

# Local Market Update through May 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

**+ 135.0%**      **+ 89.6%**      **- 2.5%**

Year-Over-Year Change in New Listings      Year-Over-Year Change in Closed Sales      One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

|  | Thru 5-2020 | Thru 5-2021 | + / -    | Thru 5-2020 | Thru 5-2021 | + / -    |
|--|-------------|-------------|----------|-------------|-------------|----------|
| New Listings                             | 60          | 141         | + 135.0% | 141         | 219         | + 55.3%  |
| Pending Sales                            | 22          | 117         | + 431.8% | 75          | 171         | + 128.0% |
| Closed Sales                             | 48          | 91          | + 89.6%  | 111         | 162         | + 45.9%  |
| Lowest Sale Price*                       | \$240,000   | \$225,000   | - 6.3%   | \$170,000   | \$200,000   | + 17.6%  |
| Median Sales Price*                      | \$600,000   | \$585,000   | - 2.5%   | \$565,000   | \$580,000   | + 2.7%   |
| Highest Sale Price*                      | \$1,233,000 | \$1,039,999 | - 15.7%  | \$2,000,000 | \$1,260,000 | - 37.0%  |
| Percent of Original List Price Received* | 93.9%       | 95.2%       | + 1.5%   | 94.1%       | 94.7%       | + 0.6%   |
| Inventory of Homes for Sale              | 169         | 123         | - 27.2%  | --          | --          | --       |
| Months Supply of Inventory               | 6.7         | 4.1         | - 38.9%  | --          | --          | --       |

\* 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 5-2020  
■ Thru 5-2021



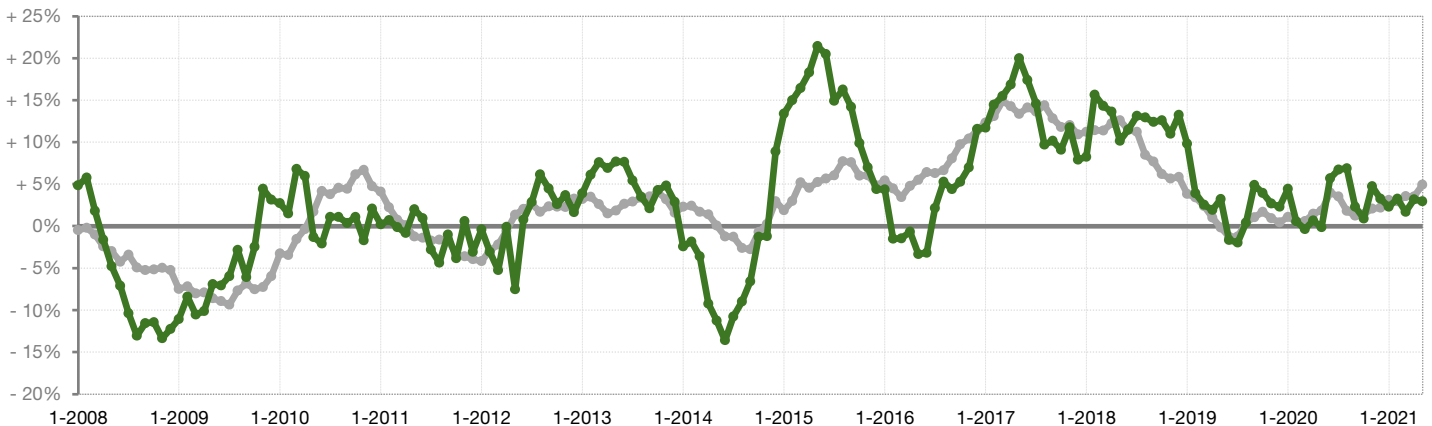
### Year to Date

■ Thru 5-2020  
■ Thru 5-2021



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