

Local Market Update through July 2014

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 0.8%

- 21.6%

+ 1.6%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

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	120	121	+ 0.8%	286	267	- 6.6%
Pending Sales	94	90	- 4.3%	213	179	- 16.0%
Closed Sales	97	76	- 21.6%	195	165	- 15.4%
Lowest Sale Price*	\$75,000	\$89,900	+ 19.9%	\$61,100	\$70,000	+ 14.6%
Median Sales Price*	\$400,000	\$406,250	+ 1.6%	\$400,000	\$410,000	+ 2.5%
Highest Sale Price*	\$965,000	\$780,000	- 19.2%	\$965,000	\$780,000	- 19.2%
Percent of Original List Price Received*	90.7%	92.4%	+ 1.9%	90.5%	91.9%	+ 1.5%
Inventory of Homes for Sale	183	159	- 12.9%	--	--	--
Months Supply of Inventory	6.9	6.2	- 10.3%	--	--	--

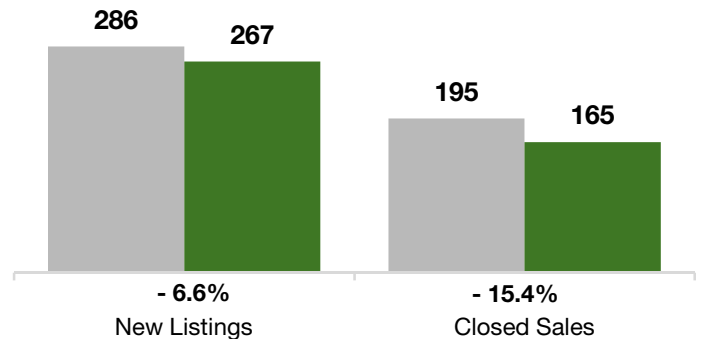
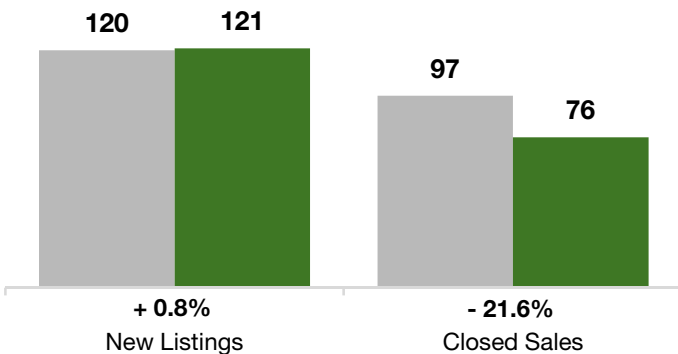
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

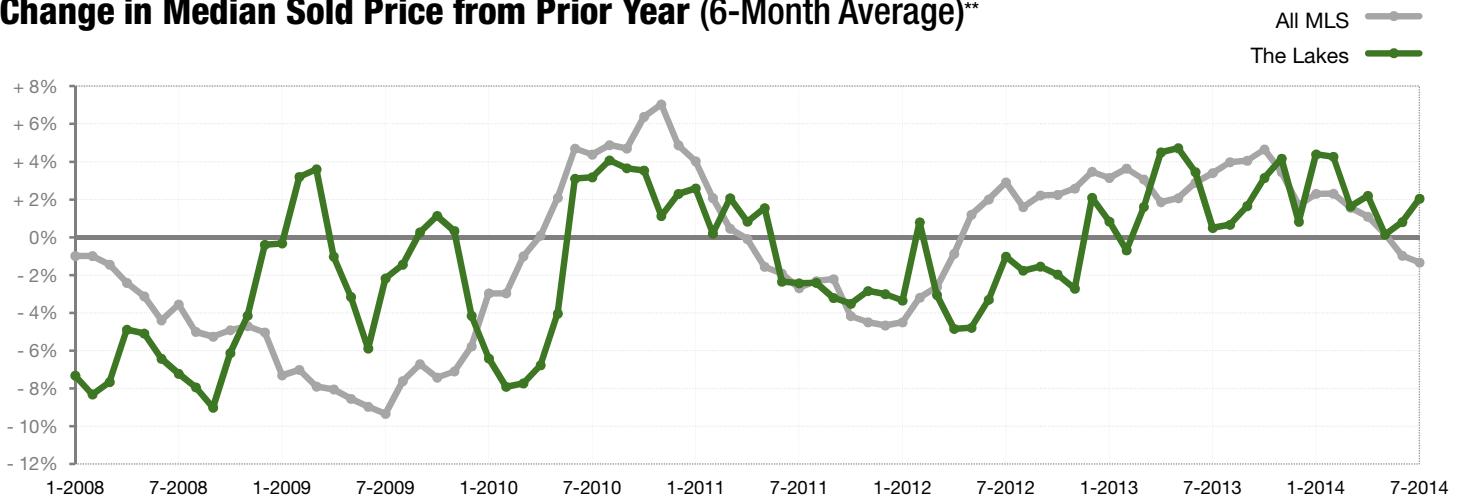
■ Thru 7-2013
■ Thru 7-2014

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.