

# Local Market Update through October 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

**+ 5.8%**

**- 13.5%**

**- 3.1%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

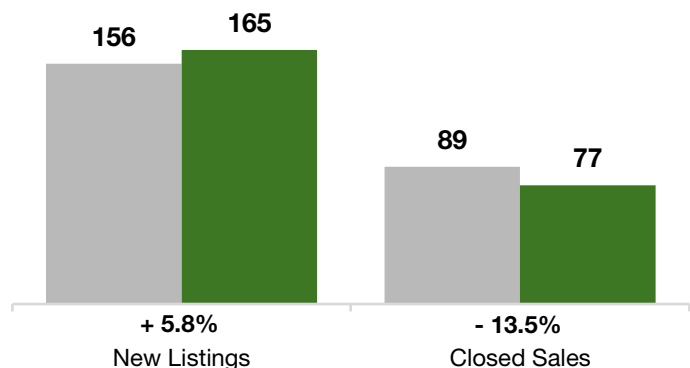
### Year to Date

	Last 3 Months			Year to Date		
	Thru 10-2019	Thru 10-2020	+ / -	Thru 10-2019	Thru 10-2020	+ / -
New Listings	156	<b>165</b>	+ 5.8%	529	<b>438</b>	- 17.2%
Pending Sales	89	<b>123</b>	+ 38.2%	298	<b>257</b>	- 13.8%
Closed Sales	89	<b>77</b>	- 13.5%	291	<b>225</b>	- 22.7%
Lowest Sale Price*	\$265,000	<b>\$275,000</b>	+ 3.8%	\$120,000	<b>\$170,000</b>	+ 41.7%
Median Sales Price*	\$603,800	<b>\$585,000</b>	- 3.1%	\$562,500	<b>\$580,000</b>	+ 3.1%
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*	93.3%	<b>95.3%</b>	+ 2.2%	93.4%	<b>94.6%</b>	+ 1.2%
Inventory of Homes for Sale	211	<b>179</b>	- 15.3%	--	--	--
Months Supply of Inventory	7.4	<b>7.0</b>	- 6.3%	--	--	--

\* 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.

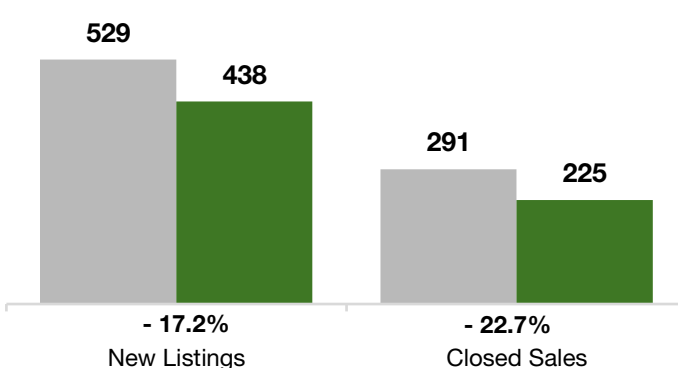
### Last 3 Months

■ Thru 10-2019  
■ Thru 10-2020



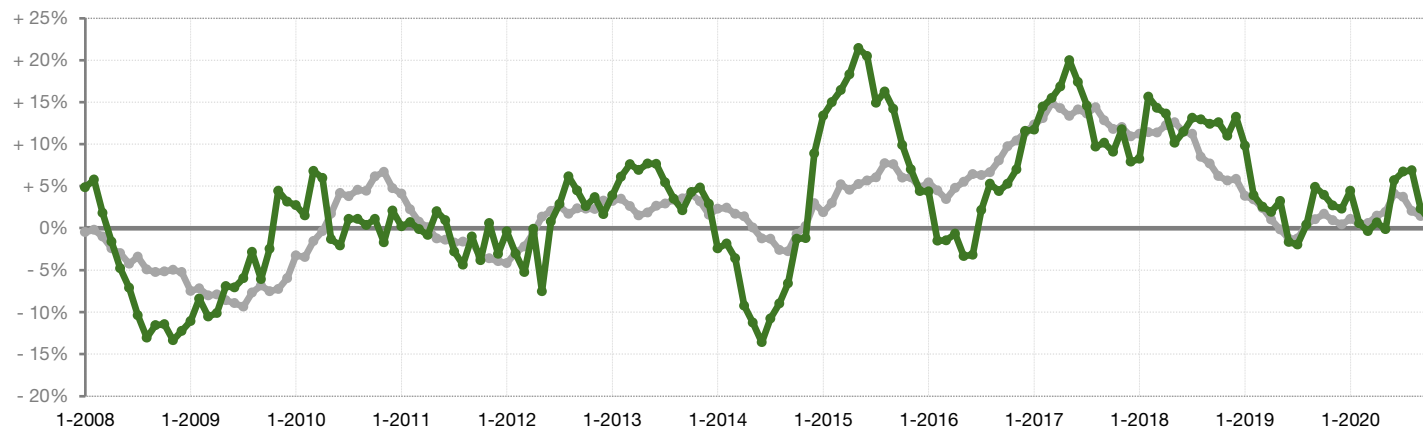
### Year to Date

■ Thru 10-2019  
■ Thru 10-2020



### 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 November 25, 2020. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.