

Local Market Update through April 2021

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

+ 58.4%

Year-Over-Year Change in New Listings

+ 93.4%

Year-Over-Year Change in Closed Sales

+ 6.8%

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	219	347	+ 58.4%	362	468	+ 29.3%
Pending Sales	153	318	+ 107.8%	205	397	+ 93.7%
Closed Sales	137	265	+ 93.4%	206	360	+ 74.8%
Lowest Sale Price*	\$225,000	\$179,000	- 20.4%	\$225,000	\$179,000	- 20.4%
Median Sales Price*	\$589,900	\$630,000	+ 6.8%	\$580,000	\$627,000	+ 8.1%
Highest Sale Price*	\$1,300,000	\$2,900,000	+ 123.1%	\$1,300,000	\$2,900,000	+ 123.1%
Percent of Original List Price Received*	93.8%	94.5%	+ 0.7%	93.7%	94.6%	+ 1.0%
Inventory of Homes for Sale	418	280	- 33.1%	--	--	--
Months Supply of Inventory	6.1	3.2	- 47.2%	--	--	--

* 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.

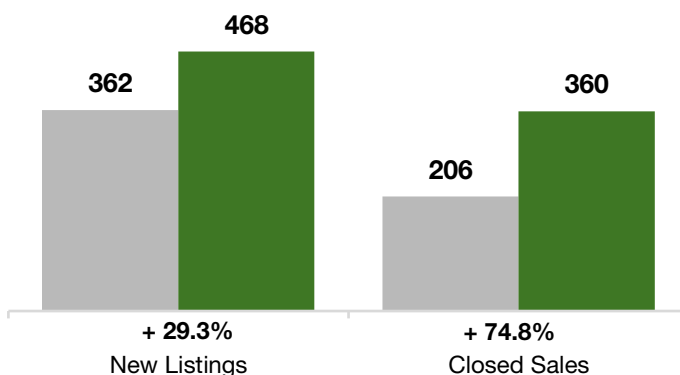
Last 3 Months

■ Thru 4-2020
■ Thru 4-2021



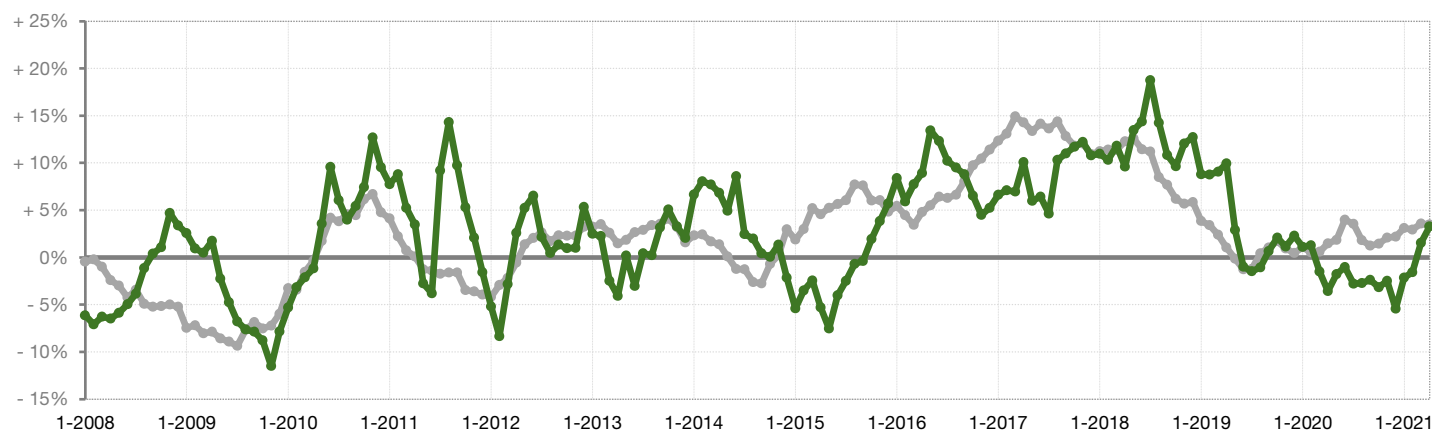
Year to Date

■ Thru 4-2020
■ Thru 4-2021



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

All MLS —
South 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.