

Local Market Update through April 2021

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

+ 44.2%

Year-Over-Year Change in
New Listings

+ 55.2%

Year-Over-Year Change in
Closed Sales

+ 11.0%

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	43	62	+ 44.2%	78	80	+ 2.6%
Pending Sales	27	51	+ 88.9%	39	64	+ 64.1%
Closed Sales	29	45	+ 55.2%	41	66	+ 61.0%
Lowest Sale Price*	\$380,000	\$330,000	- 13.2%	\$380,000	\$330,000	- 13.2%
Median Sales Price*	\$710,000	\$788,000	+ 11.0%	\$710,000	\$779,000	+ 9.7%
Highest Sale Price*	\$1,875,000	\$1,700,000	- 9.3%	\$2,000,000	\$2,300,000	+ 15.0%
Percent of Original List Price Received*	91.5%	92.2%	+ 0.7%	91.6%	92.4%	+ 0.8%
Inventory of Homes for Sale	119	89	- 25.7%	--	--	--
Months Supply of Inventory	9.2	5.4	- 41.8%	--	--	--

* 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



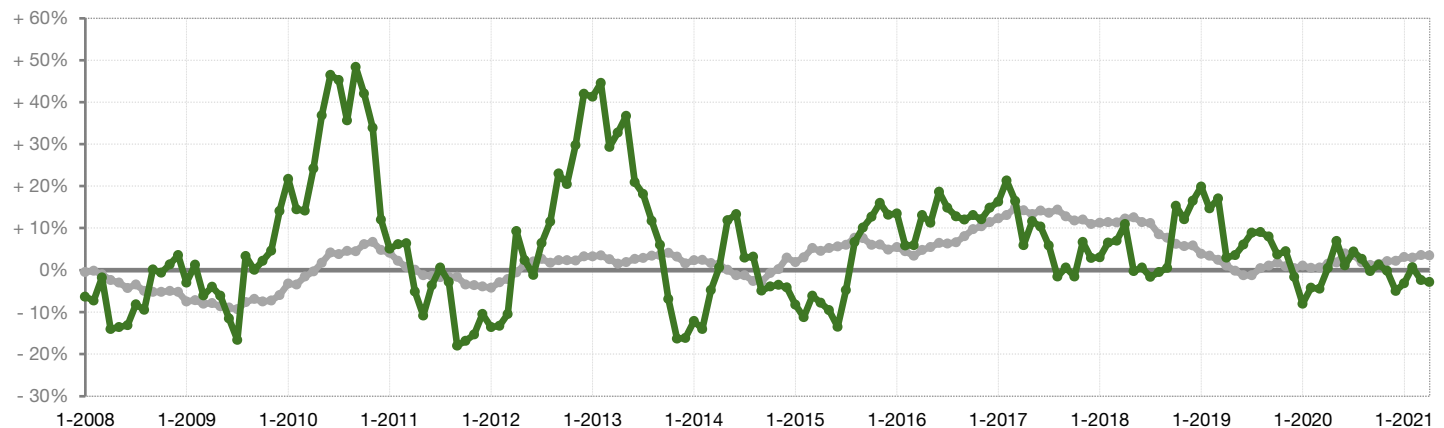
Year to Date

■ Thru 4-2020
■ Thru 4-2021



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

All MLS —
The Hills —



**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.