

Local Market Update through January 2021

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

- 15.8%

+ 20.7%

+ 7.3%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

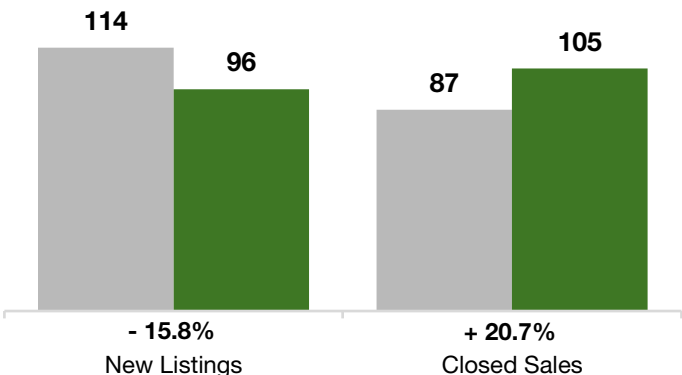
Last 3 Months

Year to Date

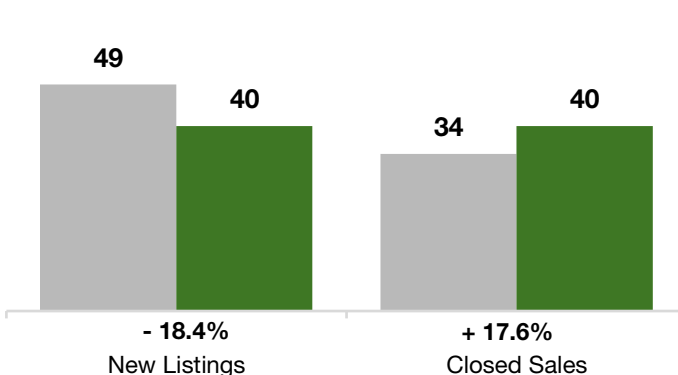
	Thru 1-2020	Thru 1-2021	+ / -	Thru 1-2020	Thru 1-2021	+ / -
New Listings	114	96	- 15.8%	49	40	- 18.4%
Pending Sales	86	89	+ 3.5%	27	29	+ 7.4%
Closed Sales	87	105	+ 20.7%	34	40	+ 17.6%
Lowest Sale Price*	\$170,000	\$210,000	+ 23.5%	\$170,000	\$290,000	+ 70.6%
Median Sales Price*	\$550,000	\$590,000	+ 7.3%	\$560,000	\$582,500	+ 4.0%
Highest Sale Price*	\$2,000,000	\$1,260,000	- 37.0%	\$2,000,000	\$1,260,000	- 37.0%
Percent of Original List Price Received*	93.9%	94.8%	+ 0.9%	94.9%	94.7%	- 0.2%
Inventory of Homes for Sale	193	143	- 26.2%	--	--	--
Months Supply of Inventory	6.5	5.4	- 17.3%	--	--	--

* 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.

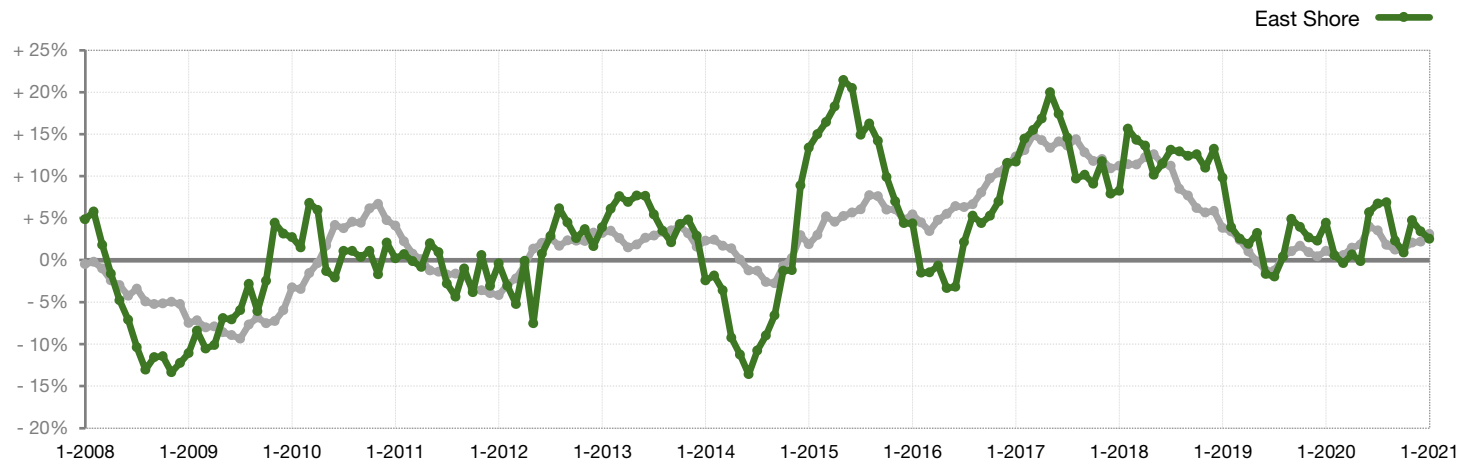
Last 3 Months



Year to Date



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



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