

Local Market Update through August 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

- 3.7%

+ 68.8%

+ 18.4%

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	214	206	- 3.7%	439	496	+ 13.0%
Pending Sales	149	161	+ 8.1%	262	379	+ 44.7%
Closed Sales	77	130	+ 68.8%	198	330	+ 66.7%
Lowest Sale Price*	\$125,000	\$160,000	+ 28.0%	\$120,000	\$129,900	+ 8.3%
Median Sales Price*	\$435,000	\$515,000	+ 18.4%	\$435,000	\$467,500	+ 7.5%
Highest Sale Price*	\$865,000	\$1,175,000	+ 35.8%	\$901,000	\$1,175,000	+ 30.4%
Percent of Original List Price Received*	96.3%	97.5%	+ 1.3%	95.0%	95.9%	+ 1.0%
Inventory of Homes for Sale	252	176	- 30.3%	--	--	--
Months Supply of Inventory	7.8	3.6	- 53.8%	--	--	--

* 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.

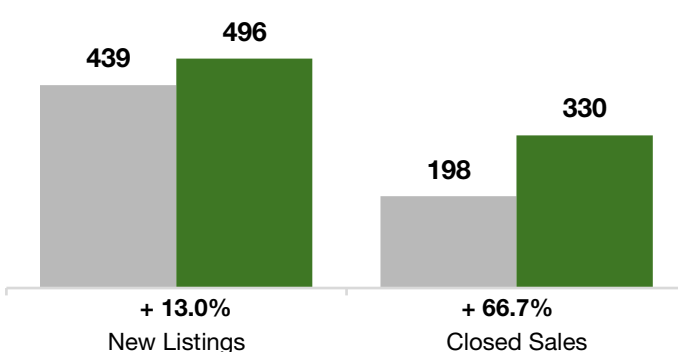
Last 3 Months

■ Thru 8-2020
■ Thru 8-2021



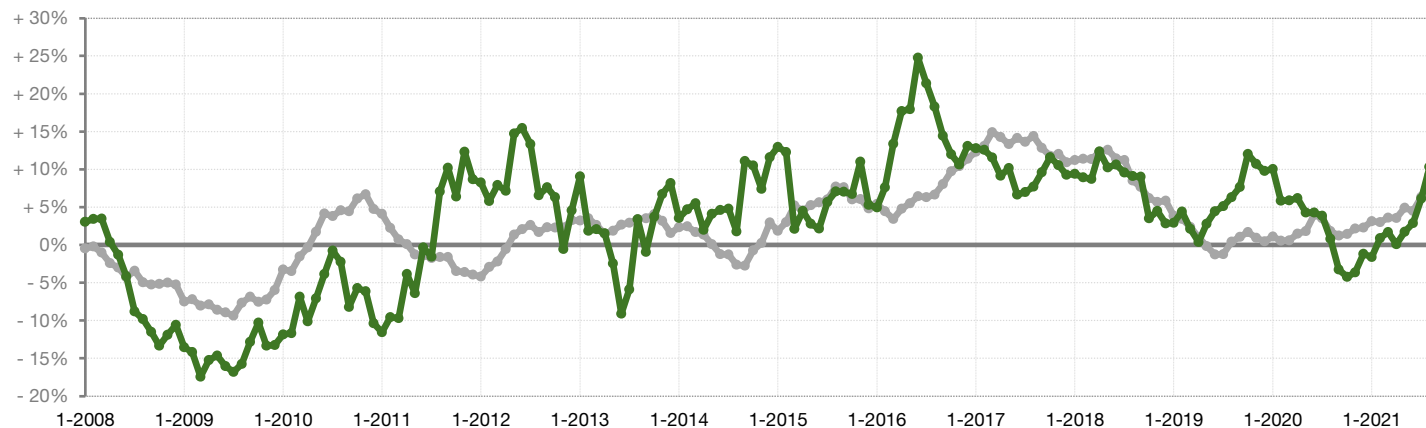
Year to Date

■ Thru 8-2020
■ Thru 8-2021



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

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