

Local Market Update through January 2021

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

- 5.8%

+ 39.7%

+ 1.3%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

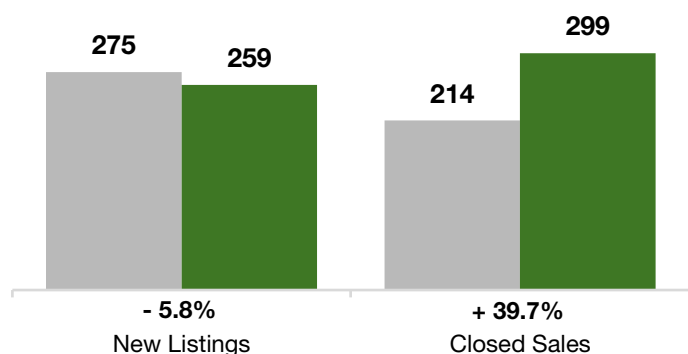
Year to Date

	Thru 1-2020	Thru 1-2021	+ / -	Thru 1-2020	Thru 1-2021	+ / -
New Listings	275	259	- 5.8%	143	118	- 17.5%
Pending Sales	177	254	+ 43.5%	53	79	+ 49.1%
Closed Sales	214	299	+ 39.7%	69	91	+ 31.9%
Lowest Sale Price*	\$265,000	\$275,000	+ 3.8%	\$350,000	\$300,000	- 14.3%
Median Sales Price*	\$582,500	\$590,000	+ 1.3%	\$570,000	\$620,000	+ 8.8%
Highest Sale Price*	\$2,130,000	\$2,325,000	+ 9.2%	\$1,110,000	\$2,325,000	+ 109.5%
Percent of Original List Price Received*	93.7%	95.5%	+ 1.9%	93.5%	95.1%	+ 1.7%
Inventory of Homes for Sale	446	348	- 21.8%	--	--	--
Months Supply of Inventory	6.6	4.4	- 32.3%	--	--	--

* 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.

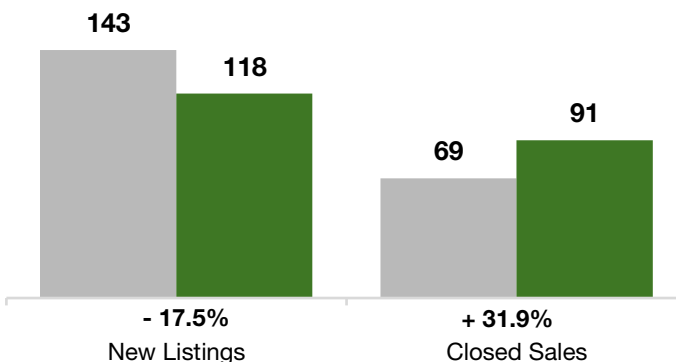
Last 3 Months

■ Thru 1-2020
■ Thru 1-2021

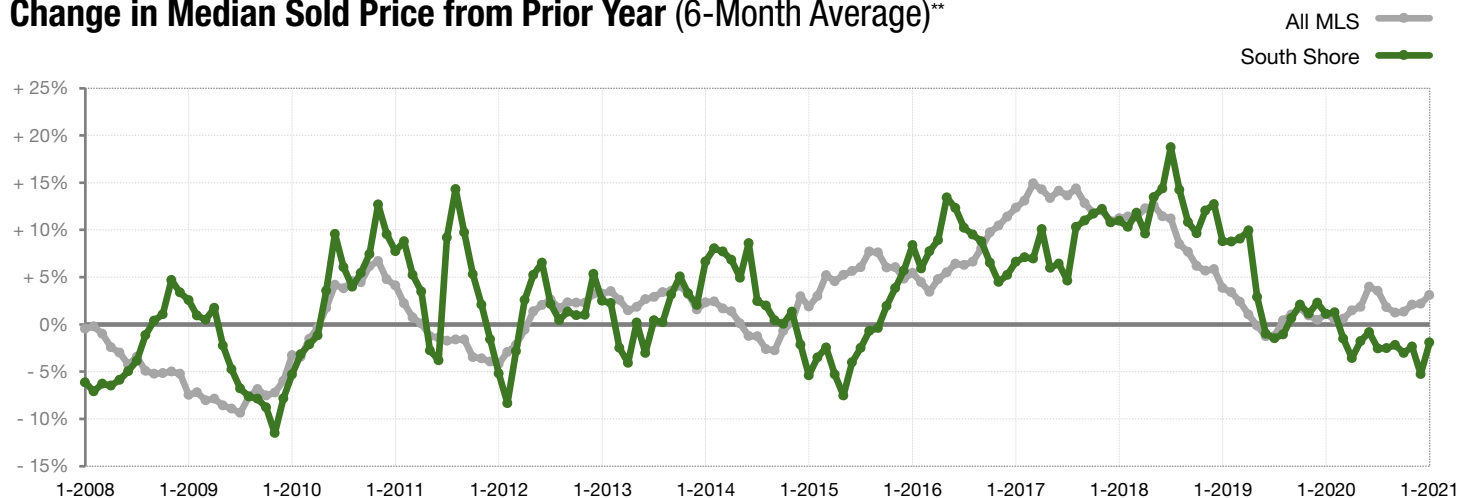


Year to Date

■ Thru 1-2020
■ Thru 1-2021



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



**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.