

Local Market Update through May 2014

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

+ 3.6%

Year-Over-Year Change in New Listings

- 12.8%

Year-Over-Year Change in Closed Sales

+ 2.6%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 5-2013	Thru 5-2014	+ / -	Thru 5-2013	Thru 5-2014	+ / -
New Listings	394	408	+ 3.6%	615	590	- 4.1%
Pending Sales	226	193	- 14.6%	341	306	- 10.3%
Closed Sales	179	156	- 12.8%	278	247	- 11.2%
Lowest Sale Price*	\$167,500	\$215,000	+ 28.4%	\$114,000	\$165,000	+ 44.7%
Median Sales Price*	\$465,000	\$477,250	+ 2.6%	\$455,000	\$479,500	+ 5.4%
Highest Sale Price*	\$1,300,000	\$1,560,000	+ 20.0%	\$1,600,000	\$1,560,000	- 2.5%
Percent of Original List Price Received*	92.9%	93.1%	+ 0.2%	92.6%	93.0%	+ 0.5%
Inventory of Homes for Sale	675	499	- 26.1%	--	--	--
Months Supply of Inventory	11.5	7.7	- 33.2%	--	--	--

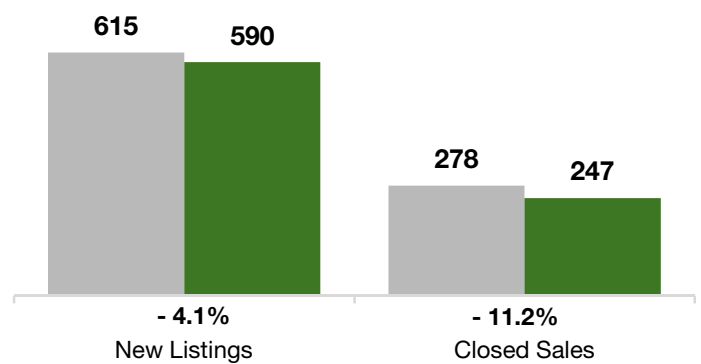
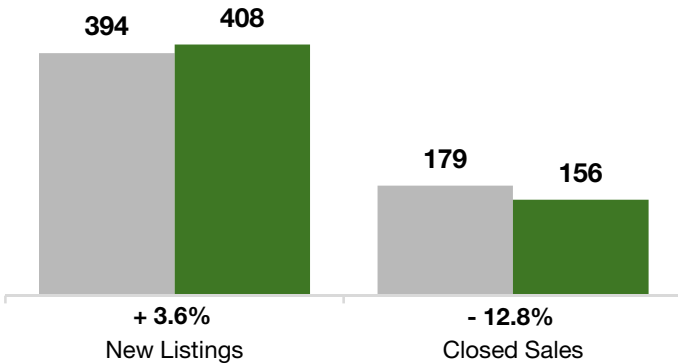
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 5-2013
■ Thru 5-2014

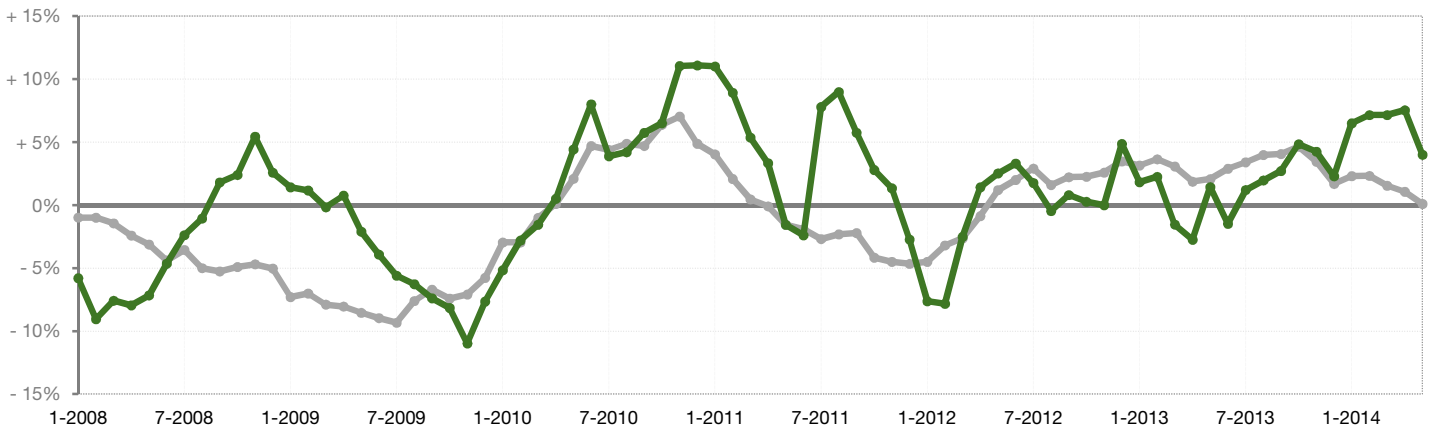
Year to Date

■ Thru 5-2013
■ Thru 5-2014



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 March 26, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.