

Local Market Update through July 2014

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

+ 4.8%

Year-Over-Year Change in New Listings

- 21.2%

Year-Over-Year Change in Closed Sales

+ 0.8%

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	333	349	+ 4.8%	831	812	- 2.3%
Pending Sales	219	204	- 6.8%	473	433	- 8.5%
Closed Sales	245	193	- 21.2%	452	391	- 13.5%
Lowest Sale Price*	\$117,000	\$180,000	+ 53.8%	\$114,000	\$165,000	+ 44.7%
Median Sales Price*	\$475,000	\$479,000	+ 0.8%	\$455,000	\$479,500	+ 5.4%
Highest Sale Price*	\$1,140,000	\$1,450,000	+ 27.2%	\$1,600,000	\$1,560,000	- 2.5%
Percent of Original List Price Received*	93.3%	94.2%	+ 0.9%	92.9%	93.4%	+ 0.6%
Inventory of Homes for Sale	679	515	- 24.2%	--	--	--
Months Supply of Inventory	11.1	8.1	- 26.8%	--	--	--

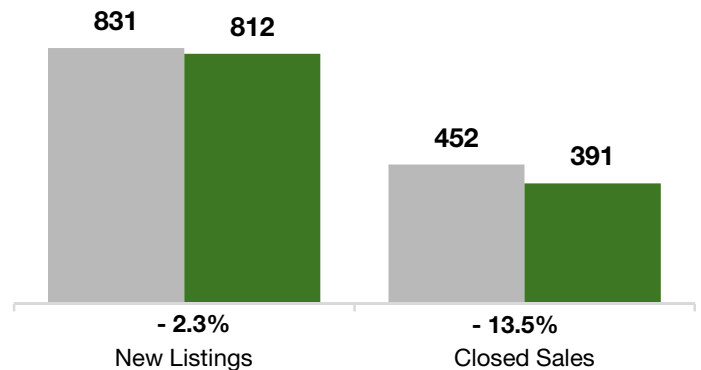
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2013
■ Thru 7-2014

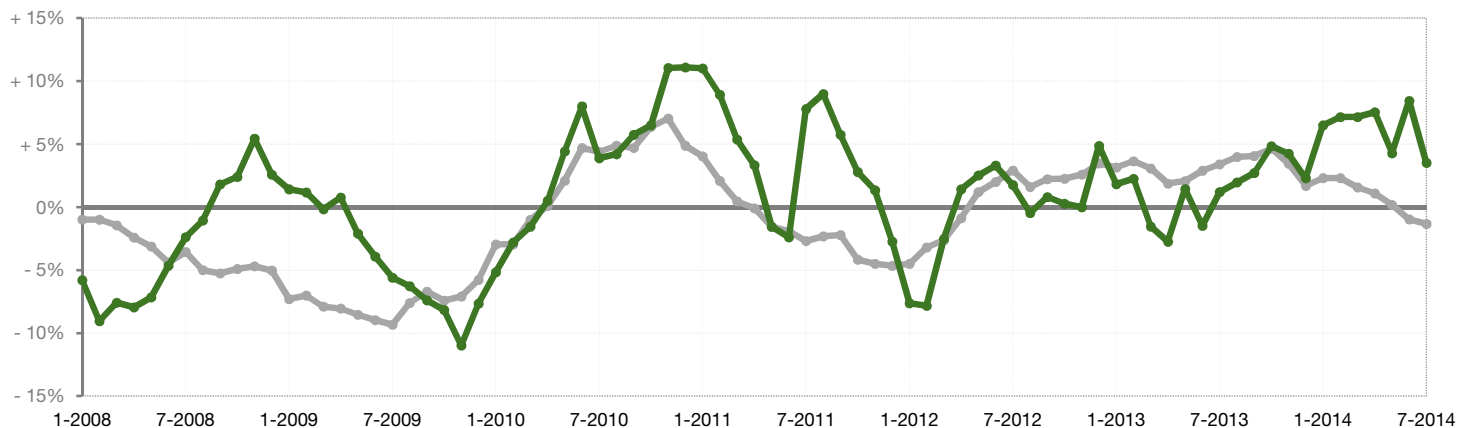
Year to Date

■ Thru 7-2013
■ Thru 7-2014



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

All MLS —
South 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.