

# Local Market Update through February 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

**- 12.0%**

Year-Over-Year Change in New Listings

**+ 45.8%**

Year-Over-Year Change in Closed Sales

**+ 0.4%**

One-Year Change in Median Sales Price\*

### Last 3 Months

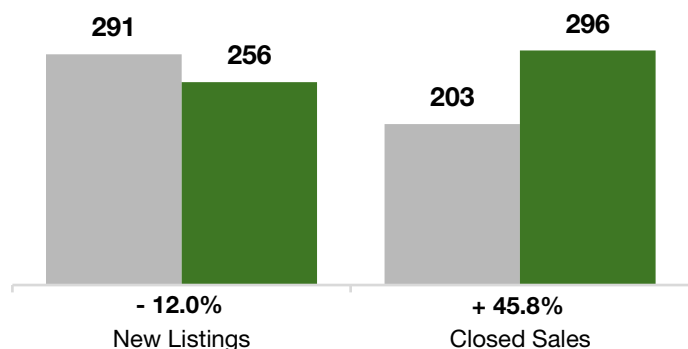
### Year to Date

	Thru 2-2020	Thru 2-2021	+ / -	Thru 2-2020	Thru 2-2021	+ / -
New Listings	291	256	- 12.0%	239	202	- 15.5%
Pending Sales	182	245	+ 34.6%	111	166	+ 49.5%
Closed Sales	203	296	+ 45.8%	125	180	+ 44.0%
Lowest Sale Price*	\$265,000	\$300,000	+ 13.2%	\$265,000	\$300,000	+ 13.2%
Median Sales Price*	\$599,900	\$602,500	+ 0.4%	\$580,000	\$625,000	+ 7.8%
Highest Sale Price*	\$2,130,000	\$2,900,000	+ 36.2%	\$1,223,000	\$2,900,000	+ 137.1%
Percent of Original List Price Received*	93.6%	94.6%	+ 1.1%	93.9%	94.4%	+ 0.6%
Inventory of Homes for Sale	428	322	- 24.8%	--	--	--
Months Supply of Inventory	6.2	4.0	- 34.9%	--	--	--

\* 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.

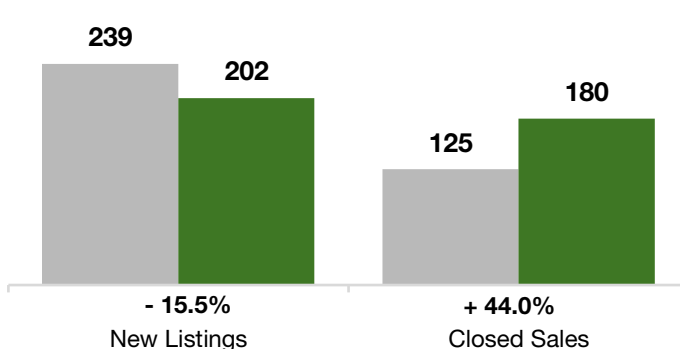
### Last 3 Months

■ Thru 2-2020  
■ Thru 2-2021



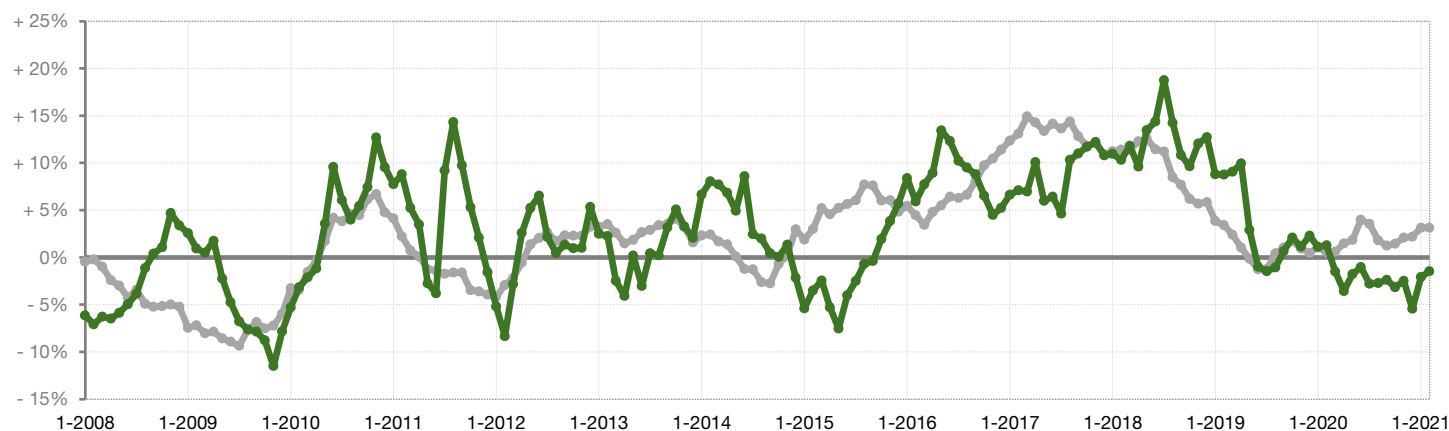
### Year to Date

■ Thru 2-2020  
■ Thru 2-2021



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

All MLS —  
South 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.