

Local Market Update through February 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

- 24.3%

+ 46.3%

- 4.5%

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	103	78	- 24.3%	88	60	- 31.8%
Pending Sales	70	97	+ 38.6%	47	60	+ 27.7%
Closed Sales	82	120	+ 46.3%	58	68	+ 17.2%
Lowest Sale Price*	\$177,000	\$115,000	- 35.0%	\$177,000	\$115,000	- 35.0%
Median Sales Price*	\$597,000	\$570,000	- 4.5%	\$612,500	\$565,000	- 7.8%
Highest Sale Price*	\$1,200,000	\$1,100,000	- 8.3%	\$1,200,000	\$1,090,000	- 9.2%
Percent of Original List Price Received*	93.5%	93.3%	- 0.2%	93.0%	93.6%	+ 0.7%
Inventory of Homes for Sale	156	137	- 12.0%	--	--	--
Months Supply of Inventory	5.6	4.4	- 20.3%	--	--	--

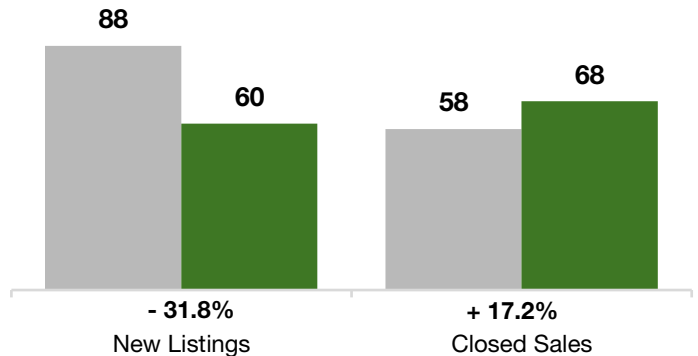
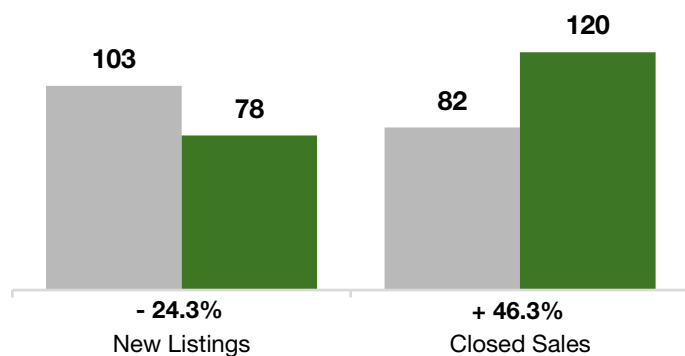
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 2-2020
■ Thru 2-2021

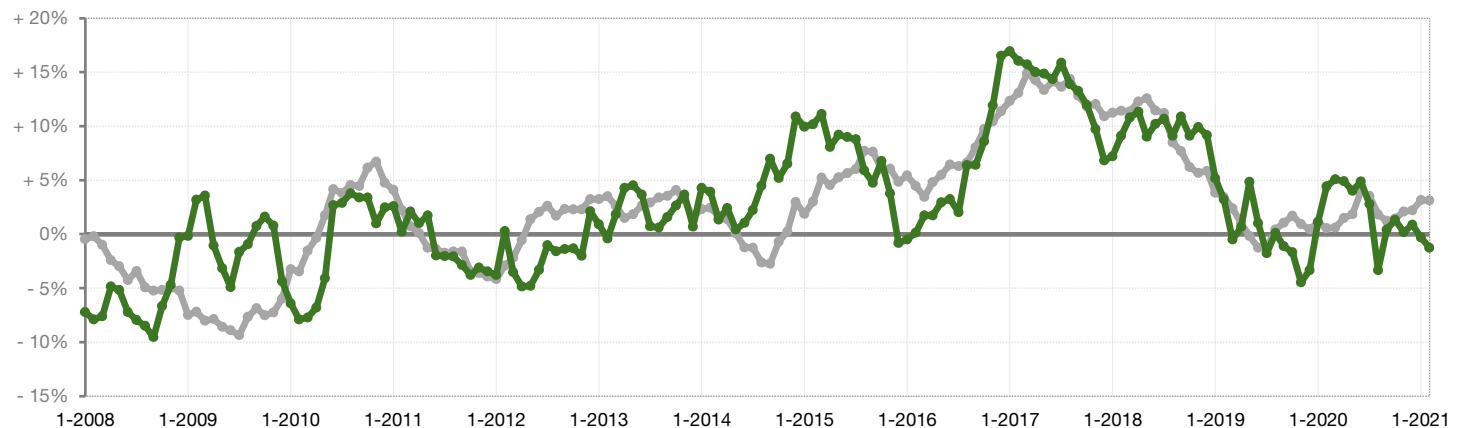
Year to Date

■ Thru 2-2020
■ Thru 2-2021



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

All MLS —
The Lakes —



**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.