

# Local Market Update through September 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

**+ 28.9%**

**- 21.5%**

**- 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 9-2019	Thru 9-2020	+ / -	Thru 9-2019	Thru 9-2020	+ / -
New Listings	152	<b>196</b>	+ 28.9%	478	<b>385</b>	- 19.5%
Pending Sales	84	<b>127</b>	+ 51.2%	263	<b>225</b>	- 14.4%
Closed Sales	79	<b>62</b>	- 21.5%	258	<b>193</b>	- 25.2%
Lowest Sale Price*	\$261,000	<b>\$270,000</b>	+ 3.4%	\$120,000	<b>\$170,000</b>	+ 41.7%
Median Sales Price*	\$590,000	<b>\$585,000</b>	- 0.8%	\$560,000	<b>\$580,000</b>	+ 3.6%
Highest Sale Price*	\$1,775,000	<b>\$943,000</b>	- 46.9%	\$1,775,000	<b>\$2,000,000</b>	+ 12.7%
Percent of Original List Price Received*	92.7%	<b>94.8%</b>	+ 2.2%	93.6%	<b>94.3%</b>	+ 0.8%
Inventory of Homes for Sale	213	<b>183</b>	- 13.9%	--	--	--
Months Supply of Inventory	7.5	<b>7.4</b>	- 1.7%	--	--	--

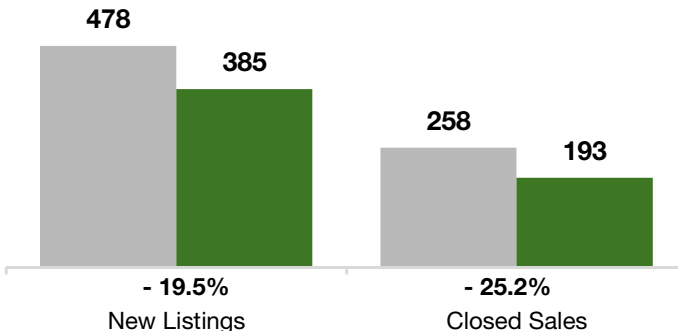
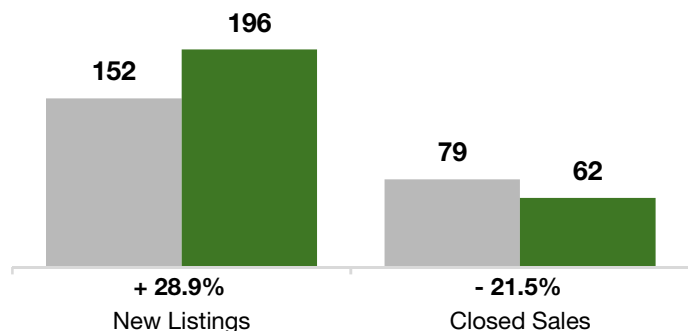
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 9-2019  
■ Thru 9-2020

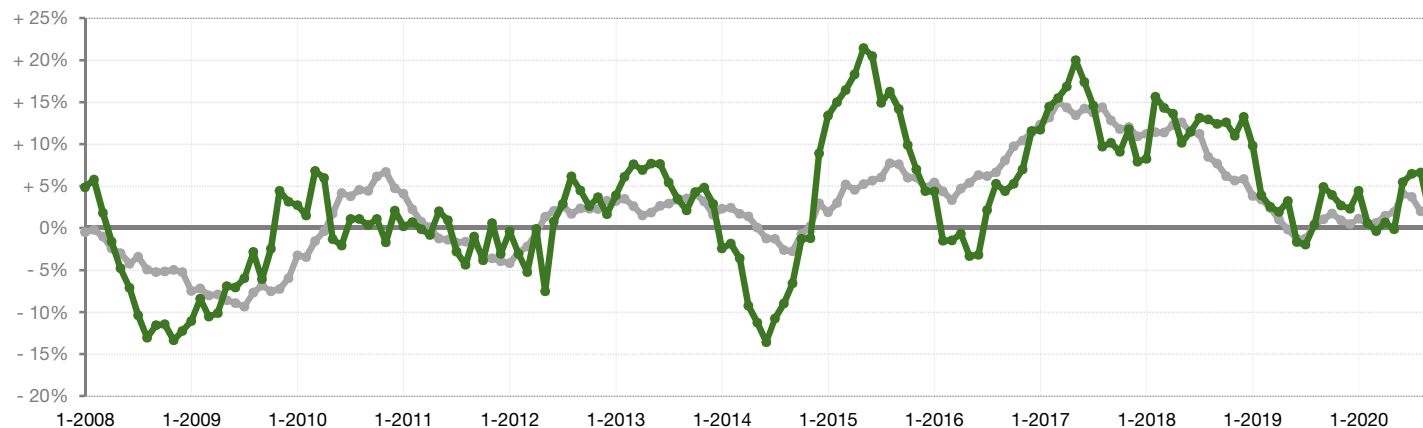
### Year to Date

■ Thru 9-2019  
■ Thru 9-2020



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