

Local Market Update through August 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

+ 61.2%

- 52.0%

- 1.8%

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	129	208	+ 61.2%	374	356	- 4.8%
Pending Sales	93	117	+ 25.8%	231	202	- 12.6%
Closed Sales	102	49	- 52.0%	211	155	- 26.5%
Lowest Sale Price*	\$152,000	\$149,000	- 2.0%	\$122,500	\$149,000	+ 21.6%
Median Sales Price*	\$570,000	\$560,000	- 1.8%	\$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%	94.6%	+ 0.8%	93.5%	93.2%	- 0.3%
Inventory of Homes for Sale	183	189	+ 3.5%	--	--	--
Months Supply of Inventory	6.5	8.3	+ 28.2%	--	--	--

* 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



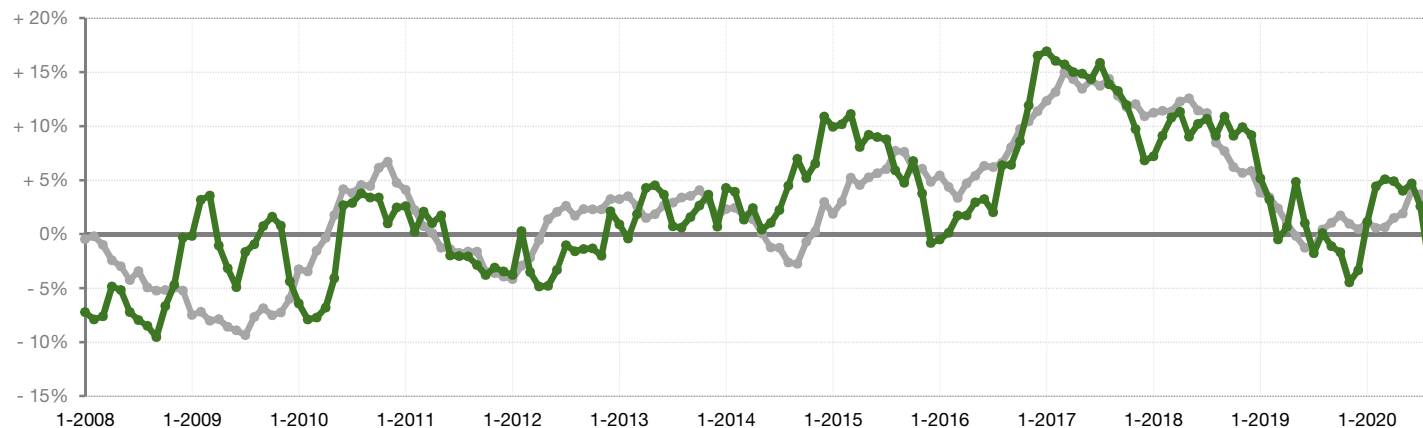
Year to Date

■ Thru 8-2019
■ Thru 8-2020



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

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