

# Local Market Update through May 2014

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**+ 21.8%**

**- 32.0%**

**+ 2.2%**

Year-Over-Year Change in  
New Listings

Year-Over-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price\*

### Last 3 Months

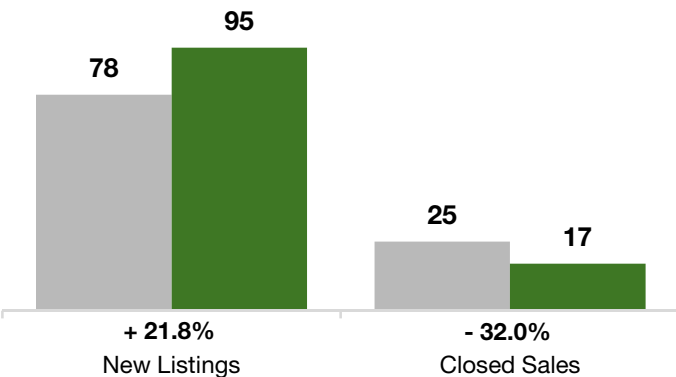
### Year to Date

	Thru 5-2013	Thru 5-2014	+ / -	Thru 5-2013	Thru 5-2014	+ / -
New Listings	78	<b>95</b>	+ 21.8%	122	<b>118</b>	- 3.3%
Pending Sales	37	<b>34</b>	- 8.1%	58	<b>46</b>	- 20.7%
Closed Sales	25	<b>17</b>	- 32.0%	45	<b>31</b>	- 31.1%
Lowest Sale Price*	\$280,000	<b>\$266,500</b>	- 4.8%	\$280,000	<b>\$130,000</b>	- 53.6%
Median Sales Price*	\$690,000	<b>\$705,000</b>	+ 2.2%	\$650,000	<b>\$740,000</b>	+ 13.8%
Highest Sale Price*	\$1,760,000	<b>\$1,600,000</b>	- 9.1%	\$1,760,000	<b>\$1,600,000</b>	- 9.1%
Percent of Original List Price Received*	81.9%	<b>93.7%</b>	+ 14.3%	83.7%	<b>91.1%</b>	+ 8.9%
Inventory of Homes for Sale	147	<b>117</b>	- 20.2%	--	--	--
Months Supply of Inventory	13.6	<b>11.8</b>	- 13.0%	--	--	--

\* 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.

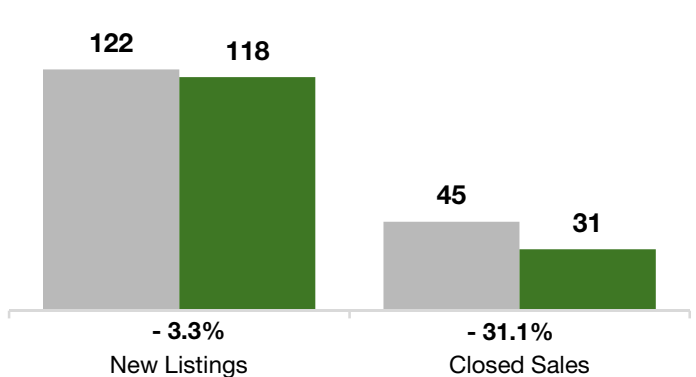
### Last 3 Months

■ Thru 5-2013  
■ Thru 5-2014



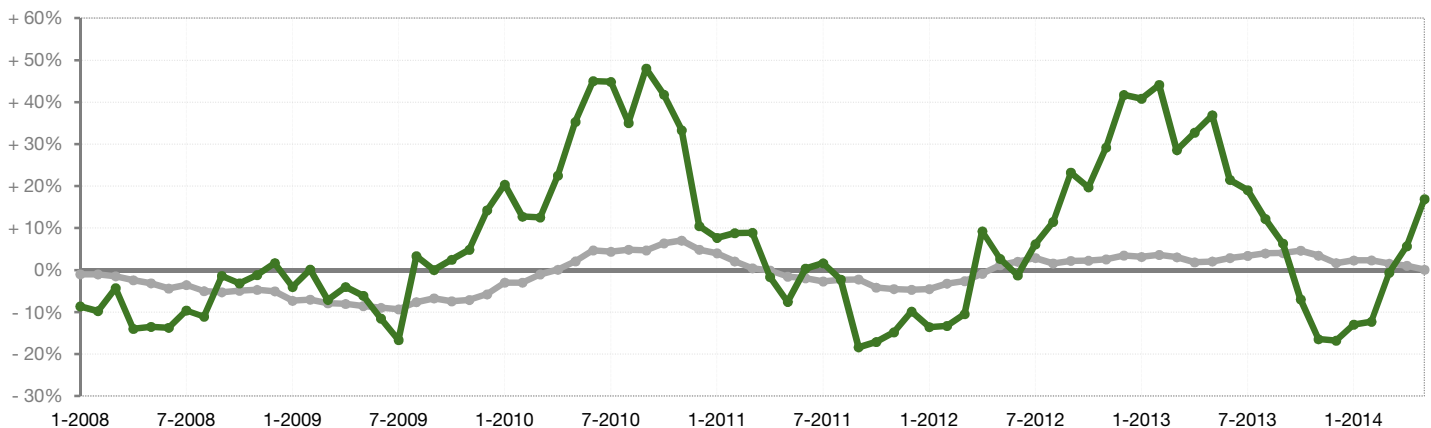
### Year to Date

■ Thru 5-2013  
■ Thru 5-2014



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

All MLS —  
The Hills —



\*\*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.