

Local Market Update through October 2020

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

+ 17.3%

Year-Over-Year Change in
New Listings

+ 6.8%

Year-Over-Year Change in
Closed Sales

+ 3.3%

One-Year Change in
Median Sales Price*

Last 3 Months

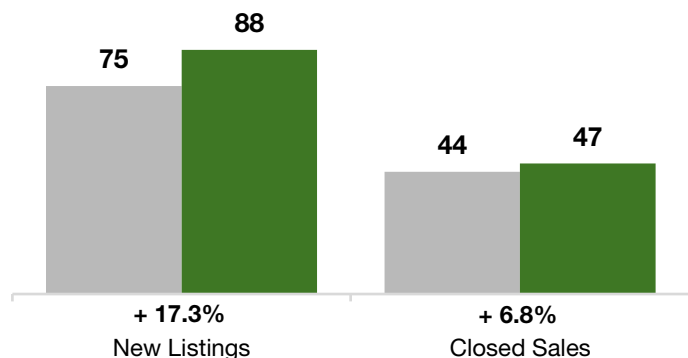
Year to Date

	Thru 10-2019	Thru 10-2020	+ / -	Thru 10-2019	Thru 10-2020	+ / -
New Listings	75	88	+ 17.3%	284	256	- 9.9%
Pending Sales	46	67	+ 45.7%	143	152	+ 6.3%
Closed Sales	44	47	+ 6.8%	137	119	- 13.1%
Lowest Sale Price*	\$369,000	\$260,000	- 29.5%	\$254,000	\$260,000	+ 2.4%
Median Sales Price*	\$755,000	\$780,000	+ 3.3%	\$762,500	\$742,000	- 2.7%
Highest Sale Price*	\$3,800,000	\$1,660,000	- 56.3%	\$4,500,000	\$3,450,000	- 23.3%
Percent of Original List Price Received*	92.6%	93.2%	+ 0.7%	92.5%	92.3%	- 0.2%
Inventory of Homes for Sale	149	120	- 19.6%	--	--	--
Months Supply of Inventory	11.2	8.7	- 22.4%	--	--	--

* 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.

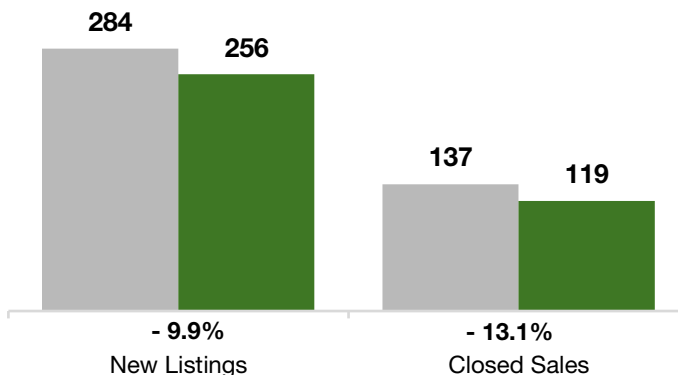
Last 3 Months

■ Thru 10-2019
■ Thru 10-2020



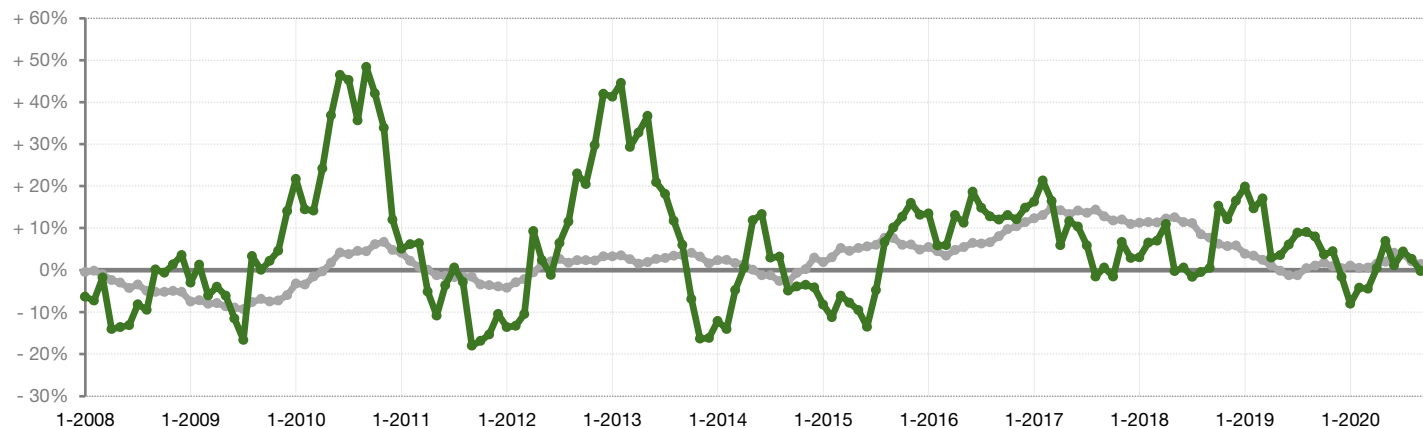
Year to Date

■ Thru 10-2019
■ Thru 10-2020



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

All MLS —
The Hills —



**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.