

Local Market Update through July 2014

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

+ 6.4%

Year-Over-Year Change in
New Listings

- 2.3%

Year-Over-Year Change in
Closed Sales

+ 4.1%

One-Year Change in
Median Sales Price*

Last 3 Months

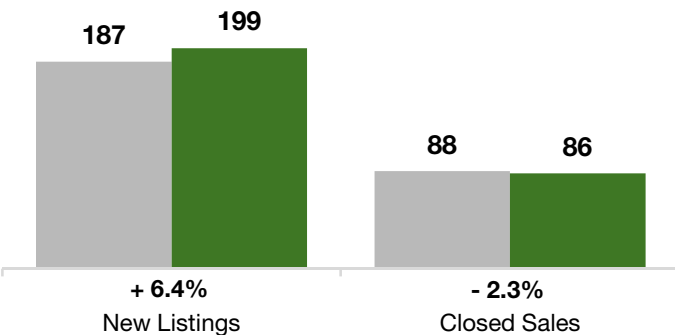
Year to Date

	Thru 7-2013	Thru 7-2014	+ / -	Thru 7-2013	Thru 7-2014	+ / -
New Listings	187	199	+ 6.4%	426	399	- 6.3%
Pending Sales	95	123	+ 29.5%	215	232	+ 7.9%
Closed Sales	88	86	- 2.3%	199	184	- 7.5%
Lowest Sale Price*	\$77,500	\$60,000	- 22.6%	\$60,000	\$57,000	- 5.0%
Median Sales Price*	\$272,500	\$283,750	+ 4.1%	\$270,000	\$280,000	+ 3.7%
Highest Sale Price*	\$875,000	\$525,000	- 40.0%	\$875,000	\$679,000	- 22.4%
Percent of Original List Price Received*	90.2%	91.2%	+ 1.1%	89.9%	91.7%	+ 2.0%
Inventory of Homes for Sale	425	346	- 18.5%	--	--	--
Months Supply of Inventory	15.0	10.9	- 27.7%	--	--	--

* 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



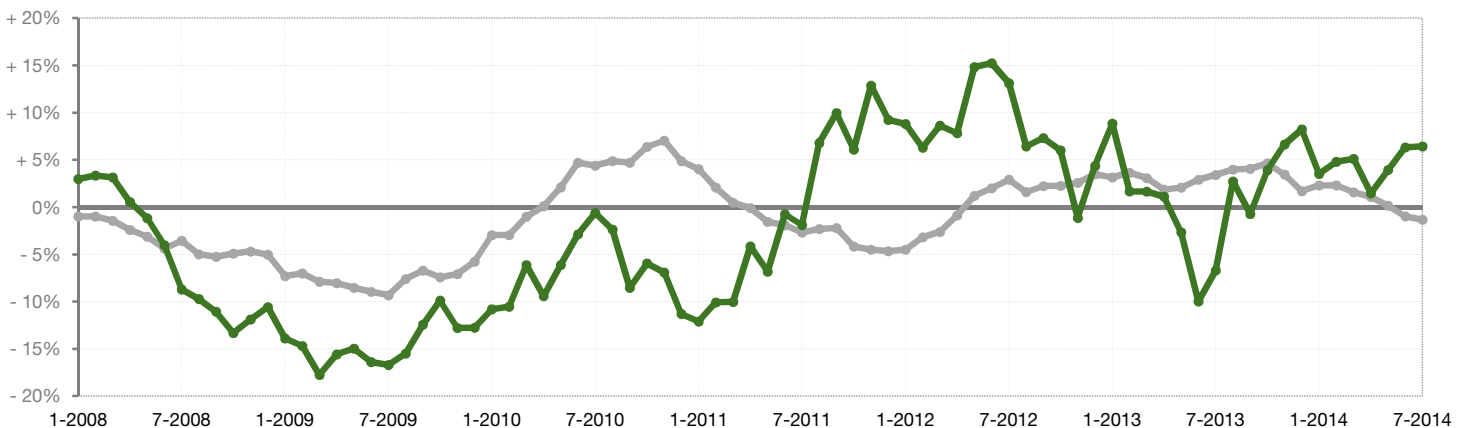
Year to Date

■ Thru 7-2013
■ Thru 7-2014



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

All MLS —
North Shore —



**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.