

# Local Market Update through December 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

**+ 4.8%**

Year-Over-Year Change in New Listings

**+ 48.4%**

Year-Over-Year Change in Closed Sales

**- 4.9%**

One-Year Change in Median Sales Price\*

### Last 3 Months

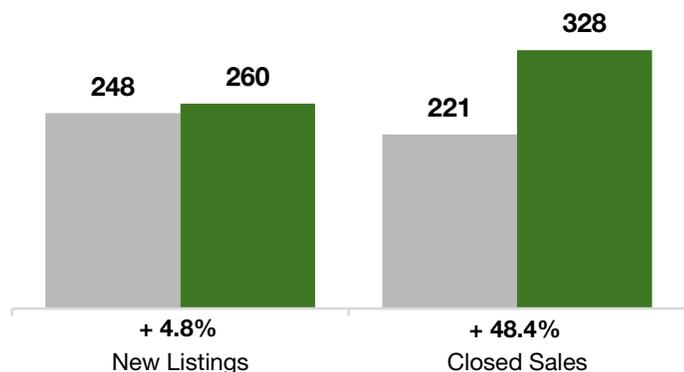
### Year to Date

	Thru 12-2019	Thru 12-2020	+ / -	Thru 12-2019	Thru 12-2020	+ / -
New Listings	248	<b>260</b>	+ 4.8%	1,396	<b>1,375</b>	- 1.5%
Pending Sales	212	<b>297</b>	+ 40.1%	820	<b>944</b>	+ 15.1%
Closed Sales	221	<b>328</b>	+ 48.4%	801	<b>826</b>	+ 3.1%
Lowest Sale Price*	\$265,000	<b>\$275,000</b>	+ 3.8%	\$196,388	<b>\$135,000</b>	- 31.3%
Median Sales Price*	\$610,000	<b>\$580,000</b>	- 4.9%	\$605,000	<b>\$580,000</b>	- 4.1%
Highest Sale Price*	\$2,130,000	<b>\$1,400,000</b>	- 34.3%	\$2,575,000	<b>\$1,700,000</b>	- 34.0%
Percent of Original List Price Received*	94.2%	<b>95.6%</b>	+ 1.5%	94.6%	<b>94.5%</b>	- 0.1%
Inventory of Homes for Sale	467	<b>372</b>	- 20.3%	--	--	--
Months Supply of Inventory	7.0	<b>4.9</b>	- 30.2%	--	--	--

\* 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.

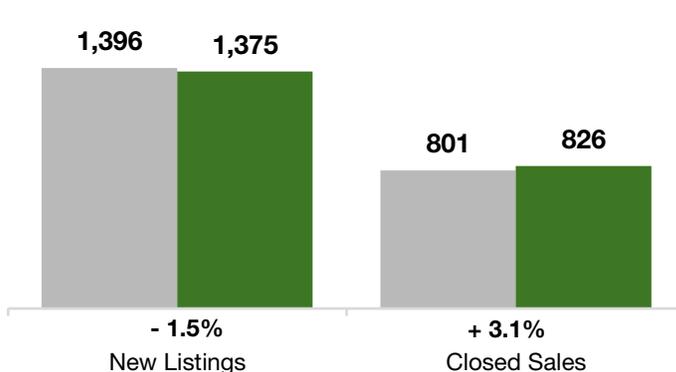
### Last 3 Months

■ Thru 12-2019  
■ Thru 12-2020



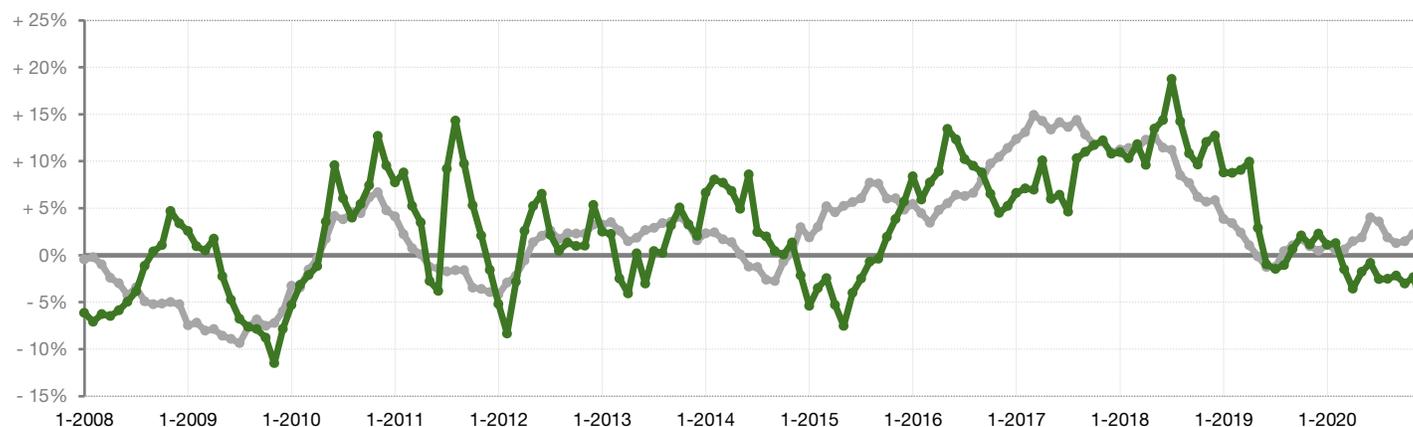
### Year to Date

■ Thru 12-2019  
■ Thru 12-2020



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

All MLS —  
South 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.