

Local Market Update through July 2014

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

+ 15.0%

Year-Over-Year Change in
New Listings

+ 34.8%

Year-Over-Year Change in
Closed Sales

- 4.5%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 7-2013	Thru 7-2014	+ / -	Thru 7-2013	Thru 7-2014	+ / -
New Listings	153	176	+ 15.0%	363	376	+ 3.6%
Pending Sales	81	120	+ 48.1%	169	217	+ 28.4%
Closed Sales	69	93	+ 34.8%	147	190	+ 29.3%
Lowest Sale Price*	\$105,000	\$115,000	+ 9.5%	\$59,000	\$61,500	+ 4.2%
Median Sales Price*	\$387,500	\$370,000	- 4.5%	\$380,000	\$368,000	- 3.2%
Highest Sale Price*	\$855,000	\$775,000	- 9.4%	\$855,000	\$885,000	+ 3.5%
Percent of Original List Price Received*	91.1%	93.5%	+ 2.6%	91.1%	91.9%	+ 0.9%
Inventory of Homes for Sale	290	239	- 17.5%	--	--	--
Months Supply of Inventory	13.3	8.3	- 37.3%	--	--	--

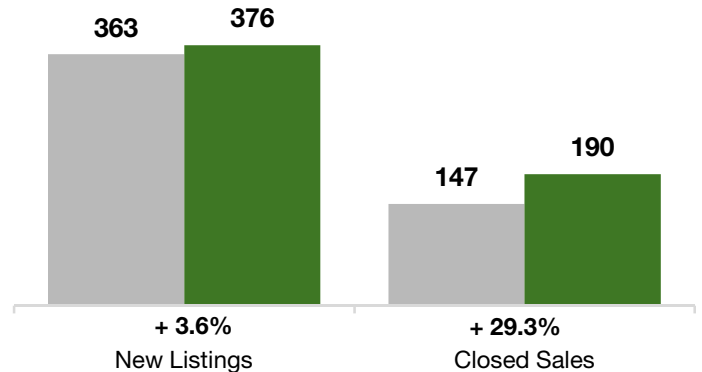
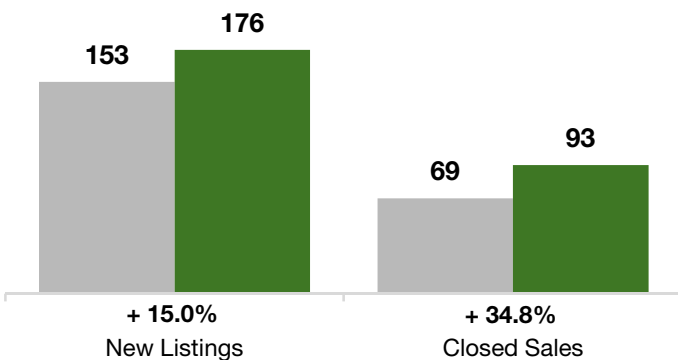
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

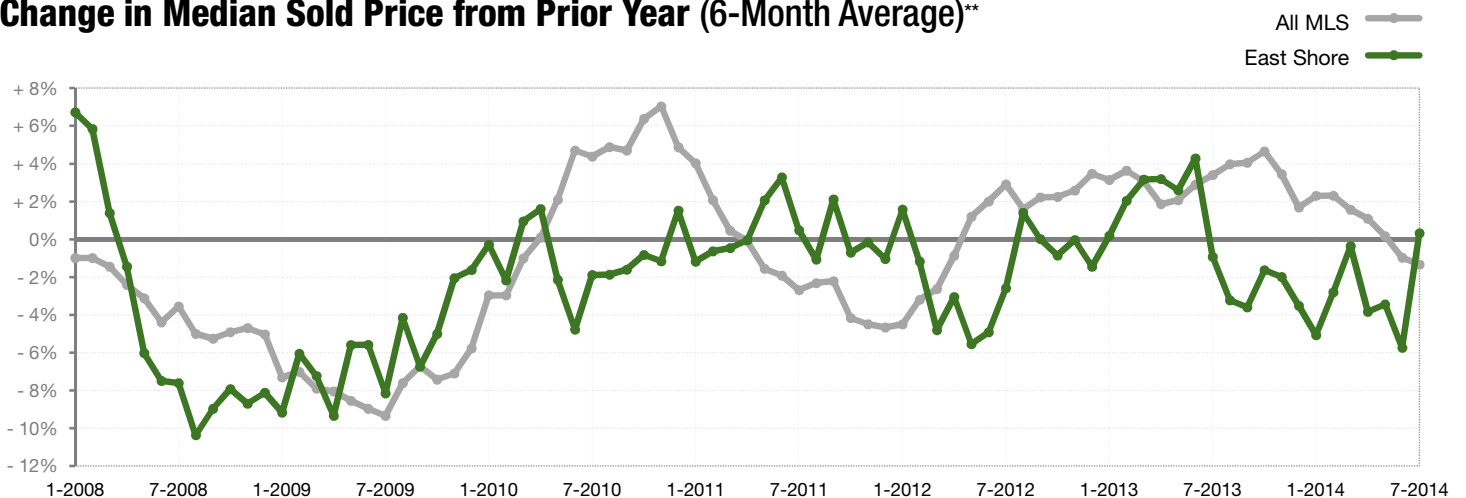
■ Thru 7-2013
■ Thru 7-2014

Year to Date

■ Thru 7-2013
■ Thru 7-2014



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 August 4, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.