

Local Market Update through February 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

- 7.3%

+ 22.4%

+ 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

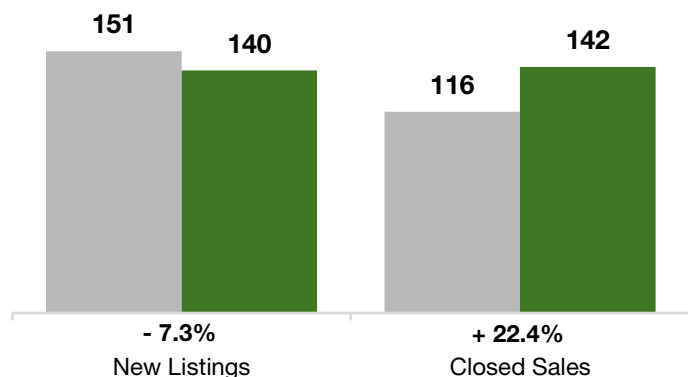
Year to Date

	Thru 2-2020	Thru 2-2021	+ / -	Thru 2-2020	Thru 2-2021	+ / -
New Listings	151	140	- 7.3%	117	103	- 12.0%
Pending Sales	91	118	+ 29.7%	62	75	+ 21.0%
Closed Sales	116	142	+ 22.4%	57	72	+ 26.3%
Lowest Sale Price*	\$100,000	\$170,000	+ 70.0%	\$175,000	\$190,000	+ 8.6%
Median Sales Price*	\$435,250	\$450,000	+ 3.4%	\$450,000	\$450,000	0.0%
Highest Sale Price*	\$770,000	\$1,060,000	+ 37.7%	\$770,000	\$1,060,000	+ 37.7%
Percent of Original List Price Received*	93.7%	95.6%	+ 2.0%	93.9%	95.3%	+ 1.5%
Inventory of Homes for Sale	258	163	- 36.7%	--	--	--
Months Supply of Inventory	6.2	4.1	- 34.0%	--	--	--

* 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.

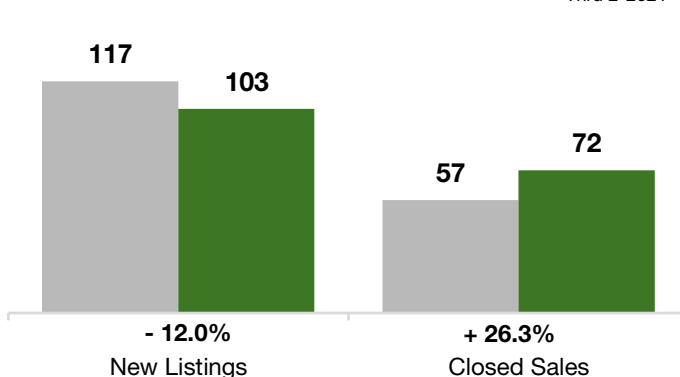
Last 3 Months

■ Thru 2-2020
■ Thru 2-2021



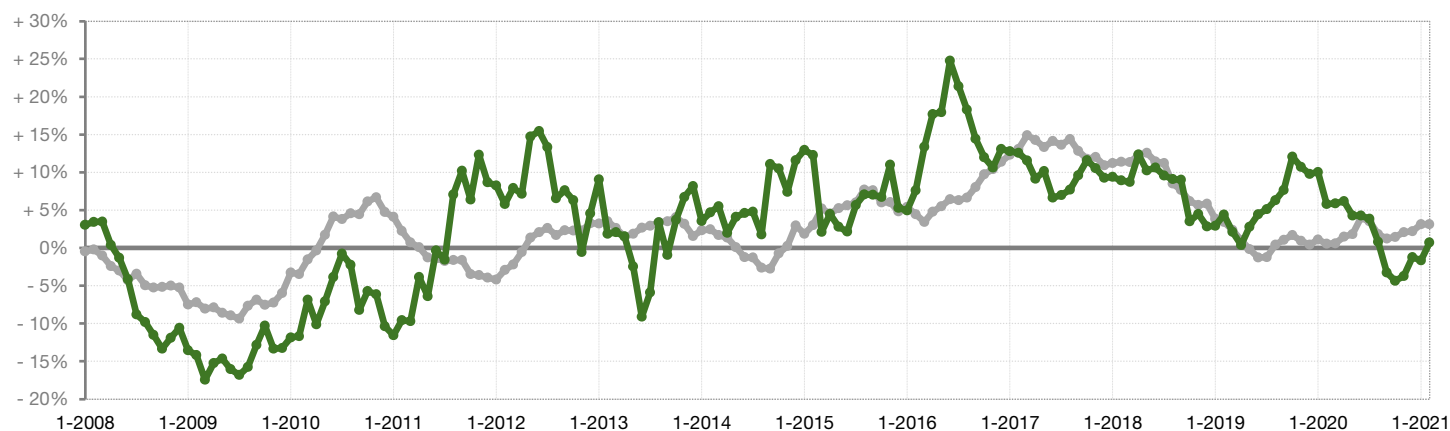
Year to Date

■ Thru 2-2020
■ Thru 2-2021



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

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