

Local Market Update through August 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

- 16.7%

+ 90.2%

+ 3.4%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

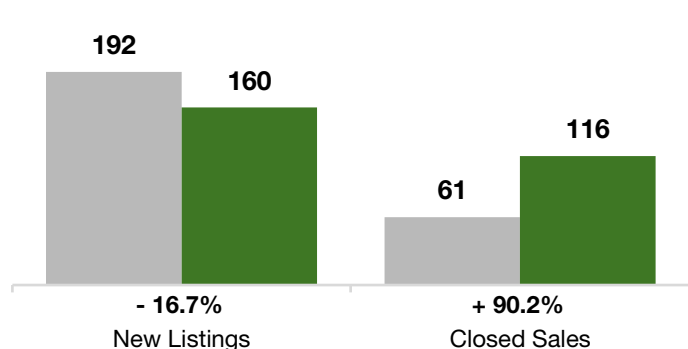
Year to Date

	Thru 8-2020	Thru 8-2021	+ / -	Thru 8-2020	Thru 8-2021	+ / -
New Listings	192	160	- 16.7%	333	384	+ 15.3%
Pending Sales	101	124	+ 22.8%	176	295	+ 67.6%
Closed Sales	61	116	+ 90.2%	172	278	+ 61.6%
Lowest Sale Price*	\$175,000	\$175,000	0.0%	\$170,000	\$175,000	+ 2.9%
Median Sales Price*	\$585,000	\$605,000	+ 3.4%	\$577,500	\$592,500	+ 2.6%
Highest Sale Price*	\$999,000	\$1,400,000	+ 40.1%	\$2,000,000	\$1,400,000	- 30.0%
Percent of Original List Price Received*	94.4%	95.5%	+ 1.1%	94.2%	95.0%	+ 0.9%
Inventory of Homes for Sale	192	129	- 32.6%	--	--	--
Months Supply of Inventory	8.2	3.7	- 55.3%	--	--	--

* 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.

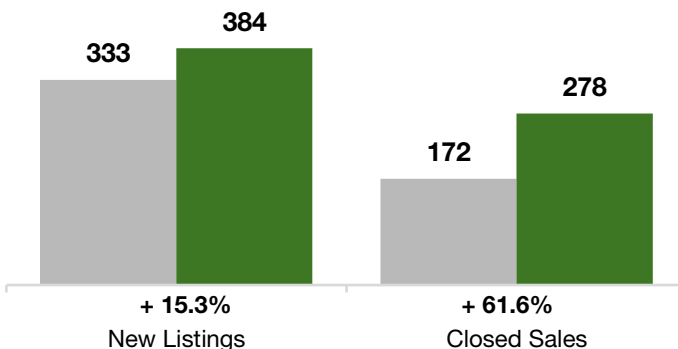
Last 3 Months

■ Thru 8-2020
■ Thru 8-2021



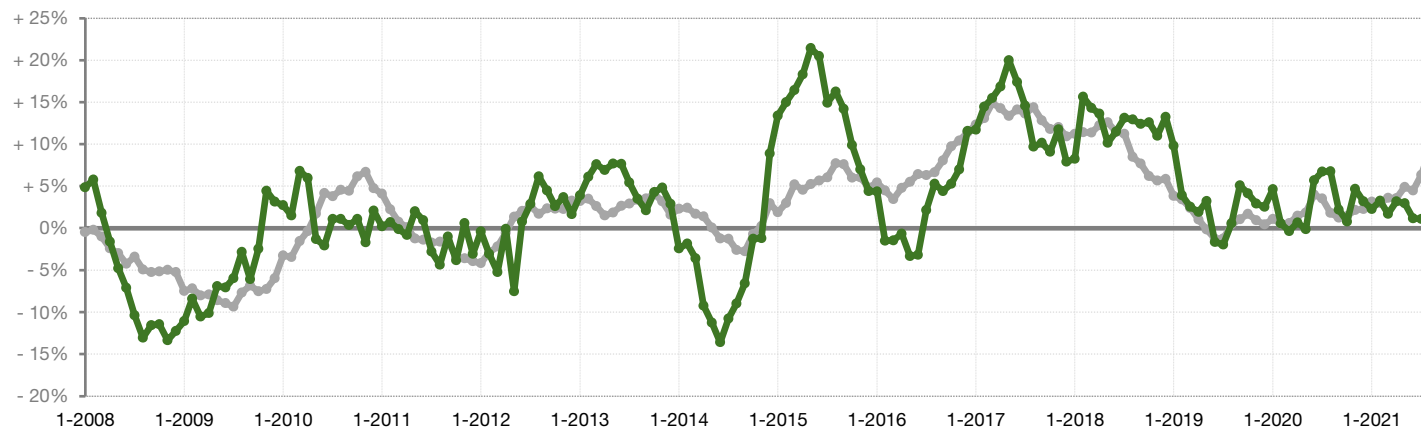
Year to Date

■ Thru 8-2020
■ Thru 8-2021



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