

# Local Market Update through August 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

**- 35.1%**

**+ 146.2%**

**+ 11.6%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

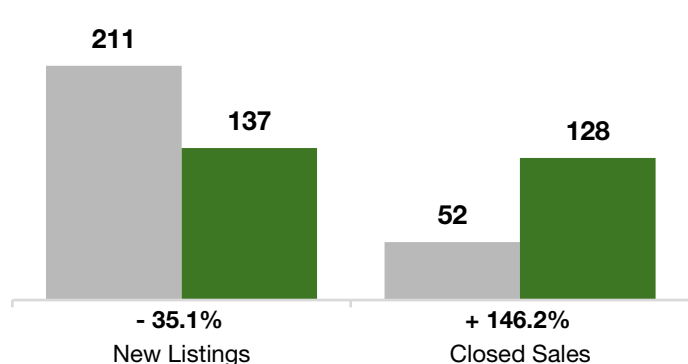
### Year to Date

	Thru 8-2020	Thru 8-2021	+ / -	Thru 8-2020	Thru 8-2021	+ / -
New Listings	211	137	- 35.1%	360	363	+ 0.8%
Pending Sales	113	127	+ 12.4%	196	326	+ 66.3%
Closed Sales	52	128	+ 146.2%	158	313	+ 98.1%
Lowest Sale Price*	\$149,000	\$112,500	- 24.5%	\$149,000	\$112,500	- 24.5%
Median Sales Price*	\$562,500	\$628,000	+ 11.6%	\$590,000	\$600,000	+ 1.7%
Highest Sale Price*	\$1,180,000	\$1,120,000	- 5.1%	\$2,110,000	\$1,425,000	- 32.5%
Percent of Original List Price Received*	94.3%	95.7%	+ 1.5%	93.1%	94.6%	+ 1.6%
Inventory of Homes for Sale	201	112	- 44.2%	--	--	--
Months Supply of Inventory	9.0	2.7	- 70.3%	--	--	--

\* 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.

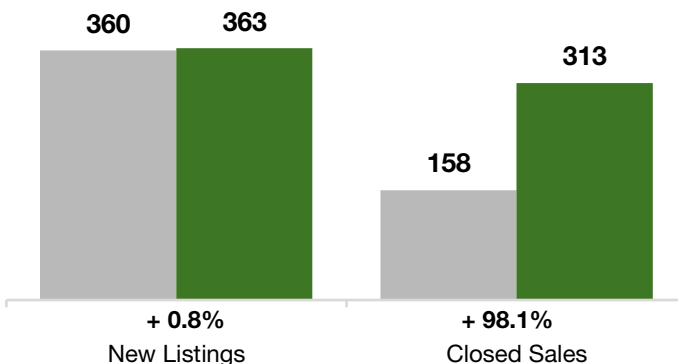
### Last 3 Months

■ Thru 8-2020  
■ Thru 8-2021



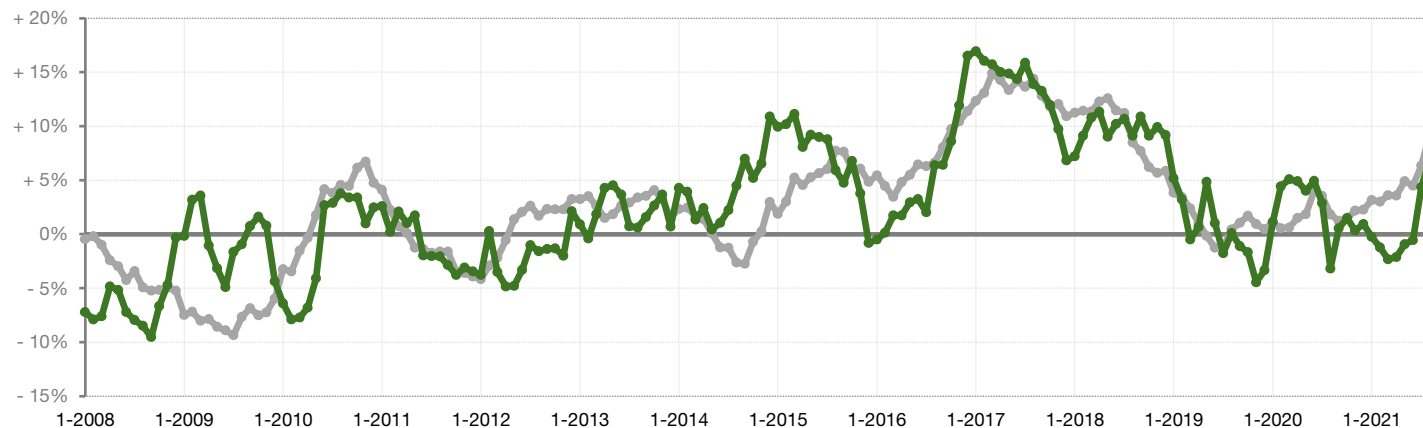
### Year to Date

■ Thru 8-2020  
■ Thru 8-2021



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

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