

Local Market Update through July 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

- 20.7%

+ 142.0%

+ 7.6%

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	184	146	- 20.7%	302	314	+ 4.0%
Pending Sales	55	127	+ 130.9%	130	284	+ 118.5%
Closed Sales	50	121	+ 142.0%	147	266	+ 81.0%
Lowest Sale Price*	\$215,000	\$112,500	- 47.7%	\$150,000	\$112,500	- 25.0%
Median Sales Price*	\$582,500	\$627,000	+ 7.6%	\$590,000	\$600,000	+ 1.7%
Highest Sale Price*	\$1,180,000	\$1,100,000	- 6.8%	\$2,110,000	\$1,425,000	- 32.5%
Percent of Original List Price Received*	94.1%	95.0%	+ 1.0%	93.0%	94.4%	+ 1.5%
Inventory of Homes for Sale	182	115	- 36.7%	--	--	--
Months Supply of Inventory	8.3	2.7	- 67.0%	--	--	--

* 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.

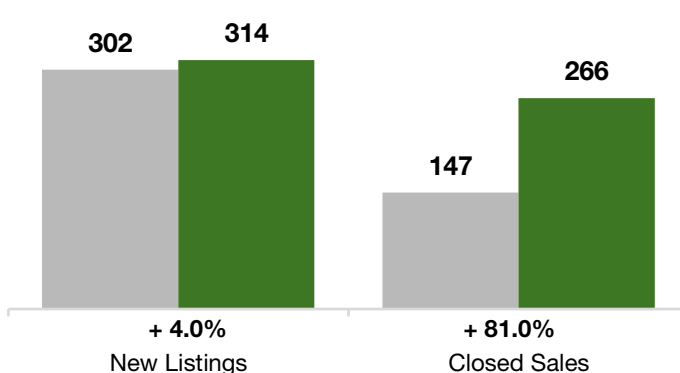
Last 3 Months

■ Thru 7-2020
■ Thru 7-2021



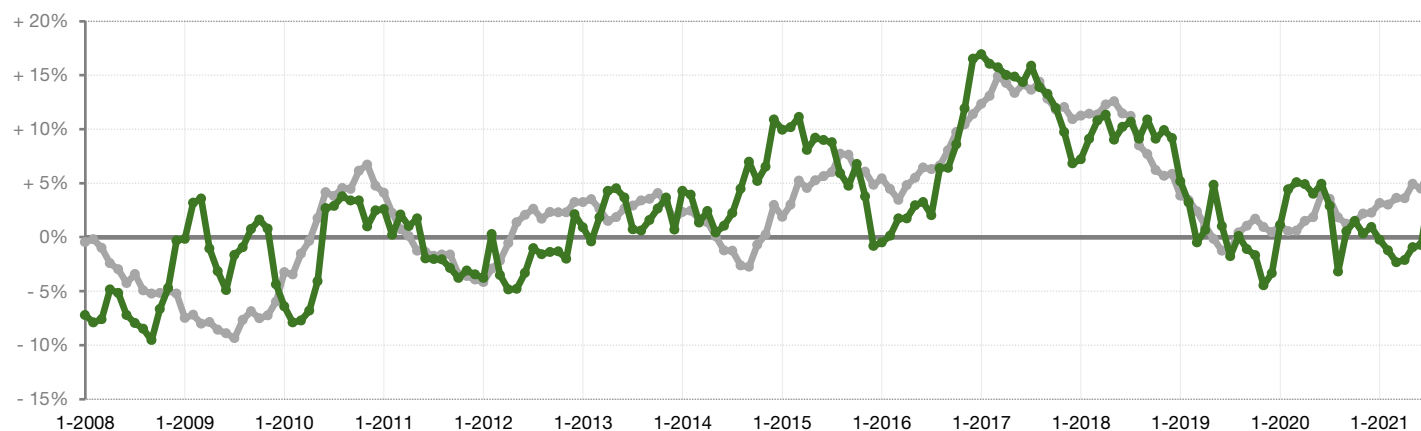
Year to Date

■ Thru 7-2020
■ Thru 7-2021



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

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