

Local Market Update through January 2021

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

- 6.9%

+ 32.1%

+ 4.8%

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	144	134	- 6.9%	53	54	+ 1.9%
Pending Sales	103	117	+ 13.6%	35	37	+ 5.7%
Closed Sales	131	173	+ 32.1%	31	45	+ 45.2%
Lowest Sale Price*	\$100,000	\$170,000	+ 70.0%	\$190,000	\$225,000	+ 18.4%
Median Sales Price*	\$439,000	\$460,000	+ 4.8%	\$450,000	\$450,000	0.0%
Highest Sale Price*	\$805,000	\$1,060,000	+ 31.7%	\$680,000	\$1,060,000	+ 55.9%
Percent of Original List Price Received*	93.7%	95.6%	+ 2.1%	93.3%	95.5%	+ 2.3%
Inventory of Homes for Sale	262	170	- 34.9%	--	--	--
Months Supply of Inventory	6.3	4.3	- 31.1%	--	--	--

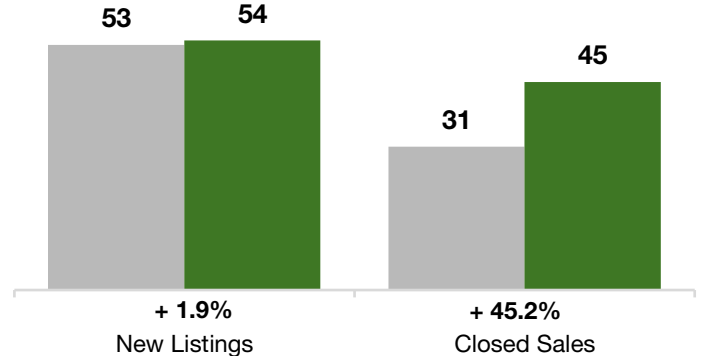
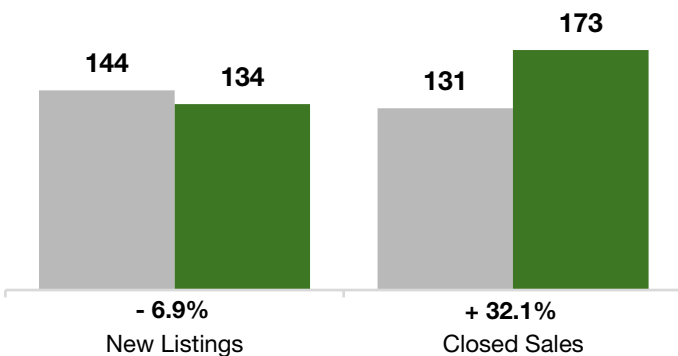
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 1-2020
■ Thru 1-2021

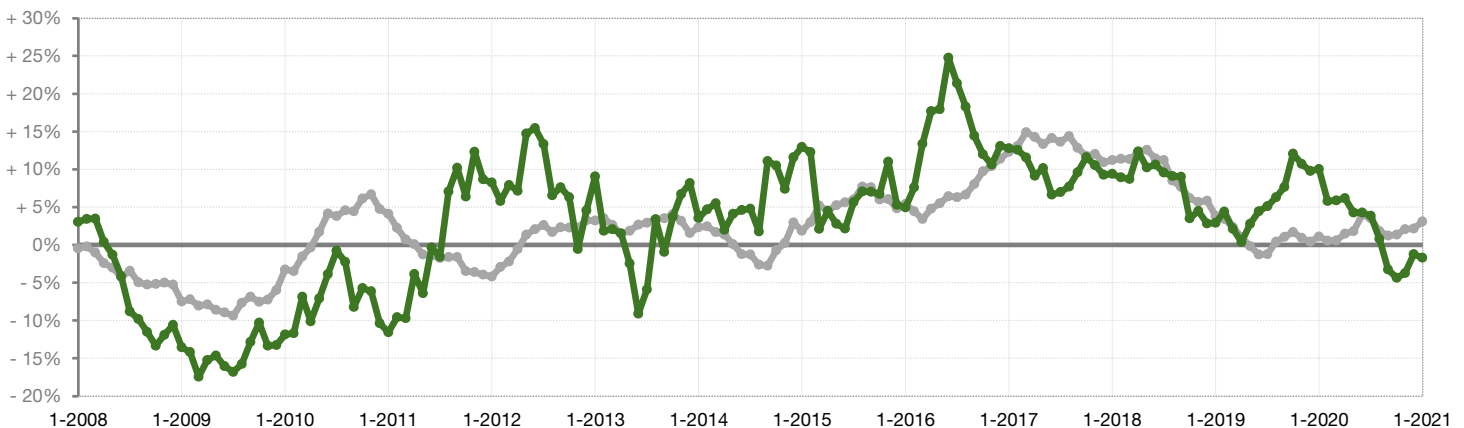
Year to Date

■ Thru 1-2020
■ Thru 1-2021



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