

Local Market Update through September 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

+ 36.1%

- 24.3%

- 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 9-2019	Thru 9-2020	+ / -	Thru 9-2019	Thru 9-2020	+ / -
New Listings	371	505	+ 36.1%	1,148	1,101	- 4.1%
Pending Sales	214	382	+ 78.5%	610	655	+ 7.4%
Closed Sales	235	178	- 24.3%	580	495	- 14.7%
Lowest Sale Price*	\$196,388	\$135,000	- 31.3%	\$196,388	\$135,000	- 31.3%
Median Sales Price*	\$615,000	\$575,000	- 6.5%	\$605,000	\$585,000	- 3.3%
Highest Sale Price*	\$2,575,000	\$1,700,000	- 34.0%	\$2,575,000	\$1,700,000	- 34.0%
Percent of Original List Price Received*	94.4%	94.5%	+ 0.0%	94.7%	93.8%	- 1.0%
Inventory of Homes for Sale	539	457	- 15.2%	--	--	--
Months Supply of Inventory	8.1	6.8	- 16.6%	--	--	--

* 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

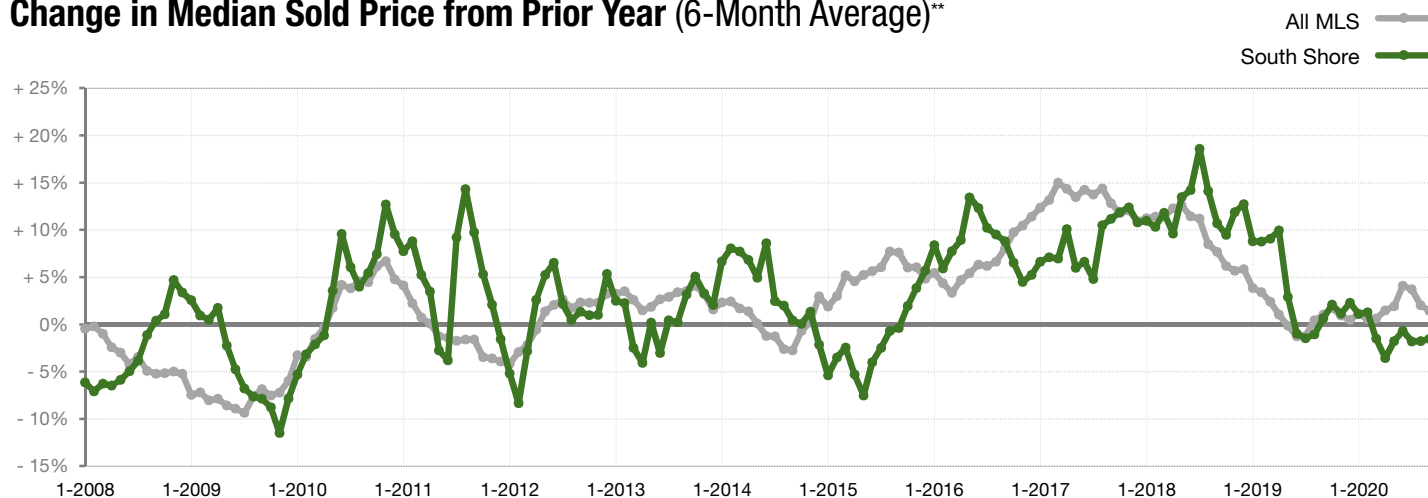
■ Thru 9-2019
■ Thru 9-2020

Year to Date

■ Thru 9-2019
■ Thru 9-2020



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



**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.