

Local Market Update through October 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

- 24.1%

+ 51.9%

+ 4.3%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

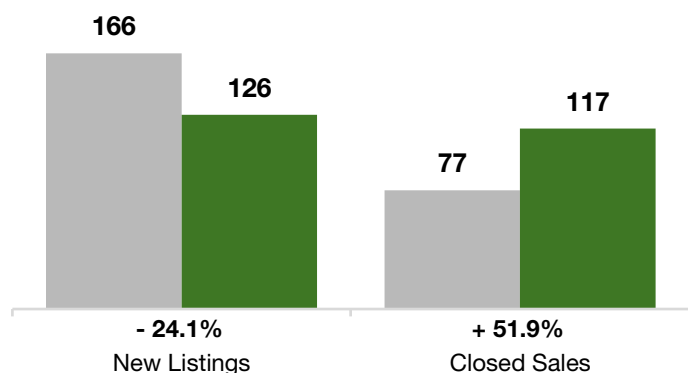
Year to Date

	Thru 10-2020	Thru 10-2021	+ / -	Thru 10-2020	Thru 10-2021	+ / -
New Listings	166	126	- 24.1%	439	467	+ 6.4%
Pending Sales	119	110	- 7.6%	251	351	+ 39.8%
Closed Sales	77	117	+ 51.9%	225	355	+ 57.8%
Lowest Sale Price*	\$275,000	\$260,000	- 5.5%	\$170,000	\$175,000	+ 2.9%
Median Sales Price*	\$585,000	\$610,000	+ 4.3%	\$580,000	\$600,000	+ 3.4%
Highest Sale Price*	\$1,650,000	\$1,300,000	- 21.2%	\$2,000,000	\$1,400,000	- 30.0%
Percent of Original List Price Received*	95.3%	96.5%	+ 1.2%	94.6%	95.3%	+ 0.8%
Inventory of Homes for Sale	200	120	- 40.0%	--	--	--
Months Supply of Inventory	7.9	3.4	- 56.6%	--	--	--

* 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.

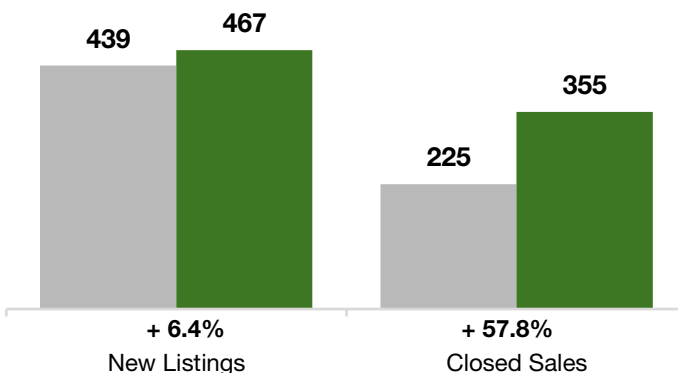
Last 3 Months

■ Thru 10-2020
■ Thru 10-2021



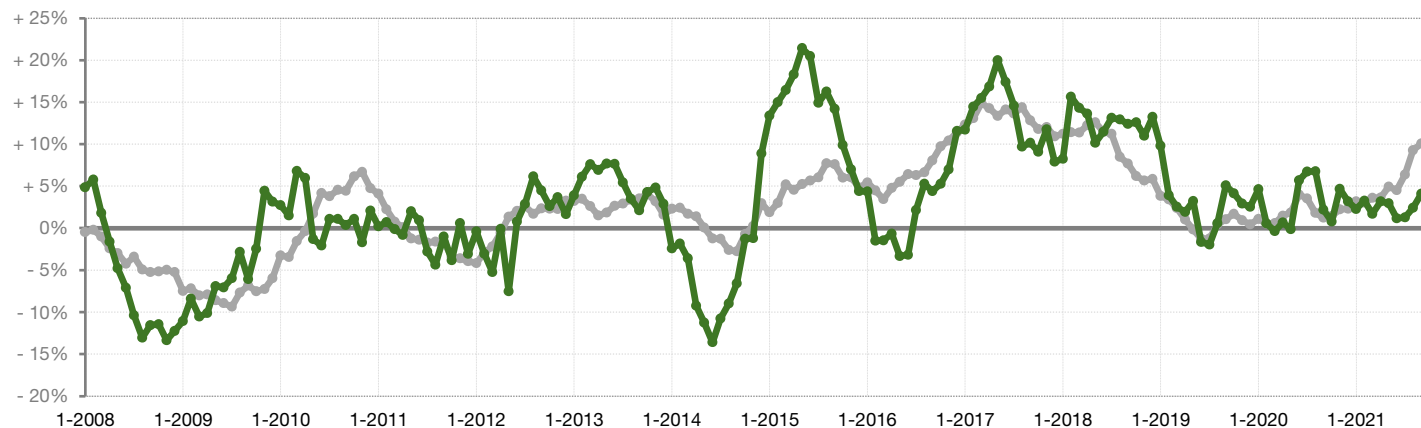
Year to Date

■ Thru 10-2020
■ Thru 10-2021



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