

# Local Market Update through October 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

**- 22.2%**

**+ 31.8%**

**+ 8.5%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

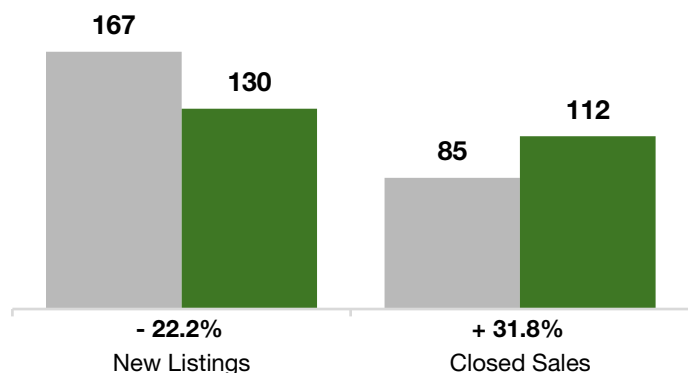
### Year to Date

	Thru 10-2020	Thru 10-2021	+ / -	Thru 10-2020	Thru 10-2021	+ / -
New Listings	167	130	- 22.2%	469	446	- 4.9%
Pending Sales	164	122	- 25.6%	293	400	+ 36.5%
Closed Sales	85	112	+ 31.8%	232	380	+ 63.8%
Lowest Sale Price*	\$149,000	\$121,500	- 18.5%	\$149,000	\$112,500	- 24.5%
Median Sales Price*	\$599,000	\$650,000	+ 8.5%	\$595,000	\$610,000	+ 2.5%
Highest Sale Price*	\$1,150,000	\$1,150,000	0.0%	\$2,110,000	\$1,425,000	- 32.5%
Percent of Original List Price Received*	95.1%	96.4%	+ 1.4%	93.7%	95.0%	+ 1.3%
Inventory of Homes for Sale	199	108	- 45.8%	--	--	--
Months Supply of Inventory	7.6	2.7	- 64.7%	--	--	--

\* 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.

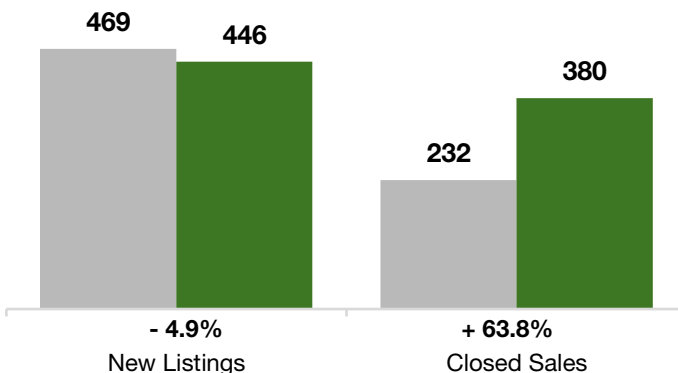
### Last 3 Months

■ Thru 10-2020  
■ Thru 10-2021



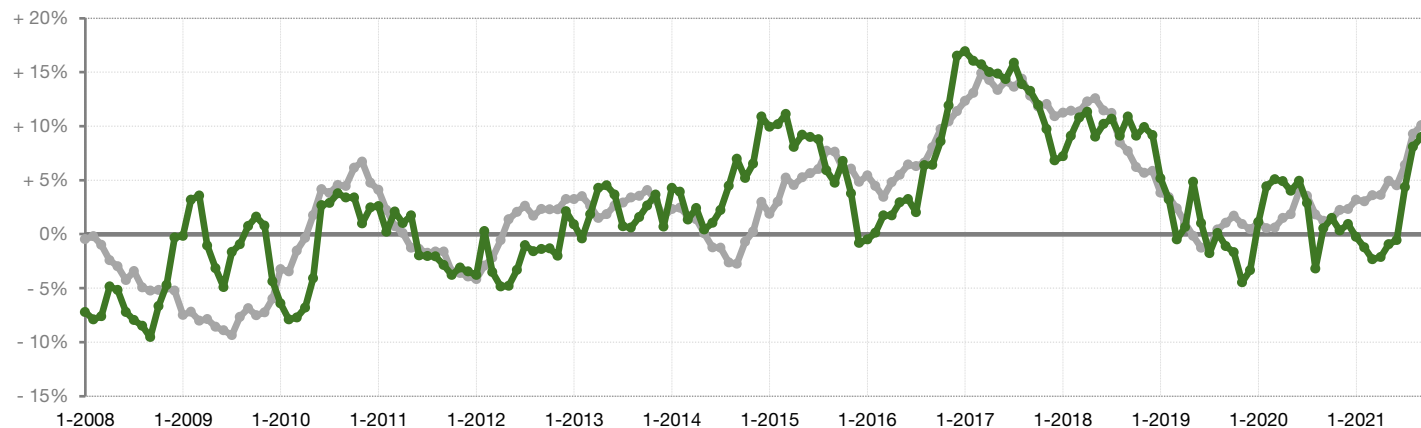
### Year to Date

■ Thru 10-2020  
■ Thru 10-2021



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

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