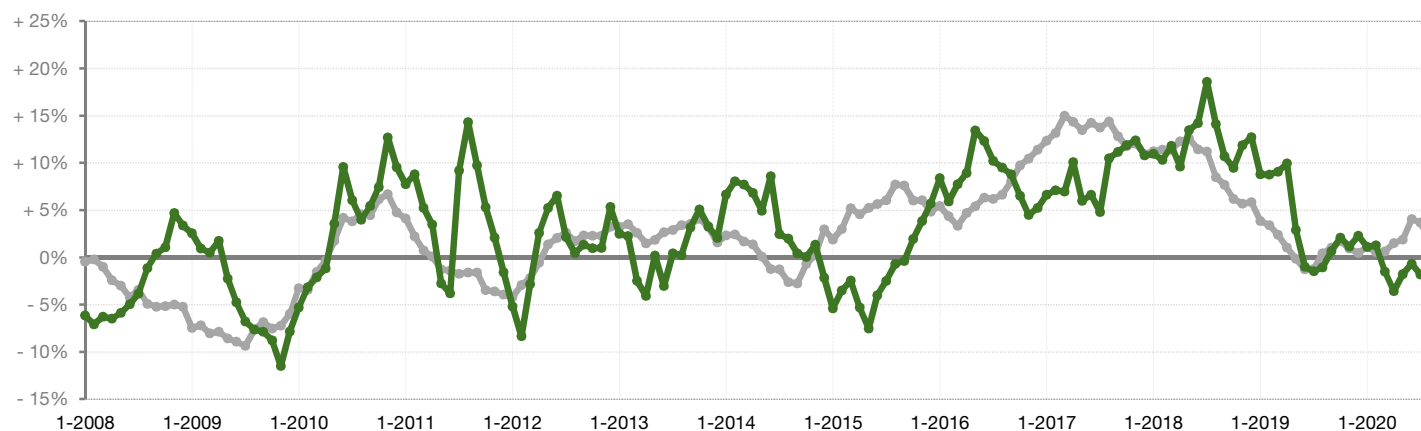
Year to Date

■ Thru 8-2019
■ Thru 8-2020



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

All MLS —
South 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.