

Local Market Update through September 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

- 38.8%

+ 71.1%

+ 14.8%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

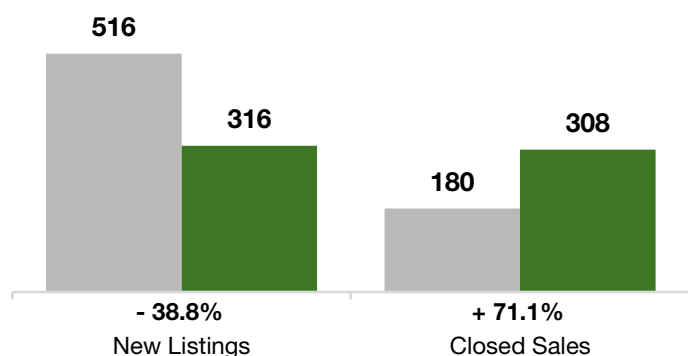
Year to Date

	Thru 9-2020	Thru 9-2021	+ / -	Thru 9-2020	Thru 9-2021	+ / -
New Listings	516	316	- 38.8%	1,117	1,071	- 4.1%
Pending Sales	368	285	- 22.6%	637	886	+ 39.1%
Closed Sales	180	308	+ 71.1%	497	853	+ 71.6%
Lowest Sale Price*	\$135,000	\$285,000	+ 111.1%	\$135,000	\$179,000	+ 32.6%
Median Sales Price*	\$575,000	\$660,000	+ 14.8%	\$580,000	\$645,000	+ 11.2%
Highest Sale Price*	\$1,700,000	\$3,089,000	+ 81.7%	\$1,700,000	\$3,089,000	+ 81.7%
Percent of Original List Price Received*	94.4%	97.1%	+ 2.8%	93.8%	95.8%	+ 2.1%
Inventory of Homes for Sale	506	270	- 46.7%	--	--	--
Months Supply of Inventory	7.6	2.7	- 64.3%	--	--	--

* 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.

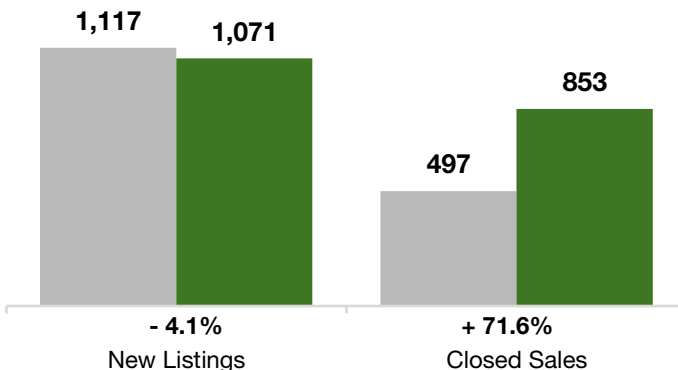
Last 3 Months

■ Thru 9-2020
■ Thru 9-2021



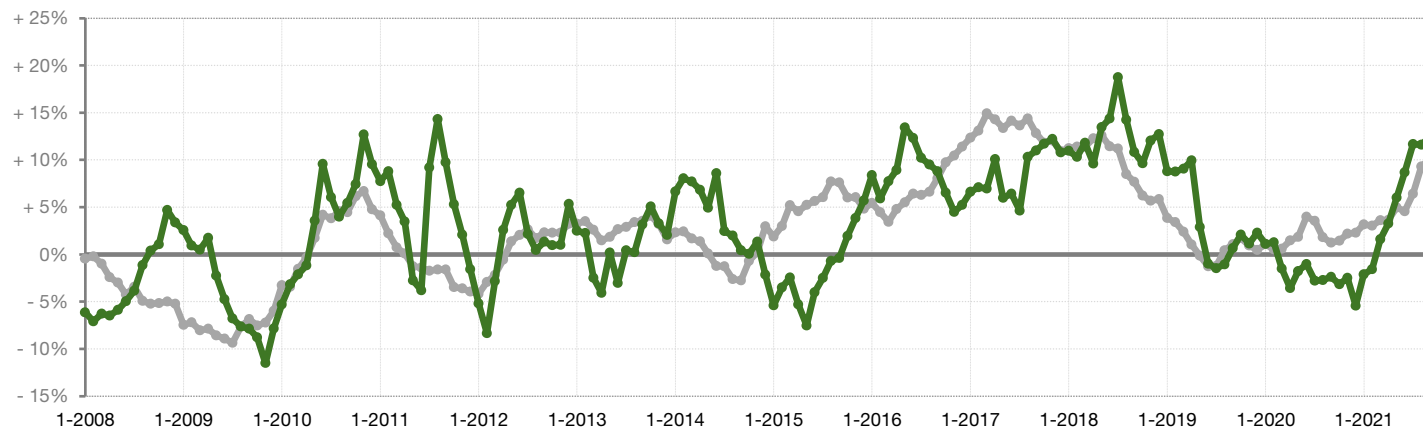
Year to Date

■ Thru 9-2020
■ Thru 9-2021



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