

Local Market Update through July 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

+ 2.6%

+ 107.8%

- 1.7%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

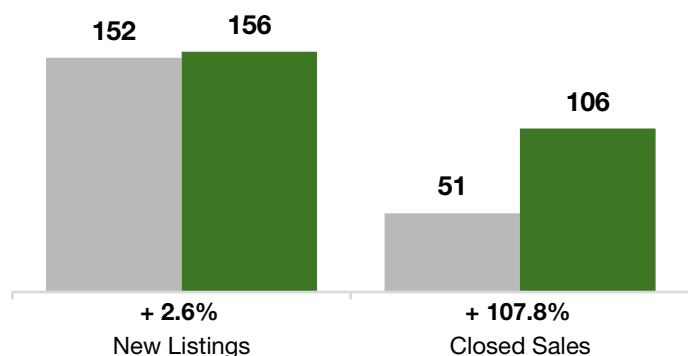
Year to Date

	Thru 7-2020	Thru 7-2021	+ / -	Thru 7-2020	Thru 7-2021	+ / -
New Listings	152	156	+ 2.6%	273	335	+ 22.7%
Pending Sales	62	116	+ 87.1%	132	243	+ 84.1%
Closed Sales	51	106	+ 107.8%	148	237	+ 60.1%
Lowest Sale Price*	\$175,000	\$175,000	0.0%	\$170,000	\$175,000	+ 2.9%
Median Sales Price*	\$605,000	\$594,500	- 1.7%	\$577,500	\$585,000	+ 1.3%
Highest Sale Price*	\$1,089,888	\$1,400,000	+ 28.5%	\$2,000,000	\$1,400,000	- 30.0%
Percent of Original List Price Received*	94.5%	94.6%	+ 0.1%	94.2%	94.5%	+ 0.4%
Inventory of Homes for Sale	176	126	- 28.4%	--	--	--
Months Supply of Inventory	7.6	3.6	- 52.2%	--	--	--

* 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.

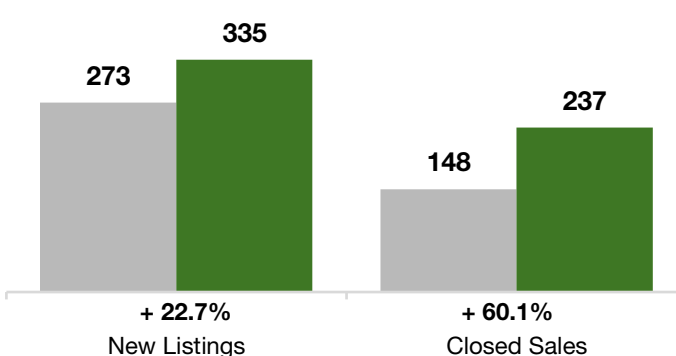
Last 3 Months

■ Thru 7-2020
■ Thru 7-2021



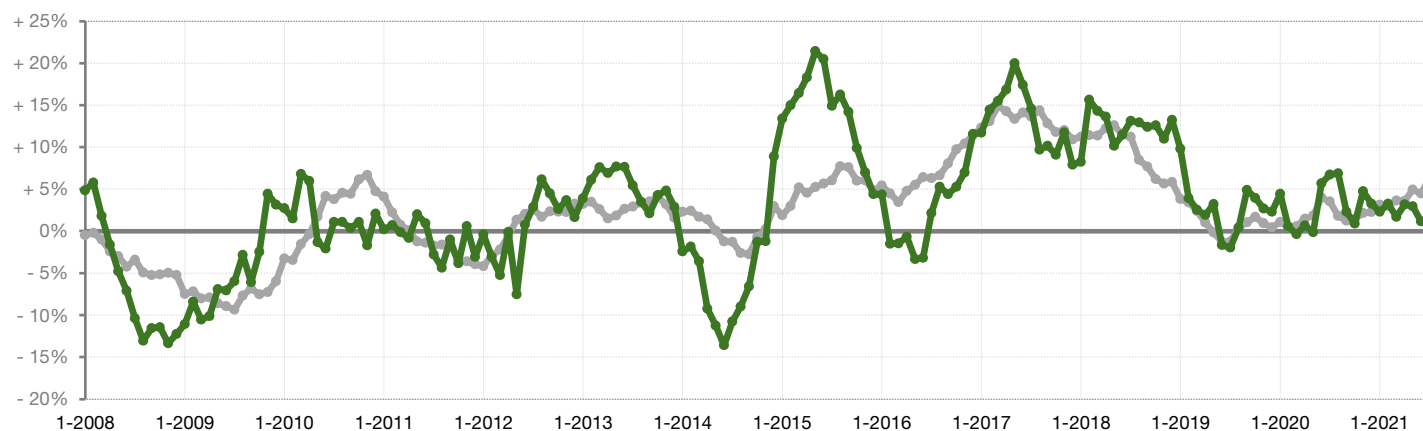
Year to Date

■ Thru 7-2020
■ Thru 7-2021



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