

Local Market Update through September 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

+ 70.2%

- 38.8%

+ 0.2%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

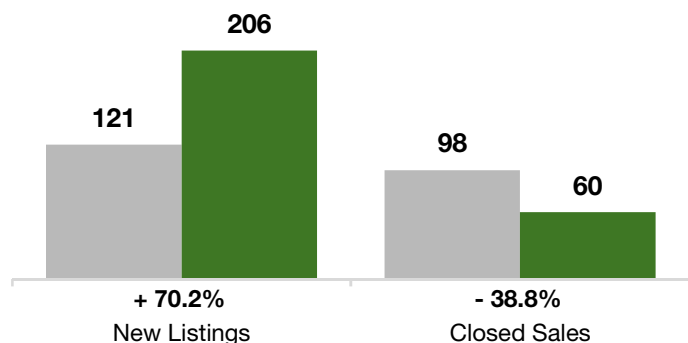
Year to Date

	Thru 9-2019	Thru 9-2020	+ / -	Thru 9-2019	Thru 9-2020	+ / -
New Listings	121	206	+ 70.2%	414	418	+ 1.0%
Pending Sales	87	144	+ 65.5%	257	248	- 3.5%
Closed Sales	98	60	- 38.8%	240	186	- 22.5%
Lowest Sale Price*	\$152,000	\$149,000	- 2.0%	\$122,500	\$149,000	+ 21.6%
Median Sales Price*	\$565,000	\$566,250	+ 0.2%	\$580,000	\$590,000	+ 1.7%
Highest Sale Price*	\$998,000	\$1,150,000	+ 15.2%	\$1,850,000	\$2,110,000	+ 14.1%
Percent of Original List Price Received*	93.7%	94.9%	+ 1.3%	93.4%	93.5%	+ 0.2%
Inventory of Homes for Sale	181	198	+ 9.8%	--	--	--
Months Supply of Inventory	6.4	8.3	+ 28.8%	--	--	--

* 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.

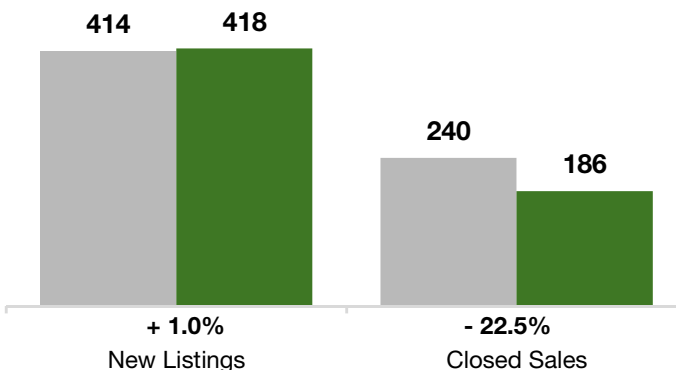
Last 3 Months

■ Thru 9-2019
■ Thru 9-2020



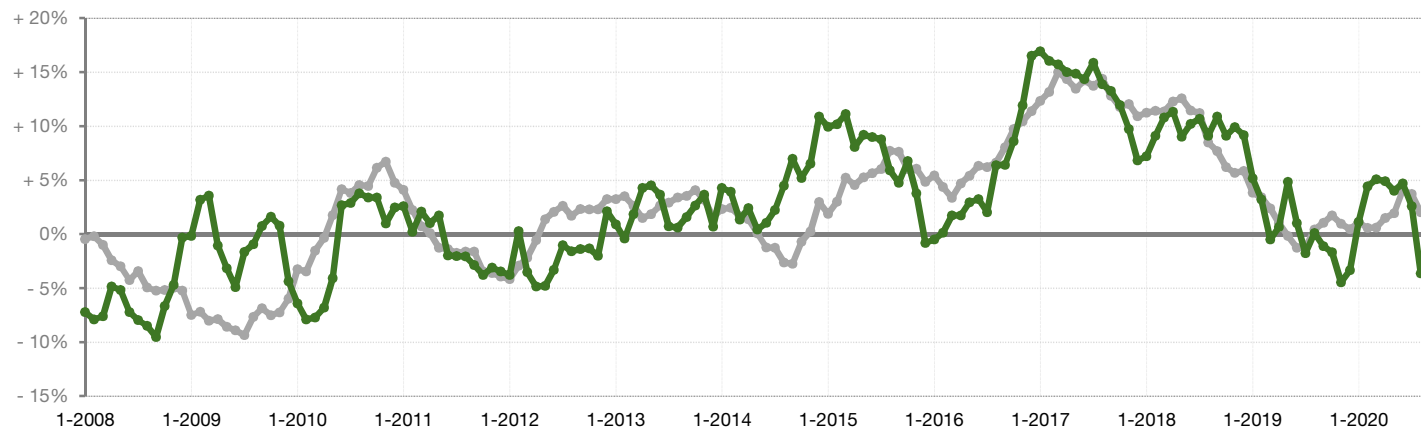
Year to Date

■ Thru 9-2019
■ Thru 9-2020



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

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