

Local Market Update through March 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

+ 3.5%

+ 23.5%

- 0.4%

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 3-2020	Thru 3-2021	+ / -	Thru 3-2020	Thru 3-2021	+ / -
New Listings	115	119	+ 3.5%	115	119	+ 3.5%
Pending Sales	66	87	+ 31.8%	66	87	+ 31.8%
Closed Sales	85	105	+ 23.5%	85	105	+ 23.5%
Lowest Sale Price*	\$170,000	\$225,000	+ 32.4%	\$170,000	\$225,000	+ 32.4%
Median Sales Price*	\$567,000	\$565,000	- 0.4%	\$567,000	\$565,000	- 0.4%
Highest Sale Price*	\$2,000,000	\$1,260,000	- 37.0%	\$2,000,000	\$1,260,000	- 37.0%
Percent of Original List Price Received*	94.1%	94.2%	+ 0.2%	94.1%	94.2%	+ 0.2%
Inventory of Homes for Sale	182	126	- 30.9%	--	--	--
Months Supply of Inventory	6.4	4.7	- 25.9%	--	--	--

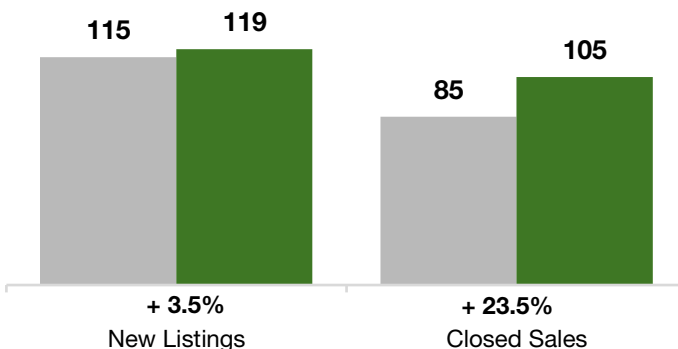
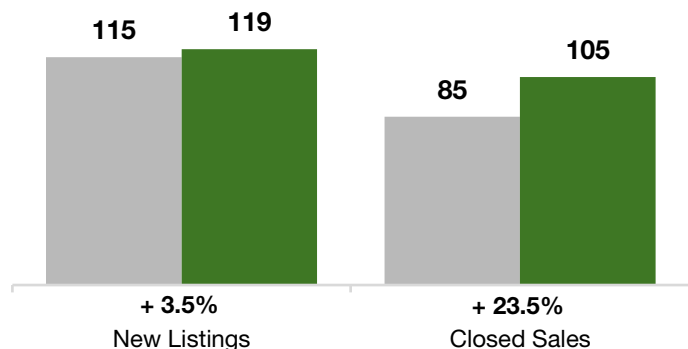
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 3-2020
■ Thru 3-2021

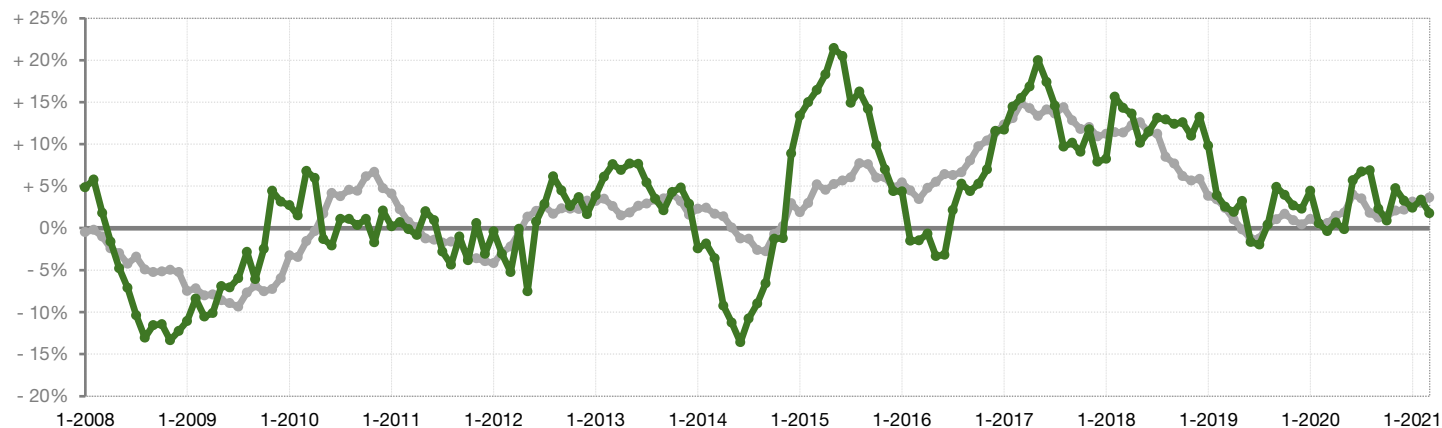
Year to Date

■ Thru 3-2020
■ Thru 3-2021



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