

# Local Market Update through October 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

**- 16.4%**

**0.0%**

**+ 2.3%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

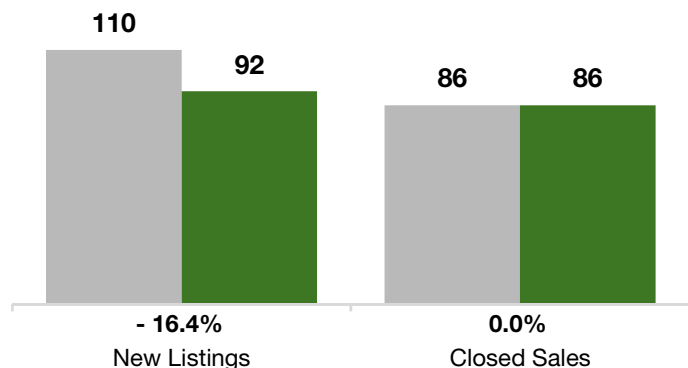
### Year to Date

	Last 3 Months			Year to Date		
	Thru 10-2014	Thru 10-2015	+ / -	Thru 10-2014	Thru 10-2015	+ / -
New Listings	110	92	- 16.4%	383	336	- 12.3%
Pending Sales	84	83	- 1.2%	260	259	- 0.4%
Closed Sales	86	86	0.0%	254	246	- 3.1%
Lowest Sale Price*	\$55,000	<b>\$84,900</b>	+ 54.4%	\$55,000	<b>\$66,000</b>	+ 20.0%
Median Sales Price*	\$440,000	<b>\$450,000</b>	+ 2.3%	\$420,000	<b>\$448,500</b>	+ 6.8%
Highest Sale Price*	\$1,150,000	<b>\$1,230,000</b>	+ 7.0%	\$1,150,000	<b>\$1,230,000</b>	+ 7.0%
Percent of Original List Price Received*	94.3%	<b>95.8%</b>	+ 1.5%	92.8%	<b>93.6%</b>	+ 0.9%
Inventory of Homes for Sale	177	<b>110</b>	- 37.9%	--	--	--
Months Supply of Inventory	7.0	<b>4.3</b>	- 39.2%	--	--	--

\* 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 10-2014  
■ Thru 10-2015



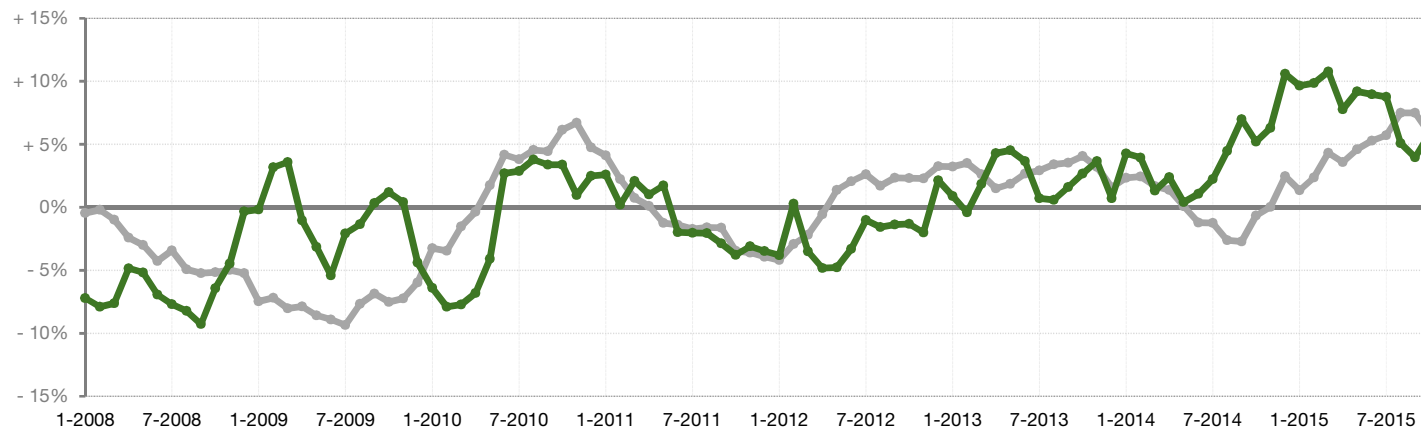
### Year to Date

■ Thru 10-2014  
■ Thru 10-2015



### 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 November 5, 2015. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.