

Local Market Update through July 2014

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

+ 82.5%

Year-Over-Year Change in
New Listings

+ 6.1%

Year-Over-Year Change in
Closed Sales

0.0%

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	63	115	+ 82.5%	160	193	+ 20.6%
Pending Sales	36	39	+ 8.3%	77	73	- 5.2%
Closed Sales	33	35	+ 6.1%	73	59	- 19.2%
Lowest Sale Price*	\$262,000	\$280,000	+ 6.9%	\$262,000	\$130,000	- 50.4%
Median Sales Price*	\$630,000	\$630,000	0.0%	\$630,000	\$660,000	+ 4.8%
Highest Sale Price*	\$1,725,000	\$2,375,000	+ 37.7%	\$1,760,000	\$2,375,000	+ 34.9%
Percent of Original List Price Received*	90.0%	93.2%	+ 3.6%	86.8%	91.9%	+ 5.9%
Inventory of Homes for Sale	149	136	- 8.5%	--	--	--
Months Supply of Inventory	13.6	13.5	- 0.5%	--	--	--

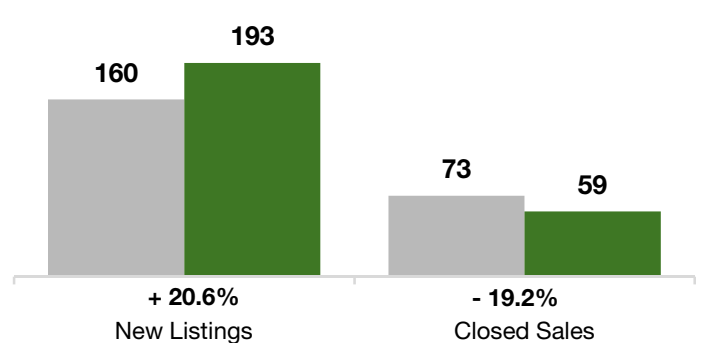
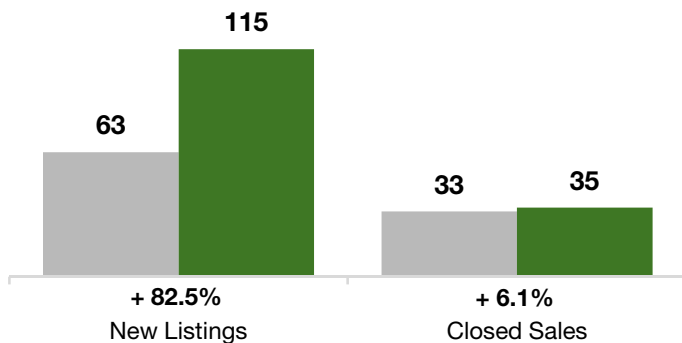
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2013
■ Thru 7-2014

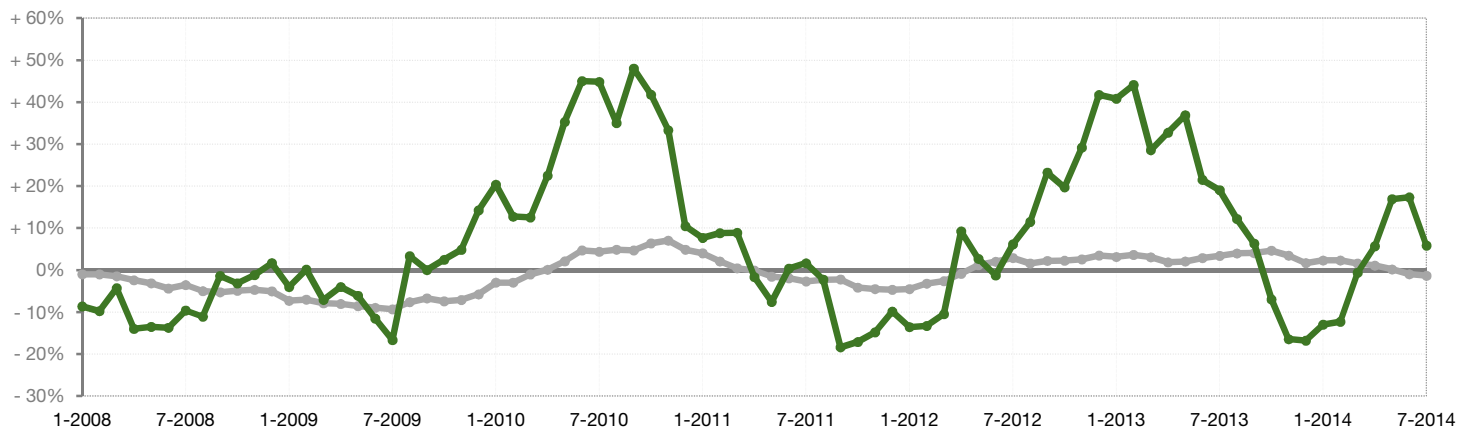
Year to Date

■ Thru 7-2013
■ Thru 7-2014



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

All MLS —
The Hills —



**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.