

Local Market Update through October 2020

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

+ 4.7%

- 24.8%

- 10.4%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

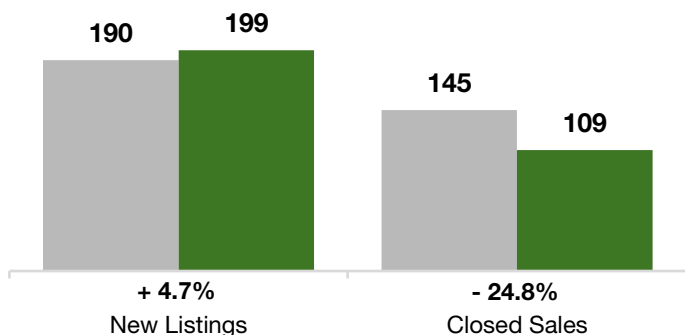
Year to Date

	Thru 10-2019	Thru 10-2020	+ / -	Thru 10-2019	Thru 10-2020	+ / -
New Listings	190	199	+ 4.7%	720	559	- 22.4%
Pending Sales	116	197	+ 69.8%	431	402	- 6.7%
Closed Sales	145	109	- 24.8%	428	274	- 36.0%
Lowest Sale Price*	\$182,500	\$125,000	- 31.5%	\$80,000	\$120,000	+ 50.0%
Median Sales Price*	\$465,000	\$416,550	- 10.4%	\$449,000	\$430,000	- 4.2%
Highest Sale Price*	\$985,000	\$930,000	- 5.6%	\$989,000	\$930,000	- 6.0%
Percent of Original List Price Received*	95.5%	94.3%	- 1.2%	94.4%	94.8%	+ 0.4%
Inventory of Homes for Sale	291	218	- 25.1%	--	--	--
Months Supply of Inventory	6.9	6.0	- 12.2%	--	--	--

* 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.

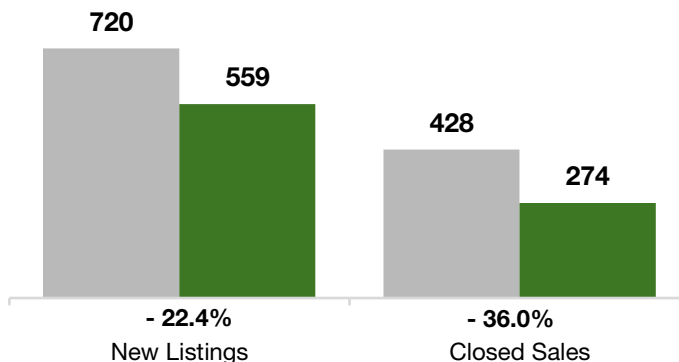
Last 3 Months

■ Thru 10-2019
■ Thru 10-2020

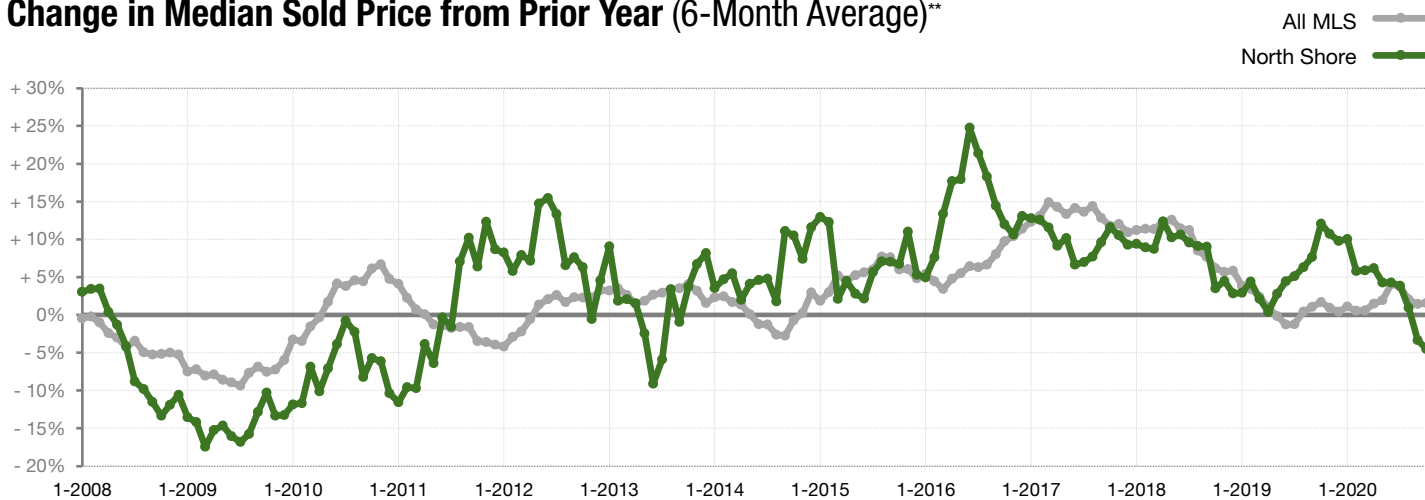


Year to Date

■ Thru 10-2019
■ Thru 10-2020



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



**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.