

# Local Market Update through May 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

**+ 165.6%**      **+ 139.6%**      **+ 1.3%**

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	61	<b>162</b>	+ 165.6%	149	<b>224</b>	+ 50.3%
Pending Sales	36	<b>141</b>	+ 291.7%	83	<b>200</b>	+ 141.0%
Closed Sales	48	<b>115</b>	+ 139.6%	106	<b>184</b>	+ 73.6%
Lowest Sale Price*	\$150,000	<b>\$200,000</b>	+ 33.3%	\$150,000	<b>\$115,000</b>	- 23.3%
Median Sales Price*	\$595,000	<b>\$603,000</b>	+ 1.3%	\$600,000	<b>\$585,500</b>	- 2.4%
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*	92.0%	<b>94.1%</b>	+ 2.3%	92.5%	<b>93.9%</b>	+ 1.5%
Inventory of Homes for Sale	144	<b>123</b>	- 15.0%	--	--	--
Months Supply of Inventory	5.7	<b>3.3</b>	- 41.4%	--	--	--

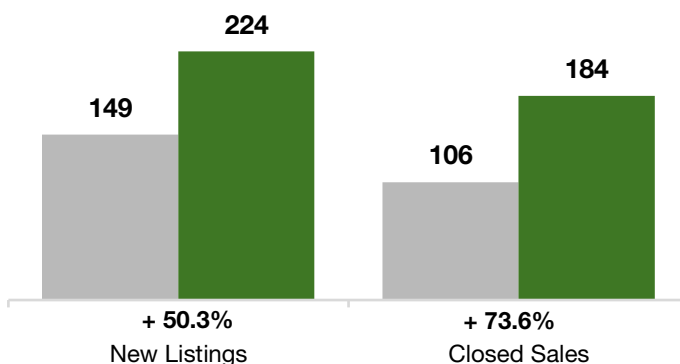
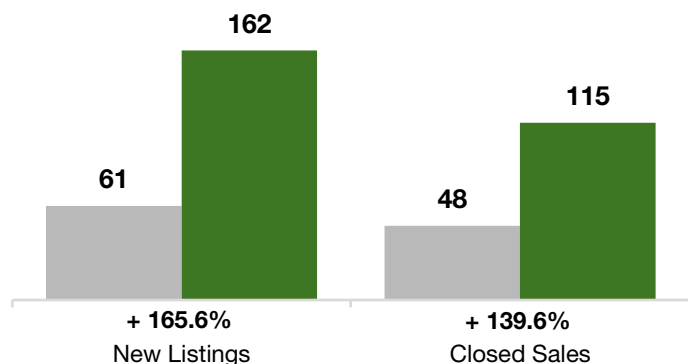
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 5-2020  
■ Thru 5-2021

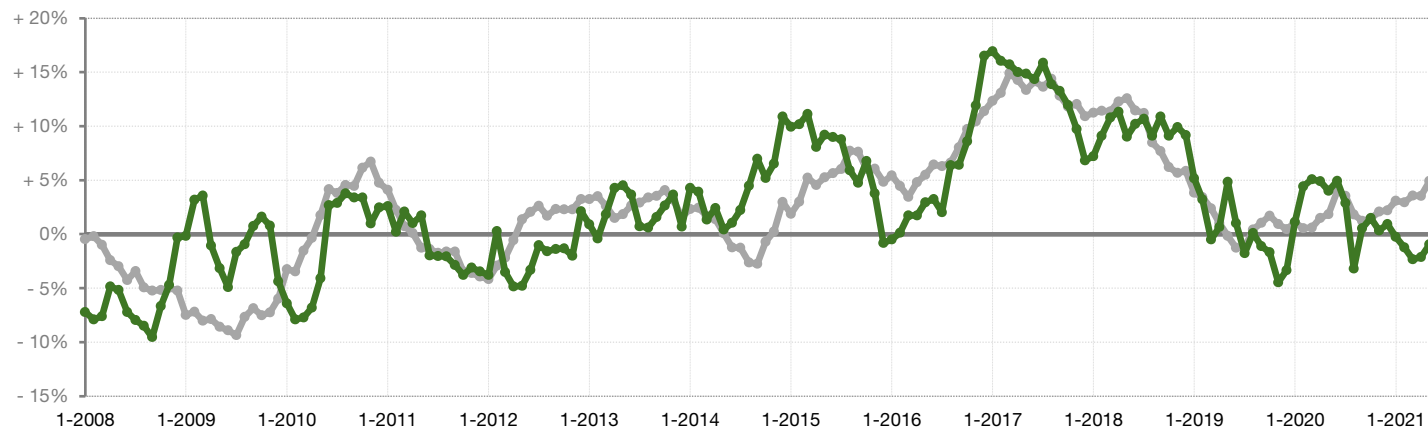
### Year to Date

■ Thru 5-2020  
■ Thru 5-2021



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

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