

Local Market Update through October 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

- 30.7%

Year-Over-Year Change in New Listings

+ 19.5%

Year-Over-Year Change in Closed Sales

+ 13.4%

One-Year Change in Median Sales Price*

Last 3 Months

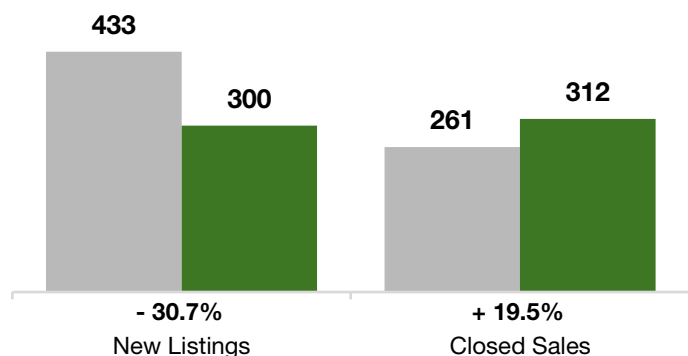
Year to Date

	Thru 10-2020	Thru 10-2021	+ / -	Thru 10-2020	Thru 10-2021	+ / -
New Listings	433	300	- 30.7%	1,238	1,169	- 5.6%
Pending Sales	350	285	- 18.6%	753	985	+ 30.8%
Closed Sales	261	312	+ 19.5%	621	948	+ 52.7%
Lowest Sale Price*	\$200,000	\$285,000	+ 42.5%	\$135,000	\$179,000	+ 32.6%
Median Sales Price*	\$580,000	\$657,500	+ 13.4%	\$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*	95.1%	97.6%	+ 2.6%	94.1%	95.9%	+ 1.9%
Inventory of Homes for Sale	490	245	- 50.0%	--	--	--
Months Supply of Inventory	6.9	2.5	- 63.9%	--	--	--

* 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.

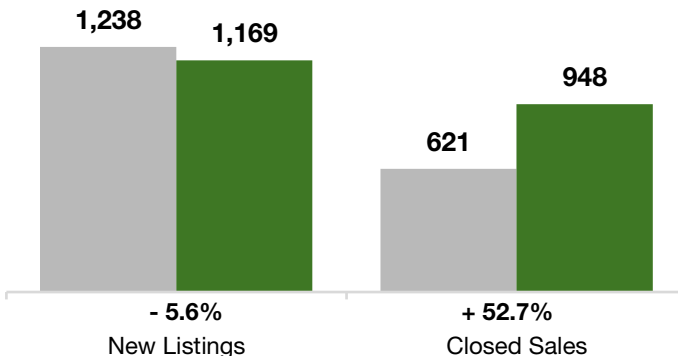
Last 3 Months

■ Thru 10-2020
■ Thru 10-2021



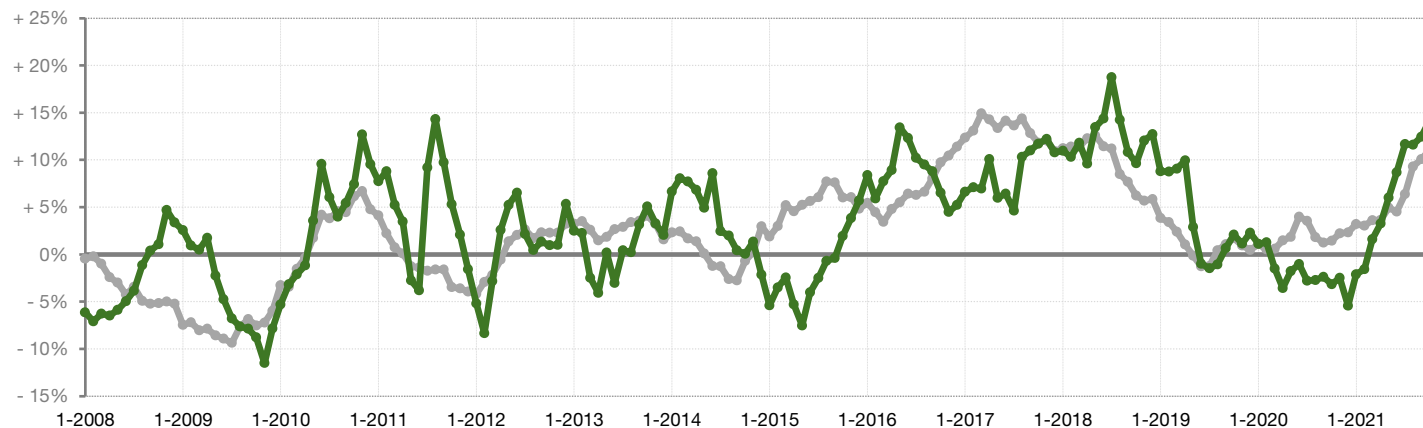
Year to Date

■ Thru 10-2020
■ Thru 10-2021



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

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