

# Local Market Update through November 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

**- 12.3%**

**+ 13.9%**

**+ 5.8%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

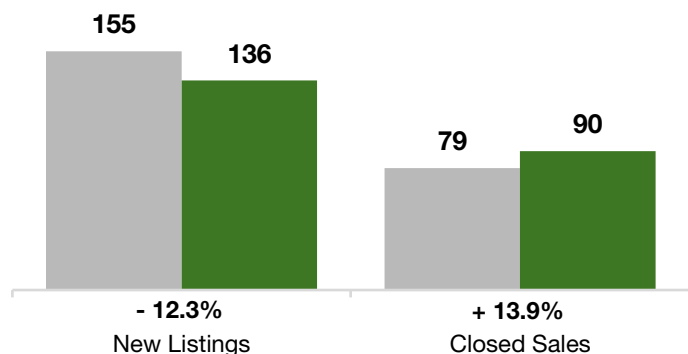
### Year to Date

	Thru 11-2019	Thru 11-2020	+ / -	Thru 11-2019	Thru 11-2020	+ / -
New Listings	155	<b>136</b>	- 12.3%	575	<b>469</b>	- 18.4%
Pending Sales	87	<b>110</b>	+ 26.4%	327	<b>289</b>	- 11.6%
Closed Sales	79	<b>90</b>	+ 13.9%	313	<b>262</b>	- 16.3%
Lowest Sale Price*	\$230,000	<b>\$275,000</b>	+ 19.6%	\$120,000	<b>\$170,000</b>	+ 41.7%
Median Sales Price*	\$585,000	<b>\$619,000</b>	+ 5.8%	\$565,000	<b>\$586,000</b>	+ 3.7%
Highest Sale Price*	\$1,269,000	<b>\$1,650,000</b>	+ 30.0%	\$1,775,000	<b>\$2,000,000</b>	+ 12.7%
Percent of Original List Price Received*	93.0%	<b>95.7%</b>	+ 2.9%	93.5%	<b>94.7%</b>	+ 1.3%
Inventory of Homes for Sale	213	<b>167</b>	- 21.3%	--	--	--
Months Supply of Inventory	7.4	<b>6.4</b>	- 14.8%	--	--	--

\* 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.

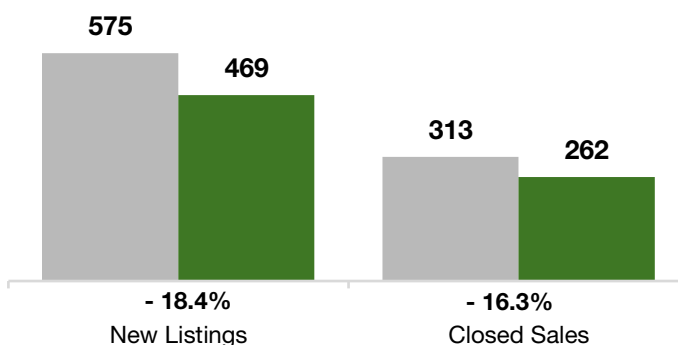
### Last 3 Months

■ Thru 11-2019  
■ Thru 11-2020



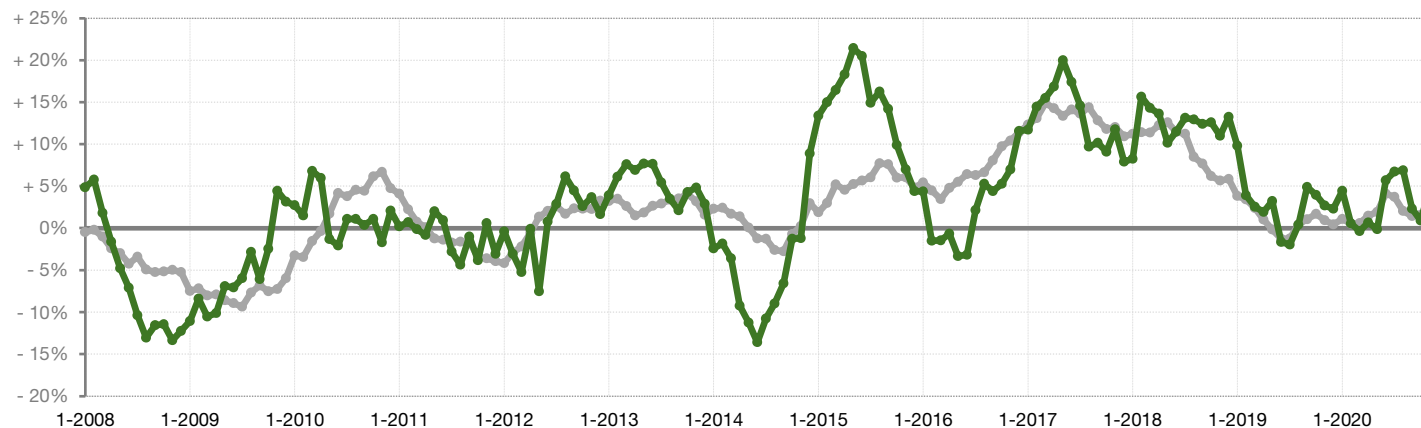
### Year to Date

■ Thru 11-2019  
■ Thru 11-2020



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