

# Local Market Update through February 2021

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 46.0%**

**+ 50.0%**

**+ 4.1%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

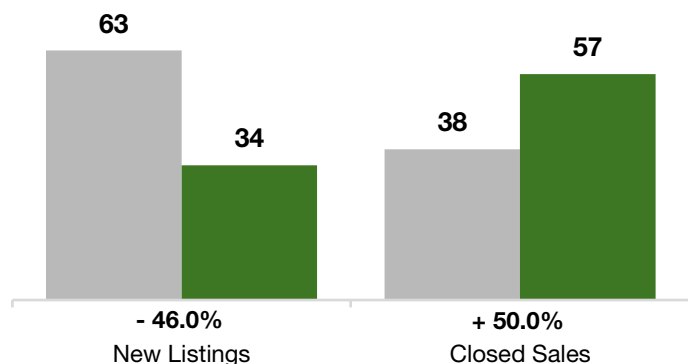
### Year to Date

	Thru 2-2020	Thru 2-2021	+ / -	Thru 2-2020	Thru 2-2021	+ / -
New Listings	63	34	- 46.0%	50	25	- 50.0%
Pending Sales	41	49	+ 19.5%	26	29	+ 11.5%
Closed Sales	38	57	+ 50.0%	26	32	+ 23.1%
Lowest Sale Price*	\$325,000	<b>\$387,500</b>	+ 19.2%	\$380,000	<b>\$417,500</b>	+ 9.9%
Median Sales Price*	\$740,000	<b>\$770,000</b>	+ 4.1%	\$687,500	<b>\$820,000</b>	+ 19.3%
Highest Sale Price*	\$2,000,000	<b>\$4,850,000</b>	+ 142.5%	\$2,000,000	<b>\$2,300,000</b>	+ 15.0%
Percent of Original List Price Received*	90.6%	<b>93.0%</b>	+ 2.6%	92.7%	<b>92.1%</b>	- 0.7%
Inventory of Homes for Sale	129	93	- 27.9%	--	--	--
Months Supply of Inventory	9.4	5.8	- 38.2%	--	--	--

\* 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.

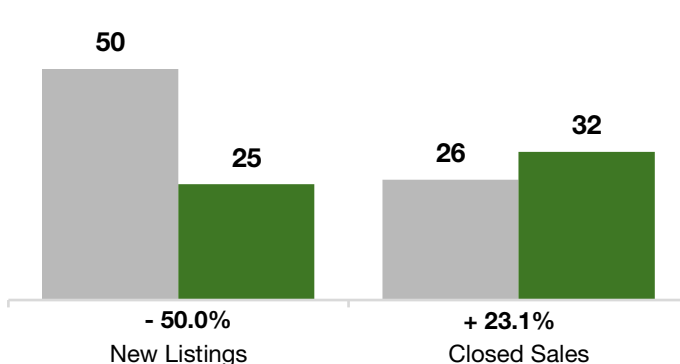
### Last 3 Months

■ Thru 2-2020  
■ Thru 2-2021



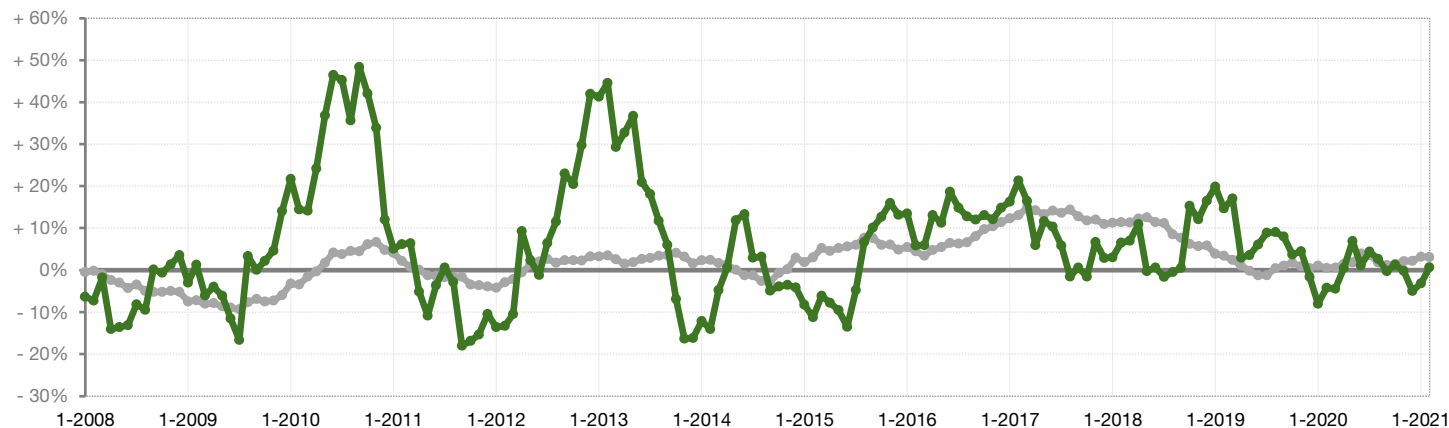
### Year to Date

■ Thru 2-2020  
■ Thru 2-2021



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

All MLS —  
The Hills —



\*\*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.