

Local Market Update through October 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

+ 23.9%

Year-Over-Year Change in
New Listings

+ 15.6%

Year-Over-Year Change in
Closed Sales

- 3.3%

One-Year Change in
Median Sales Price*

Last 3 Months

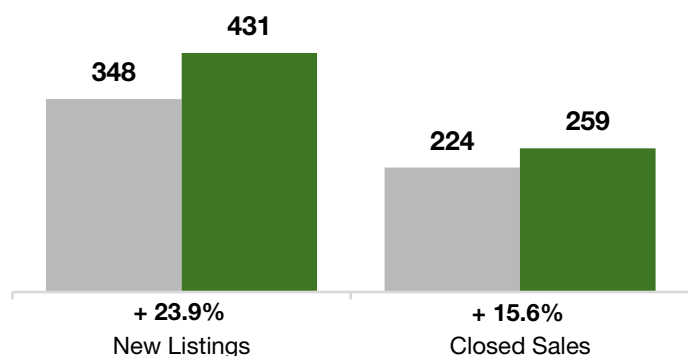
Year to Date

	Thru 10-2019	Thru 10-2020	+ / -	Thru 10-2019	Thru 10-2020	+ / -
New Listings	348	431	+ 23.9%	1,264	1,233	- 2.5%
Pending Sales	224	367	+ 63.8%	696	771	+ 10.8%
Closed Sales	224	259	+ 15.6%	656	619	- 5.6%
Lowest Sale Price*	\$196,388	\$200,000	+ 1.8%	\$196,388	\$135,000	- 31.3%
Median Sales Price*	\$599,950	\$580,000	- 3.3%	\$605,000	\$580,000	- 4.1%
Highest Sale Price*	\$2,575,000	\$1,700,000	- 34.0%	\$2,575,000	\$1,700,000	- 34.0%
Percent of Original List Price Received*	94.5%	95.1%	+ 0.6%	94.7%	94.1%	- 0.7%
Inventory of Homes for Sale	530	452	- 14.7%	--	--	--
Months Supply of Inventory	8.0	6.3	- 20.4%	--	--	--

* 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

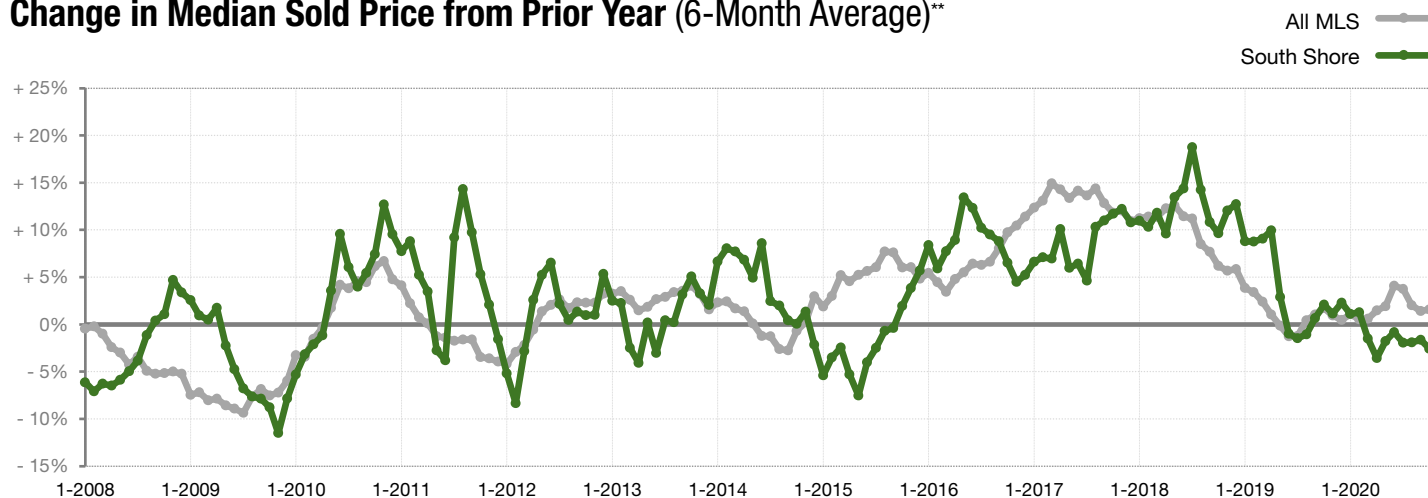


Year to Date

■ 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.