

Local Market Update through November 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

- 26.1%

Year-Over-Year Change in
New Listings

- 9.2%

Year-Over-Year Change in
Closed Sales

+ 12.1%

One-Year Change in
Median Sales Price*

Last 3 Months

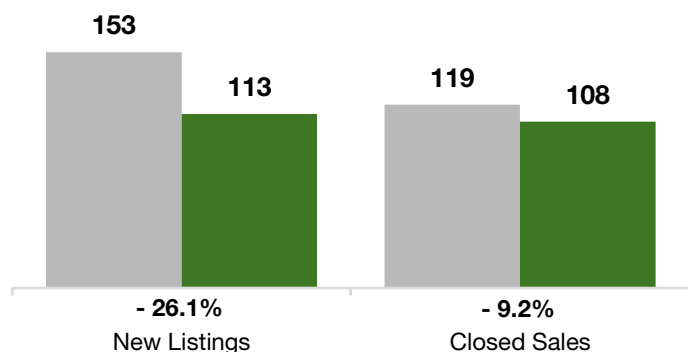
Year to Date

	Thru 11-2020	Thru 11-2021	+ / -	Thru 11-2020	Thru 11-2021	+ / -
New Listings	153	113	- 26.1%	513	477	- 7.0%
Pending Sales	134	106	- 20.9%	329	425	+ 29.2%
Closed Sales	119	108	- 9.2%	277	423	+ 52.7%
Lowest Sale Price*	\$160,000	\$121,500	- 24.1%	\$149,000	\$112,500	- 24.5%
Median Sales Price*	\$589,000	\$660,000	+ 12.1%	\$590,000	\$616,000	+ 4.4%
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*	95.0%	96.7%	+ 1.8%	93.9%	95.2%	+ 1.3%
Inventory of Homes for Sale	192	98	- 48.9%	--	--	--
Months Supply of Inventory	6.9	2.5	- 63.7%	--	--	--

* 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.

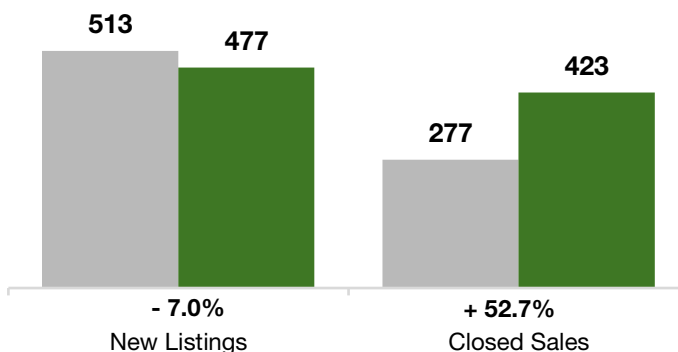
Last 3 Months

■ Thru 11-2020
■ Thru 11-2021



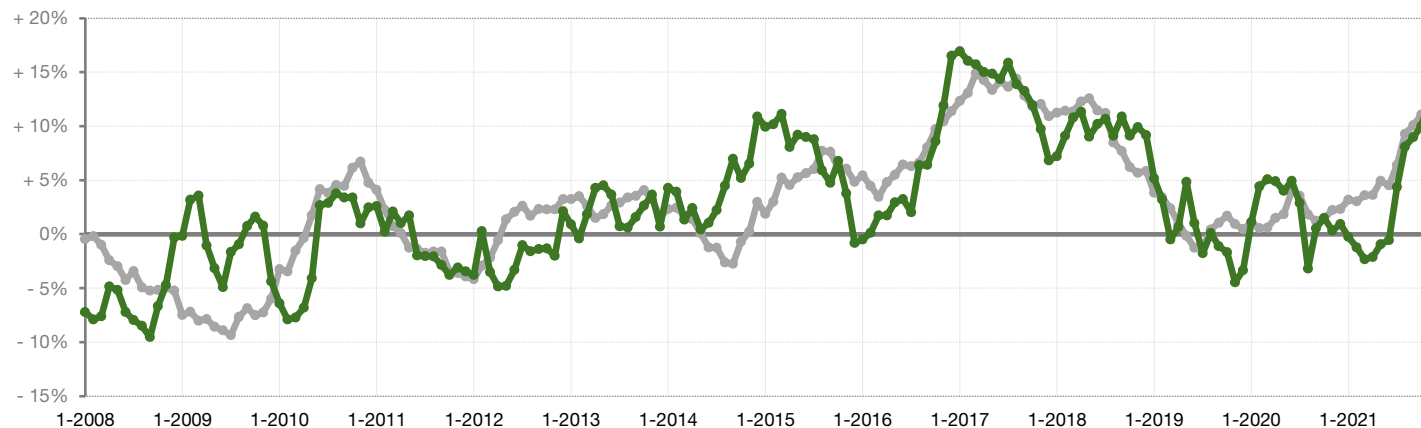
Year to Date

■ Thru 11-2020
■ Thru 11-2021



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

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