

Local Market Update through May 2014

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

- 2.3%

- 15.0%

+ 3.5%

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 5-2013	Thru 5-2014	+ / -	Thru 5-2013	Thru 5-2014	+ / -
New Listings	131	128	- 2.3%	208	184	- 11.5%
Pending Sales	104	86	- 17.3%	153	126	- 17.6%
Closed Sales	80	68	- 15.0%	127	114	- 10.2%
Lowest Sale Price*	\$75,000	\$89,900	+ 19.9%	\$61,100	\$70,000	+ 14.6%
Median Sales Price*	\$388,500	\$402,000	+ 3.5%	\$395,000	\$408,500	+ 3.4%
Highest Sale Price*	\$850,000	\$735,000	- 13.5%	\$850,000	\$735,000	- 13.5%
Percent of Original List Price Received*	90.1%	90.3%	+ 0.2%	90.2%	91.0%	+ 0.9%
Inventory of Homes for Sale	183	147	- 19.8%	--	--	--
Months Supply of Inventory	7.3	5.5	- 24.6%	--	--	--

* 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.

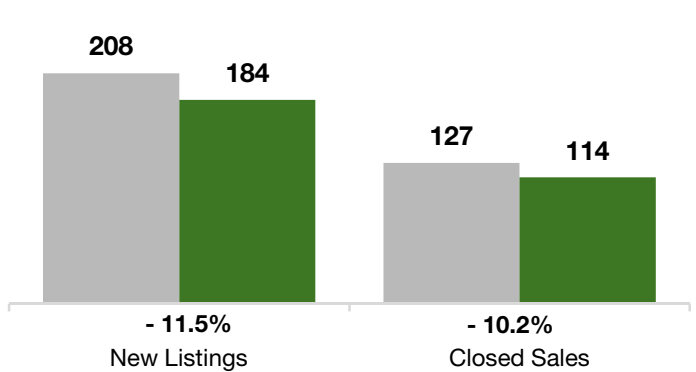
Last 3 Months

■ Thru 5-2013
■ Thru 5-2014

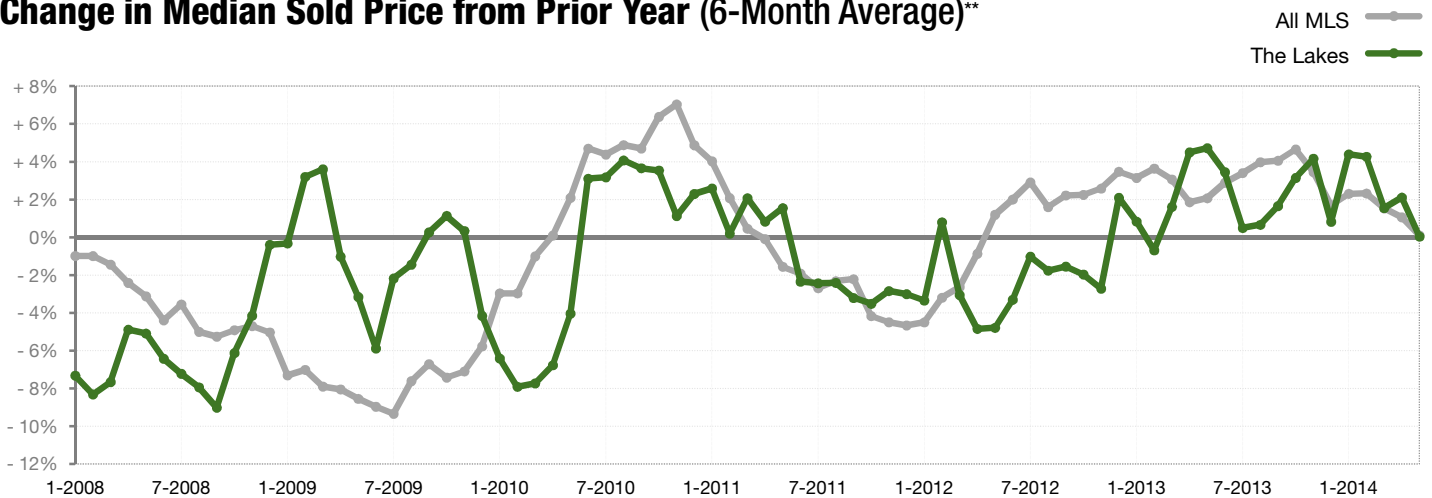


Year to Date

■ Thru 5-2013
■ Thru 5-2014



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



**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.