

Local Market Update through April 2021

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

+ 25.9%

Year-Over-Year Change in New Listings

+ 51.4%

Year-Over-Year Change in Closed Sales

+ 2.1%

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	135	170	+ 25.9%	188	226	+ 20.2%
Pending Sales	61	138	+ 126.2%	96	170	+ 77.1%
Closed Sales	74	112	+ 51.4%	105	158	+ 50.5%
Lowest Sale Price*	\$175,000	\$160,000	- 8.6%	\$175,000	\$160,000	- 8.6%
Median Sales Price*	\$431,000	\$440,000	+ 2.1%	\$440,000	\$447,500	+ 1.7%
Highest Sale Price*	\$901,000	\$981,500	+ 8.9%	\$901,000	\$1,060,000	+ 17.6%
Percent of Original List Price Received*	95.3%	94.6%	- 0.7%	94.7%	94.7%	+ 0.0%
Inventory of Homes for Sale	265	165	- 37.8%	--	--	--
Months Supply of Inventory	6.9	3.9	- 43.3%	--	--	--

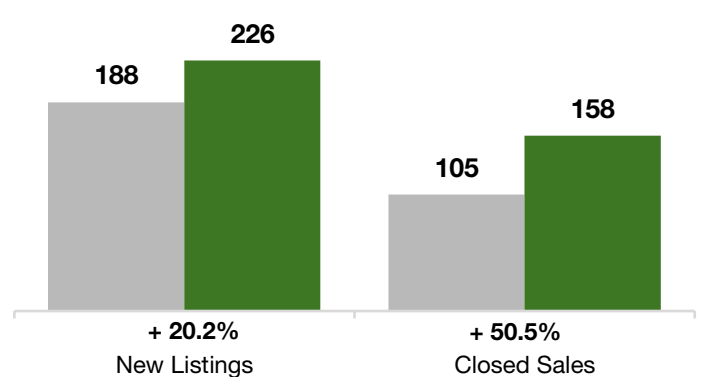
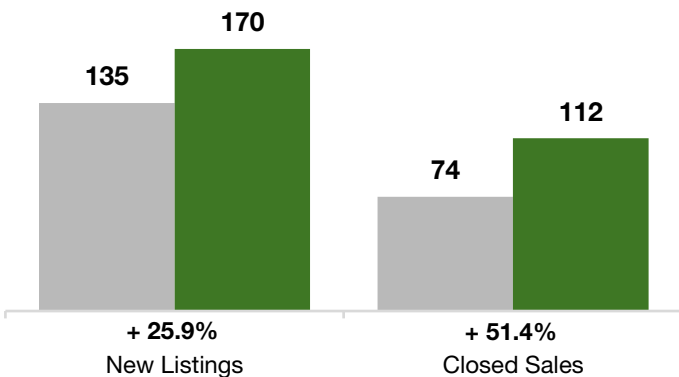
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 4-2020
■ Thru 4-2021

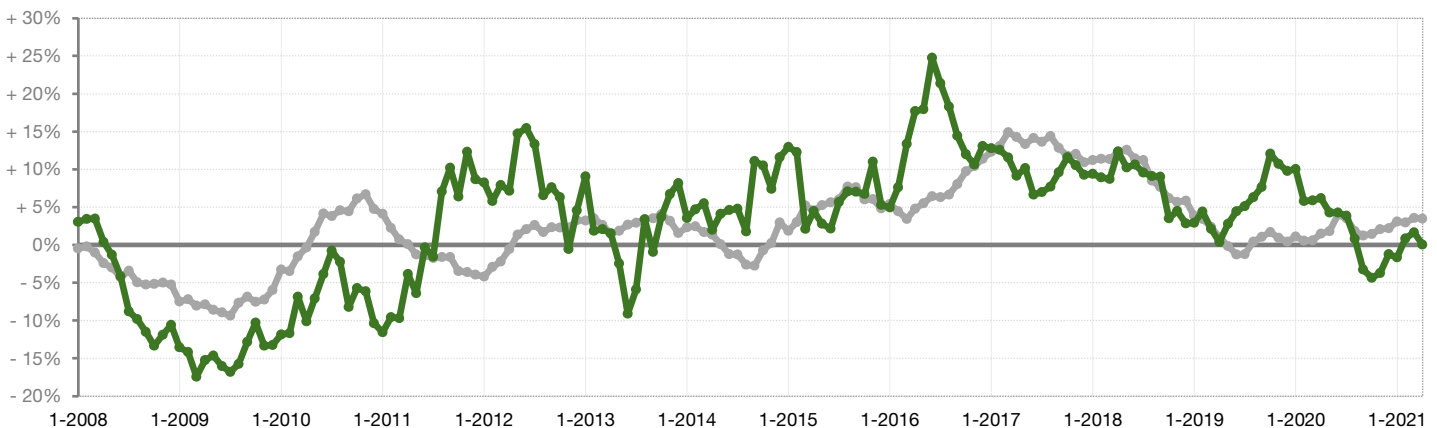
Year to Date

■ Thru 4-2020
■ Thru 4-2021



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

All MLS —
North 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.