

# Local Market Update through February 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

**+ 1.0%**

Year-Over-Year Change in New Listings

**+ 5.3%**

Year-Over-Year Change in Closed Sales

**+ 5.0%**

One-Year Change in Median Sales Price\*

### Last 3 Months

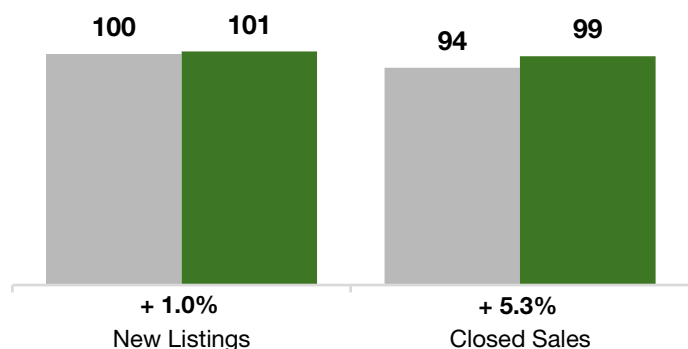
### Year to Date

	Thru 2-2020	Thru 2-2021	+ / -	Thru 2-2020	Thru 2-2021	+ / -
New Listings	100	<b>101</b>	+ 1.0%	81	<b>75</b>	- 7.4%
Pending Sales	82	<b>80</b>	- 2.4%	53	<b>52</b>	- 1.9%
Closed Sales	94	<b>99</b>	+ 5.3%	63	<b>70</b>	+ 11.1%
Lowest Sale Price*	\$170,000	<b>\$210,000</b>	+ 23.5%	\$170,000	<b>\$240,000</b>	+ 41.2%
Median Sales Price*	\$547,500	<b>\$575,000</b>	+ 5.0%	\$560,000	<b>\$577,500</b>	+ 3.1%
Highest Sale Price*	\$2,000,000	<b>\$1,260,000</b>	- 37.0%	\$2,000,000	<b>\$1,260,000</b>	- 37.0%
Percent of Original List Price Received*	93.8%	<b>94.5%</b>	+ 0.8%	94.3%	<b>94.4%</b>	+ 0.1%
Inventory of Homes for Sale	182	<b>132</b>	- 27.5%	--	--	--
Months Supply of Inventory	6.1	<b>5.0</b>	- 18.1%	--	--	--

\* 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.

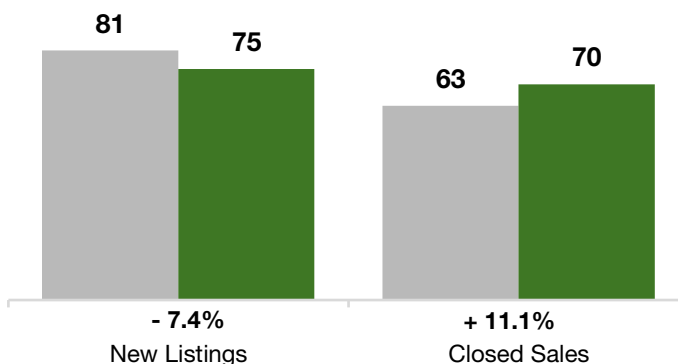
### Last 3 Months

■ Thru 2-2020  
■ Thru 2-2021



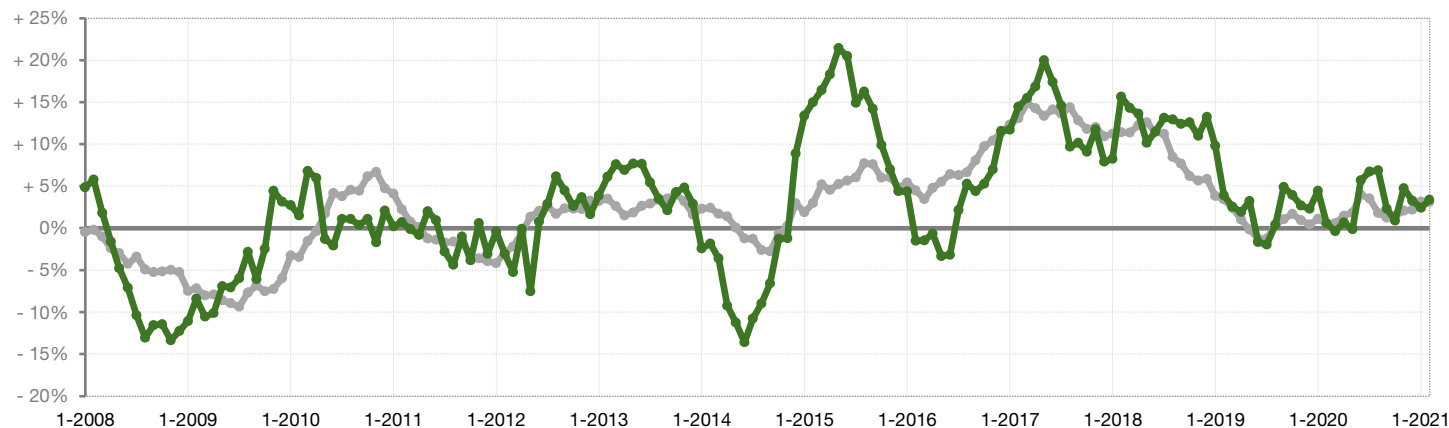
### Year to Date

■ Thru 2-2020  
■ Thru 2-2021



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

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