

# Local Market Update through July 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

**- 12.6%**

Year-Over-Year Change in New Listings

**+ 72.7%**

Year-Over-Year Change in Closed Sales

**+ 13.3%**

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	443	387	- 12.6%	805	864	+ 7.3%
Pending Sales	198	313	+ 58.1%	403	709	+ 75.9%
Closed Sales	154	266	+ 72.7%	360	633	+ 75.8%
Lowest Sale Price*	\$135,000	\$179,000	+ 32.6%	\$135,000	\$179,000	+ 32.6%
Median Sales Price*	\$582,500	\$660,000	+ 13.3%	\$580,000	\$639,000	+ 10.2%
Highest Sale Price*	\$1,475,000	\$1,625,000	+ 10.2%	\$1,475,000	\$2,900,000	+ 96.6%
Percent of Original List Price Received*	92.9%	95.7%	+ 3.0%	93.4%	95.1%	+ 1.8%
Inventory of Homes for Sale	467	287	- 38.4%	--	--	--
Months Supply of Inventory	7.8	2.8	- 63.8%	--	--	--

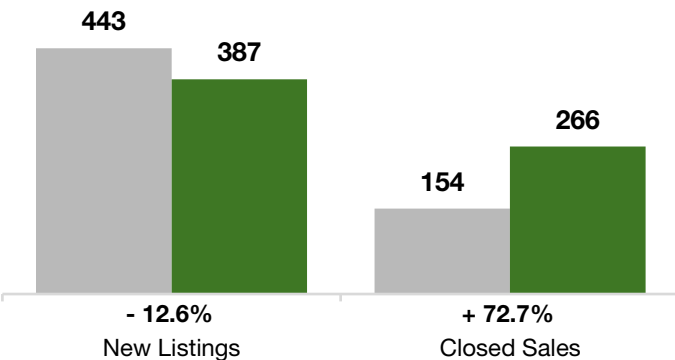
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 7-2020  
■ Thru 7-2021

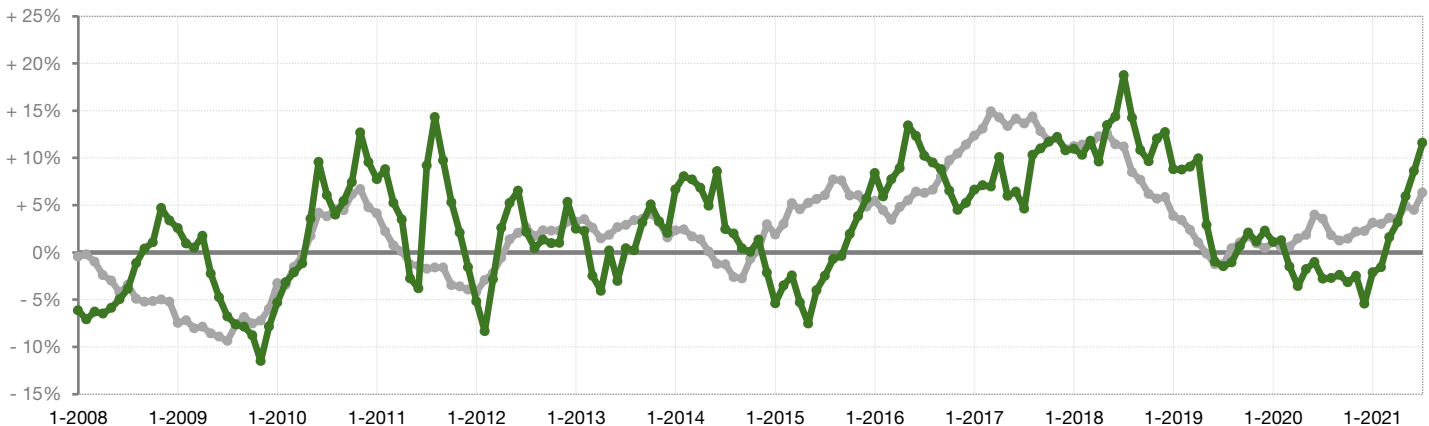
### Year to Date

■ Thru 7-2020  
■ Thru 7-2021



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

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