

# Local Market Update through July 2014

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



## Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

**+ 10.7%**

Year-Over-Year Change in New Listings

**+ 20.3%**

Year-Over-Year Change in Closed Sales

**- 11.4%**

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	140	155	+ 10.7%	317	322	+ 1.6%
Pending Sales	63	103	+ 63.5%	155	203	+ 31.0%
Closed Sales	69	83	+ 20.3%	154	163	+ 5.8%
Lowest Sale Price*	\$60,000	\$72,500	+ 20.8%	\$60,000	\$72,500	+ 20.8%
Median Sales Price*	\$306,500	\$271,500	- 11.4%	\$291,250	\$275,000	- 5.6%
Highest Sale Price*	\$1,260,000	\$1,330,000	+ 5.6%	\$1,260,000	\$1,330,000	+ 5.6%
Percent of Original List Price Received*	89.3%	90.8%	+ 1.7%	88.1%	90.1%	+ 2.2%
Inventory of Homes for Sale	341	240	- 29.6%	--	--	--
Months Supply of Inventory	15.8	8.9	- 43.8%	--	--	--

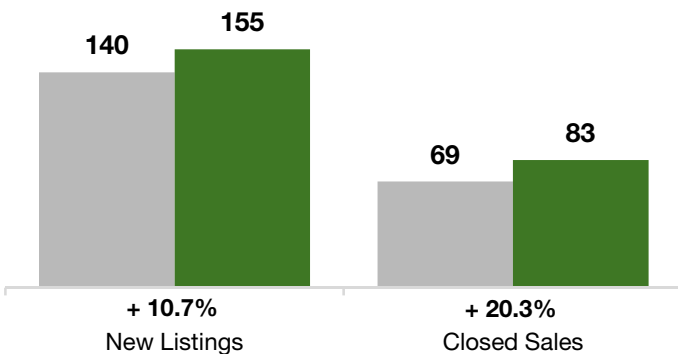
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 7-2013  
■ Thru 7-2014

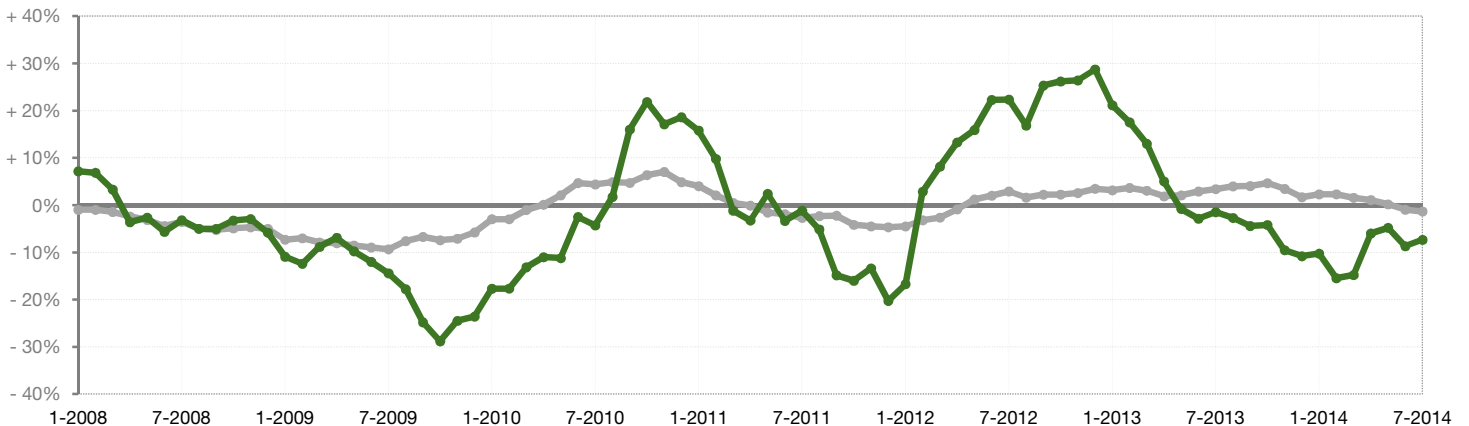
### Year to Date

■ Thru 7-2013  
■ Thru 7-2014



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

All MLS —  
Greater St. George —



\*\*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.