

# Local Market Update through November 2020

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



## South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

**+ 11.5%**

Year-Over-Year Change in  
New Listings

**+ 42.2%**

Year-Over-Year Change in  
Closed Sales

**- 3.1%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

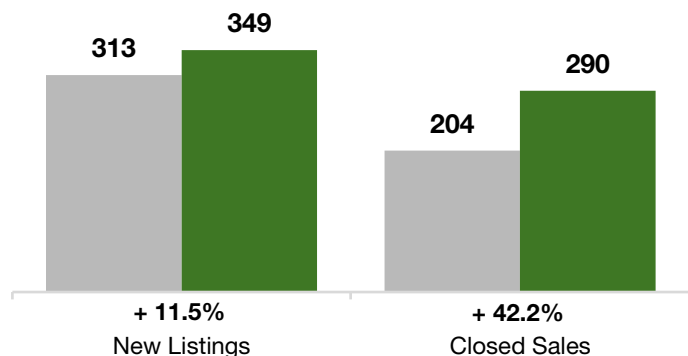
### Year to Date

	Thru 11-2019	Thru 11-2020	+ / -	Thru 11-2019	Thru 11-2020	+ / -
New Listings	313	<b>349</b>	+ 11.5%	1,344	<b>1,320</b>	- 1.8%
Pending Sales	208	<b>326</b>	+ 56.7%	749	<b>868</b>	+ 15.9%
Closed Sales	204	<b>290</b>	+ 42.2%	723	<b>710</b>	- 1.8%
Lowest Sale Price*	\$196,388	<b>\$255,000</b>	+ 29.8%	\$196,388	<b>\$135,000</b>	- 31.3%
Median Sales Price*	\$598,500	<b>\$580,000</b>	- 3.1%	\$600,000	<b>\$585,000</b>	- 2.5%
Highest Sale Price*	\$2,575,000	<b>\$1,700,000</b>	- 34.0%	\$2,575,000	<b>\$1,700,000</b>	- 34.0%
Percent of Original List Price Received*	94.5%	<b>95.9%</b>	+ 1.4%	94.7%	<b>94.4%</b>	- 0.3%
Inventory of Homes for Sale	513	<b>410</b>	- 20.0%	--	--	--
Months Supply of Inventory	7.7	<b>5.5</b>	- 28.3%	--	--	--

\* 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.

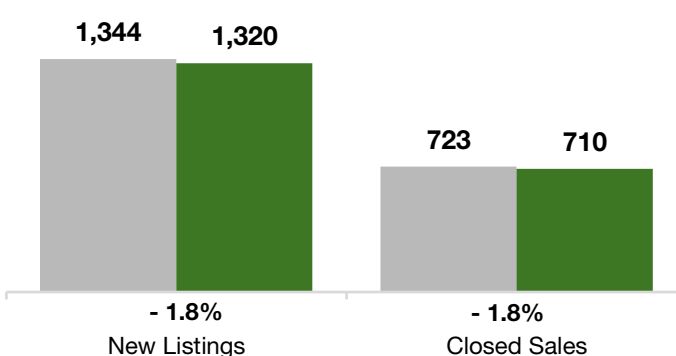
### Last 3 Months

■ Thru 11-2019  
■ Thru 11-2020

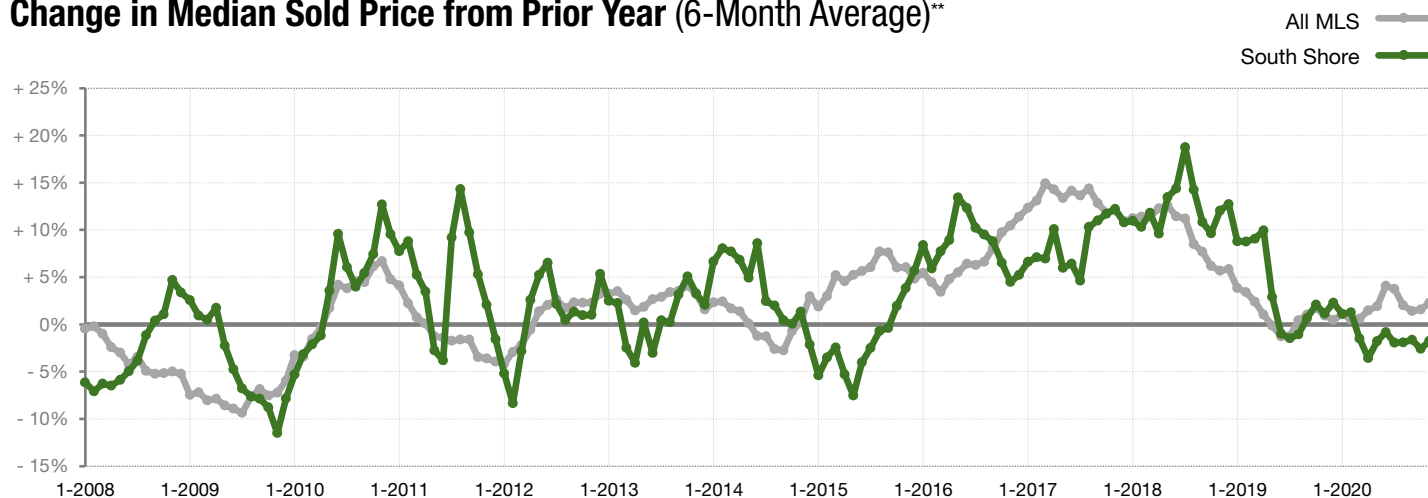


### Year to Date

■ Thru 11-2019  
■ Thru 11-2020



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



\*\*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.