

Local Market Update through September 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

+ 0.9%

Year-Over-Year Change in
New Listings

- 16.1%

Year-Over-Year Change in
Closed Sales

+ 7.6%

One-Year Change in
Median Sales Price*

Last 3 Months

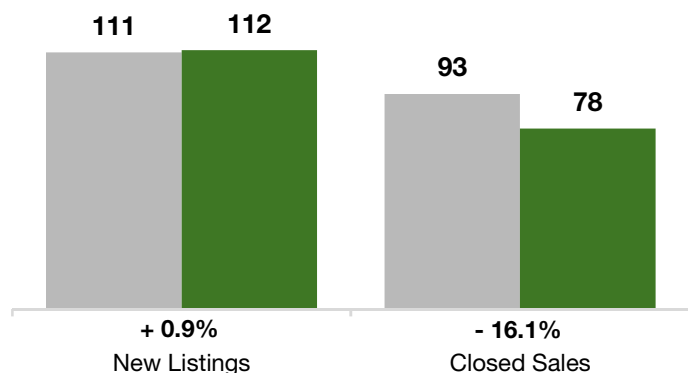
Year to Date

	Thru 9-2013	Thru 9-2014	+ / -	Thru 9-2013	Thru 9-2014	+ / -
New Listings	111	112	+ 0.9%	359	343	- 4.5%
Pending Sales	82	85	+ 3.7%	267	231	- 13.5%
Closed Sales	93	78	- 16.1%	253	217	- 14.2%
Lowest Sale Price*	\$73,500	\$55,000	- 25.2%	\$61,100	\$55,000	- 10.0%
Median Sales Price*	\$409,000	\$440,000	+ 7.6%	\$400,000	\$412,000	+ 3.0%
Highest Sale Price*	\$965,000	\$1,150,000	+ 19.2%	\$965,000	\$1,150,000	+ 19.2%
Percent of Original List Price Received*	91.3%	93.3%	+ 2.1%	90.9%	92.3%	+ 1.5%
Inventory of Homes for Sale	180	160	- 11.3%	--	--	--
Months Supply of Inventory	6.6	6.3	- 5.1%	--	--	--

* 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.

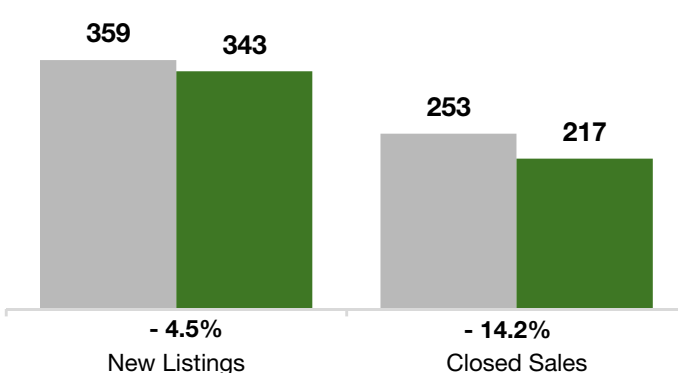
Last 3 Months

■ Thru 9-2013
■ Thru 9-2014

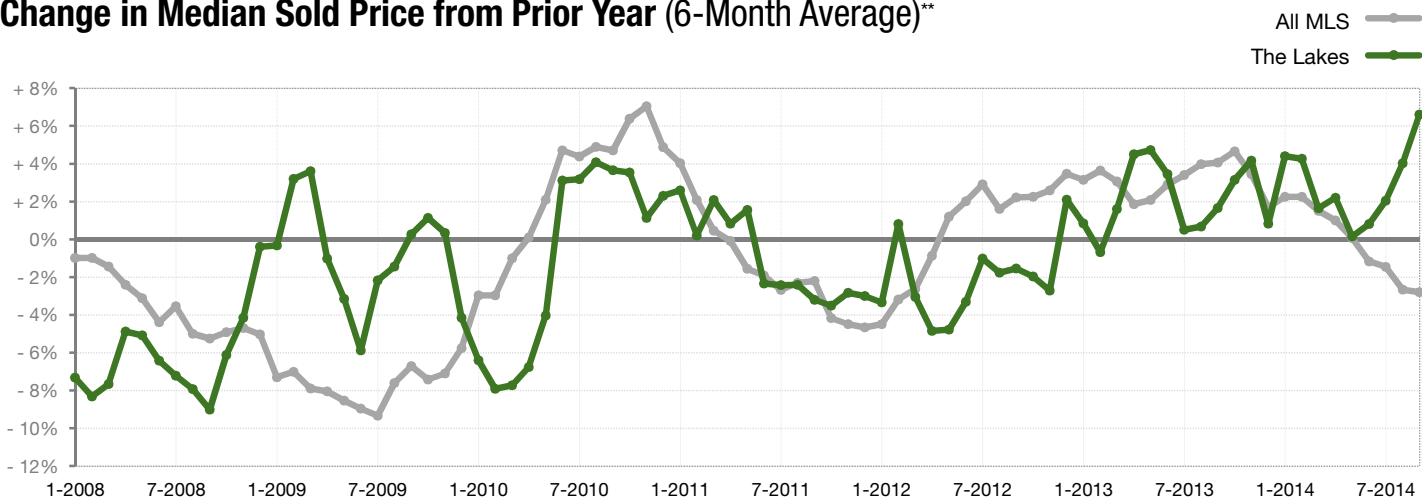


Year to Date

■ Thru 9-2013
■ Thru 9-2014



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