

Local Market Update through January 2015

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

+ 42.4%

Year-Over-Year Change in
New Listings

- 5.1%

Year-Over-Year Change in
Closed Sales

+ 6.1%

One-Year Change in
Median Sales Price*

Last 3 Months

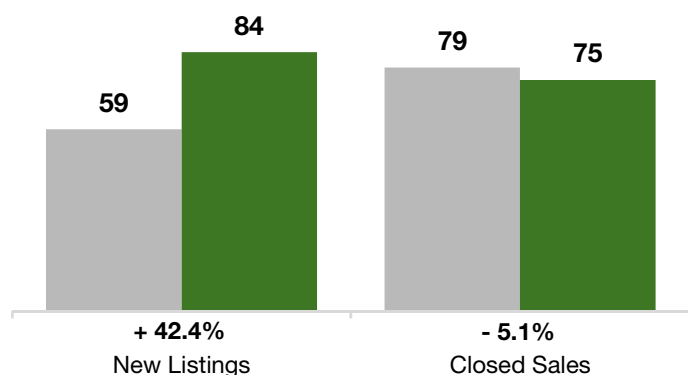
Year to Date

	Thru 1-2014	Thru 1-2015	+ / -	Thru 1-2014	Thru 1-2015	+ / -
New Listings	59	84	+ 42.4%	26	40	+ 53.8%
Pending Sales	55	70	+ 27.3%	15	19	+ 26.7%
Closed Sales	79	75	- 5.1%	28	19	- 32.1%
Lowest Sale Price*	\$70,000	\$75,000	+ 7.1%	\$70,000	\$80,000	+ 14.3%
Median Sales Price*	\$410,000	\$435,000	+ 6.1%	\$420,000	\$445,000	+ 6.0%
Highest Sale Price*	\$730,000	\$990,000	+ 35.6%	\$685,000	\$990,000	+ 44.5%
Percent of Original List Price Received*	93.2%	91.1%	- 2.2%	93.7%	90.3%	- 3.6%
Inventory of Homes for Sale	157	137	- 12.8%	--	--	--
Months Supply of Inventory	5.6	5.3	- 5.6%	--	--	--

* 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.

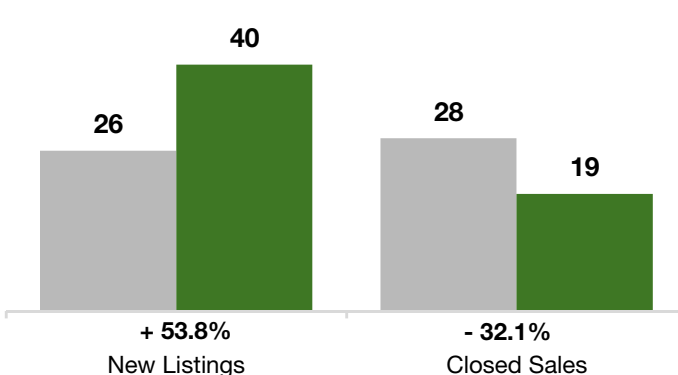
Last 3 Months

■ Thru 1-2014
■ Thru 1-2015



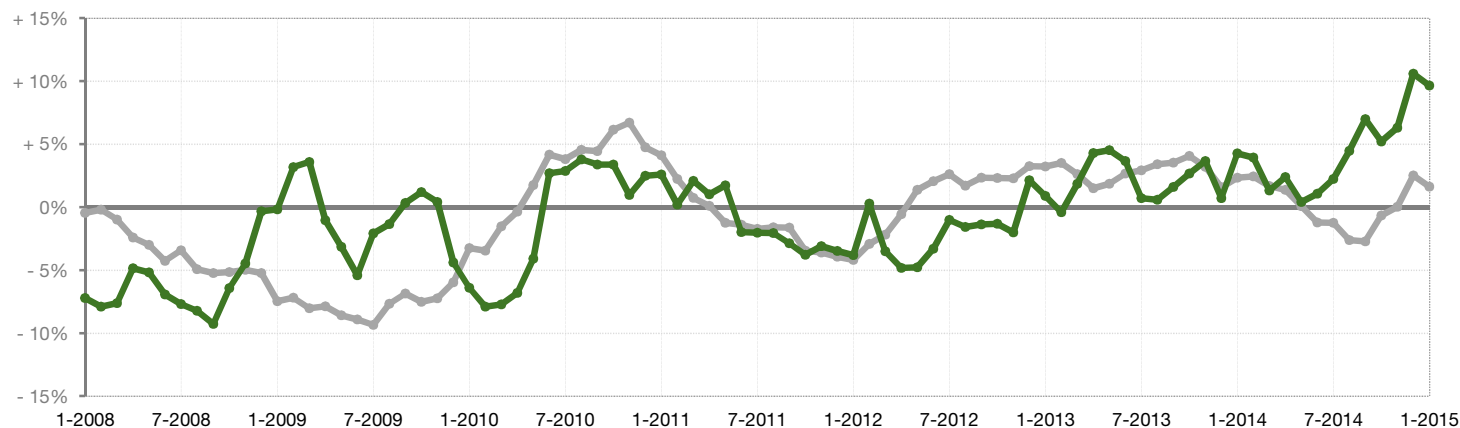
Year to Date

■ Thru 1-2014
■ Thru 1-2015



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

All MLS —
The Lakes —



**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 January 14, 2015. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.