

Local Market Update through November 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

- 15.4%

+ 22.2%

+ 0.2%

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 11-2020	Thru 11-2021	+ / -	Thru 11-2020	Thru 11-2021	+ / -
New Listings	136	115	- 15.4%	469	502	+ 7.0%
Pending Sales	107	99	- 7.5%	283	389	+ 37.5%
Closed Sales	90	110	+ 22.2%	262	389	+ 48.5%
Lowest Sale Price*	\$275,000	\$230,000	- 16.4%	\$170,000	\$175,000	+ 2.9%
Median Sales Price*	\$619,000	\$620,000	+ 0.2%	\$586,000	\$600,000	+ 2.4%
Highest Sale Price*	\$1,650,000	\$1,550,000	- 6.1%	\$2,000,000	\$1,550,000	- 22.5%
Percent of Original List Price Received*	95.7%	95.6%	- 0.1%	94.7%	95.3%	+ 0.6%
Inventory of Homes for Sale	194	113	- 41.9%	--	--	--
Months Supply of Inventory	7.5	3.3	- 56.7%	--	--	--

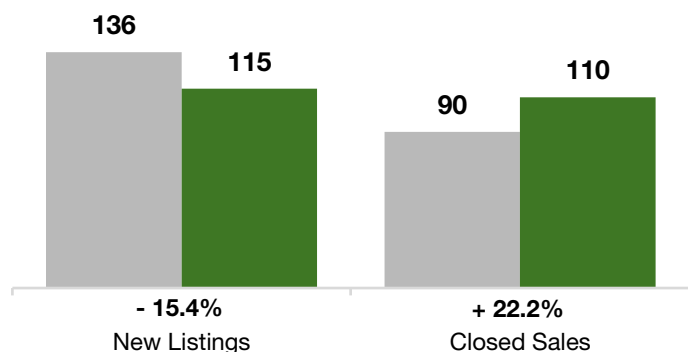
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 11-2020
■ Thru 11-2021

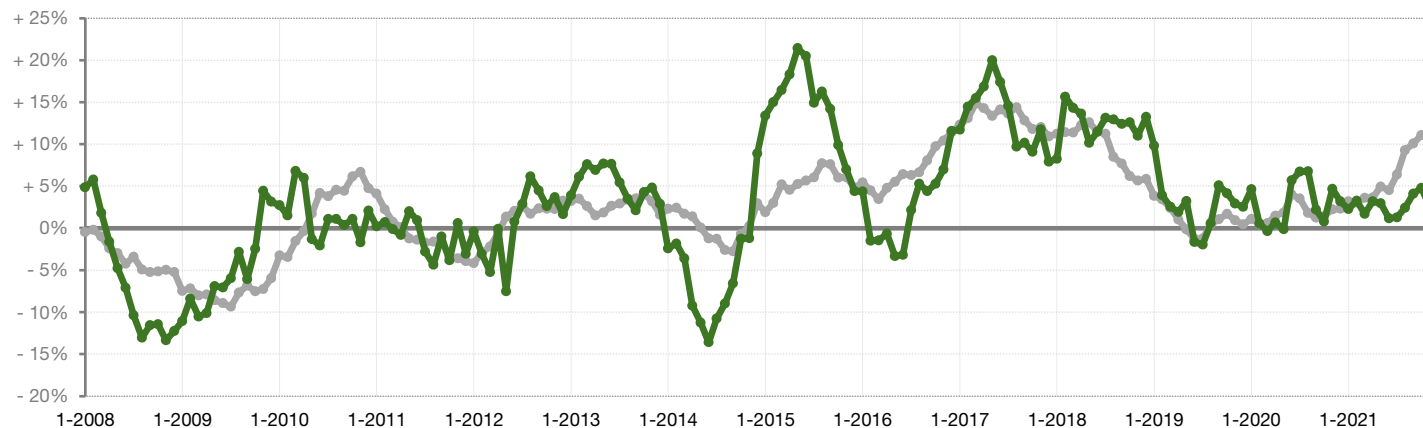
Year to Date

■ Thru 11-2020
■ Thru 11-2021



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