

# Local Market Update through January 2021

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

**+ 5.5%**

**+ 85.9%**

**- 3.4%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

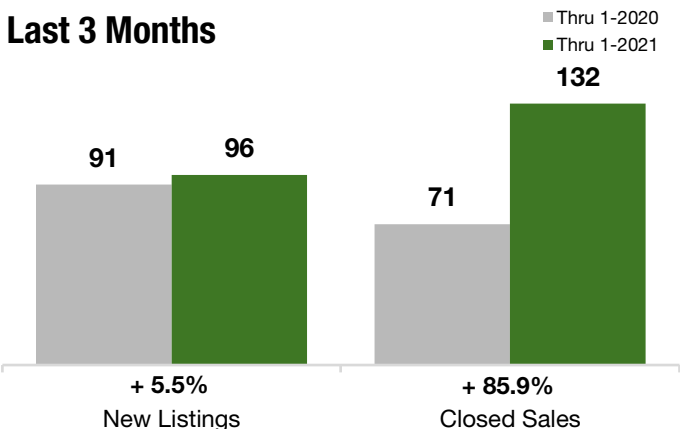
### Last 3 Months

### Year to Date

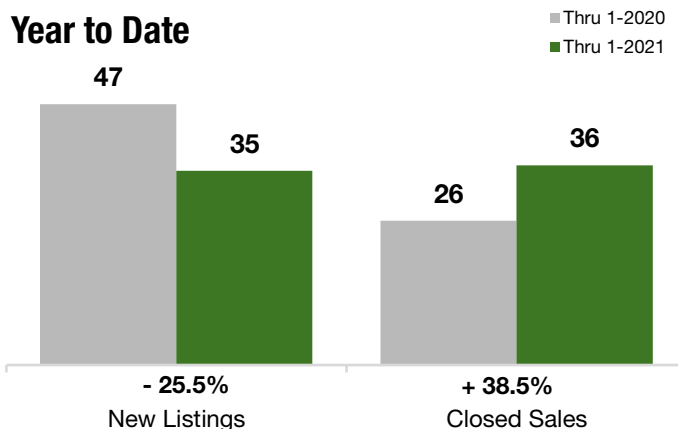
	Thru 1-2020	Thru 1-2021	+ / -	Thru 1-2020	Thru 1-2021	+ / -
New Listings	91	<b>96</b>	+ 5.5%	47	<b>35</b>	- 25.5%
Pending Sales	82	<b>108</b>	+ 31.7%	32	<b>33</b>	+ 3.1%
Closed Sales	71	<b>132</b>	+ 85.9%	26	<b>36</b>	+ 38.5%
Lowest Sale Price*	\$116,500	<b>\$115,000</b>	- 1.3%	\$325,000	<b>\$115,000</b>	- 64.6%
Median Sales Price*	\$595,000	<b>\$575,000</b>	- 3.4%	\$597,000	<b>\$545,000</b>	- 8.7%
Highest Sale Price*	\$985,000	<b>\$1,100,000</b>	+ 11.7%	\$985,000	<b>\$1,090,000</b>	+ 10.7%
Percent of Original List Price Received*	93.4%	<b>94.2%</b>	+ 0.9%	92.1%	<b>95.4%</b>	+ 3.6%
Inventory of Homes for Sale	161	<b>148</b>	- 8.5%	--	--	--
Months Supply of Inventory	5.8	<b>4.9</b>	- 16.5%	--	--	--

\* 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.

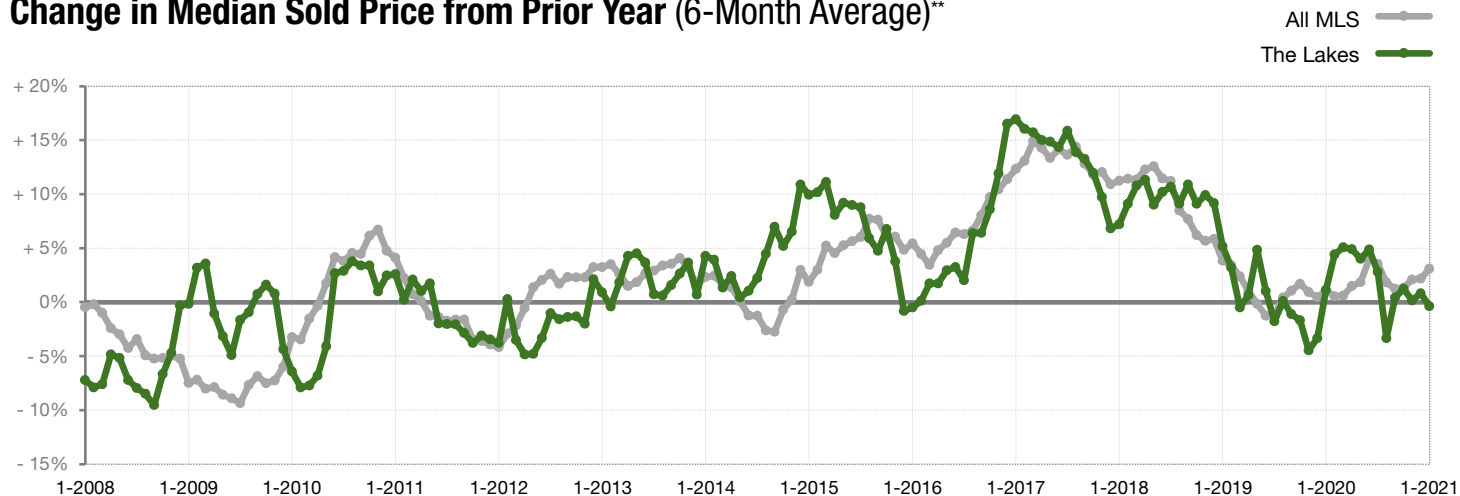
### Last 3 Months



### 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.