

Local Market Update through May 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

+ 78.7%

Year-Over-Year Change in
New Listings

+ 137.5%

Year-Over-Year Change in
Closed Sales

- 12.1%

One-Year Change in
Median Sales Price*

Last 3 Months

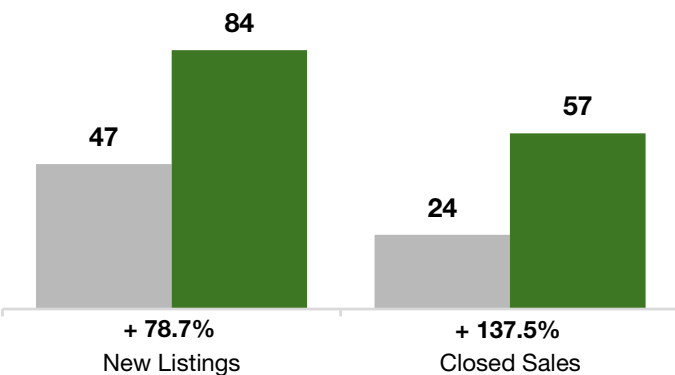
Year to Date

	Thru 5-2020	Thru 5-2021	+ / -	Thru 5-2020	Thru 5-2021	+ / -
New Listings	47	84	+ 78.7%	97	109	+ 12.4%
Pending Sales	19	58	+ 205.3%	45	87	+ 93.3%
Closed Sales	24	57	+ 137.5%	50	90	+ 80.0%
Lowest Sale Price*	\$515,000	\$330,000	- 35.9%	\$380,000	\$330,000	- 13.2%
Median Sales Price*	\$837,750	\$736,000	- 12.1%	\$723,250	\$779,000	+ 7.7%
Highest Sale Price*	\$3,450,000	\$3,000,000	- 13.0%	\$3,450,000	\$3,000,000	- 13.0%
Percent of Original List Price Received*	90.8%	91.7%	+ 1.0%	91.8%	91.8%	+ 0.0%
Inventory of Homes for Sale	117	87	- 25.4%	--	--	--
Months Supply of Inventory	9.7	5.0	- 48.7%	--	--	--

* 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.

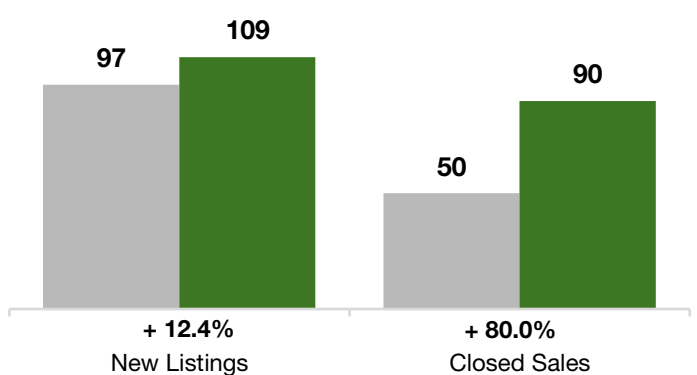
Last 3 Months

■ Thru 5-2020
■ Thru 5-2021



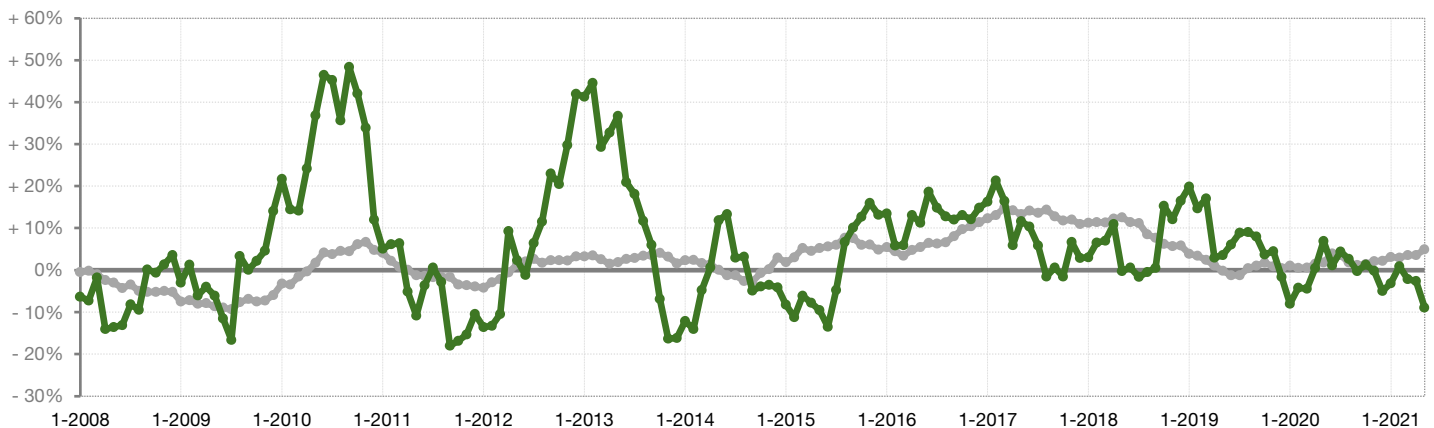
Year to Date

■ Thru 5-2020
■ Thru 5-2021



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

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