

Local Market Update through December 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

+ 7.8%

+ 65.4%

- 0.9%

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

	Last 3 Months			Year to Date		
	Thru 12-2019	Thru 12-2020	+ / -	Thru 12-2019	Thru 12-2020	+ / -
New Listings	103	111	+ 7.8%	517	529	+ 2.3%
Pending Sales	71	128	+ 80.3%	328	371	+ 13.1%
Closed Sales	81	134	+ 65.4%	321	324	+ 0.9%
Lowest Sale Price*	\$116,500	\$160,000	+ 37.3%	\$116,500	\$149,000	+ 27.9%
Median Sales Price*	\$595,000	\$589,800	- 0.9%	\$580,000	\$590,000	+ 1.7%
Highest Sale Price*	\$945,000	\$1,100,000	+ 16.4%	\$1,850,000	\$2,110,000	+ 14.1%
Percent of Original List Price Received*	93.8%	94.1%	+ 0.3%	93.5%	93.8%	+ 0.3%
Inventory of Homes for Sale	177	161	- 8.9%	--	--	--
Months Supply of Inventory	6.5	5.4	- 16.7%	--	--	--

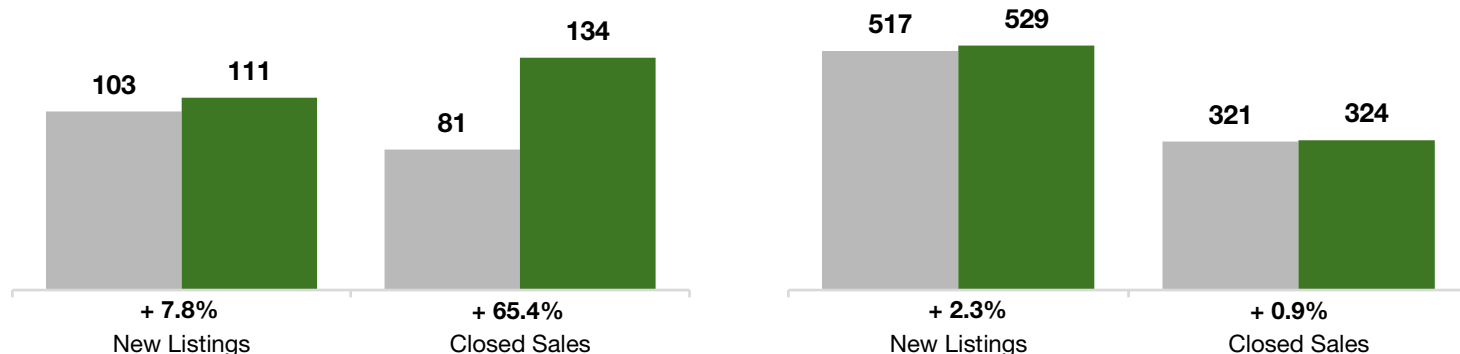
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 12-2019
■ Thru 12-2020

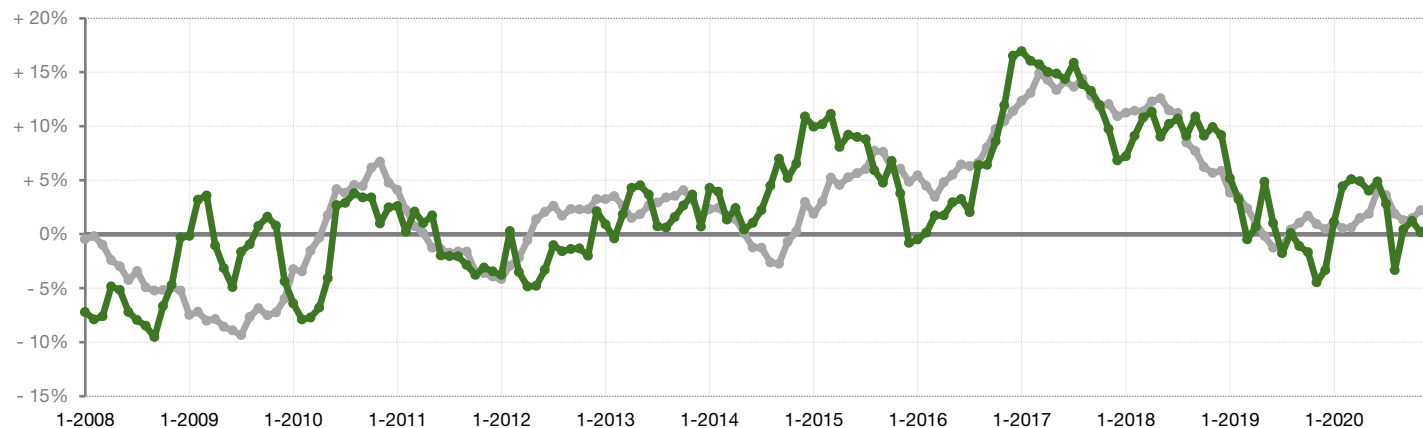
Year to Date

■ Thru 12-2019
■ Thru 12-2020



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

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