

Local Market Update through November 2020

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 15.5%

Year-Over-Year Change in New Listings

+ 32.6%

Year-Over-Year Change in Closed Sales

+ 0.5%

One-Year Change in Median Sales Price*

Last 3 Months

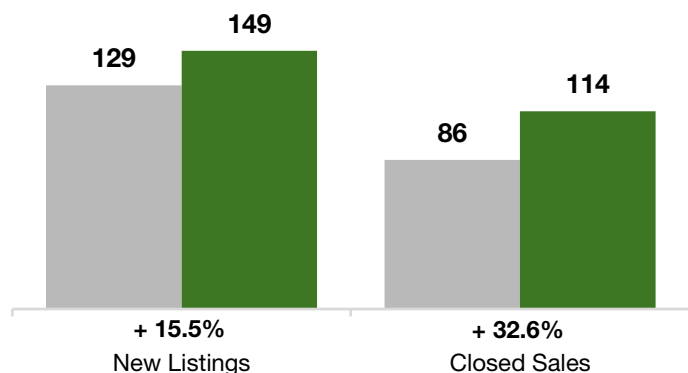
Year to Date

	Thru 11-2019	Thru 11-2020	+ / -	Thru 11-2019	Thru 11-2020	+ / -
New Listings	129	149	+ 15.5%	502	508	+ 1.2%
Pending Sales	74	136	+ 83.8%	305	333	+ 9.2%
Closed Sales	86	114	+ 32.6%	297	271	- 8.8%
Lowest Sale Price*	\$116,500	\$160,000	+ 37.3%	\$116,500	\$149,000	+ 27.9%
Median Sales Price*	\$585,000	\$588,150	+ 0.5%	\$580,000	\$590,000	+ 1.7%
Highest Sale Price*	\$945,000	\$1,150,000	+ 21.7%	\$1,850,000	\$2,110,000	+ 14.1%
Percent of Original List Price Received*	93.3%	94.9%	+ 1.7%	93.4%	93.9%	+ 0.5%
Inventory of Homes for Sale	187	175	- 6.4%	--	--	--
Months Supply of Inventory	6.9	6.2	- 9.4%	--	--	--

* 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.

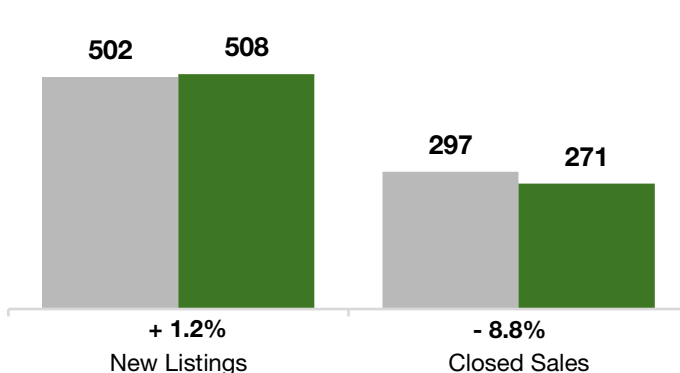
Last 3 Months

■ Thru 11-2019
■ Thru 11-2020



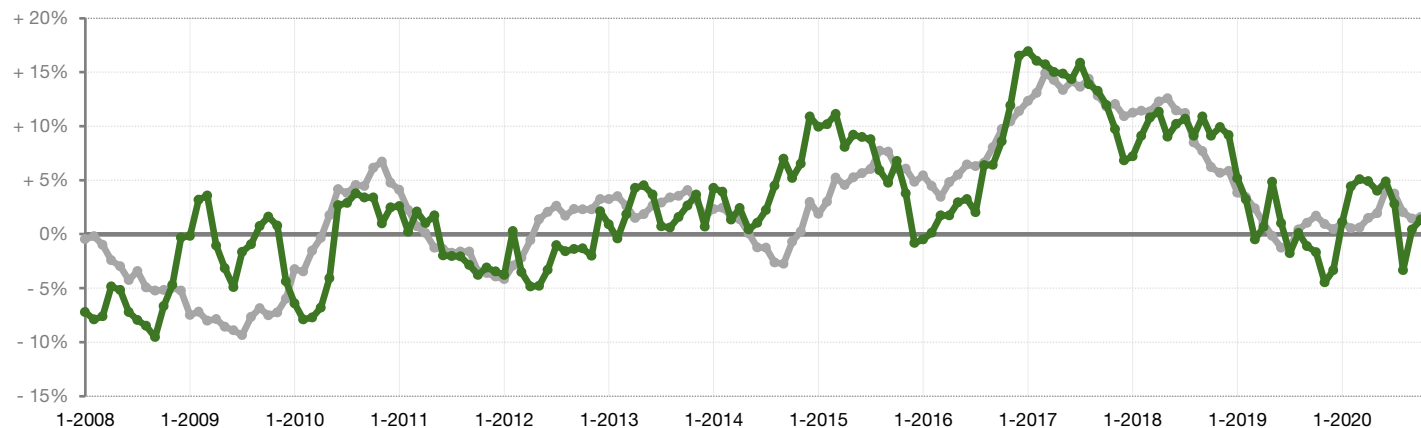
Year to Date

■ Thru 11-2019
■ Thru 11-2020



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

All MLS —
The Lakes —



**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.