

# Local Market Update through April 2021

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



## The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

**+ 80.3%**

Year-Over-Year Change in New Listings

**+ 50.7%**

Year-Over-Year Change in Closed Sales

**- 2.3%**

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	71	<b>128</b>	+ 80.3%	118	<b>163</b>	+ 38.1%
Pending Sales	43	<b>124</b>	+ 188.4%	75	<b>158</b>	+ 110.7%
Closed Sales	71	<b>107</b>	+ 50.7%	97	<b>143</b>	+ 47.4%
Lowest Sale Price*	\$150,000	<b>\$200,000</b>	+ 33.3%	\$150,000	<b>\$115,000</b>	- 23.3%
Median Sales Price*	\$600,000	<b>\$586,000</b>	- 2.3%	\$599,000	<b>\$575,000</b>	- 4.0%
Highest Sale Price*	\$2,110,000	<b>\$1,425,000</b>	- 32.5%	\$2,110,000	<b>\$1,425,000</b>	- 32.5%
Percent of Original List Price Received*	92.5%	<b>93.3%</b>	+ 0.8%	92.4%	<b>93.8%</b>	+ 1.5%
Inventory of Homes for Sale	151	<b>124</b>	- 18.3%	--	--	--
Months Supply of Inventory	5.6	<b>3.7</b>	- 34.0%	--	--	--

\* 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.

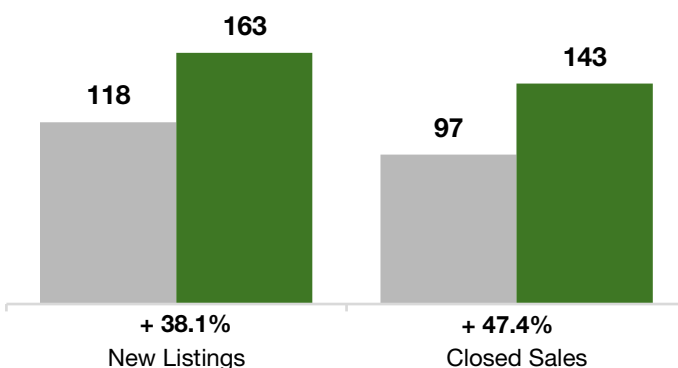
### Last 3 Months

■ Thru 4-2020  
■ Thru 4-2021



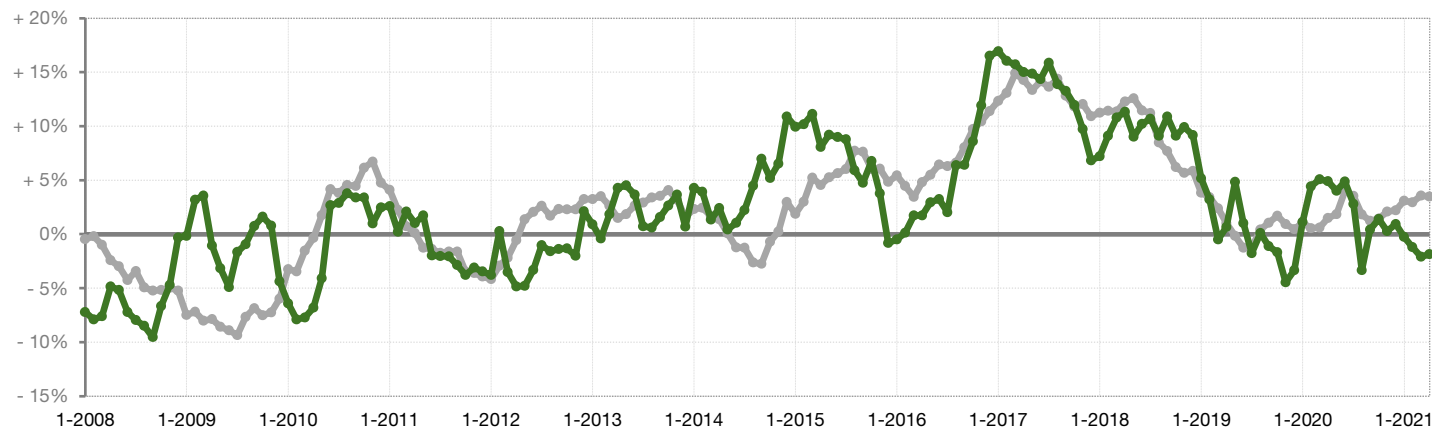
### Year to Date

■ Thru 4-2020  
■ Thru 4-2021



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

— All MLS  
— The Lakes



\*\*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.