

Local Market Update through December 2020

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

- 11.7%

+ 18.3%

+ 4.2%

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	154	136	- 11.7%	811	636	- 21.6%
Pending Sales	103	153	+ 48.5%	499	478	- 4.2%
Closed Sales	142	168	+ 18.3%	528	401	- 24.1%
Lowest Sale Price*	\$100,000	\$170,000	+ 70.0%	\$80,000	\$120,000	+ 50.0%
Median Sales Price*	\$439,000	\$457,500	+ 4.2%	\$446,000	\$445,000	- 0.2%
Highest Sale Price*	\$805,000	\$855,000	+ 6.2%	\$989,000	\$930,000	- 6.0%
Percent of Original List Price Received*	93.9%	95.1%	+ 1.3%	94.3%	95.1%	+ 0.9%
Inventory of Homes for Sale	276	180	- 34.7%	--	--	--
Months Supply of Inventory	6.6	4.6	- 30.6%	--	--	--

* 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.

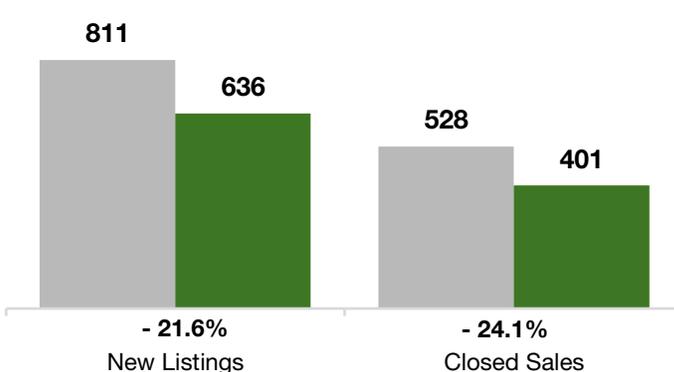
Last 3 Months

■ Thru 12-2019
■ Thru 12-2020



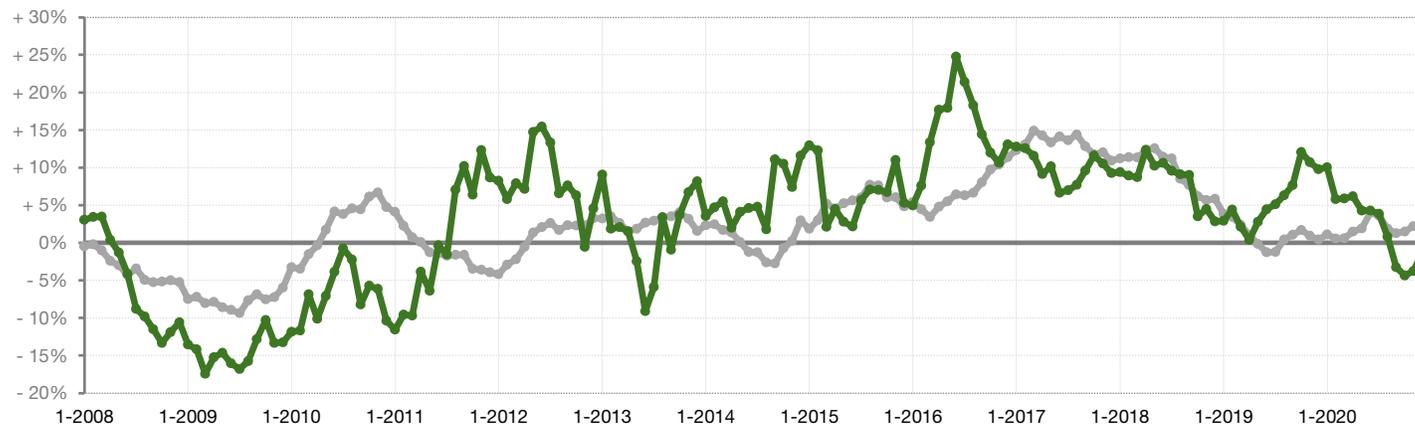
Year to Date

■ Thru 12-2019
■ Thru 12-2020



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

All MLS —
North 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 © 2021 ShowingTime.