

# Local Market Update through July 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

**+ 12.1%**

Year-Over-Year Change in New Listings

**+ 100.0%**

Year-Over-Year Change in Closed Sales

**+ 13.5%**

One-Year Change in Median Sales Price\*

### Last 3 Months

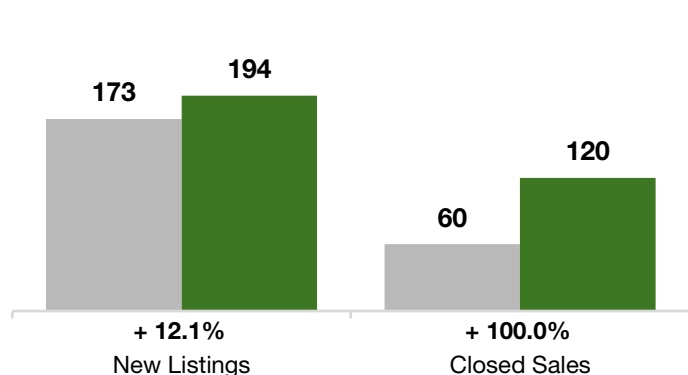
### Year to Date

	Thru 7-2020	Thru 7-2021	+ / -	Thru 7-2020	Thru 7-2021	+ / -
New Listings	173	<b>194</b>	+ 12.1%	361	<b>425</b>	+ 17.7%
Pending Sales	106	<b>159</b>	+ 50.0%	201	<b>328</b>	+ 63.2%
Closed Sales	60	<b>120</b>	+ 100.0%	165	<b>280</b>	+ 69.7%
Lowest Sale Price*	\$120,000	<b>\$129,900</b>	+ 8.3%	\$120,000	<b>\$129,900</b>	+ 8.3%
Median Sales Price*	\$440,000	<b>\$499,500</b>	+ 13.5%	\$440,000	<b>\$460,000</b>	+ 4.5%
Highest Sale Price*	\$865,000	<b>\$1,070,000</b>	+ 23.7%	\$901,000	<b>\$1,070,000</b>	+ 18.8%
Percent of Original List Price Received*	95.7%	<b>97.0%</b>	+ 1.4%	95.1%	<b>95.7%</b>	+ 0.7%
Inventory of Homes for Sale	248	<b>171</b>	- 30.9%	--	--	--
Months Supply of Inventory	7.7	<b>3.5</b>	- 54.3%	--	--	--

\* 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.

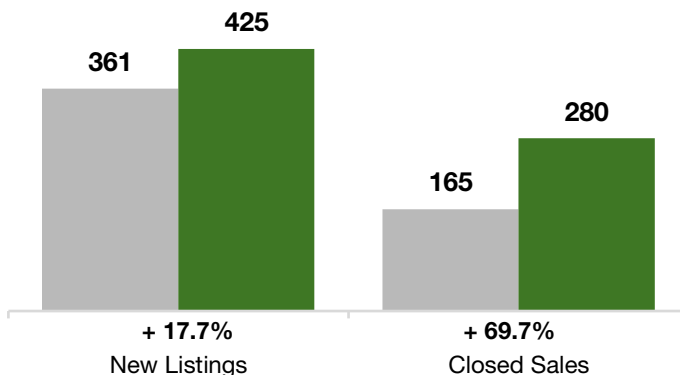
### Last 3 Months

■ Thru 7-2020  
■ Thru 7-2021



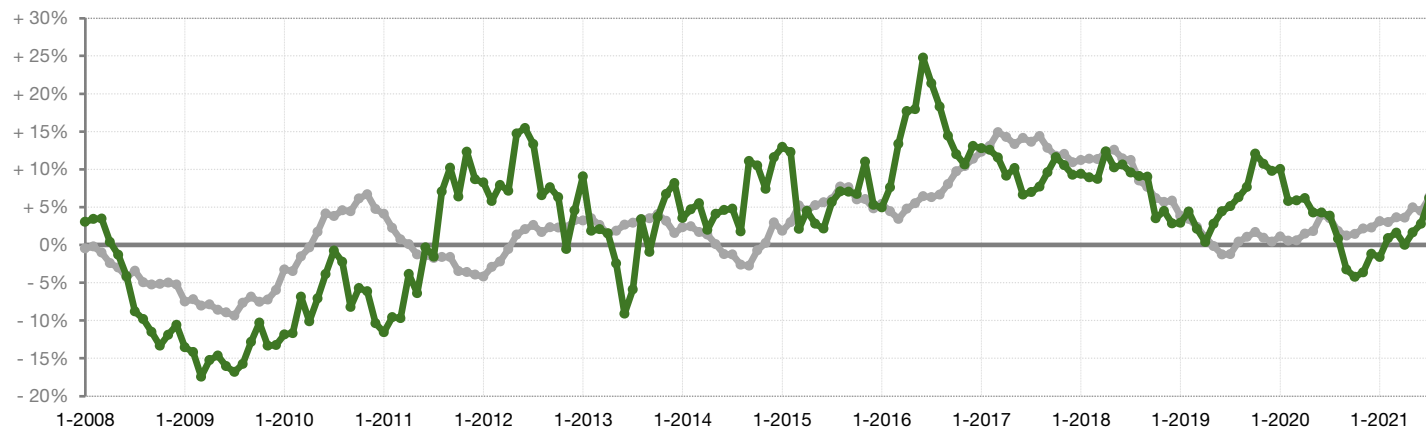
### Year to Date

■ Thru 7-2020  
■ Thru 7-2021



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

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