

Local Market Update through December 2020

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 4.3%

+ 12.8%

+ 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

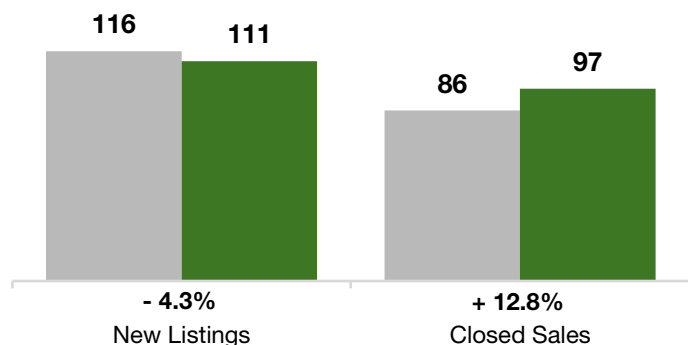
Year to Date

	Thru 12-2019	Thru 12-2020	+ / -	Thru 12-2019	Thru 12-2020	+ / -
New Listings	116	111	- 4.3%	594	496	- 16.5%
Pending Sales	94	96	+ 2.1%	357	316	- 11.5%
Closed Sales	86	97	+ 12.8%	344	291	- 15.4%
Lowest Sale Price*	\$230,000	\$210,000	- 8.7%	\$120,000	\$170,000	+ 41.7%
Median Sales Price*	\$549,950	\$607,000	+ 10.4%	\$560,000	\$585,000	+ 4.5%
Highest Sale Price*	\$1,500,000	\$6,000,000	+ 300.0%	\$1,775,000	\$6,000,000	+ 238.0%
Percent of Original List Price Received*	92.9%	95.3%	+ 2.5%	93.4%	94.7%	+ 1.3%
Inventory of Homes for Sale	201	159	- 20.9%	--	--	--
Months Supply of Inventory	6.9	6.0	- 12.8%	--	--	--

* 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.

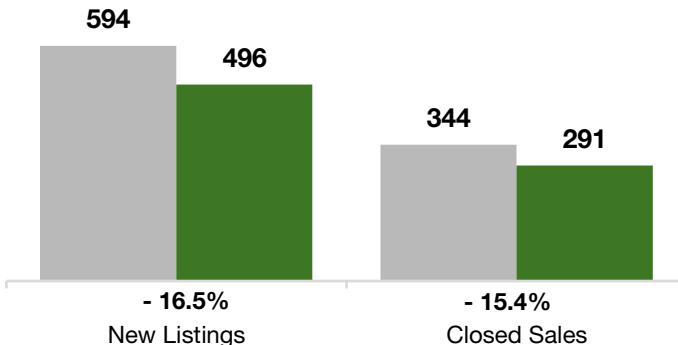
Last 3 Months

■ Thru 12-2019
■ Thru 12-2020



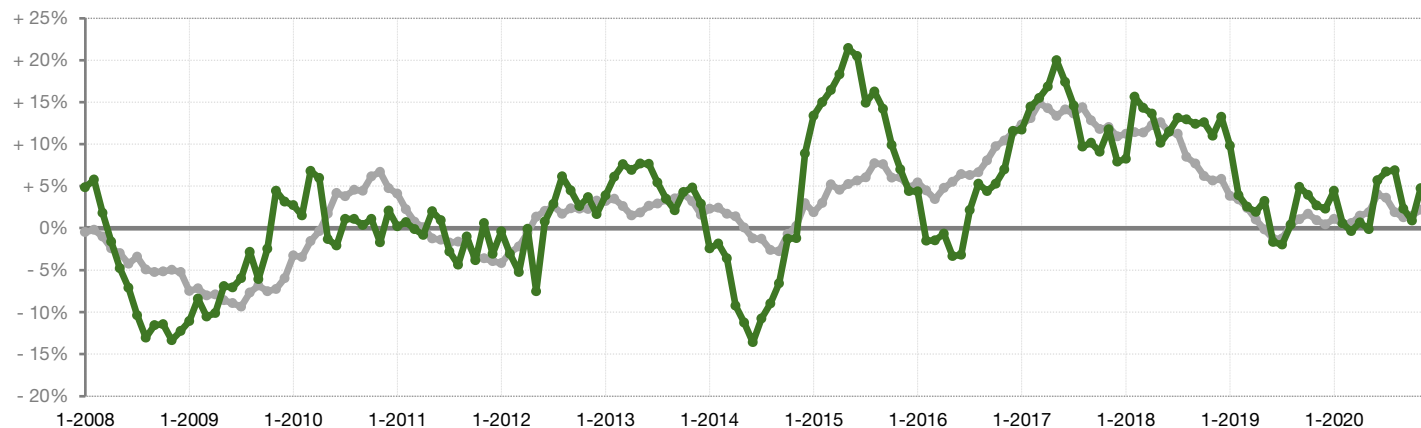
Year to Date

■ Thru 12-2019
■ Thru 12-2020



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

All MLS —
East Shore —



**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 January 5, 2021. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.