

Local Market Update through October 2020

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

+ 15.2%

- 44.4%

+ 1.6%

Year-Over-Year Change in
New Listings

Year-Over-Year Change in
Closed Sales

One-Year Change in
Median Sales Price*

Last 3 Months

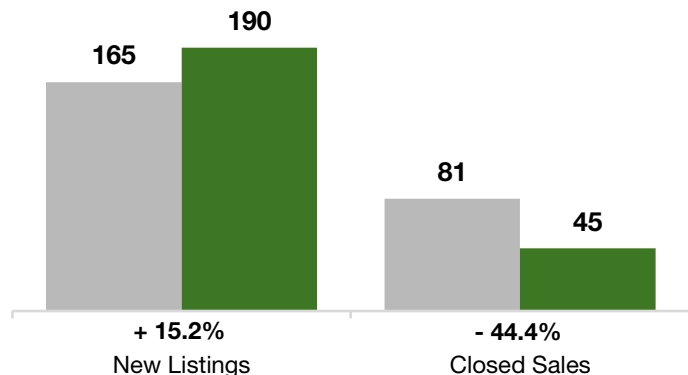
Year to Date

	Last 3 Months			Year to Date		
	Thru 10-2019	Thru 10-2020	+ / -	Thru 10-2019	Thru 10-2020	+ / -
New Listings	165	190	+ 15.2%	599	484	- 19.2%
Pending Sales	81	100	+ 23.5%	269	217	- 19.3%
Closed Sales	81	45	- 44.4%	248	180	- 27.4%
Lowest Sale Price*	\$155,000	\$185,000	+ 19.4%	\$155,000	\$150,000	- 3.2%
Median Sales Price*	\$510,000	\$518,000	+ 1.6%	\$466,500	\$472,000	+ 1.2%
Highest Sale Price*	\$1,290,000	\$1,200,000	- 7.0%	\$1,290,000	\$1,825,000	+ 41.5%
Percent of Original List Price Received*	94.4%	93.0%	- 1.5%	92.9%	93.0%	+ 0.1%
Inventory of Homes for Sale	254	259	+ 2.0%	--	--	--
Months Supply of Inventory	9.6	12.6	+ 31.2%	--	--	--

* 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.

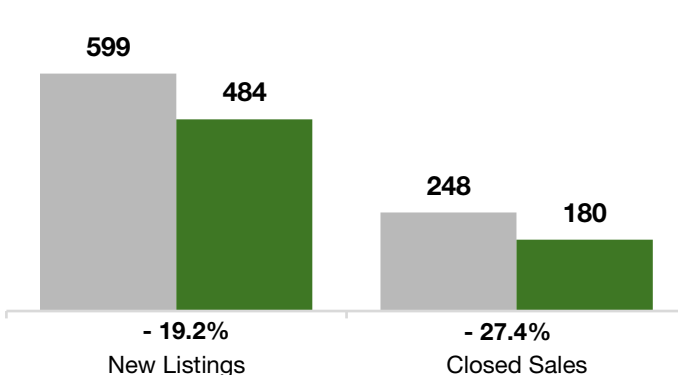
Last 3 Months

■ Thru 10-2019
■ Thru 10-2020



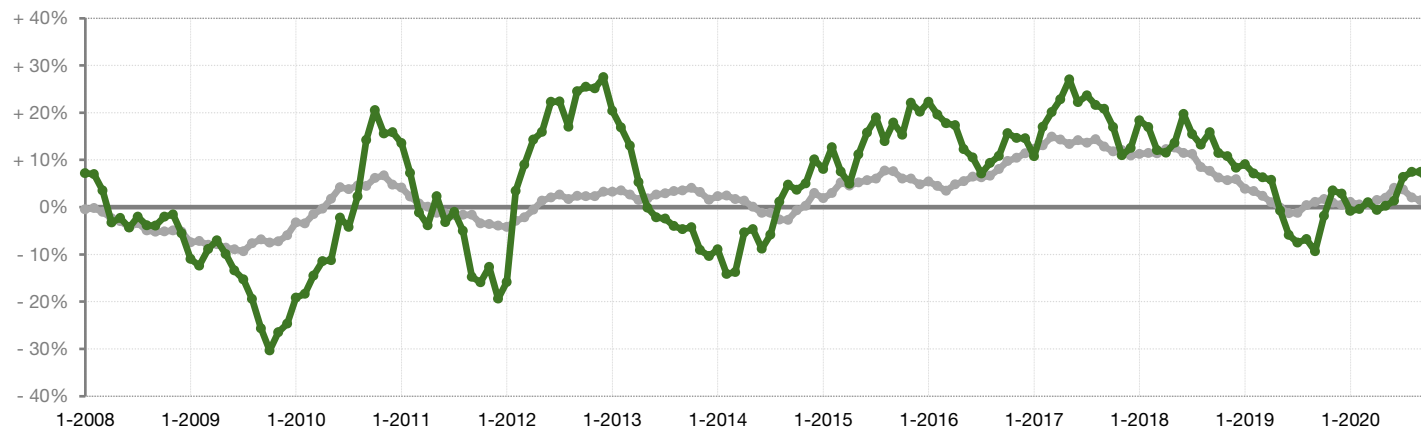
Year to Date

■ Thru 10-2019
■ Thru 10-2020



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

All MLS —
Greater St. George —



**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.