

Local Market Update through April 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

+ 81.9%

Year-Over-Year Change in New Listings

+ 42.9%

Year-Over-Year Change in Closed Sales

- 1.3%

One-Year Change in Median Sales Price*

Last 3 Months

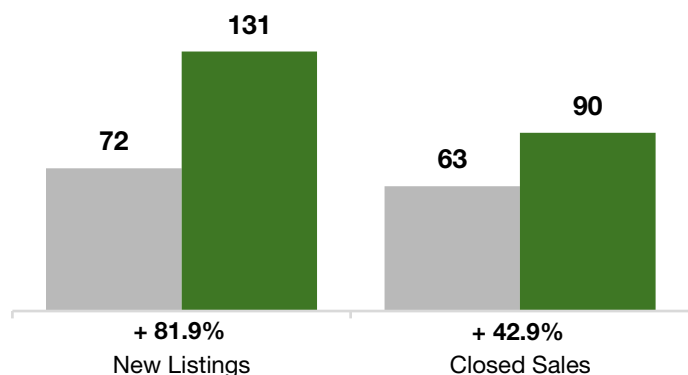
Year to Date

| | Thru 4-2020 | Thru 4-2021 | + / - | Thru 4-2020 | Thru 4-2021 | + / - |
|--|-------------|------------------|----------|-------------|--------------------|---------|
| New Listings | 72 | 131 | + 81.9% | 121 | 172 | + 42.1% |
| Pending Sales | 43 | 98 | + 127.9% | 70 | 127 | + 81.4% |
| Closed Sales | 63 | 90 | + 42.9% | 97 | 130 | + 34.0% |
| Lowest Sale Price* | \$240,000 | \$225,000 | - 6.3% | \$170,000 | \$225,000 | + 32.4% |
| Median Sales Price* | \$585,000 | \$577,500 | - 1.3% | \$567,000 | \$580,000 | + 2.3% |
| Highest Sale Price* | \$1,233,000 | \$980,000 | - 20.5% | \$2,000,000 | \$1,260,000 | - 37.0% |
| Percent of Original List Price Received* | 93.6% | 94.7% | + 1.2% | 94.0% | 94.7% | + 0.7% |
| Inventory of Homes for Sale | 175 | 124 | - 29.0% | -- | -- | -- |
| Months Supply of Inventory | 6.4 | 4.4 | - 30.6% | -- | -- | -- |

* 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.

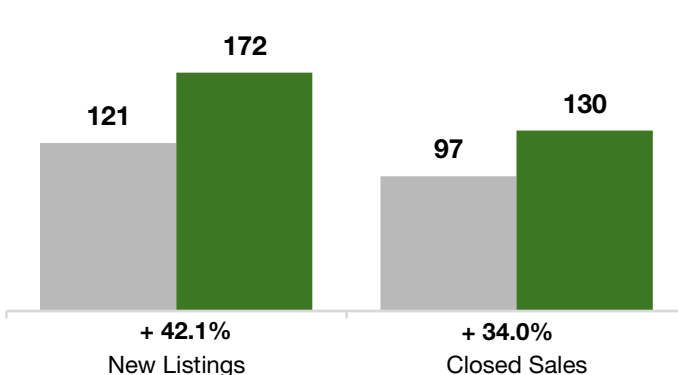
Last 3 Months

■ Thru 4-2020
■ Thru 4-2021



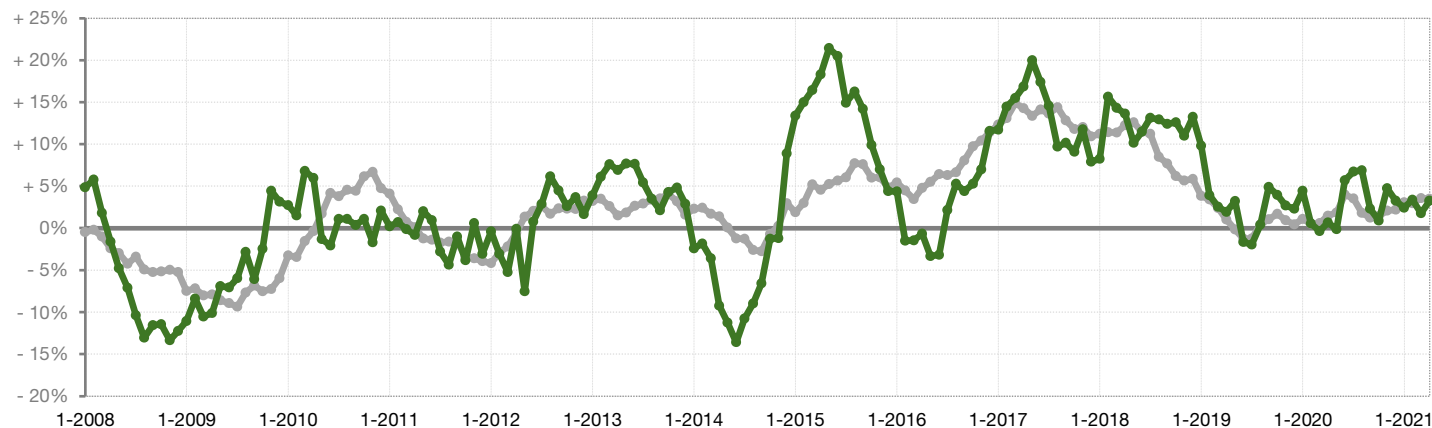
Year to Date

■ Thru 4-2020
■ Thru 4-2021



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