

# Local Market Update through May 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

**+ 93.6%**

Year-Over-Year Change in New Listings

**+ 106.1%**

Year-Over-Year Change in Closed Sales

**+ 12.3%**

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	203	<b>393</b>	+ 93.6%	442	<b>599</b>	+ 35.5%
Pending Sales	115	<b>323</b>	+ 180.9%	225	<b>490</b>	+ 117.8%
Closed Sales	131	<b>270</b>	+ 106.1%	256	<b>453</b>	+ 77.0%
Lowest Sale Price*	\$225,000	<b>\$179,000</b>	- 20.4%	\$225,000	<b>\$179,000</b>	- 20.4%
Median Sales Price*	\$575,000	<b>\$645,500</b>	+ 12.3%	\$575,000	<b>\$635,000</b>	+ 10.4%
Highest Sale Price*	\$1,300,000	<b>\$1,690,000</b>	+ 30.0%	\$1,300,000	<b>\$2,900,000</b>	+ 123.1%
Percent of Original List Price Received*	93.4%	<b>95.3%</b>	+ 2.0%	93.6%	<b>94.9%</b>	+ 1.3%
Inventory of Homes for Sale	407	<b>278</b>	- 31.8%	--	--	--
Months Supply of Inventory	6.3	<b>3.0</b>	- 52.0%	--	--	--

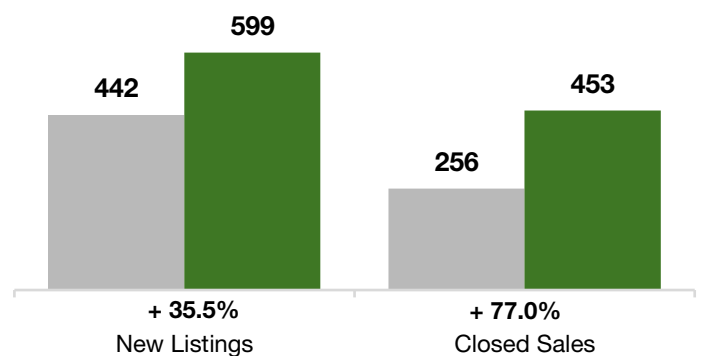
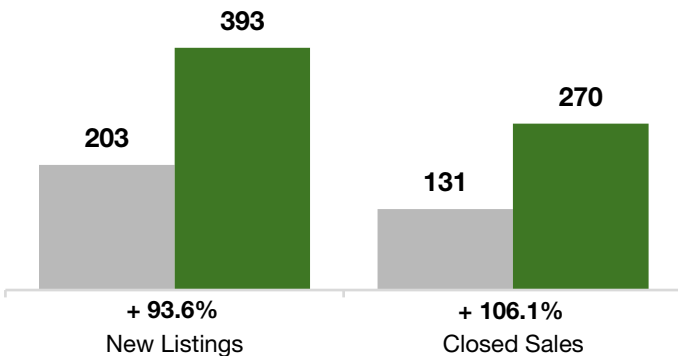
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 5-2020  
■ Thru 5-2021

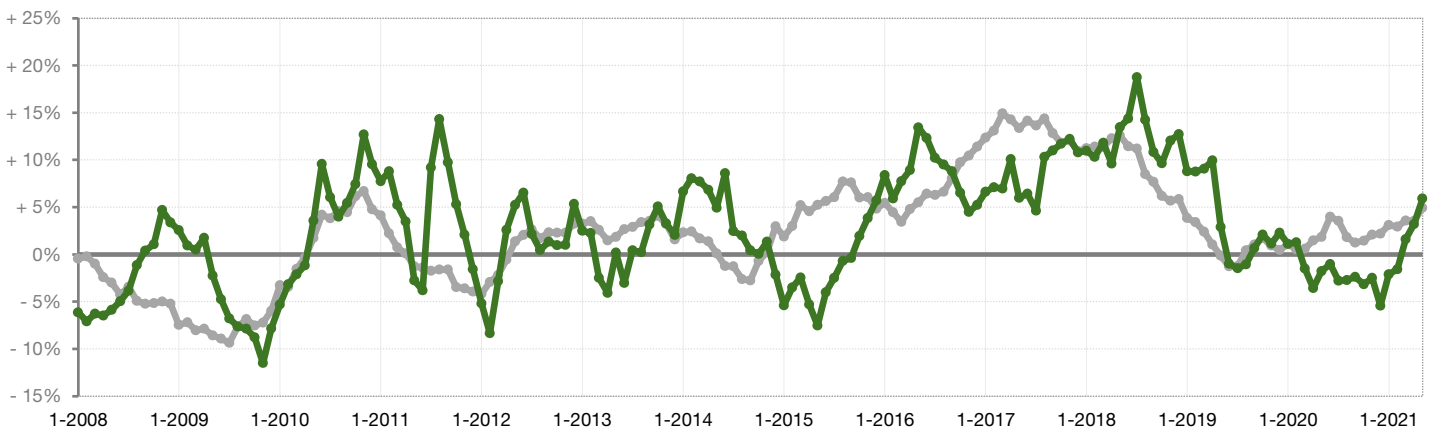
### Year to Date

■ Thru 5-2020  
■ Thru 5-2021



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

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