

# Local Market Update through August 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

**+ 13.0%**

Year-Over-Year Change in  
New Listings

**+ 2.1%**

Year-Over-Year Change in  
Closed Sales

**- 3.1%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 8-2013	Thru 8-2014	+ / -	Thru 8-2013	Thru 8-2014	+ / -
New Listings	169	<b>191</b>	+ 13.0%	474	<b>450</b>	- 5.1%
Pending Sales	96	<b>124</b>	+ 29.2%	250	<b>267</b>	+ 6.8%
Closed Sales	96	<b>98</b>	+ 2.1%	239	<b>221</b>	- 7.5%
Lowest Sale Price*	\$50,000	<b>\$60,000</b>	+ 20.0%	\$50,000	<b>\$57,000</b>	+ 14.0%
Median Sales Price*	\$281,250	<b>\$272,500</b>	- 3.1%	\$275,000	<b>\$280,000</b>	+ 1.8%
Highest Sale Price*	\$875,000	<b>\$765,000</b>	- 12.6%	\$875,000	<b>\$765,000</b>	- 12.6%
Percent of Original List Price Received*	90.6%	<b>91.3%</b>	+ 0.8%	90.4%	<b>91.7%</b>	+ 1.5%
Inventory of Homes for Sale	425	<b>355</b>	- 16.5%	--	--	--
Months Supply of Inventory	15.0	<b>11.1</b>	- 26.3%	--	--	--

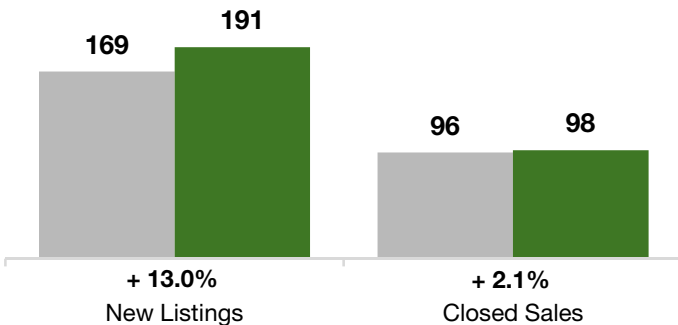
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 8-2013  
■ Thru 8-2014

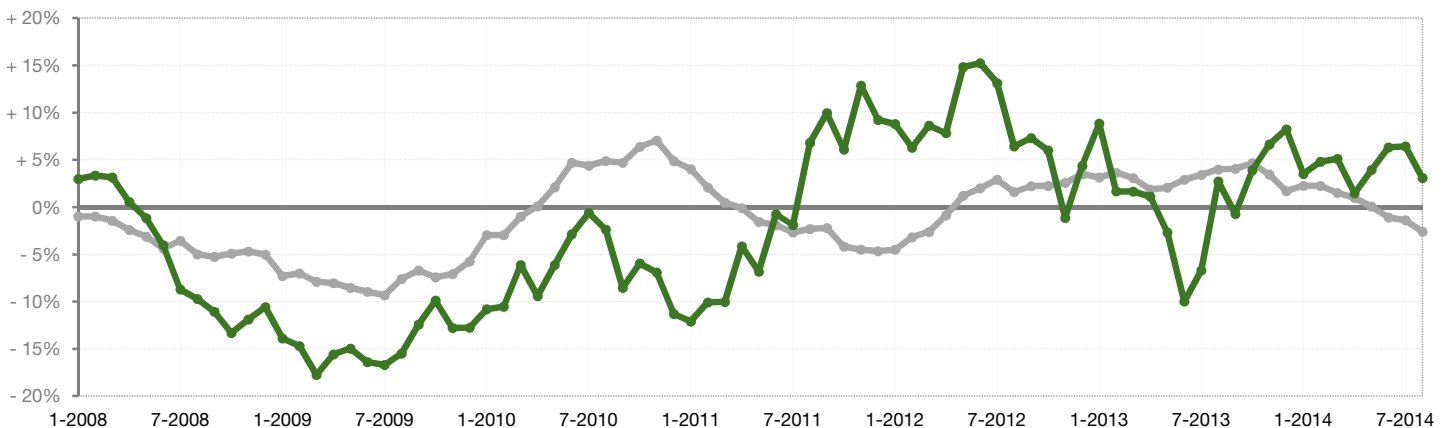
### Year to Date

■ Thru 8-2013  
■ Thru 8-2014



### 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 September 3, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.