

Local Market Update through August 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

- 32.2%

+ 84.1%

+ 6.5%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

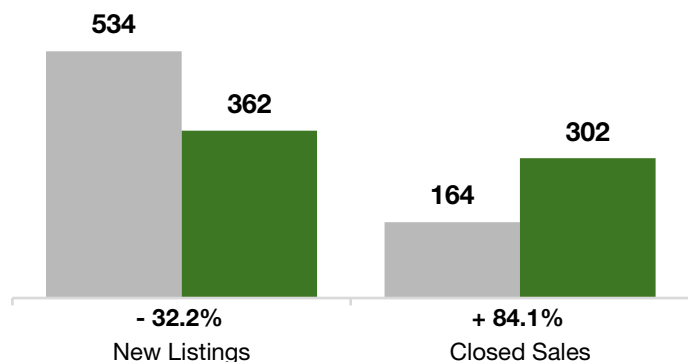
Year to Date

	Thru 8-2020	Thru 8-2021	+ / -	Thru 8-2020	Thru 8-2021	+ / -
New Listings	534	362	- 32.2%	976	967	- 0.9%
Pending Sales	315	316	+ 0.3%	540	806	+ 49.3%
Closed Sales	164	302	+ 84.1%	420	757	+ 80.2%
Lowest Sale Price*	\$135,000	\$179,000	+ 32.6%	\$135,000	\$179,000	+ 32.6%
Median Sales Price*	\$610,000	\$649,450	+ 6.5%	\$590,000	\$640,000	+ 8.5%
Highest Sale Price*	\$1,475,000	\$1,950,000	+ 32.2%	\$1,475,000	\$2,900,000	+ 96.6%
Percent of Original List Price Received*	93.1%	96.4%	+ 3.5%	93.4%	95.5%	+ 2.2%
Inventory of Homes for Sale	499	285	- 42.9%	--	--	--
Months Supply of Inventory	8.0	2.8	- 65.1%	--	--	--

* 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.

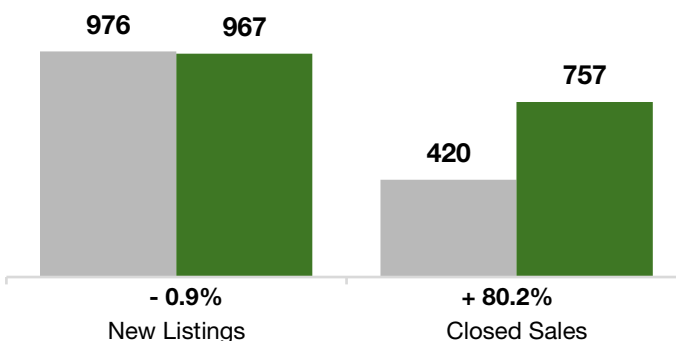
Last 3 Months

■ Thru 8-2020
■ Thru 8-2021



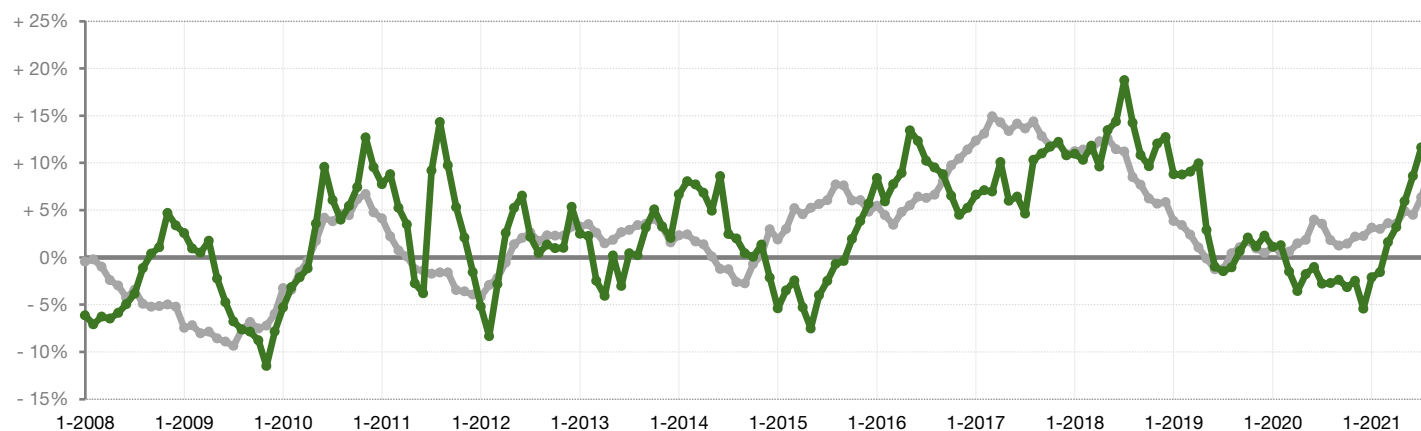
Year to Date

■ Thru 8-2020
■ Thru 8-2021



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

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