

Local Market Update through May 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

+ 69.4%

Year-Over-Year Change in New Listings

+ 92.2%

Year-Over-Year Change in Closed Sales

+ 4.1%

One-Year Change in Median Sales Price*

Last 3 Months

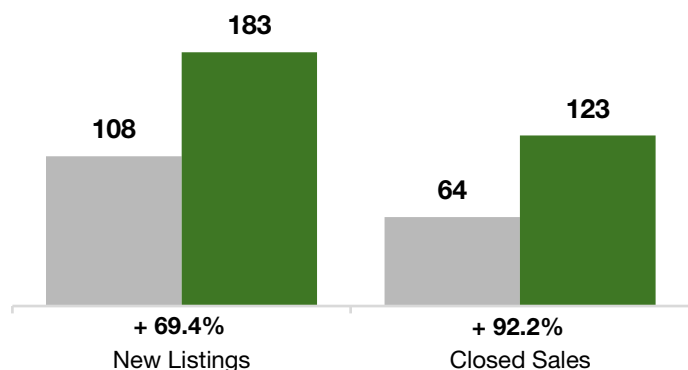
Year to Date

	Thru 5-2020	Thru 5-2021	+ / -	Thru 5-2020	Thru 5-2021	+ / -
New Listings	108	183	+ 69.4%	225	288	+ 28.0%
Pending Sales	52	147	+ 182.7%	114	219	+ 92.1%
Closed Sales	64	123	+ 92.2%	121	198	+ 63.6%
Lowest Sale Price*	\$120,000	\$129,900	+ 8.3%	\$120,000	\$129,900	+ 8.3%
Median Sales Price*	\$427,500	\$445,000	+ 4.1%	\$436,000	\$449,500	+ 3.1%
Highest Sale Price*	\$901,000	\$890,000	- 1.2%	\$901,000	\$1,060,000	+ 17.6%
Percent of Original List Price Received*	94.5%	94.7%	+ 0.2%	94.2%	94.9%	+ 0.7%
Inventory of Homes for Sale	256	165	- 35.4%	--	--	--
Months Supply of Inventory	7.2	3.7	- 48.6%	--	--	--

* 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.

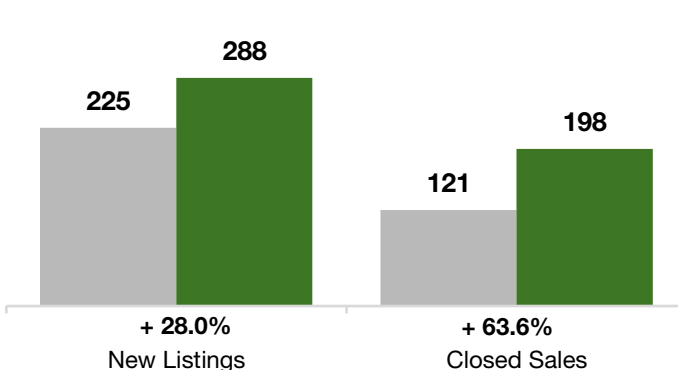
Last 3 Months

■ Thru 5-2020
■ Thru 5-2021



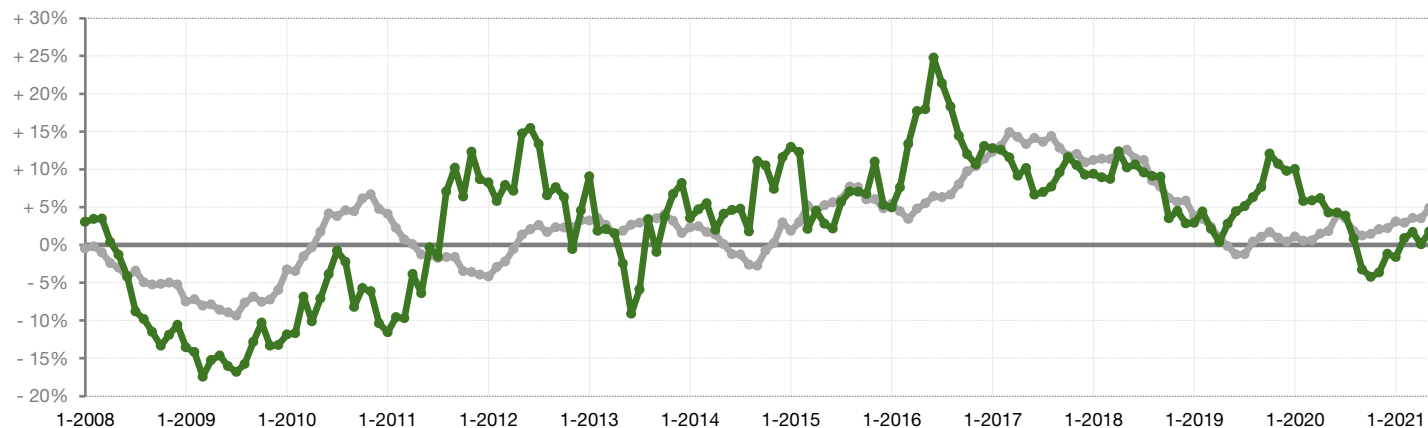
Year to Date

■ Thru 5-2020
■ Thru 5-2021



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

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