

Local Market Update through June 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

+ 1.5%

- 29.3%

+ 3.0%

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 6-2013	Thru 6-2014	+ / -	Thru 6-2013	Thru 6-2014	+ / -
New Listings	133	135	+ 1.5%	248	231	- 6.9%
Pending Sales	99	85	- 14.1%	185	153	- 17.3%
Closed Sales	92	65	- 29.3%	160	138	- 13.8%
Lowest Sale Price*	\$75,000	\$89,900	+ 19.9%	\$61,100	\$70,000	+ 14.6%
Median Sales Price*	\$396,500	\$408,500	+ 3.0%	\$400,000	\$408,250	+ 2.1%
Highest Sale Price*	\$850,000	\$735,000	- 13.5%	\$850,000	\$735,000	- 13.5%
Percent of Original List Price Received*	91.1%	92.5%	+ 1.6%	90.7%	91.7%	+ 1.1%
Inventory of Homes for Sale	184	155	- 15.7%	--	--	--
Months Supply of Inventory	7.1	5.9	- 16.4%	--	--	--

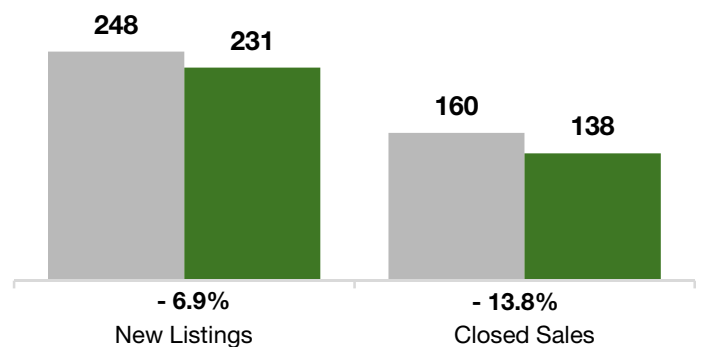
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

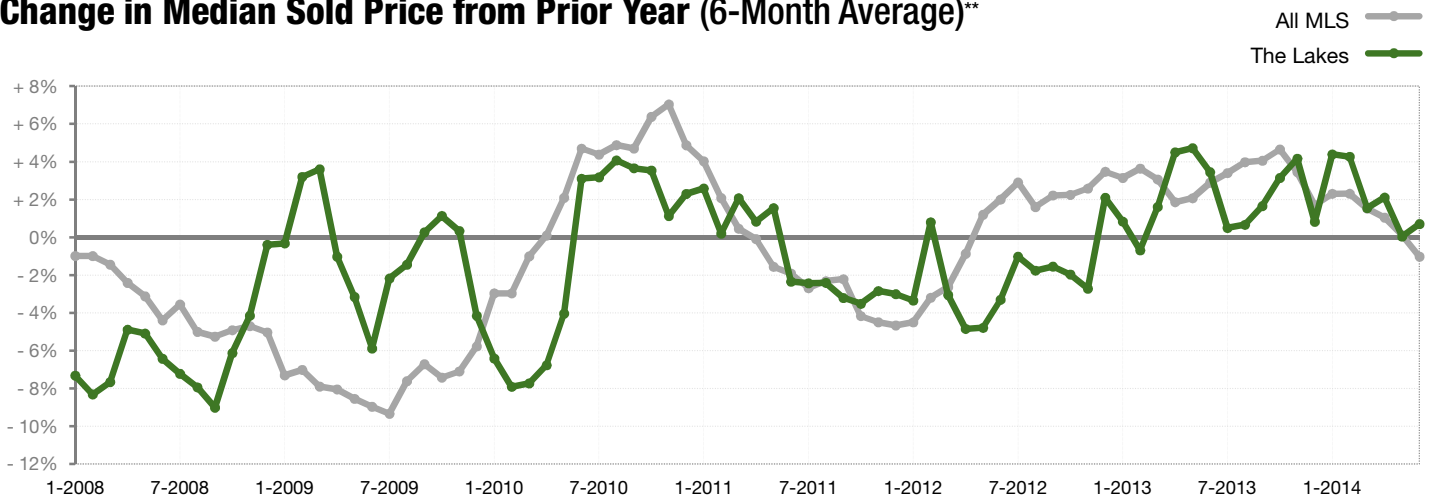
■ Thru 6-2013
■ Thru 6-2014

Year to Date

■ Thru 6-2013
■ Thru 6-2014



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 June 23, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.